

Appendix C

Cultural Resources Report and Programmatic Agreement



One San Pedro Specific Plan

Confidential | Supplemental Cultural Resources Survey Report and Effects Analysis

prepared for

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Executive Summary

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) retained Rincon Consultants, Inc. (Rincon) to perform a supplemental cultural resources assessment and effects analysis in support of the Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the proposed One San Pedro Specific Plan Project (project), located in the community of San Pedro in the city of Los Angeles, Los Angeles County, California. The project involves the adoption of the proposed One San Pedro Specific Plan (OSP Specific Plan) to guide redevelopment of the existing roughly 20-acre Rancho San Pedro public housing complex (RSP Complex), located at 275 West 1st Street (OSP Specific Plan Site), as well as the development of 327 North Harbor Boulevard (327 Harbor Site). Proposed redevelopment of the OSP Specific Plan Site includes the phased demolition of all existing on-site structures and the construction of up to 1,600 residential units, 85,000 square feet (sf) of neighborhood-serving uses, and 45,000 sf of commercial and retail uses. Proposed development on the presently vacant 327 Harbor Site includes construction of a 66,210 sf, 47-unit multifamily residential building with a courtyard.

This supplemental assessment builds on the *One San Pedro Master Plan Project, San Pedro, California – Historic Properties Inventory Report*, which was prepared in support of the project by Environmental Science Associates (ESA) in July 2019 (2019 ESA report; Confidential Appendix A of this report). The 2019 ESA report, which focused only on the OSP Specific Plan Site, included the delineation of an area of potential effects (APE), archival and background research, a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search, Native American outreach, an intensive-level survey of the direct APE (which comprises the RSP Complex), and a windshield survey of the indirect APE. It included a discussion of the historic status of the RSP Complex and considered the eligibility of the property for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), and for local designation.

The purpose of this report is to document the tasks conducted by Rincon to supplement the 2019 ESA report. These tasks included supplemental archival and background research; support with consultation with local interested parties, interested Native American tribes and the State Historic Preservation Officer (SHPO); an intensive-level built environment survey of the indirect APE; an archaeological pedestrian field survey of the 327 Harbor Site; Extended Phase I (XPI) and Phase II testing of the 327 Harbor Site; and consideration of the historical significance of all properties in the APE containing built environment features constructed prior to 1976. Additionally, this report serves to document the assessment of effects and impacts in accordance with the requirements of the Section 106 of the National Historic Preservation Act (NHPA) (Section 106) and the California Environmental Quality Act (CEQA). For the purposes of this report, references to the APE include both the direct and indirect APE, while references to either the direct APE or indirect APE refer specifically to those individual areas.

Cultural resources work completed by Rincon was undertaken in compliance with the following Programmatic Agreement, which may be applicable to the project due to its potential funding sources: Programmatic Agreement among the City of Los Angeles, the California SHPO, and the Advisory Council on Historic Preservation (ACHP) Regarding Historic Properties Affected by Use of Community Development Block Grants; Rental Rehabilitation Block Grants; McKinney Act Homeless Programs, including the Emergency Shelter Grants Program, Transitional Housing, Permanent Housing for the Homeless Handicapped, and Supplemental Assistance for Facilities to Assist the

Homeless; Home Investment Partnership Funds; and the Shelter Plus Care Program. LAHD is the responsible entity for the purposes of Section 106, and HACLA is the lead agency under CEQA.

The current assessment indicated that one previously recorded prehistoric archaeological resource (Primary Number [P]-19-000146) may be located in the indirect APE and one previously recorded historic-aged archaeological resource (P-19-003801) is partially located in the indirect APE. The record for P-19-000146 indicates the site has been destroyed by modern development; therefore, it would not be directly or indirectly affected/impacted by the undertaking. Below-grade remains of P-19-003801, a former Mexican-American neighborhood, known as "Mexican Hollywood," was identified during construction monitoring for the Waterfront Gateway Development project by ICF International (formerly ICF Jones & Stokes) (ICF International 2011; ICF Jones & Stokes 2008). P-19-003801 has been determined eligible for listing in the NRHP/CRHR under Criterion D/4. The archaeological pedestrian field survey of the 327 Harbor Site conducted in support of the current assessment identified three historic-period foundations, clam shell fragments, one unmodified chert fragment, and one battered chert cobble. Due to the proximity of P-19-003801 to the 327 Harbor Site and finds identified during the archaeological survey, Rincon conducted an XPI investigation to assess the presence or absence of archaeological deposits associated with Mexican Hollywood or with a previously unidentified prehistoric archaeological resource.

XPI testing identified a previously unrecorded archaeological resource (OSP-S1) with a possible prehistoric and confirmed historic-period component. Based on the results of the XPI, Phase II testing was conducted to determine if intact cultural deposits associated with OSP-S1 existed within the 327 Harbor Site, to evaluate the deposit(s) for listing on the NRHP and the CRHR, and to determine whether the project would impact historical or unique archaeological resources under CEQA or have an adverse effect to historic properties under Section 106. Archaeological testing at the 327 Harbor Site did not identify subsurface deposits that had clear contexts or associations with P-19-003801. As P-19-003801 is a below-grade resource and does not extend into the area of direct impact where project-related ground-disturbing activities would occur, it would not be directly or indirectly effected or impacted by the project. A separate cultural resources assessment was prepared for the XPI and Phase II investigations, and the full results and analysis can be found in Confidential Appendix J of this report.

Tribal consultation, conducted by LAHD and HACLA in compliance with Section 106 and Assembly Bill 52, and supplemental research conducted by Rincon for this assessment indicated that there are six Gabrielino Villages located in the general vicinity of the APE, including one (*Xoyuunga* village) that some ethnographic maps and descriptions place either just inside the indirect APE or immediately adjacent to the north-northeast of the indirect APE. None of the villages' location, including the location of *Xoyuunga* village, has been formally identified or confirmed through archaeological investigations. The current developments surrounding the APE would make any such investigations infeasible. However, the purported location of *Xoyuunga* in proximity to the current APE does indicate a general sensitivity for cultural resources. Consultation conducted as part of the 2019 ESA report (Confidential Appendix A) and the current report further indicated that the APE is regarded as the ancestral and traditional territories of the Gabrielino Band of Mission Indians – Kizh Nation, Gabrielino/Tongva San Gabriel Band of Mission Indians, and Gabrielino Tongva Indians of California Tribal Council. The three consulting tribes recommended archaeological and Native American monitoring during ground-disturbing construction activities associated with the project undertaking.

Although the current APE is considered sensitive for archaeological resources, the region is highly developed. Additionally, the site-specific geotechnical studies have indicated that the OSP Specific Plan Site includes fill material with depths ranging from 0 to 25 feet below the current grade,

consistent with the vertical APE for the undertaking to account for the estimated maximum depth of disturbance (Group Delta Consultants, Inc. [Group Delta] 2022a). Fill material was identified to a depth of 9 to 10 feet below the current grade at the 327 Harbor Site (Group Delta 2022b). As a result, there is a low potential to encounter intact subsurface cultural resources within the APE based on the above findings.

