

# **IV. Environmental Impact Analysis**

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## **D. Cultural Resources**

### **1. Introduction**

This section describes the existing cultural resources setting of the Project Site and vicinity, identifies associated regulatory standards, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed Project. This section provides an analysis of the potential impacts to the historic built environment and archaeological resources as a result of implementing the Project. This analysis is based, in part, on a review of existing resources and applicable laws, regulations, and guidelines, as well as the Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, prepared by Dudek in October 2018 (provided in Appendix D-1).

### **2. Environmental Setting**

#### **a) Regulatory Framework**

Cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal federal, State, and local laws governing and influencing the preservation of cultural resources of national, State, regional, and local significance include:

- The National Register of Historic Places
- The California Register of Historical Resources (California Public Resources Code Sections 5020 et seq.)
- California Environmental Quality Act
- Los Angeles Historic-Cultural Monuments
- Historic Preservation Overlay Zones

## (1) Federal

### (a) *National Register of Historic Places*

The National Register of Historic Places (NRHP) is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks and historic areas administered by the National Park Service.

The NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated that:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in the NRHP guidance, *How to Apply the National Register Criteria*, as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity.”<sup>1</sup> Historic properties either retain integrity (convey their significance) or they do not. Within the concept of integrity, the NRHP criteria recognizes seven aspects or qualities that define integrity. The seven aspects of integrity are locations, setting, design,

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<sup>1</sup> National Park Service (NPS), *How to Apply the National Register Criteria for Evaluation*, Bulletin 15, 1990.

materials, workmanship, feeling, and association. In order to retain historic integrity “a property will always possess several, and usually most, of the aspects.”<sup>2</sup>

NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration G) to be considered for listing.

## (2) State

### (a) *California Register of Historical Resources (California Public Resources Code Sections 5020 et seq.)*

In California, the term “historical resource” includes “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code [PRC] Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California PRC Section 5024.1(a)). The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource.

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<sup>2</sup> NPS, How to Apply the National Register Criteria.

A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 California Code of Regulations Section 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed in or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are State landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

*(b) California Environmental Quality Act*

As described further, the following California Environmental Quality Act (CEQA) statutes and State CEQA Guidelines are of relevance to the analysis of archaeological and historical resources:

- California PRC Sections 21083.2(b) and 21083.2(c) and State CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).
- California PRC Section 21083.2(g) defines “unique archaeological resource.”
- California PRC Section 21084.1 and State CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, State CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource”; it also defines the circumstances when a project would materially impair the significance of an historical resource.
- California PRC Section 5097.98 and State CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated cemetery.

More specifically, under CEQA, a project may have a significant impact on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California PRC Section 21084.1; State CEQA Guidelines Section 15064.5(b)). If a site is either listed in or eligible for listing in the CRHR, included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of California PRC Section 5024.1(q)), it is a “historical

resource” and is presumed to be historically or culturally significant for the purposes of CEQA (California PRC Section 21084.1; State CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California PRC Section 21084.1; State CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource”—indicating a significant effect under CEQA—means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (State CEQA Guidelines Section 15064.5(b)(1); California PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following (State CEQA Guidelines Section 15064.5(b)(2)):

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to California PRC Section 5020.1(k) or its identification in an historical resources survey meeting the requirements of California PRC Section 5024.1(g), unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project would cause a substantial adverse change in the significance of an historical resource such that the resource’s historical significance would be demolished or materially impaired.

If it can be demonstrated that a project would cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California PRC Sections 21083.2(a), (b), and (c)).

California PRC Section 21083.2(g) defines a unique “archaeological resource” as an “archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California PRC Section 21083.2(a); State CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as a tribal cultural resource (California PRC Sections 21074(c), 21083.2(h)); further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. These procedures are detailed in California PRC Section 5097.98 and in further detail in the Tribal Cultural Resources section of this Draft Environmental Impact Report (EIR).

### (3) Local

#### (a) *Los Angeles Historic-Cultural Monuments*

Local landmarks in the City of Los Angeles (City) are known as Historic-Cultural Monuments (HCMs) and are under the aegis of the Department of City Planning, Office of Historic Resources. They are defined in the Cultural Heritage Ordinance as follows (Los Angeles Municipal Code [LAMC] Section 22.171.7, added by Ordinance No. 178,402, effective April 2, 2007):

An HCM is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

This definition has been broken down into the following four HCM designation criteria that closely parallel the existing NRHP and CRHR criteria:

1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or
2. Is associated with the lives of Historic Personages important to national, State, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, State, city, or community.

*(b) Historic Preservation Overlay Zones*

As described by the City of Los Angeles Office of Historic Resources, the Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted in 1979 and amended in 2004 to identify and protect neighborhoods with distinct architectural and cultural resources. HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

Regarding HPOZ eligibility, City of Los Angeles Ordinance No. 175,891 states (LAMC Section 12.20.3):

Features designated as contributing shall meet one or more of the following criteria:

1. Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
3. Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of a Historic place or area of Historic interest in the City.

Regarding effects on federal and locally significant properties, LAMC Section 91.106.4.5 (Permits for Historical and Cultural Buildings) states the following:

The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

## **b) Existing Conditions**

The 15.34-acre Kaiser Permanente Los Angeles Medical Center (Medical Center) campus is located along Sunset Boulevard between North Alexandria Avenue and North Vermont Avenue in the Hollywood Community Plan Area of the City of Los Angeles. The Project Site is generally located northeast of the Hollywood Freeway (U.S. Highway 101) and southwest of Interstate 5. The Medical Center provides medical and health care service to local and regional customers. It includes an emergency trauma center, inpatient care, outpatient treatment, and other medical facilities. Under current conditions, the Medical Center consists of a 460-bed hospital, approximately 635,200 square feet of medical office space, and parking garages consisting of 3,818 parking spaces.

In this document, the term “Medical Center” refers to the entirety of the Kaiser Permanente Los Angeles facility, which is within a Unified Hospital Development (UHD) Boundary. The properties proposed for redevelopment are likewise within the UHD Boundary. The existing Kaiser Permanent Los Angeles Medical Center (Medical Center) campus consists of a collection of medical office buildings (MOBs) and parking structures, several of which are proposed for demolition as part of the Project and others of which would remain in place.

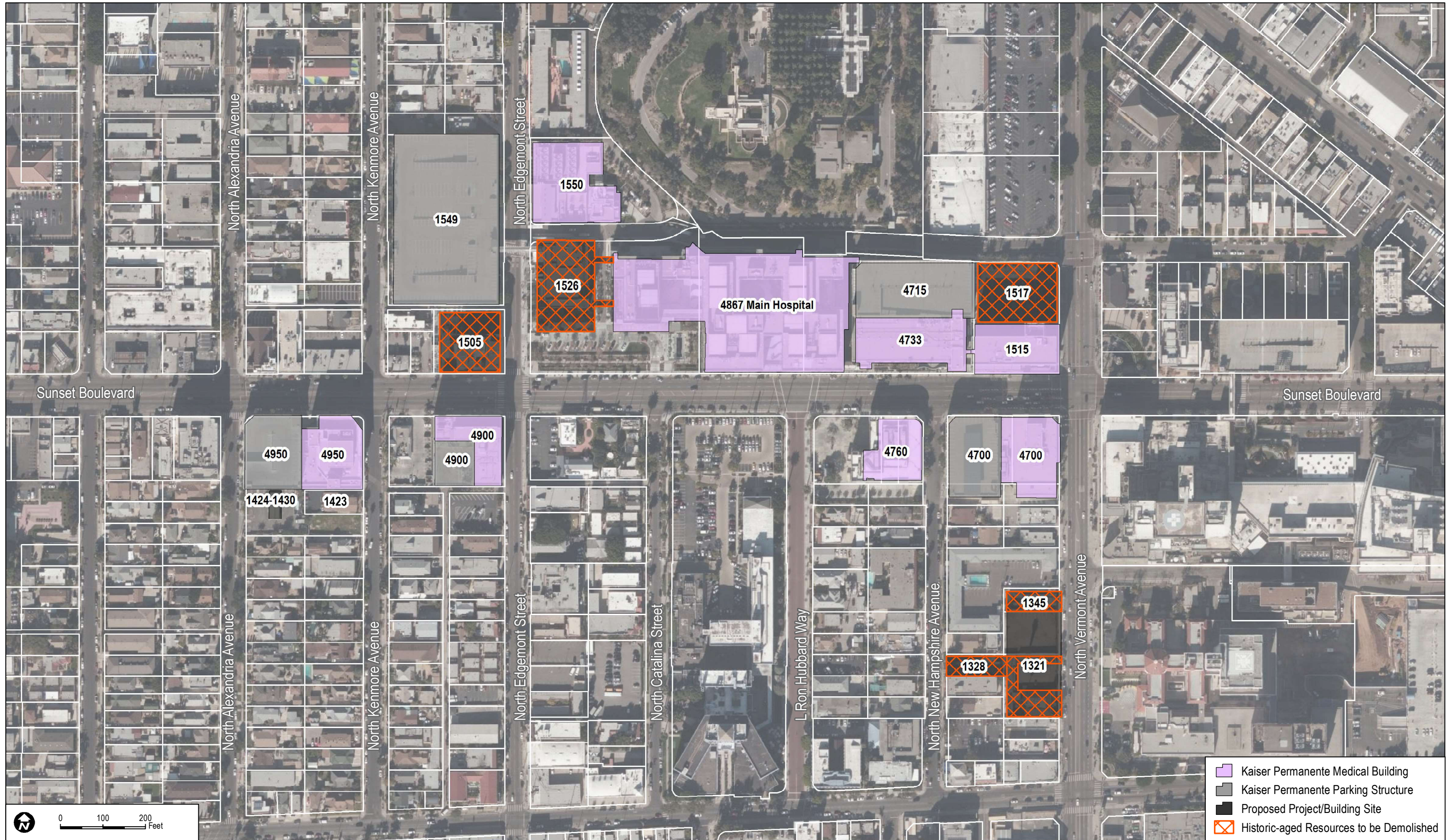


The term “Project Site” refers to the properties on which the proposed redevelopment would occur. As shown in **Figure IV.D-1** (also in **Figure II-3**, Existing Site Plan and Proposed Demolition, in Section II of this Draft EIR), the proposed building sites are:

- Site 1: 1317, 1321, 1329, and 1345 North Vermont Avenue, 1328 North New Hampshire Avenue
- Site 2: 4760 Sunset Boulevard
- Site 3: 1505 North Edgemont Street
- Site 4: 1526 North Edgemont Street
- Site 5: 1517 North Vermont Avenue
- Site 6: 4950 West Sunset Boulevard

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SOURCE: Bing Maps 2017

FIGURE IV.D-1

**Cultural Resources Proposed for Demolition**



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## (1) Historic Built-Environment Resources

(a) *California Historical Resources Information System  
Records Search*

No previously recorded historic built-environment resources were identified within the Project Site. However, five historic built-environment resources were identified within the 0.25-mile records search radius (**Table IV.D-1**). Two of these resources, NRHP-listed Aline Barnsdall Residence Site (P-19-167173) and the Hollywood Presbyterian Medical Center (Queen of Angels Medical Center; P-19-175290), are adjacent to the Project Site.

**TABLE IV.D-1  
PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN 0.25 MILES OF THE AREA OF  
POTENTIAL EFFECT**

Primary Number	Period	CHRS Code*	Recorded By/Year	Description
P-19-167173	Historic	1S; Individual property listed in NRHP by the Keeper. Listed in the CRHR. Listed as National Historic Landmark.	1970 (E. McCoy, UC Santa Barbara); 2005 (J. Herr, Curator, Hollyhock House)	Aline Barnsdall Complex (Barnsdall Park) is an urban open space containing the Aline Barnsdall Residence (aka Hollyhock House), Frank Lloyd Wright's first commission in Los Angeles, CA. The residence, built between 1919 and 1921, is considered a watershed in the architectural development of Wright and was singled out by the American Institute of Architects and the National Trust for Historical Preservation as one of 16 buildings by the architect that should be preserved in their original form. The Hollyhock House was also designated as a World Heritage Site by UNESCO. Besides the residence and related facilities (now the Barnsdall Park Arts Center), the site contains the following auxiliary buildings and structures: Residence "A", Garage/Chauffer's Quarters, Spring House and dry streambed, Schindler Terrace, and Animal Cages.

**TABLE IV.D-1**  
**PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN 0.25 MILES OF THE AREA OF**  
**POTENTIAL EFFECT**

Primary Number	Period	CHRS Code*	Recorded By/Year	Description
P-19-173421	Historic	2S2; Individual property determined eligible for NRHP by a consensus through Section 106 process. Listed in the CRHR	1986 (S. Bourstein, SCRTD)	The historic component of this site contains the portions of the Hollywood Presbyterian Medical Center (Queen of Angels Medical Center) dating to the 1920s. The main building, built in the Mediterranean style, was designed by the architects Orr, Meyer, and Holler and completed in 1924.
P-19-175290	Historic	2D2; Contributor to a district eligible for NRHP; Listed in CRHR	1996 (C. McAvoy, Historic Resources Group)	The Los Feliz Elementary School is an educational building constructed in 1937. The main building and auditorium were designed in the modern style by the architect Kenneth MacDonald, Jr. Contributor to a district eligible for the NRHP and listed in the CRHR.
P-19-187476	Historic	Unknown	2001 (A. Schmidt, Jones & Stokes)	1171 North Westmoreland Avenue is a single-family property.
P-19-189866	Historic	6Y; Determined ineligible for NRHP by consensus through Section 106 process; not evaluated for CRHR or Local Listing	2011 (S.L. Loftus, ACE Environmental)	The AT&T Building is a composite of two structures built between 1912 and 1914 that were later conjoined. It is a commercial building in the flat-roofed revival of the Adams architectural style (also called Neoclassical architectural style).

## NOTE:

- \* California Historical Resources Status (CHRS) Codes were developed in 2003 by the California Office of Historic Preservation to document a property's eligibility (or ineligibility) to local, California, or NRHP. The first digit indicates the general category of evaluation. The letter code indicates whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit, if provided, is a code that describes some of the circumstances or conditions of the evaluation.

(b) *Historic Context*

(i) *Pre-Annexation Hollywood, Colegrove, and East Hollywood*

European settlement in the Los Angeles area began in the eighteenth century. In 1781, a group of 11 Mexican families traveled from Mission San Gabriel Arcángel to establish a new pueblo called El Pueblo de la Reyna de Los Angeles (The Pueblo of the Queen of the Angels). This settlement consisted of a small group of adobe brick houses and was called the Ciudad de Los Angeles (City of Angels). Outside of the pueblo were various ranchos, where Mexican land grants were awarded to favored friends, acquaintances, and families of Spanish and later Mexican government officials. Two such ranchos in the Project Site region were Rancho La Brea and Rancho Los Feliz. The Mexican-American War from 1846 to 1848 ended with Mexico ceding the Alta California lands to the United States, and the quick establishment of land ownership via court orders and surveys soon followed. The County of Los Angeles was established on February 18, 1850, and Ciudad de Los Angeles incorporated on April 4, 1850. Settlement of the Los Angeles region continued in the early American Period. Soon after incorporation, the City officials began to sell pueblo lands around the original plaza, hastening its development from remote outpost to city. Though the Ord survey extended the City's grid as far south as 12th Street and as far west as Figueroa Street, in reality the area outside of the City's core still functioned largely as pasture. Despite distinctive moves to become more urban, agriculture and cattle ranching retained its importance through the late 1860s and 1870s, and Los Angeles was one of the top dairy production centers in the country.

Los Angeles slowly grew into its role as a regional business center, and the development of citriculture in the late 1800s and early 1900s further strengthened this status. These factors, combined with the expansion of port facilities and railroads throughout the region, contributed to the impact of the real estate boom of the 1880s on Los Angeles. Land speculation in the region brought about many real estate booms, both successes and failures. Hollywood and Colegrove were two such failed land speculation ventures, largely due to lack of available water. An area called the Frostless Belt of the Cahuenga Valley was marketed as ideal for dry farming and citriculture in the 1880s by two founders: Cornelius Cole and Harvey Wilcox. In the 1870s, Cornelius Cole had accepted land in the south of Cahuenga Valley from Henry Hancock, on what had once been Rancho La Brea. As the railroads and booming economy brought on wild land speculation, Cole saw an opportunity to create a loose township of farmers. Cole's wife named the town Colegrove and Cole filed for a subdivision map for Colegrove and got a post office in 1884. By 1887, he was offering 10 to 30 acres for plots in the town along Colegrove Avenue (later Santa Monica Boulevard). Colegrove, however, failed to launch and remained mostly lemon orchards. A similar flop in 1887, the town of Prospect Park was established northwest of

Los Angeles City limits and east of Colegrove. This town also failed to attract many inhabitants during the real estate boom and instead filled in with orange, avocado, banana, and pineapple orchards. Finally, the same year, north of Colegrove, Harvey Wilcox filed for a subdivision map for his property between North Whitley Avenue, North Gower Street, Sunset Boulevard, and Hollywood Boulevard with the Los Angeles County Recorder. Wilcox marketed the new town of Hollywood as a “god-fearing suburb” with a “country club” aesthetic. Though Wilcox connected his new town to Los Angeles via a narrow-gauge railroad and offered cheap plots along what is now Hollywood Boulevard, the venture failed by 1889 and Wilcox sold the bulk of the land to investor E.C. Hurd. Despite the failure and Wilcox’s death in 1891, the Wilcox family remained a prominent fixture in early Hollywood.

For his part, E.C. Hurd did much to develop Hollywood’s citriculture, establishing over 10 acres of lemon and navel orange orchards. Water remained an issue in the Cahuenga Valley, however. Shallow wells and dammed drainages in the hills north of Cahuenga Valley proved ineffective at providing enough water to maintain even dry-farmed crops. Private water companies seized the advantage and began piping water from the San Fernando Valley to the Los Feliz, Sawtelle, and Hollywood neighborhoods. Prospect Park and Colegrove remained largely agricultural through the 1890s and did not increase water use, but by the late 1890s, Hollywood had a little less than 500 residents, two schools, two churches, and three stores. Hollywood, however, had met its carrying capacity, eating the cost of imported water. In 1896, Moses Sherman and E.P. Clark, of the Los Angeles Pacific Railroad Company, bought Cahuenga Valley because of its valuable location between the west side towns and Los Angeles. Sherman and Moses began laying tracks for their electric interurban rail lines later the same year. Prominent residents Griffith J. Griffith, H.J. Whitley, and Mrs. Philo Beveridge, widow of Harvey Wilcox, led the effort to provide rights-of-way and money to the electric rail line developers. The rail line inevitably brought more suburban settlers and the need for more water to serve them as the area grew away from its agricultural roots into a suburban town.

Hollywood incorporated in 1903, with 1,100 residents, within boundaries of the undeveloped Hollywood Hills to the north, Fountain Avenue to the south, North Normandie Avenue to the east, and North Fairfax Avenue to the west. Proponents of incorporation did so with the desire to increase schools, improve roads, and prohibit alcohol. Within a few years, all of these goals, as well as modest infrastructure services of water, gas, electric, and telephone, were in place. Prospect Park, now renamed East Hollywood, had also grown west into its neighbors, Hollywood and Colegrove, sharing an official boundary at North Normandie Avenue. Colegrove and East Hollywood briefly considered incorporation; however, the few residents in either town preferred annexation to the City of Los Angeles to independence (EHNC 2018; Hamlin 1916; LAH 1906; Prosser 2016).<sup>3</sup>

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<sup>3</sup> K. Kaiser, et al., Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, 2018, provided in Appendix D-1 of this Draft EIR.



In 1906, Colegrove was the first of the three towns to begin rallying support for annexation to Los Angeles. Los Angeles was convinced of the importance of the towns of the Cahuenga Valley, viewing them as the links to the Los Angeles River, and the western towns such as Santa Monica and Sawtelle. Colegrove cited “oppressive water rates,” and was attracted by the new municipal water system offered by the City of Los Angeles (LAT 1909a).<sup>4</sup> In August 1909, Colegrove unanimously voted to join Los Angeles, and Los Angeles accepted annexation with a vote in October and annexed Colegrove (EHNC 2018; LAH 1906, 1909a, 1909b; LAT 1909a, 1909b; Masters 2013).<sup>5</sup>

On the heels of Colegrove’s annexation, East Hollywood (unincorporated) applied for annexation and the City of Hollywood (incorporated) applied for consolidation. Almost in unison, East Hollywood’s 3,000 residents and Hollywood’s 5,000 residents immediately began petitioning to join the City. Hollywood was consolidated into Los Angeles in January 1910, followed just a few weeks later by East Hollywood (EHNC 2018; LAT 1909c, 1909d, 1910a, 1910b; LAH 1910; Prosser 2016).<sup>6</sup>

The key motivator in consolidation or annexation was usually water. By 1913, the City of Los Angeles had purchased large tracts of land in the Owens Valley, and Mulholland planned and completed the construction of the 240-mile aqueduct that brought Owens Valley’s water to the City. The City of Los Angeles incorporated many formerly independent, self-governing cities and unincorporated towns in the twentieth century, largely so that they could access the water promised if incorporated or annexed into the City of Los Angeles. These cities and towns included Wilmington (1909), Colegrove (1909), San Pedro (1909), Hollywood (1910), East Hollywood (1910), San Fernando Addition (1915), Sawtelle (1918), Eagle Rock (1923), Hyde Park (1923), Venice (1925), Watts (1926), and Tujunga (1932). Additionally, many of these independent cities saw incorporation as a way to gain access to the City’s existing power and water utilities without paying excessive prices (Caughey and Caughey 1977; Fogelson 1993; Nadeau 1997; Prosser 2016).<sup>7</sup>

### (ii) *The Sunset Boulevard Neighborhood Context*

After annexation to the City of Los Angeles, only the previously independent Hollywood maintained its historical identity as a separate city, while Colegrove and East Hollywood’s distinction was lost. Nevertheless, all three towns experienced residential and commercial growth after annexation and knit together seamlessly. Both the Huntington Red Car rail lines and previously established streetcar lines regularly serviced the previously independent suburbs. Film production in Hollywood began in 1911, almost immediately

<sup>4</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>5</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>6</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>7</sup> Kaiser, et al., Cultural Resources Report, 2018, pp. 24-27, provided in Appendix D-1 of this Draft EIR.

after consolidation, and quickly grew into a significant economic factor in Hollywood and Los Angeles as a whole. Another unique growth phenomenon was the clustering of medical campuses near the intersection of Vermont Avenue and Fountain Avenue in the early twentieth century. The film industry and other local industries, such as the burgeoning hospital business, spurred population growth, especially in the 1910s through the 1930s. To accommodate newcomers, there was a boom in modest single-family and multifamily residential housing during this period.