This assessment identified six built environment properties in the APE that are considered historic properties under Section 106 and historical resources under CEQA. One of these properties, the RSP Complex, is located in the direct APE and would be demolished by the undertaking. The remainder of the properties (Ralph J. Scott Fireboat, San Pedro Municipal Ferry Building, Los Angeles Cruise Terminal, 101 South Harbor Boulevard [Senator William H. Savage House], and 103 North Mesa Street) are in the indirect APE and would not be physically altered by the undertaking. This assessment identified two additional built environment properties in the indirect APE (Port of Los Angeles Administration Building and Liberty Hill Site) that are not considered historic properties under Section 106 but are considered historical resources under CEQA, both of which would not be physically altered by the undertaking.

The project would demolish the RSP Complex and would therefore result in an adverse effect to built environment historic properties for the purposes of Section 106 and a significant and unavoidable impact to historical resources in accordance with CEQA. The undertaking would alter the characteristics of the RSP Complex that qualify its eligibility for listing in the NRHP, CRHR, and local designation. The setting, feeling, and association of the remainder of the above-noted historic properties or historical resources is such that they would not be subject to an adverse effect or significant impact under Section 106 or CEQA, respectively, as a result of the proposed undertaking. Based on the results of this assessment, Rincon recommends a Section 106 finding of ***adverse effects to historic properties*** in accordance with 36 Code of Federal Regulations Section 800.4(d)(1) and a CEQA finding of ***less than significant impacts to archaeological resources with mitigation incorporated*** and ***significant and unavoidable impacts to historical resources*** pursuant to Section 15064.5(b) of the *CEQA Guidelines*. Recommended mitigation measures are included in Section 7 of this document. However, as environmental review of the undertaking progresses, mitigation measures will be further refined with input from consulting parties in a Programmatic Agreement which will be drafted to support the undertaking's resolution of adverse effects in compliance with Section 106.

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1 Introduction

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) retained Rincon Consultants, Inc. (Rincon) to perform a supplemental cultural resources assessment and effects analysis for the proposed One San Pedro Specific Plan Project (project), located in the community of San Pedro in the city of Los Angeles, Los Angeles County, California. This supplemental assessment builds on the *One San Pedro Master Plan Project, San Pedro, California – Historic Properties Inventory Report* by Environmental Science Associates (ESA) in July 2019 (2019 ESA Report; Confidential Appendix A of this report), which was prepared in support of the project by ESA in July 2019. The purpose of this report is to document the tasks conducted by Rincon to supplement the 2019 ESA report. These tasks included supplemental archival and background research; support with consultation with local interested parties, interested Native American tribes, and the State Historic Preservation Officer (SHPO); an intensive-level built environment survey of the indirect area of potential effects (APE); an archaeological pedestrian field survey at 327 North Harbor Boulevard (327 Harbor Site); Extended Phase I (XPI) and Phase II testing of the 327 Harbor Site; and consideration of the historical significance of all properties in the APE containing built environment features constructed prior to 1976. Additionally, this report serves to document the assessment of effects and impacts in accordance with Section 106 of the National Historic Preservation Act (NHPA) (Section 106) and the California Environmental Quality Act (CEQA). LAHD is the responsible entity for the purposes of Section 106, and HACLA is the lead agency under CEQA.

1.1 Project Location and Description

The project involves the adoption of the One San Pedro (OSP) Specific Plan to guide redevelopment of the existing approximately 20-acre Rancho San Pedro public housing complex (RSP Complex) located at 275 West 1st Street (OSP Specific Plan Site). Additionally, the project includes development of 327 North Harbor Boulevard (327 Harbor Site) in the community of San Pedro in the southwestern-most portion of the city of Los Angeles (Figure 1 and Figure 2). The approximately 20-acre OSP Specific Plan Site encompasses approximately nine city blocks between West Santa Cruz Street, North Palos Verdes Street, North Beacon Street, North Harbor Boulevard, West 1st Street, West 2nd Street, West 3rd Street, North Mesa Street, and North Centre Street in San Pedro. The OSP Specific Plan Site includes several Los Angeles County Assessor's parcels identified with the following Assessor's Parcel Numbers (APNs) 7449-018-900 through -902, 7449-017-900 through -902, 7455-027-929 through -931, and 7455-017-900. The approximately 0.6-acre 327 Harbor Site includes two vacant Los Angeles County Assessor's parcels (APNs 7449-014-013 and -014) located at the southwest corner of West O'Farrell Street and North Harbor Boulevard.

Figure 2 Project Site Location



The OSP Specific Plan would regulate the permitted land uses, circulation, open space, and development standards on the OSP Specific Plan Site and would establish a mix of land uses to create a compact, walkable neighborhood that ties together the distinct surrounding neighborhoods. Implementation of the OSP Specific Plan would involve the phased demolition of all existing buildings and structures on the OSP Specific Plan Site and the construction of up to 1,553 residential units, 85,000 square feet (sf) of neighborhood serving uses, and 45,000 sf of commercial retail uses across three phases. The proposed residential units would include a mixture of replacement units for the 478 existing Rancho San Pedro affordable housing units, additional family affordable housing units, senior affordable housing units, market rate rental units, affordable homeownership units, and market rate homeownership units. The 85,000 sf of neighborhood serving uses would be comprised of uses that are primarily for the benefit of the residents of the project and/or residents of the immediate neighborhood and are normally required for the daily needs of the residents, including, but not limited to, a property management office, community rooms, social service offices, social hall, workforce development office, health clinic, wellness center, business incubator, nonprofit offices, and municipal offices. Neighborhood serving uses also would include small-scale retail that sells goods and services to residents of the project to meet daily needs that are typically not more than 3,000 sf, including dry cleaners, flower shops, bodegas, and bakeries. The 45,000-sf commercial retail component of the project would include businesses larger than 3,000 sf that serve local neighborhood needs, such as restaurants, grocery stores, drug store, and pharmacy (Figure 3 and Figure 4).

Proposed development of the 327 Harbor Site includes construction of a new 66,210-sf, 47-unit multi-family affordable residential building with a courtyard. The proposed building would be four stories (approximately 70.5 feet tall) and would include apartment units over an at-grade parking garage with a total of 45 parking spaces. The at-grade parking structure would be accessible to vehicles from O'Farrell Street. The 327 Harbor Site would contain 46 affordable housing units, ranging from one to three bedrooms in size, and one two-bedroom manager's unit. The proposed housing to be constructed at the 327 Harbor Site would provide replacement housing units for the existing Rancho San Pedro residents (Figure 5 and Figure 6).