In 1914, the Children's Hospital relocated from a 20-bed volunteer hospital, near downtown Los Angeles in what is now Chinatown, to a four-story 100-bed facility at North Vermont Avenue and Sunset Boulevard. President Woodrow Wilson presided by telegraph over the official opening. In 1914, the area was sparsely residential, with several single-family properties on the west side of Vermont Avenue, as well as the final vestiges of its agricultural past, including a lettuce nursery at the southwest corner of Sunset Boulevard and Vermont Avenue and a feed and grain store south of that.

Also in the 1910s, Aline Barnsdall, daughter of oil baron Theodore Barnsdall, actress, heiress, and theatre benefactress, purchased Olive Hill, which was a 33-acre olive orchard generally bounded by Sunset Boulevard on the south, North Edgemont Street on the west, Hollywood Boulevard on the north, and North Vermont Avenue on the east. The Olive Hill property was attractively located atop a round hill, rising 400 feet above the surrounding area. In 1917, Barnsdall engaged master architect Frank Lloyd Wright and associate Rudolph Schindler to build a mansion, theatre, art studios, director's residence, actor's apartments, and full landscaping plan for her Olive Hill Property. Due to ongoing communication issues between Barnsdall and Wright, Wright never returned to complete his design of Olive Hill after the Hollyhock House mansion was finished, leaving the work to his junior associate Rudolph Schindler. Barnsdall, indignant, offered 11 acres of her Olive Hill property to the City of Los Angeles as a City park in 1926, with the street-facing parcels subdivided for commercial use. Barnsdall's park was not immediately accepted by the City, largely due to the leasing options and stipulations surrounding the care of the buildings. Because of the City's reluctance, the property remained a distinctly undeveloped area near the Project Site for several decades.

South of Barnsdall Park, more hospitals moved in. The Children's Hospital expanded its campus so that by the 1920s it included staff housing and visitor accommodations. In 1924, Hollywood Hospital became the first general hospital in Hollywood. A hospital bed shortage in Los Angeles and lack of other local hospitals spurred physicians and Hollywood residents to raise funds to build a six-story, 150-room hospital just south of the Children's Hospital, along North Vermont Avenue. The original building was a cross-plan Renaissance Revival building, designed by architectural firm Orr, Meyer & Holler. Hollywood Hospital (now the Hollywood Presbyterian Medical Center) opened in May

1924, to some resistance from the established residential community. In its early years, the Hollywood Hospital struggled to keep its doors open and sought private aid. A trust for Mrs. Millicent Olmsted interceded in 1937, and, per Mrs. Olmsted's wishes, the Hollywood Hospital became Hollywood Presbyterian Hospital-Olmsted Memorial.

In 1930, the Kaspere Cohn Hospital relocated from its Boyle Heights location to a Hollywood location along Fountain Avenue. Renamed the Cedars of Lebanon Hospital, the new location was just a block southwest of Children's Hospital and Hollywood Presbyterian Hospital. Cedars of Lebanon Hospital featured a stylish art deco architectural style, a V-shaped plan, eight stories, and a 150-bed capacity. Though it would eventually relocate and merge into the Cedars-Sinai Hospital in 1961, while it was open, Cedars of Lebanon was a popular hospital for Hollywood celebrities.

As these hospitals established and expanded their campuses, the surrounding residential communities densified from mostly single-family residences to an increasing number of multifamily residences, including duplexes, flats, and apartment buildings. When the Nurses' School opened at Hollywood Presbyterian in 1944, hospital-sponsored dormitories and multifamily housing was established in the surrounding neighborhoods. Hotels, gas stations, and restaurants also opened in the area in the 1940s to provide services to hospital guests and their families. Smaller doctors' offices, pharmacies, and medical clinics begin appearing along North Vermont Avenue in the 1940s as well.

In 1946, after the death of Aline Barnsdall, the plan to surround Barnsdall Park with commercial storefronts and offices was finally set into motion. A final hospital campus, consisting the Kaiser Permanente Hospital, was added to the neighborhood in 1953. As the Kaiser Permanente campus grew, Cedars of Lebanon merged with Mount Sinai Hospital and abandoned its Fountain Avenue location in 1961. Around the hospitals, residential trends continued to replace single-family residential properties with multifamily residential properties. Between 1944 and 1954, North Vermont Avenue, Fountain Avenue, and Sunset Boulevard began hosting modest commercial storefronts, offices, gas stations, and hotels, seemingly in support of the surrounding hospitals.

Culturally, the area around the Project Site hosted the Armenian-American community in Los Angeles. Armenians were a displaced cultural group spread throughout the former-Soviet Union and Middle Eastern countries, such as Lebanon, Syria, Iran, Turkey, and Iraq. After a brutal genocide in 1915, Turkish Armenians began to immigrate to major urban centers in the United States, including Boston, St. Louis, Fresno, and Los Angeles. By World War I, 66,000 Armenians lived in the United States. As the Project Site area was on the fringes of several suburbs of Los Angeles, the underdeveloped area was attractive to an immigrant community seeking a cultural enclave. The Armenians established themselves with churches, restaurants, and mom-

and-pop shops. Political issues propelled several more immigration movements, sending more Armenians to the East Hollywood Armenian community, including a wave in the 1970s due to political issues in Lebanon, during the 1980s due to the slowly crumbling Soviet Union, and 1988 due to an earthquake. When Little Armenia was formally designated by the City of Los Angeles in 2000, there were between 30,000 and 45,000 Armenian-Americans living in the area.<sup>8</sup>

(iii) *Los Angeles Medical Center Context*

When Aline Barnsdall offered the City of Los Angeles Barnsdall Park in 1926, the City took 5 years to accept it due to the terms of the purchase. Barnsdall's terms included the 11-acre park, surrounded by parcels that were lease-and-purchase street-facing parcels, which the City could not agree to accept at the time it was offered. Eventually, in 1931, the City accepted Barnsdall Park but none of the street-facing parcels. Barnsdall continued to push the City to buy the parcels without success until her death in 1946. After her death, her estate still included the street-facing parcels surrounding Barnsdall Park, and Barnsdall's trust chose to sell the prime street-facing parcels to create the development called "Barnsdall Square."

In 1950, plans for Barnsdall Square were first published. Developer Lawrence Block's Barnsdall Square development planned a shopping center for North Vermont Avenue, apartments on North Edgemont Street, medical buildings on Sunset Boulevard, and a recreation center on Hollywood Boulevard. Barnsdall Square's first development was Kaiser Permanente Hospital, to be located at the corner of North Edgemont Street and Sunset Boulevard. Plans for the hospital campus began in 1951, when industrialist and real estate tycoon Henry J. Kaiser agreed to pay for a new, modern hospital in Hollywood. Permits for the hospital were approved in 1951, and the designers, Wolff & Phillips from Portland, Oregon, were contracted to design the first building at 4851 Sunset Boulevard, with C.W. Peck as contractor. Wolff & Phillips had already built several buildings for Henry Kaiser in Portland, including the Kaiser Child Service Center, a daycare facility for shipyard workers. While Wolff & Phillip's building exterior was plain modernist medical office architecture, the interior featured collaborative innovations from Dr. Sidney R. Garfield, such as automatic doors, electric beds, separate hallways for guests and staff, X-ray facilities, and soundproofing, which were then-novel concepts in hospital design. The 1953 flagship hospital building at 4867 Sunset Boulevard was marketed as "the Hospital of the Future." Other Barnsdall Square developments, including a shopping center on North Vermont Avenue designed by Stiles Clements Associated Architects and a building for the Blue Cross of California medical group along Sunset Boulevard, were also underway in 1952.

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<sup>8</sup> Kaiser, et al., Cultural Resources Report, 2018, pp. 27-30, provided in Appendix D-1 of this Draft EIR.

After the flagship building (4867 Sunset Boulevard) was completed, the medical campus buildings were added in the 1950s and 1960s in rapid succession. This growth is summarized below in **Table IV.D-2**. The property at 4733 Sunset Boulevard was purchased in 1952, and a medical facility was built by the Blue Cross medical group by 1956, which was the first building to be added to the Kaiser Permanente campus. The Kaiser Permanente campus extended to 1526 North Edgemont Street in 1958, 4900 Sunset Boulevard in 1960, 1515 North Vermont Avenue and 1517 North Vermont Avenue in 1961, and 1501 North Edgemont Street in 1962. Between 1962 and 1964, facilities at 4747 Sunset Boulevard and an accompanying multistory parking garage were built.

There was a lull in hospital growth between 1964 and 1974; then the medical campus began to grow again. In 1974, three major wings to the flagship hospital building were added: the west wing (with separate address at 1510 North Edgemont Street), north wing, and east wing (shared address with 4867 Sunset Boulevard) were all built in quick succession. The west wing had an L-shaped plan, exceeded the height of the original 4867 Sunset Boulevard building, and was located prominently at the corner of North Edgemont Street and Sunset Boulevard. Another wing addition north of 4867 Sunset Boulevard extended to connect 1526 North Edgemont and 1510 North Edgemont and added a wing that extended diagonally northeast away from the other buildings.

In 1980, Kaiser Permanente built a new parking garage at 1549 North Edgemont to keep up with ongoing demand created by their enlarged campus. In 1982, the 4950 Sunset Boulevard MOB and parking lot were added, and in 1986, 4700 Sunset Boulevard was also added to the campus.

In 1997, Kaiser Permanente began planning to close and demolish its flagship building and its wings. Despite being novel for its time, the 4867 Sunset Boulevard Building was obsolete by 1997 and rather than remodel it and pay for a seismic upgrade, Kaiser Permanente chose instead to send patients to other hospitals as they anticipated the closure. The flagship building was demolished in 2002, and a new 4867 Sunset Boulevard building, shifted one parcel east, was constructed in 2003. The west wing addition at 1510 North Edgemont Street was demolished in 2010.<sup>9</sup>

**TABLE IV.D-2**  
**LOS ANGELES MEDICAL CENTER BUILDINGS CONSTRUCTION DATE INFORMATION<sup>1</sup>**

<b>Building Address</b>	<b>Year Built</b>	<b>Demolished</b>	<b>Source</b>	<b>Within Project Site</b>
4867 North Edgemont Street	1953	2010–2011	LAT 1953b <sup>2</sup>	No (demolished)
4733 Sunset Boulevard	1956	extant	FAS 1956 <sup>3</sup>	No

<sup>9</sup> Kaiser, et al., Cultural Resources Report, 2018, pp. 30–34, provided in Appendix D-1 of this Draft EIR.