Figure 3 Renderings of Proposed Development of the OSP Specific Plan Site at the Intersection of Harbor Boulevard and West 3rd Street from the Southeast, Facing Northwest



Figure 4 Renderings of Proposed Development of the OSP Specific Plan Site at the Intersection of West Santa Cruz Street and North Beacon Street from the Northeast, Facing Southwest



Figure 5 Renderings of Proposed Development of the 327 Harbor Site at the Intersection of West O'Farrell Street and Harbor Boulevard from the Northeast, Facing Southwest



Figure 6 Renderings of Proposed Development of the 327 Harbor Site from the Intersection of West O'Farrell Street and North Beacon Street from the Northwest, Facing Southeast



1.2 Area of Potential Effects

The APE for the undertaking was established in accordance with 36 Code of Federal Regulations (CFR) Part 800.3 and in consultation with the SHPO (see Sections 3.2.3 and 6.2.4, *SHPO Consultation*, for additional information). The APE, as described below, was delineated as part of the 2019 ESA report and confirmed by SHPO for use with this supplemental analysis. An undertaking's APE is defined in 36 CFR Part 800.3 as "the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any properties exist. The APE is influenced by the scale and nature of an undertaking, and may be different for different kinds of effects caused by the undertaking."

The APE was delineated to encompass areas that contain potential historic properties that may be directly or indirectly affected by the undertaking, including temporary construction impacts in addition to permanent impacts. The APE includes all areas that may be subject to direct or indirect effects, including potential visual, noise, vibration, and/or ground settlement effects that may result from construction or implementation of the undertaking.

The direct (or archaeological) APE encompasses all areas where demolition, ground disturbance, permanent and temporary construction, and staging would occur. The direct APE encompasses areas with potential direct ground disturbance, accounting for project elements such as excavation, subterranean parking, and landscaping. The direct APE also includes areas with permanent site improvements and construction staging areas. The vertical APE extends from approximately the existing ground surface to 180 feet above the existing ground surface to accommodate the height of the tallest proposed structures and approximately 25 feet below the existing ground surface to account for the estimated maximum depth of disturbance.

The indirect (or architectural) APE includes all areas that may be subject to potential visual, noise, vibration, and/or ground settlement effects that may result from construction or implementation of the project. The indirect APE is defined as the first row of adjacent parcels surrounding the direct project footprint (Figure 7). As previously stated, for purposes of this report, references to the APE include both the direct and indirect APE, while references to either the direct or indirect APE refer specifically to one of those individual areas.

Figure 7 Area of Potential Effects Map



1.3 Personnel

Rincon Principal Architectural Historian Shannon Carmack provided management oversight for this assessment with assistance provided by Rincon Architectural Historians Rachel Perzel, MA; Andrew Rodriguez, MA; Ashley Losco, MA; and James Williams, MA. Ms. Carmack conducted the local interested party outreach and SHPO consultation support. Ms. Perzel and Mr. Rodriguez conducted the built environment field survey and coauthored this report with assistance provided by Ms. Losco. Rincon Senior Archaeologist Breana Campbell-King, MA, Registered Professional Archaeologist (RPA) acted as Principal Investigator for this assessment. She provided management oversight and provided Native American consultation support. Ms. Campbell-King was supported by Rincon Senior Archaeologists Matthew Gonzalez, BA and Mary Pfeiffer, BA. Ms. Pfeiffer and Mr. Gonzalez conducted supplemental research related to archaeological resources and are contributing authors of this report. Rincon Archaeologist Brianna Rotella, BA performed the archaeological pedestrian field survey. Rincon Archaeologist Robert Guardado, BS conducted XPI testing at the 327 Harbor Site. Mr. Guardado, Ms. Rotella, Catalina Niessen, BA, and Andrea Ogaz, MA, RPA conducted Phase II testing at the 327 Harbor Site. Ms. Carmack, Ms. Perzel, Ms. Losco, Mr. Williams, Ms. Campbell-King, and Ms. Ogaz meet the Secretary of the Interior's (SOI) Professional Qualifications Standards (PQS) in their respective fields (36 CFR Part 61). The California Historical Resources Information System (CHRIS) search summarized in this report was conducted by ESA staff as part of the 2019 study and supplemented by Rincon in March 2022 (Confidential Appendix B of this report). Rincon Geographic Information Systems Analyst Tracy Popiel prepared the figures found in this report. This report was reviewed for quality control by Rincon Senior Architectural Historian Steven Treffers, MHP and Rincon Principal Architectural Historian Shannon Carmack.

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2 Regulatory Setting

This section includes a discussion of the applicable federal, State, and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during implementation of the project.

2.1 Federal Regulations

The project involves the use of funds provided by the federal government. Projects that involve federal funding or permitting (i.e., have a federal nexus) must comply with the provisions of the NHPA, as amended (16 United States Code [USC] 470f). The NHPA of 1966 established a federal program for the preservation of historic properties, including built environment, archaeological, and traditional cultural resources. Towards this end, the NHPA establishes both institutions and defined processes to direct federal agencies and support State and local governments in their historic preservation programs and activities. These institutions and processes include the Advisory Council on Historic Preservation (ACHP), SHPO, NRHP, and Section 106 review process.

2.1.1 Section 106 of the National Historic Preservation Act

Section 106 (16 USC 470f) requires federal agencies to account for the effects of their undertakings on historic properties and to afford the ACHP a reasonable opportunity to comment on such undertakings. Historic properties are defined as buildings, structures, districts, sites, or objects which are included in or eligible for inclusion in the NRHP. Section 106 is implemented through 36 CFR Part 800, which outlines the process for historic preservation review, including participants, identification efforts, and the assessment and resolution of adverse effects. Per 36 CFR 800.16(y), a *federal undertaking* is defined as any project requiring or receiving a federal permit, license, approval, or funding. Federal agencies must take steps to determine if the undertaking would result in adverse effects to historic properties and take measures to avoid or resolve those effects, as feasible.

2.1.1.1 National Register of Historic Places

Authorized by Section 101 of the NHPA, the NRHP is the nation's official list of cultural resources worthy of preservation. The NRHP recognizes the quality of significance in American, State, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects. Per 36 CFR Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

- Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B:** Is associated with the lives of persons significant in our past
- Criterion C:** Embodies the distinctive characteristics of a type, period, or method of installation, 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
- Criterion D:** Has yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service (NPS) recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several of these seven qualities, if not all, defined in the following manner:

- Location:** The place where the historic property was constructed or the place where the historic event occurred
- Design:** The combination of elements that create the form, plan, space, structure, and style of a property
- Setting:** The physical environment of a historic property
- Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time
- Association:** The direct link between an important historic event or person and a historic property

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, and commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The NPS states that 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluated significance (NPS 1997:41). Properties which are less than 50 years must be determined to have "exceptional importance" to be considered eligible for NRHP listing.

Criteria of Adverse Effects

According to Section 106, adverse effects to historic properties are determined by applying the Criteria of Adverse Effects, which is included below for reference:

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the NRHP. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative (36 CFR Section 800.5).

As indicated by 36 CFR Section 800.5, adverse effects to historic properties include, but are not limited to, the following:

- (i) Physical destruction of or damage to all or part of the property;
- (ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;

- (iii) Removal of the property from its historic location;
- (iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- (iv) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
- (v) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- (vi) Transfer, lease, or sale of property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

Programmatic Agreement

In 1995, the City of Los Angeles executed a Programmatic Agreement (PA) among the City of Los Angeles, the California SHPO, and the ACHP, regarding historic properties affected by use of Community Development Block Grants; Rental Rehabilitation Block Grants; McKinney Act Homeless Programs, including the Emergency Shelter Programs Transitional Housing, Permanent Housing for the Homeless Handicapped, and Supplemental Assistance or Facilities to Assist the Homeless; Hope II Programs; Home Programs; Housing Opportunities for Persons with AIDS Program; and Shelter Plus Care Program.

The PA is applicable to undertakings assisted in whole or in part by revenues from the United States Department of Housing and Urban Development (HUD) programs listed above. The review process established by the PA must be completed prior to City of Los Angeles final approval of an application for assistance under these programs and prior to City of Los Angeles or the property owner altering the property or initiating or making an irrevocable commitment for construction that may affect a property that is 50 years of age or older. Any undertaking that does not qualify for review under the terms of the PA must be reviewed pursuant to the procedures outlined in 36 CFR Part 800.

2.2 State Regulations

2.2.1 California Environmental Quality Act

California Public Resources Code (PRC) Section 21804.1 requires lead agencies determine if a project could have a significant impact on historical or unique archaeological resources. As defined in PRC Section 21084.1, a historical resource is a resource listed in, or determined eligible for listing in, the CRHR, a resource included in a local register of historical resources or identified in a historical resources survey pursuant to PRC Section 5024.1(g), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. PRC Section 21084.1 also states resources meeting the above criteria are presumed to be historically or culturally significant unless the preponderance of evidence demonstrates otherwise. Resources listed in the NRHP are automatically listed in the CRHR and are therefore historical resources under CEQA. Historical resources may include eligible built environment resources and archaeological resources of the pre-contact or historic periods.

CEQA Guidelines Section 15064.5(c) provides further guidance on the consideration of archaeological resources. If an archaeological resource does not qualify as a historical resource, it may meet the definition of a "unique archaeological resource" as identified in PRC Section 21083.2. PRC Section

21083.2(g) defines a unique archaeological resource as an 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) it 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.

If an archaeological resource does not qualify as a historical or unique archaeological resource, the impacts of a project on those resources would be less than significant and need not be considered further (*CEQA Guidelines* Section 15064.5[c][4]). *CEQA Guidelines* Section 15064.5 also provides guidance for addressing the potential presence of human remains, including those discovered during the implementation of a project.

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 resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a][b]).

According to CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. A substantial adverse change could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired (*CEQA Guidelines* Section 15064.5[b][1]). Material impairment is defined as demolition or alteration in an adverse manner of those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR or a local register (*CEQA Guidelines* Section 15064.5[b][2][A]).

Section 15126.4 of the *CEQA Guidelines* states that an EIR shall describe feasible measures to minimize significant adverse impacts. In addition to being fully enforceable, mitigation measures must be completed within a defined time period and be roughly proportional to the impacts of the project. Generally, a project which is found to comply with the *SOI Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (the Standards) is considered to be mitigated below a level of significance (*CEQA Guidelines* Section 15126.4[b][1]). For historical resources of an archaeological nature, lead agencies should also seek to avoid damaging effects where feasible. Preservation in place is the preferred manner to mitigate impacts to archaeological sites; however, data recovery through excavation may be the only option in certain instances (*CEQA Guidelines* Section 15126.4[b][3]).

2.2.1.1 California Register of Historical Resources

The CRHR was established in 1992 and codified by PRC Sections 5024.1 and 4852. The CRHR is an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (PRC Section 5024.1[a]). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for State use to include a range of historical resources that better reflect the history of California (PRC Section 5024.1[b]). Unlike the NRHP, however, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of

Historic Preservation [OHP] 2006). Furthermore, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (OHP 2006). Generally, the OHP recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (OHP 1995:2).

A property is eligible for listing in the CRHR if it meets one of more of the following criteria:

- Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage
- Criterion 2:** Is associated with the lives of persons important to our past
- Criterion 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
- Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history

California Assembly Bill 52 of 2014

As of July 1, 2015, Assembly Bill (AB) 52 was enacted and expands CEQA by defining a new resource category, “tribal cultural resources.” AB 52 establishes, “a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further states the CEQA lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Sections 21074(a)(1)(A) and (B) define tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and that meets at least one of the following criteria:

- 1) Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC Section 5020.1(k); and/or
- 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1.

In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process with California Native American tribes which have requested consultation. Upon request, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” California Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

Assessing Impacts under CEQA

The thresholds for determining the significance of environmental impacts on historical resources are derived from Section 15064.5(b) of the *CEQA Guidelines*. The *CEQA Guidelines* state that “a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” Substantial adverse change occurs

when the physical demolition, destruction, relocation, or alteration of a resource or its immediate surroundings materially impairs its significance. Material impairment occurs when a project:

- a. 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 CRHR; or
- b. 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 Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1 of the PRC, 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
- c. 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 CRHR as determined by a lead agency for purposes of CEQA.

2.2.2 California Health and Safety Code

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the Coroner of the county in which the remains are discovered has determined if the remains are subject to the Coroner's authority. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification.

2.2.3 California PRC Section 5097.98

Section 5097.98 of the California PRC states that the NAHC, upon notification of the discovery of Native American human remains pursuant to Health and Safety Code Section 7050.5, shall immediately notify those persons (i.e., the Most Likely Descendant [MLD]) that it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

2.3 Local Regulations

2.3.1 City of Los Angeles

Local landmarks in the city of Los Angeles are known as Historic-Cultural Monuments (HCM) and are managed under the aegis of the City of Los Angeles Planning Department, Office of Historic Resources (OHR). A monument or local landmark is defined in the Cultural Heritage Ordinance as 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 (Los Angeles Municipal Code Section 22.171.7; added by Ordinance No. 178,402; effective 4-2-07). Additionally, the City adopted a Historic Preservation Overlay Zones (HPOZ) Ordinance which identifies and protects neighborhoods with distinct architectural and cultural resources. The City has an expansive program of HPOZs, commonly known as historic districts, and provides for review of proposed exterior alterations and additions to historic properties in designated districts.

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3 Methods

This section presents the methods for each task completed during the preparation of this assessment.

3.1 Background and Archival Research

3.1.1 Inventories and Surveys

As part of the background research effort, Rincon reviewed the following inventories of cultural resources to confirm the presence of known resources in the APE:

- NRHP
- CRHR
- List of California Historical Landmarks
- List of California Points of Historical Interest
- List of City of Los Angeles HCMs
- The Built Environment Resources Directory (BERD) for Los Angeles County
- The predecessor to the BERD, the California State Historic Property Data File
- The Archaeological Determination of Eligibility List

The City of Los Angeles maintains an active, citywide survey program (SurveyLA) to identify and evaluate historic resources for long-term planning purposes, which is organized geographically by Community Planning Area (CPA). The APE is located in the San Pedro CPA, which was surveyed for built environment resources by Historic Resources Group (HRG) for the City of Los Angeles in July 2012. The *Historic Resources Survey Report – San Pedro Community Plan Area* (City of Los Angeles 2012) and accompanying data were examined and incorporated into this study.