**TABLE IV.D-2  
LOS ANGELES MEDICAL CENTER BUILDINGS CONSTRUCTION DATE INFORMATION<sup>1</sup>**

<b>Building Address</b>	<b>Year Built</b>	<b>Demolished</b>	<b>Source</b>	<b>Within Project Site</b>
1526 North Edgemont Street	1958	extant	Assessor <sup>4</sup>	Yes
4900 Sunset Boulevard	1960	extant	Assessor	No
1515 North Vermont Avenue	1961	extant	Assessor	No
1517 North Vermont Avenue Parking Garage	1961	extant	Assessor	Yes
1505 North Edgemont Street	1962	extant	Assessor	Yes
4747 Parking Garage	1962–1964	2003	FAS 1962; NETR 2018 <sup>5</sup>	No (demolished)
4747 Sunset Boulevard (original)	1964	2003	FAS 1962; NETR 2018 <sup>5</sup>	No (demolished)
1510 North Edgemont Street (4867 Sunset Boulevard west and north wing additions)	1974	2010–2011	Assessor	No (demolished)
1549 North Edgemont Street Parking Garage	1980	extant	Assessor	No
4950 Sunset Boulevard and parking garage	1982	extant	Assessor	No
4700 Sunset Boulevard	1986	extant	Assessor	No
4730 Barnsdall Avenue parking garage	1990	extant	Assessor	No
4760 Sunset Boulevard	2002	extant	Assessor	No
4867 Sunset Boulevard (new)	2003	extant	Permit 03010- 10000-03183 <sup>6</sup>	No

## NOTES:

- <sup>1</sup> This table provides construction dates for all known buildings in the Kaiser Permanente Los Angeles Medical Center campus (extant or demolished). Only buildings over 45 years old affected by the Project were recorded and evaluated for historical significance. A general history of development of the Kaiser Los Angeles Medical Center is provided in Section IV.D.2.b).(1).(b).(iii) (Los Angeles Medical Center Context). A full history of the Kaiser Los Angeles Medical Center is available in Appendix D-1, Cultural Resources Report.
- <sup>2</sup> Los Angeles Times (LAT), Kaiser Medical Center Opened, 1953, pg. 31. (See References Chapter for full bibliographic entry.)
- <sup>3</sup> Fairchild Aerial Survey (FAS), Aerial photograph, Flight Number C-22555, 1956, frame 12-26.
- <sup>4</sup> Information from the Los Angeles County Assessor.
- <sup>5</sup> FAS, Aerial photograph, Flight Number C-24400, 1962, frame 8-236. Nationwide Environmental Title Research LLC (NETR), Historic aerial photographs of 1505 North Edgemont Street dating from 1948, 1952, 1954, 1964, 1972, 1977, 1980, 1989, 1994, 2003, 2004, 2005, 2009, 2010, 2012, and 2014.
- <sup>6</sup> Information from the Los Angeles Department of Building and Safety building permits associated with the 4867 Sunset Boulevard address.

(c) *Background Research*

Research and evaluation of the existing buildings, block, and parcels was conducted in September and October 2018. City of Los Angeles building permits and Los Angeles County Assessor data were reviewed. Also consulted were primary and secondary archival sources, including databases of the Los Angeles Public Library and other online databases. Sources researched included historic newspaper archives, historic maps, including Sanborn Maps, topographic, and aerial maps. In addition, sources, such as City Directories, were consulted.

(d) *Historic Built Environment Survey*

(i) *Identification of Historic Resources within the Project Site*

The Project Site contains six properties that meet the 45-year age threshold for evaluation: 1526 North Edgemont Street, 1517 North Vermont Street, 1505 North Edgemont Street, 1345 North Vermont Avenue, 1321 North Vermont Avenue, and 1328 North New Hampshire Avenue.

A survey of the six properties was conducted on August 15, 2018. During the survey, all accessible portions of the buildings that were visible from the public right-of-way were surveyed, and the buildings were documented with detailed notes and photographs, specifically noting character-defining features, important spatial relationships, and any observable alterations to the building.

(a) 1526 North Edgemont Street Statement  
of Significance

The building at 1526 North Edgemont Street is a seven-story, Corporate Modern style MOB on North Edgemont Street in Los Angeles, built in 1958. The building is located at the west side of the Medical Center campus. A complete physical description of this property may be found in Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, provided in Appendix D-1 of this Draft EIR.<sup>10</sup>

The building at 1526 North Edgemont Street retains integrity of location but does not retain integrity of design, setting, materials, workmanship, feeling, or association due to numerous alterations and a loss of the original historical setting through changes to the hospital and neighborhood over time. The building at 1526 North Edgemont Street is sited on the original location of construction in its original orientation and retains integrity of location. The building at 1526 North Edgemont Street does not retain integrity of design, as it was subjected to several extensive exterior alterations over time that compromise its

<sup>10</sup> Kaiser, et al. Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, 2018, provided in Appendix D-1 of this Draft EIR.

integrity of design, including obscuring of the folded plate entry, reconfiguration of entry points, addition of an elevated pedestrian walkway over North Edgemont Street, and new external cladding of the south elevation. The setting of 1526 North Edgemont Street has changed significantly over time, including the addition and demolition of surrounding buildings, and the addition of parking structures and other high-rise buildings within its viewshed. Numerous alterations to the building at 1526 North Edgemont Street have compromised the property's material integrity, including new doors, new signs, the pedestrian walkway, and a new curtain wall for the eastern elevation. Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original 1526 North Edgemont Street building was compromised by exterior alterations to the buildings. The building at 1526 North Edgemont Street no longer retains integrity of feeling, as it does not convey the feeling of a 1950s Mid-century Modern office, and subsequent alterations negatively affected the buildings' ability to convey this feeling. A complete analysis of the integrity of this property may be found in Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, provided in Appendix D-1 of this Draft EIR.<sup>11</sup>

No important historical associations with events or people were identified for the building at 1526 North Edgemont Street. Archival research, as outlined above in the historical context section and in Appendix D-1, did not identify any associations with the broad patterns of local or regional history.<sup>12</sup> The building at 1526 North Edgemont Street is indistinguishable from the other dozen Medical Center campus buildings and is not the first building on the campus, historically important, or scientifically innovative in its purpose or construction. The building at 1526 North Edgemont Street is unrelated to major events in Los Angeles history and is not associated with any locally important events in the Hollywood, East Hollywood, or Colegrove neighborhood histories. Due to a lack of significant associations with events important to history, the building at 1526 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria A/1.

Although Kaiser Permanente hospitals are related as a whole to industrialist Henry J. Kaiser, there is no direct relationship between Henry J. Kaiser and the building at 1526 North Edgemont Street. For these reasons, the building at 1526 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria B/2.

The building at 1526 North Edgemont Street is not a distinctive or remarkable example of the Mid-century Modern architectural style and has had several of its character-defining features obstructed or altered since its construction in 1958, including its folded

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<sup>11</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>12</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.



plate roof entry and the *bris soleil*<sup>13</sup> features over the window bands. The architect, Clarence Mayhew, may be considered a master architect; however, because of extensive alterations to the building, the building at 1526 North Edgemont Street is no longer representative of his work. The building has had several external alterations since its initial construction in 1958, and does not have the requisite design, material, and workmanship integrity to successfully convey significance. For all of these reasons, the building at 1526 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria C/3.

There is no evidence to suggest that the building at 1526 North Edgemont Street has the potential to yield information important to national, State, or local history or is associated with a known archaeological resource. Therefore, the building at 1526 North Edgemont Street does not appear eligible under NRHP/CRHR Criterion D/4.

Since the City of Los Angeles Historic-Cultural Monument criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant here. Based on the same facts discussed above, the building at 1526 North Edgemont Street is not an example of outstanding craftsmanship, did not influence the design of other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. Master architect Clarence Mayhew designed the building at 1526 North Edgemont Street; however, the building is no longer representative of his work due to extensive alterations. The site is not associated with a person or event important to Los Angeles history or with important movements or trends shaping the development of Los Angeles. Therefore, the building at 1526 North Edgemont Street does not appear eligible for listing as a City of Los Angeles HCM.

In summary, the building at 1526 North Edgemont Street does not appear eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, the building at 1526 North Edgemont Street only retains integrity of location but does not have any of the required accompanying historical significance attributes. Therefore, the building at 1526 North Edgemont Street does not warrant listing in the NRHP and CRHR or as a City of Los Angeles HCM.

(b) 1517 North Vermont Avenue Statement  
of Significance

The building at 1517 North Vermont Avenue is a two-story, Mid-century Modern style parking garage located at the corners of North Vermont Avenue and East Barnsdall Avenue at the northeast end of the Medical Center campus, built in 1961. The east (main)

<sup>13</sup> A *bris soleil* refers to an architectural feature of a building that shields windows or building curtain walls from direct sunlight. Unlike awnings, *bris soleil* are usually screens placed over or perpendicular to a window, and maybe louvered into new positions to match sun movements.

elevation faces onto North Vermont Avenue. A complete physical description of this property may be found in Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, provided in Appendix D-1 of this Draft EIR.<sup>14</sup>

The building at 1517 North Vermont Avenue retains integrity of location, design, setting, and feeling but no longer retains integrity of workmanship, materials, or association due to minor alterations. A complete analysis of the integrity of this property may be found in Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, provided in Appendix D-1 of this Draft EIR.<sup>15</sup>

Archival research, as outlined above in the historical context section and in Appendix D-1, did not identify any associations with the broad patterns of local or regional history.<sup>16</sup> The building at 1517 North Vermont Avenue is not associated with any locally important events in the Hollywood, East Hollywood, or Colegrove neighborhoods. Due to a lack of significant associations with events important to history, the building at 1517 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria A/1.

As with the building at 1526 North Edgemont Street, Kaiser Permanente hospitals are related as a whole to industrialist Henry J. Kaiser; however, there is no direct relationship between Henry J. Kaiser and the 1517 North Vermont Avenue parking garage. There are no other known associations with any important figures in national, State, or local history. For these reasons, the building at 1517 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria B/2.

The building at 1517 North Vermont Avenue is not a distinctive or remarkable example of the Corporate Modern architectural style. Neither Honnold nor Rex of the architectural firm Honnold & Rex are identified as master architects. The building does not possess high artistic value and is not eligible as a contributor to a historic district. For all of these reasons, the building at 1517 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria C/3.

There is no evidence to suggest that the building at 1517 North Vermont Avenue has the potential to yield information important to national, State, or local history or is associated with a known archaeological resource. Therefore, the building at 1517 North Vermont Avenue does not appear eligible under NRHP/CRHR Criterion D/4.

Since the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and State significance evaluation previously presented is also relevant. Based on the same facts described above, the building at 1517 North Vermont Avenue is not an example of outstanding craftsmanship; is not designed by a master architect,

<sup>14</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>15</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>16</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

builder, or designer; did not influence the design of other architecture in the City of Los Angeles; and does not have a distinguishable role in the development or history of Los Angeles. The building is not associated with a person or event important to Los Angeles history. The site is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the building at 1517 North Vermont Avenue does not appear eligible for listing as a City of Los Angeles HCM.