3.1.2 Supplemental Research

Rincon completed additional background and archival research in support of this assessment throughout October, November, and December 2021, and January through August 2022. A variety of primary and secondary source materials were consulted. Sources included, but were not limited to, historical and ethnographic maps, aerial photographs, and written histories of the area. The following sources were utilized to develop an understanding of the APE and its context:

- *The First Angelinos: The Gabrielino Indians of Los Angeles* (1996) by William McCawley
- *California's Gabrielino Indians* (1962) by Bernice Eastman Johnston
- Various ethnographic maps
- Preliminary Geotechnical Investigation Report, One San Pedro Development Project, San Pedro, Los Angeles, CA (Group Delta 2022a; Appendix C1 of this report)
- Preliminary Geotechnical Report, 327 N. Harbor Blvd, San Pedro, CA (Group Delta 2022b; Appendix C2 of this report)
- Historical aerial photographs accessed via Nationwide Environmental Title Research Online and University of California, Santa Barbara Library FrameFinder
- Historical United States Geological Survey topographic maps

- Sanborn Fire Insurance Company Maps accessed through the Los Angeles County Public Library
- Los Angeles County Assessor's Office records
- City of Los Angeles building permits accessed online via the City of Los Angeles Department of Building and Safety
- Historical newspaper clippings obtained from Newspapers.com, ProQuest Historical Newspapers.com, and the California Digital Newspaper Collection
- Various historical records including City directories accessed via Ancestry.com

3.1.3 California Historical Resources Information System Search

This analysis integrates the results of a CHRIS search previously completed and summarized in the 2019 ESA report for the OSP Specific Plan Site and an additional CHRIS search for the 327 Harbor Site requested by Rincon. On May 21, 2019, ESA staff conducted a CHRIS search for the OSP Specific Plan Site at the South Central Coastal Information Center (SCCIC), housed at California State University, Fullerton. The SCCIC is the official State repository for cultural resources records and reports for Los Angeles County. Additionally, on May 24, 2022, SCCIC staff conducted an in-house CHRIS search for the 327 Harbor Site (Records Search #23677.9816). The purpose of the CHRIS searches was to assess the area's cultural resources sensitivity by identifying previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and a 0.5-mile radius surrounding it. The updated results of the CHRIS search are included as Confidential Appendix B of this report.

3.1.4 Native American Heritage Commission Sacred Lands File Search

This analysis integrates the results of a Sacred Lands File (SLF) search for the OSP Specific Plan Site previously completed and summarized in the 2019 ESA report, as well as the following for both sites, which were completed by Rincon: an additional SLF search, supplemental research, and consultation support. ESA contacted the NAHC on May 28, 2019 and requested a search of the SLF and a list of tribes culturally affiliated with the APE. Results of the SLF search for the OSP Specific Plan Site were provided to ESA on June 13, 2019, along with a list of five tribes culturally affiliated with the APE. As part of Rincon's supplemental research effort, an updated SLF search was requested from the NAHC and results were received on February 4, 2021.

3.2 Consultation

As summarized in the 2019 ESA report, ESA conducted informal tribal outreach to the five NAHC-listed tribes between June 26 and 28, 2019. Consultation support provided by Rincon is summarized below.

3.2.1 Section 106

3.2.1.1 *Native American Consultation*

To support compliance with Section 106, Rincon prepared letters on behalf of LAHD and HACLA on LAHD letterhead for the 10 Native American contacts identified by the NAHC on September 10, 2021. Letters were reviewed and signed by an agency representative and copies were sent via mail and

email. They included a project description and map and requested that tribal contacts respond if they have knowledge regarding cultural resources or traditional cultural properties within or near the APE. Follow up, via telephone and email, was conducted in early November 2021. Due to the development and refinement of the project description, Rincon prepared a second round of letters on behalf of LAHD and HACLA on LAHD letterhead for the same 10 Native American contacts initially contacted. Letters were reviewed and signed by an agency representative and copies were sent via mail and email on August 18, 2022. They included an updated project description and map and requested that tribal contact respond if they have knowledge regarding cultural resources or traditional cultural properties within or near the APE. Follow up, via telephone and email, was conducted in September and October 2022.

Local Interested Party Consultation

To support compliance with Section 106, local interested party consultation for the project was initiated on September 10, 2021 for the OSP Specific Plan Site. Rincon prepared letters on behalf of the LAHD and HACLA on LAHD letterhead to the following local interested parties to request any information they may have regarding historic properties within the APE or its vicinity: the City of Los Angeles OHR, Los Angeles Conservancy (LAC), San Pedro Bay Historical Society, Los Angeles City Historical Society, Los Angeles Maritime Museum, Port of Los Angeles (POLA), and San Pedro Heritage Museum. Follow up with these parties occurred via a combination of telephone calls and email outreach, which was ongoing throughout September and October 2021. Due to the development and refinement of the project description, Rincon prepared a second round of letters on behalf of LAHD and HACLA on LAHD letterhead for the local interested parties noted above in addition to the following organizations: Mexican Hollywood Historical Landmark Committee and La Historia Historical Society Museum. Letters were reviewed and signed by an agency representative and copies were sent via mail on August 19, 2022 and via email on August 22, 2022. They included an updated project description and map and requested that local interested parties respond if they have knowledge regarding historic properties within or near the APE. Follow up, via telephone and email, was conducted in September 2022.

3.2.2 AB 52 Consultation

To support compliance with AB 52, Rincon prepared consultation letters on behalf of the LAHD and HACLA on HACLA letterhead. Letters for the OSP Specific Plan Site were dated January 26, 2021 and were reviewed and signed by an agency representative, and were sent via mail by HACLA to the 10 Native American contacts identified by the NAHC. Letters included a project description and map and stated that tribal contacts have 30 days from receipt of the letter to request in writing consultation regarding the project. Due to the development and refinement of the project description, Rincon prepared a second round of letters on behalf of LAHD and HACLA on HACLA letterhead for the 10 Native American contacts identified by the NAHC. Letters were reviewed and signed by an agency representative and copies were sent via mail on August 11, 2022. They included an updated project description and map and stated that tribal contacts have 30 days from receipt of the letter to request in writing consultation regarding the project. Follow up, via telephone and email, was conducted in September and October 2022.

3.2.3 SHPO Consultation

On September 9, 2021, on behalf of LAHD and HACLA, consultation for the OSP Specific Plan Site was initiated with the SHPO via an emailed letter. The letter, which was prepared on LAHD letterhead and

reviewed signed by an agency representative, included a project description and presented a proposed APE delineation and screening methodology for potential historical resources in the indirect APE, in addition to providing an update on the status of Section 106 outreach ongoing in support of the project. In the letter, LAHD requested concurrence from the SHPO on the APE delineation and survey identification methodology. On August 31, 2022, a meeting was held to provide the SHPO with an update on the project. The meeting was attended by representatives from HACLA, LAHD, and Rincon, in addition to Shannon Lauchner Pries, on behalf of the SHPO. During the meeting, a project status update was provided and attendees discussed the appropriate path forward for the undertaking in terms of Section 106 consultation and the necessity for a Section 106 agreement document to support the resolution of adverse effects for the project.

3.3 Built Environment Field Survey

This analysis integrates the results of a cultural resources survey of the OSP Specific Plan Site conducted by ESA staff on June 18, 2019. During the survey, existing on-site buildings and structures, as well as the immediate surroundings, were photographed. In addition, a windshield survey of the surrounding indirect APE was conducted by ESA staff to identify historical architectural resources for consideration in the analysis of potential indirect effects. No subsurface investigation was performed as part of the survey, given the existing development on the site. To supplement ESA's 2019 survey, Rincon Architectural Historians Rachel Perzel, MA and Andrew Rodriguez, MA conducted an intensive-level built environment survey of the 327 Harbor Site and the indirect APE on October 12, 2021 and July 13, 2022. Los Angeles County Assessor's parcel data was referenced for all parcels in the APE and was field checked to verify the presence of built environment features constructed more than 45 years ago. The potential significance of all parcels containing built environment features constructed prior to 1976 was considered. As noted above, for the purposes of the current undertaking, the SHPO agreed to a streamlined identification methodology to allow properties lacking sufficient integrity to be exempted from further consideration or formal evaluation. In consultation with the SHPO, properties appropriate for exemption were defined as those lacking an association with a specific SurveyLA context or theme, or those lacking the critical essential physical features that could convey a property's potential significance. All property exemptions were made by a qualified senior-level Architectural Historian who meets the SOI PQS for architectural history and history. Parcels were not exempted if they were identified by a local survey of historical resources, or if they had not been substantially altered. No California Department of Parks and Recreation (DPR) 523 series forms were prepared for exempted properties; rather, they were documented in a table depicting a photo of each parcel and describing the justification for exemption (Table 1 in Appendix D of this report).

Properties in the APE that were previously determined eligible for NRHP listing by SHPO or are currently designated at the local, State, or federal level were visited to confirm existing conditions and integrity; however, they were not recorded on DPR forms or formally evaluated as part of the current effort. Properties which were subject to previous evaluation, but not formally determined eligible by SHPO or designated, were also field checked to confirm existing conditions, with DPR updates prepared, as appropriate.

Previously unrecorded properties within the indirect APE which were more than 45 years of age and found to retain sufficient historical integrity to warrant further consideration were recorded on DPR forms and evaluated for listing in the NRHP, CRHR, and local designation. Evaluation methodology was based on that outlined by SurveyLA in the *Guide for Professionals Using the Historic Context Statement for Property Evaluations* and rooted in the context developed by SurveyLA and presented

in the *Historic Resources Survey Report – San Pedro Community Plan Area and the Garden Apartments of Los Angeles Historic Context Statement*.

DPR 523 series forms completed as part of this survey effort are included in Appendix E of this report.

3.4 Archaeological Field Survey

This analysis integrates the results of a cultural resources survey of the OSP Specific Plan Site conducted by ESA staff on June 18, 2019.

The OSP Specific Plan Site was not surveyed for archaeological resources due to the paved setting and lack of ground visibility. Exposed soils were present at the 327 Harbor Site, and therefore, an archaeological pedestrian survey was conducted at this location. Rincon Archaeologist Brianna Rotella, BA conducted a pedestrian survey of the 327 Harbor Site on July 20, 2022. The survey was conducted using transect intervals spaced approximately 5 meters apart and oriented generally from north to south. Exposed ground surfaces were examined for artifacts (e.g., flaked stone tools, tool-making debris, and stone milling tools), ecofacts (e.g., marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, historical debris (e.g., metal, glass, and ceramics), and features indicative of the former presence of structures or buildings (e.g., standing exterior walls and foundations). Ground disturbances such as rodent burrows were also visually inspected. Survey accuracy was maintained using a handheld GPS unit and a georeferenced map of the 327 Harbor Site. Site characteristics and survey conditions were documented using field records and a digital camera. Copies of the survey notes and digital photographs are maintained at the Rincon Los Angeles office.

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4 Natural Setting

The APE is mostly a low-lying coastal marsh prior to modern development. Today, the APE is mostly developed with residential units, landscaped open areas, and paved parking lots and roadways. Topographically, the APE slightly slopes down to the east with elevations ranging between 85 to 20 feet above mean sea level. According to the preliminary geotechnical explorations within the OSP Specific Plan Site (Group Delta 2022a), the west-northwestern-most portions of the APE consist of Pleistocene sand deposits overlaid by 0 to 10 feet of fill. The southeastern-most portion of the APE consists of cut terrace deposits of the Pleistocene sand deposits with no fill present. The majority and central areas of the APE consist of Holocene channel deposits overlaid by up to 25 feet of undocumented fill. The preliminary geotechnical investigation for the 327 Harbor Site (Group Delta 2022b) indicates the presence of fill material approximately 9 to 10 feet below current grade and consists of medium dense, very fine to fine, silty, and clean sand mixed with silty clay.

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5 Cultural Setting

The cultural setting for the project site is presented broadly in three overviews: prehistoric, ethnographic, and historic. The prehistoric and historic overviews describe human occupation before and after European contact, while the ethnographic overview provides a synchronic “snapshot” of traditional Native American culture.

5.1 Prehistoric Setting

During the 20th century, many archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Jones and Klar 2007; Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region based on early studies and focused on data synthesis that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Though initially lacking the chronological precision of absolute dates (Moratto 1984:159), Wallace’s (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Byrd and Raab 2007:217, Koerper and Drover 1983, Koerper et al. 2002). The prehistoric chronological sequence for southern California presented below is a composite, based on Wallace (1955) and Warren (1968), as well as later studies, including Koerper and Drover (1983).

5.1.1 Early Man Horizon (ca. 10,000 to 6000 B.C.E.)

Numerous pre-8000 B.C.E. sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991, Johnson et al. 2002, Jones and Klar 2007, Moratto 1984, Rick et al. 2001:609). The Arlington Springs site on Santa Rosa Island produced human femurs dated to approximately 13,000 years ago (Arnold et al. 2004, Johnson et al. 2002). On nearby San Miguel Island, human occupation at Daisy Cave (SMI-261) has been dated to nearly 13,000 years ago and included basketry greater than 12,000 years old, the earliest recorded on the Pacific Coast (Arnold et al. 2004).

Although few Clovis or Folsom style fluted points have been found in southern California (e.g., Dillon 2002, Erlandson et al. 1987), Early Man Horizon sites are generally associated with a greater emphasis on hunting than subsequent horizons. Recent data indicate that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6000 B.C.E. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

5.1.2 Milling Stone Horizon (6000 to 3000 B.C.E.)

Wallace (1955:219) defined the Milling Stone Horizon as “marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns.” The dominance of such artifact types indicate a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources were consumed, including small and large terrestrial mammals, sea mammals, birds, shellfish, and other littoral and estuarine species, near-shore fishes, yucca, agave, and seeds and other plant products (Kowta 1969, Reinman 1964). Variability in artifact collections over time and from the coast to inland sites indicates that Milling

Stone Horizon subsistence strategies adapted to environmental conditions (Byrd and Raab 2007:220). Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone and in addition to ground stone tools, such as manos and metates, chopping, scraping, and cutting tools. Kowta (1969) attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968).