In summary, the building at 1517 North Vermont Avenue does not appear eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, the building at 1517 North Vermont Avenue only retains integrity of location, design, setting, and feeling but not any of the required accompanying historical significance attributes. The building at 1517 North Vermont Avenue does not maintain the requisite integrity to warrant listing in the NRHP and CRHR or as a City of Los Angeles HCM.

(c) 1505 North Edgemont Street Statement  
of Significance

The building at 1505 North Edgemont Street is a six-story, Corporate Modern style MOB at the corner of North Edgemont Street and Sunset Blvd in Los Angeles. The building is located at the west side of the Kaiser Permanente Los Angeles Medical Center campus, built in 1962. A complete physical description of this property may be found in Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, provided in Appendix D-1 of this Draft EIR.<sup>17</sup>

The building at 1505 North Edgemont Street retains integrity of location and feeling but does not retain integrity of design, setting, workmanship, materials, or association due to the numerous alterations and repairs to the building over time. A complete analysis of the integrity of this property may be found in Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, provided in Appendix D-1 of this Draft EIR.<sup>18</sup>

Archival research, as outlined above in the historical context section and in Appendix D-1, did not identify any associations with the broad patterns of local or regional history.<sup>19</sup> The building at 1505 North Edgemont Street is indistinguishable from the other dozen Medical Center campus buildings and is neither the first building on the campus nor historically important or scientifically innovative in any way. The building at 1505 North Edgemont Street is unrelated to major events in Los Angeles history. The building at 1505 North Edgemont Street is not associated with any locally important events in the Hollywood, East Hollywood, or Colegrove neighborhood histories. Due to a lack of

<sup>17</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>18</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>19</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

significant associations with events important to history, the building at 1505 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria A/1.

Although Kaiser Permanente hospitals are related as a whole to industrialist Henry J. Kaiser, there is no direct relationship between Henry J. Kaiser and the building at 1505 North Edgemont Street. There are no other known associations with any important figures in national, State, or local history. For these reasons, the building at 1505 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria B/2.

The 1505 North Edgemont Street building is not a distinctive or remarkable example of the Corporate Modern architectural style. The architect, Kenneth T. Thompson, is not a master architect, and the 1505 North Edgemont Street building does not possess high artistic value. The building has had several external alterations since its initial construction in 1962 and does not have the requisite integrity to successfully convey significance. For all of these reasons, the building at 1505 North Edgemont Street does not appear eligible under NRHP/CRHR Criteria C/3.

There is no evidence to suggest that the 1505 North Edgemont Street building has the potential to yield information important to national, State, or local history or is associated with a known archaeological resource. Therefore, the building at 1505 North Edgemont Street does not appear eligible under NRHP/CRHR Criterion D/4.

Since the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant. Based on the same facts described above, the building at 1505 North Edgemont Street is not an example of outstanding craftsmanship; is not created by a master architect; did not influence the design of other architecture in the City of Los Angeles; and does not have a distinguishable role in the development or history of Los Angeles. It retains a moderate amount of integrity; however, alterations detract from integrity of materials and design. The building is not associated with a person or event important to Los Angeles history. The building is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the building at 1505 North Edgemont Street does not appear eligible for listing as a City of Los Angeles HCM.

In summary, the building at 1505 North Edgemont Street does not appear eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, the building at 1505 North Edgemont Street only retains integrity of location and feeling but not any of the required accompanying historical significance attributes. The building at 1505 North Edgemont Street does not maintain the requisite integrity to warrant listing in the NRHP and CRHR or as a City of Los Angeles HCM.

(d) 1321 North Vermont Avenue Statement  
of Significance

The property located at 1321 North Vermont Avenue consists of three one-story, Mid-century Modern style buildings, grouped around a central parking lot, with one building extensively altered in 1952 to create an office building, a second building built in 1952, and a third additional building built in 1960. A complete physical description of this property may be found in Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, provided in Appendix D-1 of this Draft EIR.<sup>20</sup>

The three buildings at the 1321 North Vermont Avenue property only retain integrity of location and do not retain integrity of design, setting, materials, workmanship, feeling, or association due to the alterations to the original design of the buildings, additional buildings, and the loss of the association with Charles A. Smith, an early Colegrove and Hollywood-area post-annexation real estate developer. A complete analysis of the integrity of this property may be found in Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, provided in Appendix D-1 of this Draft EIR.<sup>21</sup>

Archival research, as outlined above in the historical context section and in Appendix D-1, did not identify any associations with the broad patterns of local or regional history.<sup>22</sup> The property at 1321 North Vermont Avenue is one of several MOB complexes that emerged along North Vermont Avenue but did not have a major role in the emergence of medical offices surrounding the local hospitals. The buildings at 1321 North Vermont Avenue is unrelated to major events in Los Angeles history and to locally important events in the Hollywood, East Hollywood, or Colegrove neighborhood histories. Due to a lack of associations with events important to history, the 1321 North Vermont Avenue property does not appear eligible under NRHP/CRHR Criteria A/1.

Research yielded a potential association with Charles A. Smith, who subdivided the Smith's Prospect Terrace Tract and was a locally important real estate developer in post-annexation Colegrove. The 1321 North Vermont Avenue parcel was Smith's home from 1913 until his death in 1951. Two of the original buildings on Smith's property were demolished to build the 1321 North Vermont Avenue buildings, and the remaining original building was altered beyond recognition to create one of the present day office buildings in 1952. This destroyed the association between the property and Charles Smith. Therefore, the 1321 North Vermont Avenue property does not appear eligible under NRHP/CRHR Criteria B/2.

<sup>20</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>21</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>22</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

The 1321 North Vermont Avenue property consists of three one-story Mid-century Modern office buildings. However, the first two buildings have been altered since their respective 1913 and 1952 appearances, including the addition of a third building in 1960. Stewart S. Granger is not considered a master architect, and three buildings do not possess high artistic value. For these reasons, the 1321 North Vermont Avenue property does not appear eligible under NRHP/CRHR Criteria C/3.

There is no evidence to suggest that this property has the potential to yield information important to national, State, or local history, or is associated with an archaeological resource. Therefore, the 1321 North Vermont Avenue property does not appear eligible under NRHP/CRHR Criterion D/4.

Since the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the National and State significance evaluation previously presented is also relevant. The 1321 North Vermont Avenue property is not an example of outstanding craftsmanship; was not created by a master architect; did not influence other architecture in Los Angeles; and does not have a distinguishable role in the history of Los Angeles. The buildings are not associated with a person or event important to Los Angeles history and are not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 1321 North Vermont Avenue property does not appear eligible for listing as a City of Los Angeles HCM.

In summary, the 1321 North Vermont Avenue property does not appear eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. The 1321 North Vermont Avenue property only retains integrity of location but not any of the required accompanying historical significance attributes. Therefore, it does not meet the eligibility criteria for listing in the NRHP and CRHR or as a City of Los Angeles HCM.

(e) 1345 North Vermont Avenue Statement  
of Significance

Located mid-block along North Vermont Avenue, south of the main grouping of Medical Center campus buildings, 1345 North Vermont is a one-story commercial building, built in 1948. A complete physical description of this property may be found in Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, provided in Appendix D-1 of this Draft EIR.<sup>23</sup> The building features an irregular rectangular plan, a smaller rear addition, and a two-story tower with a low-pitched hip roof located at the northeast corner. The main volume features a flat roof with high parapet. Cladding consists of a red-tile clad faux mansard roof and textured stucco underneath. Under the faux mansard roof is a boxed eave, with well lights and regularly-spaced decorative

<sup>23</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

carved wooden modillions. Due to lack of building access, only the north, east, and west elevations could be viewed for this survey.

The building at 1345 North Vermont Avenue retains integrity of location and feeling but does not retain integrity of design, setting, workmanship, materials, or association due to the numerous alterations and additions to the building over time. A complete analysis of the integrity of this property may be found in Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, provided in Appendix D-1.<sup>24</sup>

Archival research, as outlined above in the historical context section and in Appendix D-1, did not identify any associations with the broad patterns of local or regional history.<sup>25</sup> The building at 1345 North Vermont Avenue was one of several MOBAs that emerged along North Vermont Avenue and did not have an important role in the emergence of medical offices surrounding the local hospitals. The building also changed use to restaurant/retail in its early years. The building at 1345 North Vermont Avenue is unrelated to major events in Los Angeles history or locally important events in Hollywood, East Hollywood, or Colegrove neighborhood histories. Therefore, due to a lack of significant associations with events important to history, the building at 1345 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria A/1.

Archival research also yielded no known associations with important figures in national, State, or local history.<sup>26</sup> The original owner, Dr. Lawrence White, is not a significant historical figure. For these reasons, the building at 1345 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria B/2.

The building at 1345 North Vermont Avenue was originally intended as a one-story Mission Revival-style medical office but still retains few character-defining features: the tower, red tile detailing, stucco exterior, irregular fenestration, and arched entryway. However, the building has had major alterations since its construction in 1948, including several rear and side additions, window replacements, and window boarding. These alterations to the fenestration pattern detract from the character-defining feature of irregular fenestration by obscuring original windows or providing a materially incompatible replacement of fenestration with wood or stucco infill. The architects, Orr, Palmer, Inslee & Strange, are not considered master architects, and the building does not possess high artistic value. For all of these reasons, the building at 1345 North Vermont Avenue does not appear eligible under NRHP/CRHR Criteria C/3.

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<sup>24</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>25</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>26</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

There is no evidence to suggest that this property has the potential to yield information important to national, State or local history or is associated with a known archaeological resource. Therefore, the building at 1345 North Vermont Avenue is recommended not eligible under NRHP/CRHR Criterion D/4.

Since the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and State significance evaluation previously presented is also relevant. The building at 1345 North Vermont Avenue is not an example of outstanding craftsmanship; was not created by master architects, builders, or designers; did not influence the design of other architecture in the City of Los Angeles; and does not have a distinguishable role in the development or history of Los Angeles. The building is not associated with a person or event important to Los Angeles history. The building is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the building at 1345 North Vermont Avenue does not appear eligible for listing as a City of Los Angeles HCM.

In summary, the building at 1345 North Vermont Avenue does not appear eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. The building at 1345 North Vermont Avenue retains integrity of location and feeling but not any of the required accompanying historical significance attributes. Therefore, it does not meet the eligibility criteria for listing in the NRHP and CRHR or as a City of Los Angeles HCM.

(f) 1328 North New Hampshire Avenue Statement of Significance

The buildings at 1328 North New Hampshire Avenue are American Colonial Revival style one-story, residential bungalows built in 1920, with multiple additions on the rear lot and a three-car garage. A complete physical description of this property may be found in Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, provided in Appendix D-1 of this Draft EIR.<sup>27</sup>

The building plan is complex, featuring a rectangular main volume with an addition from the rear left (north) half of the main volume, and two additions, one to the right (south) half of the main building and one to the rear of the north addition, creating a rambling, roughly L-shaped plan. The resulting roof structure is complex, overall deeply hipped, featuring jerkinhead roofs on the south elevation and north rear addition, while the two additions attached to the north rear addition have low-pitched shed roofs. The roofs are clad in composition shingles, whereas the shed-roofed additions and garage are clad in rolled roofing material. The walls are clad in wood drop siding throughout, with a frieze board and wide, flat trim around the windows. The building has several character-defining features of an American Colonial Revival bungalow, including a bilaterally symmetrical

<sup>27</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.



main elevation, an accentuated front door with sidelights and a pediment crown supported by columns to form a narrow porch, windows in adjacent pairs, and double-hung windows with multi-pane glazing in one or both sashes.

The buildings at 1328 North New Hampshire Avenue retain integrity of location, workmanship, and feeling, but do not retain integrity of design, setting, materials, or association due to the numerous rear additions and alterations to the front façade. A complete analysis of the integrity of this property may be found in Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project, provided in Appendix D-1 of this Draft EIR.<sup>28</sup>

Archival research, as outlined above in the historical context section and in Appendix D-1, did not identify any associations with the broad patterns of local or regional history.<sup>29</sup> The property at 1328 North New Hampshire Avenue is occupied by a multifamily (modified from single-family) residential house similar to those being built in the 1920s in the formerly distinct towns of Hollywood, East Hollywood, and Colegrove. It was originally part of the Smith's Prospect Terrace Tract; however, it was not the first or last tract sold or distinct from other tracts sold by Charles Smith. Due to a lack of significant associations with events important to history, the 1328 North New Hampshire Avenue property does not appear eligible under NRHP/CRHR Criteria A/1.

Research identified a potential relationship between the 1328 North New Hampshire Avenue property and Smith, as the house was the first to be built on the parcel. However, Smith did not build or live at 1328 North New Hampshire Avenue, and the property has since been altered from its original appearance. For these reasons, the 1328 North New Hampshire Avenue property does not appear eligible under NRHP/CRHR Criteria B/2.

The residence at 1328 North New Hampshire Avenue is built in the American Colonial Revival style, popular for bungalow courts or single-family houses in the early twentieth century. However, the residence at 1328 North New Hampshire Avenue has no known architect and does not possess high artistic value. The building does retain several of the character defining features of the Colonial Revival style, including bilateral symmetry, a hipped roof form, a centered portico entryway with columns, and six-over-one sash windows, but neither the building as a whole nor these individual components possess high artistic value or set the building apart as significant and distinguishable from other standard American Colonial Revival bungalows of this period. Moreover, the residence at 1328 North New Hampshire Avenue has had several alterations since its initial construction in 1920, including a change in use from single-family residential to multifamily residential; a rear elevation porch enclosure; three additions on the rear

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<sup>28</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

<sup>29</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.

(east) elevation; addition of multiple entrances; and the addition of safety bars over windows on all elevations, which constitute an addition of modern materials, and detract from the historical American Colonial Revival style aesthetic. The building is currently surrounded by large-scale apartment buildings, but there are still a few other single-family residences present on this block of North New Hampshire Avenue. If the setting were intact, the residence at 1328 North New Hampshire Avenue might have been eligible as a contributor to a district of single-family residences constructed after the annexation of Hollywood, East Hollywood, and Colegrove; however, due to the highly altered setting and lack of buildings representing this period in the immediate area, such a district is not present. The property at 1328 North New Hampshire Avenue lacks the necessary integrity to be eligible as an individual resource of this type. For all of these reasons, the 1328 North New Hampshire Avenue property does not appear eligible under NRHP/CRHR Criteria C/3.

There is no evidence to suggest that this property has the potential to yield information important to national, state, or local history or is associated with a known archaeological resource. Therefore, the 1328 North New Hampshire Avenue property does not appear eligible under NRHP/CRHR Criterion D/4.

Since the City of Los Angeles HCM criteria closely follow that of the NRHP and CRHR, the national and state significance evaluation previously presented is also relevant. Based on the same facts described above, the 1328 North New Hampshire Avenue property is not an example of outstanding craftsmanship, was not created by a master architect, did not influence other architecture in the City of Los Angeles, and does not have a distinguishable role in the development or history of Los Angeles. The building is not associated with a person or event important to Los Angeles history and is not associated with important movements or trends shaping the development of Los Angeles. Therefore, the 1328 North New Hampshire Avenue property does not appear eligible for listing as a City of Los Angeles HCM.

In summary, the 1328 North New Hampshire Avenue property does not appear eligible under all NRHP, CRHR, and City of Los Angeles HCM designation criteria. Further, the 1328 North New Hampshire Avenue property only retains integrity of location, workmanship, and feeling, but not any of the required accompanying historical significance attributes. Therefore, the 1328 North New Hampshire Avenue property does not meet the eligibility criteria for listing in the NRHP and CRHR or as a City of Los Angeles HCM.

(ii) *Identification of Resources Located Adjacent to the Project Site*

There are two eligible resources immediately adjacent to the Project Site: the Aline Barnsdall Complex (P-19-167173) and the Hollywood Presbyterian Medical Center (P-19-173421).

(a) Aline Barnsdall Complex

The Aline Barnsdall Complex (NR no. 71000143; P-19-167173) is a large park complex on Olive Hill, with several buildings including the Hollyhock House designed by master architects Frank Lloyd Wright, Rudolph Schindler, and Richard Neutra. The complex was listed in the NRHP under Criteria A and C, and as an National Historic Landmark under Criterion C for being Frank Lloyd Wright's first commission in Los Angeles; for the Hollyhock House design, a "high profile benchmark in the evolution of American Domestic space planning, for which Wright adopted and synthesized certain characteristics strongly associated with California houses"; and for being a pivotal project in Wright's career.<sup>30</sup>

Though the Aline Barnsdall Complex's overall landscape is also considered important for the important vistas present when Aline Barnsdall gifted the property to Los Angeles, the setting of the Aline Barnsdall Complex has been altered since its period of significance 1900–1924, and since the date it was gifted to the City of Los Angeles, 1927. The westward-facing viewshed, particularly from contributing structure "Schindler Terrace," has been identified in the National Historic Landmark inventory form as the principal viewshed and would not be impacted by the Project's planned activities. The south viewshed from the Hollyhock House would be affected by proposed Project activities at Site 5, which include the demolition of the seven-story hospital building at 1526 North Edgemont Street. In the later phases of the Project, the south viewshed would also be affected by the proposed reconstructed buildings and additions to existing buildings on the Medical Center campus. The south viewshed is not specifically mentioned in the National Historic Landmark or NRHP nomination form but has been altered by the addition and demolition of several modern Medical Center hospital buildings, and has presumably been altered since the Medical Center campus was established in 1953. There are no contributing or non-contributing buildings on the south slope of Olive Hill, south of the Hollyhock House, and therefore no other contributing or non-contributing buildings would have their settings affected.

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<sup>30</sup> J. Herr, Aline Barnsdall Complex, National Register of Historic Places and National Historic Landmarks Inventory Form, 2005, pg. 4.

### (b) Hollywood Presbyterian Medical Center

The second resource, the Hollywood Presbyterian Medical Center (P-19-173421), was determined eligible for the NRHP under NRHP Criterion C. As with the Aline Barnsdall Complex, the setting for Hollywood Presbyterian has been altered since its period of significance: 1924. Though no “principal viewshed” was identified in the site documentation received in the California Historical Resources Information System (CHRIS) record search, the Project activities in Site 1, including the demolition of 1321 North Vermont Avenue, 1345 North Vermont Avenue, and the construction of a new 13-level (9 levels above grade) MOB would be visible from the main elevation on North Vermont Avenue. Because the setting of North Vermont Avenue and the Hollywood Presbyterian Medical Center campus have already been altered, the demolition of the three buildings and construction of a new building in Site 1 would not impact the Hollywood Presbyterian Medical Center’s ability to convey its significance. Therefore, the Project’s indirect impact would not result in a substantial adverse change to the significance of the Hollywood Presbyterian Medical Center.

## (2) Archaeological Resources

A search of California Historical Resources Information System (CHRIS) records at the South Central Coastal Information Center (SCCIC), which houses cultural resources records for Los Angeles County, was conducted. The CHRIS search results, dated August 2, 2018, included any previously recorded cultural resources and investigations within a 0.25-mile radius of the Project Site. Additional consulted sources included historical maps of the Project area; the NRHP; the CRHR; the California Historic Property Data File; and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility.

No archaeological resources were identified within either the Project Site or the 0.25-mile records search radius. Twelve previously conducted cultural resources studies were identified within the 0.25-mile records search radius, of which only five overlap the Project Site (a summary of these previous studies is available in the Cultural Resources Report provided in Appendix D-1).

The Project Site is entirely developed and, as such, was not surveyed for the presence of archaeological resources. A review of building development for each property within the Project Site revealed that development occurred from the early twentieth century and continued up until the mid-1990s to the early 2000s.

(a) *1321 North Vermont Avenue (APN 5543-014-014)*

This property was first documented in 1919 through the Sanborn Fire Insurance Company maps. The one-story house and one-story garage remained unchanged until 1927. In 1952, the house and garage were replaced with two large one-story commercial buildings, including a parking lot. The 1952 new construction permit indicates that the depth of disturbance incurred for the construction of the extant buildings was 12 feet below grade. Moreover, the southern and western buildings were adjoined and remained this way at least until 1960. The building is presently used for commercial purposes and for dental practices.

(b) *1328 North New Hampshire Avenue (APN 5543-014-003)*

Building permit records indicate that the property located at this address was first constructed in 1920 as a house with a garage. Additions were made in 1927 at the rear of the property. The use of the building changed from residential to commercial in 1949 but no major modifications were noted as a result of the shift in building use. 1920 and 1933 building permits indicate that the depth of disturbance incurred was 6 feet below grade. The 1949 building permit indicates that the depth of disturbance incurred for the construction of the extant buildings was 12 feet below grade.

(c) *1345 North Vermont Avenue (APN 5543-013-009)*

The property within this parcel was first documented in building permit records in 1948 as a medical office with surrounding parking lots and remained unchanged until 1962 when it changed to a retail building. The building was then transformed into a restaurant with a rear addition added between 1984 and 1995. Of note, a portion of the property to the south was once part of 1329 North Vermont Avenue, formerly 1331 North Vermont Avenue, which was a gas station. The gas station, located south of 1345 North Vermont Avenue, remained in business until 1960. A subsurface assessment report prepared by Stantec for the Project in 2016 for the former gas station property (see (Appendix F-3 and Section IV.G, Hazards and Hazardous Materials, of this Draft EIR), discussed the level of contamination the business and the dry cleaning businesses nearby had caused to the soils within and surrounding that property. The level of disturbance involved in the construction of the gas station and the removal of all structures associated with the business, including the testing for contamination, have likely resulted in major ground disturbance.

(d) *1505 North Edgemont Street (APN 5543-007-025)*

Structural development at this address was first documented in 1961 for the construction of a building and foundation including one sub floor likely to incur disturbance to at least 10 feet below grade. In 1990, a pedestrian bridge was constructed to provide a walkway

between the buildings at 1505 and 1510 North Edgemont Street. That bridge was demolished in 2010 and an infill wall was added.