Two types of artifacts that are considered diagnostic of the Milling Stone period are the cogged stone and discoidal, most of which have been found within sites dating between 4000 and 1000 B.C.E. (Moratto 1984:149), though possibly as far back as 5500 B.C.E. (Couch et al. 2009). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown but many scholars have postulated ritualistic or ceremonial uses (c.f., Eberhart 1961:367). Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often purposefully buried, or “cached.” They are most common in sites along the coastal drainages from southern Ventura County southward and are particularly abundant at some Orange County sites, although a few specimens have been found inland at Cajon Pass (Moratto 1984:149). Discoidals and cogged stones have been found together at some Orange County sites, such as CA-ORA-83/86/144 (Van Bueren et al. 1989:772). Cogged stones have been collected in Riverside County and their distribution appears to center on the Santa Ana River basin (Eberhart 1961).

Mortuary practices observed at Milling Stone Horizon sites include extended and loosely flexed burials. Flexed burials oriented north were common in Orange and San Diego counties, with reburials common in Los Angeles County (Wallace 1955, 1978; Warren 1968).

5.1.3 Intermediate Horizon (3000 B.C.E. to 500 C.E.)

Wallace’s Intermediate Horizon dates from approximately 3000 B.C.E. to 500 C.E. and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred toward greater adaptation to local resources including a broad variety of fish, land mammal, and sea mammal remains along the coast. Tool kits for hunting, fishing, and processing food and materials reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured.

Mortars and pestles became more common during this transitional period, gradually replacing *manos* and *metates* as the dominant milling equipment. Many archaeologists believe this change in milling stones signals a change from the processing and consuming of hard seed resources to the increasing reliance on acorn (e.g., Glassow et al. 1988, True 1993). Mortuary practices during the Intermediate typically included fully flexed burials oriented toward the north or west (Warren 1968:2–3).

5.1.4 Late Prehistoric Horizon (500 C.E. to Historic Contact)

During Wallace’s (1955, 1978) Late Prehistoric Horizon the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. More classes of artifacts were observed during this period and high quality exotic lithic materials were used for small finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage and an increased use of asphalt for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric sites and cremation became a common

mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955:223).

Warren (1968) attributes this dramatic change in material culture, burial practices, and subsistence focus to the westward migration of desert people he called the Takic, or Numic, Tradition in Los Angeles, Orange, and western Riverside counties. This Takic Tradition was formerly referred to as the “Shoshonean wedge” (Warren 1968) but this nomenclature is no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups (Heizer 1978:5, Shipley 1978:88, 90). The modern Cahuilla groups in Riverside County are generally considered by archaeologists to be descendants of these prehistoric Uto-Aztecan, Takic-speaking populations.

5.2 Ethnographic Overview

The APE is situated within the traditional tribal territory of the Gabrieleño-Tongva identified by anthropologists in the early 20th century. While these boundaries are defined based on interviews with informants and research in records such as those of the Hispanic Catholic Missions in the region, it is likely such boundaries were not static; they were probably fluid and may have changed through time. Below is a synopsis of ethnographic data for the Gabrieleño-Tongva.

5.2.1 Gabrieleño-Tongva

The APE lies in the traditional territory of the Tongva/Gabrieleño. The name “Gabrieleño” denotes those people who were administered by the Spanish from the San Gabriel Mission. It includes people from the Gabrieleño area proper, as well as other social groups nearby (Kroeber 1925: Plate 57, Bean and Smith 1978:538). The term Gabrieleño was imposed upon the Tribe by Spanish Missionaries. Thus, descendants have chosen to use their original name, Tongva (Welch 2006). This term is used in the remainder of this section to refer to the pre-contact inhabitants of the Los Angeles Basin and their descendants. Archaeological evidence points to the Tongva arriving in the Los Angeles Basin sometime around 500 BCE, and the Tongva note their presence in the area going back thousands of years (Villa 2017). Today, the Tongva people are active in protecting their Tribal cultural resources in the greater Los Angeles Basin and three Channel Islands: present-day San Clemente, San Nicolas, and Santa Catalina.

The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region (Mithun 2001). This language family includes dialects spoken by the nearby Juaneño and Luiseño to the southeast, the Serrano and Cahuilla to the northeast, and the Tataviam to the northwest. Yet, it is considerably different from the Chumash people living to the northwest and the Diegueño people (including the Ipai, Tipai, and Kumeyaay) to the south.

The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast. A total tribal population is estimated to have been at least 5,000 in 1770 (Bean and Smith 1978:540) but recent ethnohistoric work suggests a number closer to 10,000 (O’Neil 2002). Political organization followed a patrilineal and patrilineal pattern. Typically, the oldest son would lead a family. Chieftainship was also passed down patrilineally. A *Chari*, or chief of a village or political grouping, was separate from religious leadership (King 2011).

At the time of Spanish contact, the basis of Tongva religious life was the Chinigchinich cult, centered on the last of a series of heroic mythological figures. Chinigchinich gave instruction on laws and institutions, and taught people how to dance, the primary religious act for this society. He later withdrew into heaven, where he rewarded the faithful and punished those who disobeyed his laws

(Kroeber 1925:637–638). The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the Southern Takic groups as Christian missions were being built. Elements of Chinigchinich beliefs suggest it was a syncretic mixture of Christianity and native religious practices (McCawley 1996:143–144).

Houses constructed by the Tongva were large, circular, domed structures made of willow poles, thatched with tule and sheltered up to 50 people (Bean and Smith 1978). Other structures served as sweathouses, menstrual huts, ceremonial enclosures, and probable communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to Tongva villages (McCawley 1996:27).

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the Tribe exploited the mountains, foothills, valleys, deserts, and riparian and estuarine areas, as well as open and rocky coastal ecological niches. Like most Native Californians, acorns were the staple food. By the time of the early Intermediate Period, acorn processing was an established industry. Acorns were supplemented by the roots, leaves, seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Freshwater and saltwater fish, shellfish, birds, reptiles, insects, and large and small mammals were also consumed (Kroeber 1925:631–632, Bean and Smith 1978:546, McCawley 1996:119–123, 128–131).

The Tongva used a wide variety of tools and implements to gather food resources. These included the bow and arrow, traps, digging sticks, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. The Tongva made oceangoing plank canoes (known as a *ti'at*) capable of holding 6 to 14 people and used for fishing, travel, and trade between the mainland and the Channel Islands. Tule reed canoes were employed for near-shore fishing (McCawley 1996:117–127). Tongva people processed food with a variety of tools, including hammerstones and anvils, mortars and pestles, *manos* and *metates*, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Food was consumed from a variety of vessels. Catalina Island steatite was used to make *ollas* and cooking vessels (Kroeber 1925:629, McCawley 1996:129–138).

Deceased Tongva were either buried or cremated. Inhumation was more common on the Channel Islands and the neighboring mainland coast, and cremation was more predominate on the remainder of the coast and in the interior (Harrington 1942, McCawley 1996:157). At the behest of the Spanish missionaries, cremation essentially ceased during the Post-Contact Period (McCawley 1996:157).

5.3 Historical Overview

Post-contact history for the state of California is generally divided into three periods: the Spanish Period (1769 to 1822), Mexican Period (1822 to 1848), and American Period (1848 to present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States.