*(e) 1517 North Vermont Avenue (APN 5543-012-022)*

According to 1949 building permit records, a gas station once operated at this address. The property was transformed in 1960 into a bank with offices and remained as such until 1968. Shortly thereafter, the property was purchased and made into part of the Kaiser Permanente Medical Center campus with a parking structure. The current parking structure at this location includes two levels of parking, one of which is subterranean.

*(f) 1526 North Edgemont Street (APN 5543-010-017)*

The extant building at this location operates as a medical facility that was first documented in 1957 with construction completed in 1971. According to building permits, the property underwent seismic remediation in 1993. The property is currently a seven-story building with one floor that is below grade.

*(g) 4950 West Sunset Boulevard (APN 5543-022-015)*

There is no permit history for 4950 West Sunset Boulevard. Historic aerials and Sanborn maps do not show a structure having been built at this location.

*(h) 1423 North Kenmore Avenue (APN 5543-022-015)*

According to the 1912 building permit records, there was once a single-family residence at this address. The residence was built with a 12-inch footing. In 1932 a garage was added to the property. Based on permit records, the address was used as a residential property until at least 1951. Historic aerials show that the residential structure was demolished sometime between 1977 and 1980. Currently, 1423 North Kenmore Avenue is an empty lot. 4760 Sunset Boulevard (APN 5543-01-021)

According to the 1958 permit record the original structure built at this location was a single-story dental hospital with a surface parking lot. No depth of construction was reported on the permit. Over time the hospital changed from an ear, nose, and throat hospital to a three-story general hospital, owned by the Kaiser Foundation. In 1992 a permit was issued for grading, specifically for the purpose of excavation and recompaction. In 2001 a new three-story structure was built for the purpose of being used as a medical clinic.

### 3. Project Impacts

#### a) Thresholds of Significance

In accordance with the State CEQA Guidelines Appendix G, the Project would have a significant impact related to cultural resources if it would:

***Threshold (a): Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5; or***

***Threshold (b): Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; or***

***Threshold (c): Disturb any human remains, including those interred outside of dedicated cemeteries.***

This analysis relies on the Appendix G Thresholds. The analysis utilizes the following factors and considerations identified in the 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions:

#### (1) Historical Resources

- If the project would result in a substantial adverse change in the significance of an historical resource, including demolition of a significant resource, relocation that does not maintain the integrity and significance of a significant resource, conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and/or construction that reduces the integrity or significance of important resources on the site or in the vicinity.

#### (2) Archaeological Resources

- If the project would disturb, damage, or degrade an archaeological resource or its setting that is found to be important under the criteria of CEQA because it is associated with an event or person of recognized importance in California or American prehistory or of recognized scientific importance in prehistory;
- If the project would disturb, damage, or degrade an archaeological resource or its setting that is found to be important under the criteria of CEQA because it can provide information which is both of demonstrable

public interest and useful in addressing scientifically consequential and reasonable archaeological research questions;

- If the project would disturb, damage, or degrade an archaeological resource or its setting that is found to be important under the criteria of CEQA because it has a special or particular quality, such as the oldest, best, largest, or last surviving example of its kind; and
- If the project would disturb, damage, or degrade an archaeological resource or its setting that is found to be important under the criteria of CEQA because it is at least 100-years-old and possesses substantial stratigraphic integrity.

## **b) Methodology**

Per CEQA, impacts to historical resources were assessed by determining if the Project Site contains or is located adjacent to a historical resource. If a Project Site or area was positive for or adjacent to historical resources, these resources were analyzed to determine if the proposed Project would result in a substantial adverse change to the resource's significance. According to State CEQA Guidelines Section 15064.5(b)(1), a "substantial adverse change" in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. Demolition or materially altering a historic resource in such a way that the physical characteristics that convey its significance and justify its inclusion in state or local register are materially impaired are examples of a "direct impact." Additionally, demolition or material alterations to the setting of the building, if integrity of setting is one of the characteristics which convey the significance of the resource, may result in an "indirect impact."

The analysis of impacts on cultural resources is based on the findings included in the Cultural Resources Report for the Kaiser Permanente Los Angeles Medical Center Project (Appendix D-1), prepared by Dudek. The Cultural Resources Report describes results of the CHRIS records search of the Project Site within a 0.25-mile radius, building development and archival research, and recordation and evaluation of several buildings on the Project Site over 45 years of age, and provides an assessment of Project-related impacts to historical resources in conformance with CEQA and all applicable local municipal code and planning documents.<sup>31</sup>

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<sup>31</sup> Kaiser, et al., Cultural Resources Report, 2018, provided in Appendix D-1 of this Draft EIR.



## c) Project Design Features

No project design features are proposed with regards to cultural resources.

## d) Analysis of Project Impacts

***Threshold (a): Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?***

### (1) Impact Analysis

#### (a) Direct Impacts

Six buildings which meet the 45-year age threshold for historical significance evaluation are proposed for demolition as part of the proposed Project (refer to Chapter III of this Draft EIR for a complete project description). These were documented on California DPR forms<sup>32</sup> and evaluated for historical significance in consideration of the NRHP, CRHR, and City of Los Angeles HCM designation criteria. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation under all applicable national, State, and local designation criteria and integrity requirements. These properties are not considered historic resources for the purposes of CEQA and the demolition, new construction, and multiple alterations to buildings on the Kaiser Permanente medical campus would not result in a direct impact to historic resources. **Therefore, the Project would not cause a substantial adverse change in the significance of historical resources within the Project Site. Direct impacts are considered less than significant.**

#### (b) Indirect Impacts

There are two eligible resources immediately adjacent to the Project Site: the Aline Barnsdall Complex and the Hollywood Presbyterian Medical Center. The Project would not directly affect these resources; however, the Project has the potential to alter the settings of these two sites.

The Aline Barnsdall Complex is a large park complex on Olive Hill, with several buildings, including the Hollyhock House, designed by master architects Frank Lloyd Wright, Rudolph Schindler, and Richard Neutra. The complex has been recognized by UNESCO as a World Heritage Site, was listed in the NRHP under Criteria A and C and as a National Historic Landmark under Criterion C for being Frank Lloyd Wright's first commission in Los Angeles for the Hollyhock House design, a "high profile benchmark in the evolution of American Domestic space planning, for which Wright

<sup>32</sup> All DPR forms may be found in the appendices of Kaiser, et al. Cultural Resources Report, 2018, provided in Appendix D-1 of this EIR.

adopted and synthesized certain characteristics strongly associated with California houses,” and for being a pivotal project in Wright’s career.<sup>33</sup>

Though the Aline Barnsdall Complex’s overall landscape is also considered important for the important vistas present when Aline Barnsdall gifted the property to Los Angeles, the setting of the Aline Barnsdall Complex has been altered since its period of significance from 1900 through 1924 and since it was gifted to the City of Los Angeles in 1927. The west-facing viewshed, particularly from the contributing structure “Schindler Terrace,” was identified in the National Historic Landmark inventory form as the principal viewshed and would not be impacted by the Project’s planned activities, because the proposed Project activity lies south of the Schindler Terrace, not west where the principal viewshed is located. Therefore, the key vista that supports the complex’s ability to convey its significance would not be affected. The south viewshed from the Hollyhock House would be affected by proposed Project activities at Site 4, which include demolition of the eight-story hospital building at 1526 North Edgemont Street. In the later phases of the Project, the south viewshed would also be affected by the proposed new construction and additions to existing buildings on the Medical Center campus. However, the south viewshed is not specifically mentioned in the National Historic Landmark or NRHP nomination form. Moreover, the south viewshed has already been materially altered by the addition and demolition of multiple three- to eight-story MOB’s along Sunset Boulevard between 1953 and present (2019), and presumably had already been altered prior to the establishment of the medical campus in 1953. The building at 1526 North Edgemont Street is 105 feet in height above grade, and the Project would replace it with either another 105-foot-tall building (Option A), or a slightly smaller 100-foot-tall building (Option B). Complete descriptions of each option are included in Chapter III, Project Description, of this Draft EIR. With either option, the newly constructed building would not exceed the height of the existing building at 1526 North Edgemont Street. There are no contributing or non-contributing buildings or structures on the south slope of Olive Hill, south of the Hollyhock House, and therefore, no other contributing or non-contributing buildings would have their settings affected by the construction of a new building at 1526 North Edgemont Street.

Because the Project would not impact the complex’s ability to convey its significance, the demolition, new construction, and multiple alterations to buildings on the Medical Center campus would not result in a substantial adverse change to the Aline Barnsdall Complex.

The second resource, Hollywood Presbyterian Medical Center, was determined eligible for the NRHP under Criterion C. As with the Aline Barnsdall Complex, the setting for Hollywood Presbyterian has been altered since its period of significance in 1924. None of the Project activities involve a direct impact, such as demolition or relocation, to the

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<sup>33</sup> Herr, Aline Barnsdall Complex, 2005, p. 4.

Hollywood Presbyterian Medical Center. The Project activities proposed at Site 1 include the demolition of 1321 North Vermont Avenue and 1345 North Vermont Avenue, as well as the construction of a new 13-level (9 levels above grade) MOB. This would be visible from the main (west) elevation along North Vermont Avenue. However, the setting of North Vermont Avenue and the Hollywood Presbyterian Medical Center campus has already been altered from its 1924 appearance by the additional of new commercial buildings along North Vermont Avenue in the 1940s and 1950s. Despite a change to setting, the Hollywood Presbyterian Medical Center is still able to convey its significance unimpeded. Thus, the demolition of the buildings on Site 1 and construction of a new building on Site 1 would not impair the Hollywood Presbyterian Medical Center's ability to convey its significance. Therefore, the Project activities would not result in a substantial adverse change to the significance of the Hollywood Presbyterian Medical Center.

The Project would impact the settings of the Aline Barnsdall Complex and Hollywood Presbyterian Medical Center; however, this would not impair the ability of either resource to convey their significance. Therefore, the Project would not result in a substantial adverse change in the significance of an historical resource or the integrity or significance of important resources within the Project Site or adjacent to the Project Site. **Therefore, the Project would not cause a substantial adverse change in the significance of historic resources adjacent to the proposed Project Site. Indirect impacts are considered less than significant.**

## (2) Mitigation Measures

Impacts regarding historical resources were determined to be less than significant without mitigation. Therefore, no mitigation measures are required.

## (3) Level of Significance after Mitigation

Impacts regarding historical resources were determined to be less than significant without mitigation. Therefore, no mitigation measures were required or included, and the impact level remains less than significant.

***Threshold (b): Would the Project cause a substantial adverse change in significance of an archaeological resource pursuant to §15064.5?***

## (1) Impact Analysis

As previously discussed, Dudek requested a CHRIS records search from the SCCIC on August 2, 2018. The records search identified 12 previously conducted cultural resources technical investigations within the records search area. Of these, five overlap the Project Site (LA-03147; LA-07562, LA07565, LA07566, and LA-08020 LA-12500). None of these studies identified cultural resources with the proposed Project Site. Additionally, the SCCIC records

indicate that no previously recorded cultural resources exist within the proposed Project Site, and five historic built resources exist within the surrounding 0.25-mile search radius.

A review of property permits and archival/historic maps was conducted to better understand land uses and previous depths of disturbance as it relates to proposed ground disturbances.

***1321 North Vermont Avenue (APN 5543-014-014)***

Due to the extensive excavation likely required for the removal, additions, and alterations within this property, archaeological resources that may have existed have likely already been disturbed or impacted, and as such, the likelihood of encountering archaeological deposits subsurface at this location is low to moderate.

***1328 North New Hampshire Avenue (APN 5543-014-003)***

Because the property did not undergo significant changes, it is possible that the impact to archaeological resources subsurface was minimal, and these resources may be capped beneath the extant buildings. For these reasons, the potential of encountering subsurface archaeological deposits at this location is considered low.

***1345 North Vermont Avenue (APN 5543-013-009)***

Due to the level of disturbance at the neighboring property, archaeological resources at this location may have been displaced, removed, or destroyed. Additionally, the proposed disturbance between the 25 feet of previously disturbed and the 45 feet of proposed disturbance depth is well below where cultural/archaeological deposits would occur. For these reasons, the potential of encountering subsurface archaeological deposits at this location is considered low.

***1505 North Edgemont Street (APN 5543-007-025)***

Development within this property has been minimal, and therefore, the potential of encountering subsurface archaeological deposits at this location is considered to be low to moderate.

***1517 North Vermont Avenue (APN 5543-012-022)***

The subterranean parking lot indicates a high level of ground disturbance that likely displaced and/or destroyed archaeological resources subsurface. The proposed disturbance between the previously disturbed soils and the proposed depth of disturbance for the subterranean parking garage is well below where cultural/archaeological deposits would occur. For these reasons, the likelihood of encountering archaeological deposits subsurface at this location is considered low.

**1526 North Edgemont Street (APN 5543-010-017)**

The subterranean parking lot indicates a high level of ground disturbance that likely displaced and/or destroyed archaeological resources. The proposed disturbance between the previously disturbed soils and the proposed depth of disturbance for the subterranean parking garage is well below where cultural/archaeological deposits would occur. For these reasons, the likelihood of encountering archaeological deposits subsurface at this location is considered low.

**4950 West Sunset (APN 5543-022-015)**

A review of archival documents did not provide any information regarding previous development within these parcels. For these reasons, the likelihood of encountering archaeological deposits subsurface within these parcels is considered to be low to moderate.

**1423 North Kenmore Avenue (APN 5543-022-015)**

Development within this property has been minimal, and therefore, the potential of encountering subsurface archaeological deposits at this location is considered to be low to moderate.

**4760 Sunset Boulevard (APN 5543-01-021)**

Development within this property has been minimal, and therefore, the potential of encountering subsurface archaeological deposits at this location is considered to be low to moderate.

While past ground disturbance has significantly modified most areas with the potential to support archaeological deposits within the proposed Project Site, there remains some potential to encounter unknown archaeological resources during construction in less developed areas. As such, implementation of Mitigation Measure **MM-CUL-1** is required for the following proposed Project Site addresses:

- 1328 North New Hampshire Avenue (APN 5543-014-033)
- 1505 North Edgemont Street (APN 5543-007-025)
- 4950 West Sunset Boulevard (APN 5543-022-015)
- 1423 North Kenmore Avenue (APN 5543-022-015)
- 4760 Sunset Boulevard (APN 5543-010-021)

**(2) Mitigation Measures**

In the event of the discovery of previously unknown archaeological resources during construction, implementation of Mitigation Measure **MM-CUL-1** would be required.

**MM-CUL-1: Inadvertent Discovery of Archaeological Resources.** In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed Project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. This work exclusion buffer may be adjusted based on the recommendation of a qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards. Preservation in place of any unanticipated resource should be considered the preferred approach wherever possible, and the feasibility of avoidance should be discussed with the applicant and the Department of City Planning prior to moving forward with excavation or other potentially destructive evaluation efforts. Should it be required, temporary flagging may be installed around this resource in order to avoid any disturbances from construction equipment. Depending upon the significance of the find under the California Environmental Quality Act (CEQA; 14 California Code of Regulations 15064.5(f); California Public Resources Code Section 21083.2), the archaeologist may simply record the find and allow work to continue. If the qualified archaeological principal investigator observes the discovery to be potentially significant and avoidance is not feasible, mitigation measures will be created to address the impact. The mitigation measures will include data recovery (guided by a data recovery plan developed by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards) and archaeological monitoring. If the resource is Native American in nature, Native American monitoring will also be implemented. All monitoring will be managed by a Construction Monitoring Treatment Plan developed by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards and documented upon completion by a monitoring report.

### (3) Level of Significance After Mitigation

With the implementation of Mitigation Measure **MM-CUL-1**, for 1328 North New Hampshire Avenue (APN 5543-014-033), 1505 North Edgemont Street (APN 5543-007-025), 1423 North Kenmore Avenue (APN 5543-022-015), and 4760 Sunset Boulevard (APN 5543-010-021) potentially significant impacts to archaeological resources would be reduced to a less-than-significant level.

***Threshold (c): Would the Project disturb any human remains, including those interred outside of formal cemeteries?***

(1) Impact Analysis

SCCIC records indicate that no previously recorded prehistoric archaeological sites were identified, nor have any unmarked burials been recorded within the Project Site or within 0.25 miles of the Project Site. Moreover, a review of available building permits for the Project Site, indicates that the Project Site has been subjected to considerable ground disturbance as a result of development throughout the twentieth century. Therefore, the, the likelihood of encountering human remains within the subsurface of any of the properties within the Project Site is considered low. In the event human remains are inadvertently encountered during construction activities, impacts would be potentially significant. Further, the discovery of human remains would require handling in accordance with California PRC Section 5097.98, which states that in the event that human remains are discovered during construction, construction activity shall be halted and the area shall be protected until consultation and treatment can occur as prescribed by law. **As such, with the implementation of mitigation measure MM-CUL-2, which provides direction in the event of the discovery of human remains per Section 7050.5 of the California Health and Safety Code, impacts would be less than significant.**

(2) Mitigation Measures

**MM-CUL-2: Inadvertent Discovery of Human Remains.** In accordance with California Health and Safety Code Section 7050.5, if potential human remains are found, the lead agency staff and the County Coroner must be immediately notified of the discovery. The coroner would provide a determination within 48 hours of notification. No further excavation or disturbance of the identified material, or any area reasonably suspected to overlie additional remains, can occur until a determination has been made. If the County Coroner determines that the remains are, or are believed to be, Native American, the coroner would notify the Native American Heritage Commission (NAHC) within 24 hours. In accordance with California Public Resources Code Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendent (MLD) from the deceased Native American. Within 48 hours of this notification, the MLD would recommend to the lead agency her/his preferred treatment of the remains and associated grave goods.

### (3) Level of Significance After Mitigation

With the incorporation of Mitigation Measure **MM-CUL-2**, impacts related to human remains would be **less than significant**.

### e) Cumulative Impacts

Cumulative impacts on cultural resources consider whether impacts of the proposed Project together with the 85 related projects identified within the vicinity of the Project Site, when taken as a whole, substantially diminish the number of historic or archaeological resources within the same or similar context or property type. However, impacts to cultural resources, if any exist, tend to be site-specific.

Related projects are shown in **Figure II-10**, Related Projects Map, and listed in **Table II-4** of Section II of this Draft EIR. As discussed above in this chapter, there are no known historical or archaeological resources on the Project Site, and as such, the Project Site is not part of an existing or known grouping or district of historical or archaeological resources that would be impacted as part of the cumulative impacts of other projects.

#### (1) Impact Analysis

##### (a) *Historic Resources*

Cumulative impacts to historical resources occur when related projects, in combination with the proposed Project, would have a cumulatively considerable contribution to impacts to historical resources. As the proposed Project would have no direct or indirect impact on historical resources, there would be no cumulative impact that would substantially diminish the number of historic or archaeological resources within the same or similar context or property type. As previously discussed in **Table II-2** of this Draft EIR, there are 85 related projects within a 1.5-mile radius of the Project Site. When considering cumulative impacts, Projects with historical resources or properties within geographic proximity and visual distance of the proposed Project are considered, because an impact to a historical resource's setting may diminish its ability to convey its significance. Of the 85 related projects listed in Table II-2, five are within visual distance of the Project area:

- Project 5: 4900 Hollywood Boulevard (construct mixed-use apartment/retail center)
- Project 14: 4905 Hollywood Boulevard (construct hardware store)
- Project 23: Hollywood Presbyterian Hospital, 1300 North Vermont Avenue (construct office)



- Project 36: 4773 Hollywood Boulevard (construct apartments)
- Project 60: Select @ Los Feliz Mixed-Use, 4850 Hollywood Boulevard (construct mixed-use restaurant/apartments)

Impacts to historical resources tend to be site-specific. Of these five projects, four have the potential for impacts to on-site or adjacent historical resources: Related Projects 5, 23, 36, and 60. These projects either proposed to demolish properties that meet the 45-year age threshold for evaluation under state and local guidelines, or share a property boundary with an identified historic resource. All four projects would construct low- and mid-rise buildings in the Project vicinity. Each of these projects would likely require evaluations to determine if they have the potential to impact historical resources as defined by CEQA. Historical resources that are potentially affected by related projects would be subject to the same requirements of CEQA as the proposed Project and any impacts would be mitigated, as applicable, for each respective related project. **Therefore, impacts to historic resources would not be cumulatively considerable, and cumulative impacts would be less than significant.**

*(b) Archaeological Resources*

With regard to potential cumulative impacts related to archaeological resources, such potential impacts are generally site specific as they relate to the particular underlying conditions of a site. Notwithstanding, the vicinity of the Project Site is highly urbanized and has been disturbed and developed over time. As indicated above, no known archaeological resources are located within the Project Site, and implementation of **MM-CUL-1** would address potential impacts associated with inadvertent discovery of archaeological resources. Each related project would be required to comply with applicable regulatory requirements that address archaeological resources including CEQA Guidelines Section 15064.5, California PRC Section 21083.2, Health and Safety Code Section 7050.5, and California PRC Section 5097.9, as well as any site-specific mitigation identified for that related project. **Therefore, Project impacts to archaeological resources would not be cumulatively considerable, and cumulative impacts would be less than significant.**

*(c) Human Remains*

As with the potential for uncovering archaeological resources, the potential for discovering human remains is site specific based on the underlying conditions and historical and pre-historical uses of that site. Notwithstanding, like the Project, the related projects are located on sites that have been previously disturbed, and the uncovering of human remains is not expected. Furthermore, like the Project, if human remains are discovered during construction, such resources would be treated in

accordance with State law, including CEQA Guidelines Section 15064.5(e), California PRC Section 5097.98, and California Health and Safety Code Section 7050.5. Compliance with these regulatory standards would ensure appropriate treatment of any potential human remains unexpectedly encountered during grading and excavation activities. **Therefore, the Project and related projects would not result in cumulative impacts to human remains. As such, the Project's contribution would not be cumulatively considerable, and cumulative impacts to human remains would be less than significant.**

## (2) Mitigation Measures

Cumulative impacts related to cultural resources would be less than significant; no mitigation would be required.

## (3) Level of Significance After Mitigation

Cumulative cultural resource impacts would be less than significant without mitigation.