5.3.1 Spanish Period (1769 to 1822)

Spanish explorers made sailing expeditions along the coast of California between the mid-1500s and mid-1700s. Juan Rodriguez Cabrillo in 1542 led the first European expedition to observe what was

known by the Spanish as Alta (upper) California. For more than 200 years, Cabrillo and other Spanish, Portuguese, British, and Russian explorers sailed the Alta California coast and made limited inland expeditions but they did not establish permanent settlements (Rawls and Bean 1968, Rolle 2003). The Spanish crown laid claim to Alta California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885, Gumprecht 1999).

By the 18th century, Spain developed a three-pronged approach to secure its hold on the territory and counter against other foreign explorers. The Spanish established military forts known as presidios, as well as missions and pueblos (towns) throughout Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. Portolá established the Presidio of San Diego as the first Spanish settlement in Alta California in 1769. Franciscan Father Junípero Serra also founded Mission San Diego de Alcalá that same year, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.

Construction of missions and associated presidios was a major emphasis during the Spanish Period in California to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns; just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles).

Spain began making land grants in 1784, typically to retiring soldiers, although the grantees were only permitted to inhabit and work the land. The land titles technically remained property of the Spanish king (Livingston 1914).

5.3.2 Mexican Period (1822 to 1848)

Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Gutierrez and Orsi 1998).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. The secularization of the missions following Mexico's independence from Spain resulted in the subdivision of former mission lands and establishment of many additional ranchos. Commonly, former soldiers and well-connected Mexican families were the recipients of these land grants, which now included the title to the land.

During the supremacy of the ranchos (1834 to 1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities.

5.3.3 American Period (1848 to Present)

The United States went to war with Mexico in 1846. During the first year of the war, John C. Fremont traveled from Monterey to Los Angeles with reinforcements for Commodore Stockton and evaded Californian soldiers in Santa Barbara's Gaviota Pass by taking the route over the San Marcos grade instead (Kyle 2002). The war ended in 1848 with the Treaty of Guadalupe Hidalgo, ushering California into its American Period.

California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as United States territories (Waugh 2003). Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through the 1850s. The discovery of gold in the northern part of the state led to the Gold Rush beginning in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from southern to northern California to feed that region's burgeoning mining and commercial boom.

A severe drought in the 1860s decimated cattle herds and drastically affected rancheros' source of income. In addition, property boundaries that were loosely established during the Mexican era led to disputes with new incoming settlers, problems with squatters, and lawsuits. Rancheros often were encumbered by debt and the cost of legal fees to defend their property. As a result, much of the rancho lands were sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1944).

5.3.3.1 Local History

As previously noted, the APE is located in the San Pedro CPA, which was surveyed for built environment resources by HRG for the City of Los Angeles in July 2012. The following, which describes the developmental history of the APE and its surroundings is an excerpt from the *Historic Resources Survey Report – San Pedro Community Plan Area* (City of Los Angeles 2012), prepared by SurveyLA.

The San Pedro Survey Area falls within the boundaries of three historic ranchos: Rancho San Pedro, Rancho Los Palos Verdes, and Rancho Los Cerritos. Platted in 1882, one year after the Southern Pacific Railway line arrived, San Pedro benefited from the region-wide real estate boom of the 1880s. By the time of its 1888 incorporation as a city, San Pedro was roughly bounded by Front Street on the north, Harbor Street and the harbor itself on the east, Point Fermin Park on the south, and Gaffey, Leland, and Meyler Streets on the west. Centered on the rail depot, an early business district developed just west of the harbor, in the area roughly bounded by [4th] Street on the north, Harbor Street on the east, [6th] Street on the south, and Palos Verdes Street on the west (though a substantial portion of this area was demolished in 1970 as part of urban redevelopment).

Two events in the late 19th century were especially influential in shaping the development history of the San Pedro CPA: the 1888 establishment of a federal military reservation near the harbor, a presence that expanded throughout the twentieth century, and the selection of San Pedro over Santa Monica in the late 1890s as the site of the official port for the City of Los Angeles, along with the allocation of \$2.9 million for port improvements. The 1888 military reservation, which included the Mexican-era reservation, 500 Varas Square, was renamed Fort MacArthur in 1914; this area represents the "Middle Reservation" of Fort MacArthur, a collection of buildings and structures listed in the National Register of Historic Places. San Pedro's strategic importance was

affirmed as the military presence continued to expand throughout the twentieth century. Starting in World War I, when Fort MacArthur secured the harbor, the military presence in the area increased to encompass a satellite of Fort MacArthur near Paseo Del Mar (called the “Upper Reservation”) and White Point’s NIKE Missile Launcher Site, located in the southwestern corner of the CPA.

Early residential and commercial development in the San Pedro CPA was roughly divided into three areas, all of which were in proximity to the original business district: Nob Hill and Barton Hill to the north of the business district; “Stingaree Gulch,” a concentration of saloons to the west also known as “Happy Valley” or “Paradise Valley;” and, to the south and southwest, a plateau improved primarily with middle-class housing known as “Vinegar Hill.” Vinegar Hill is a designated HPOZ and includes the survey area’s most intact concentration of late nineteenth- and early twentieth-century residences. A network of Pacific Electric streetcar lines helped extend early development beyond Vinegar Hill, with lines along Pacific Avenue and [6th Street and [14th Street] facilitating settlement in the residential areas stretching westward into the hillside areas and southward toward the ocean. By the 1920s, the advent of the automobile continued to facilitate this expansion, with many new residential neighborhoods, with accompanying amenities such as schools, civic buildings, commercial areas, and parks, emerging in the CPA’s western hillsides.

In 1909, following the official completion of the Port of Los Angeles, San Pedro was consolidated with the City of Los Angeles. At the same time, extensive harbor improvements were initiated. These included the completion of a two-mile-long breakwater; the installation of a Southern Pacific Railroad line on the wharf; and the construction of the Angel’s Gate lighthouse and the city’s first municipal pier and wholesale fish market. Improvements to port facilities continued into the early twentieth century, culminating in the construction of the first warehouse in 1915, one year after the opening of the Panama Canal, which substantially increased the port’s profile. As the construction boom of the 1920s converted towns throughout Southern California into “cities of homes,” the San Pedro Survey Area remained best known as an industrial port city. While streets throughout the central corridors of the CPA became lined with single-family homes in a variety of period-revival styles throughout the 1920s, areas closer to the harbor displayed larger concentrations of apartment buildings, duplexes, and courtyard apartments, with earliest examples dating to the late 1910s. These buildings were interspersed with surviving pre-consolidation cottages and larger-scale residences, including Craftsman homes, as well as more recent in-fill. The concentration of multi-family dwellings in the CPA’s eastern area, near both the harbor and two streetcar lines, would have provided an ample housing base for San Pedro’s population of seasonal, blue-collar workers.

In spite of its reputation as a “city of industry,” San Pedro had already become home to an impressive number of municipal parks by 1935. Much of this parkland had been donated by city pioneer and real estate developer George Huntington Peck, Jr. A native of San Francisco, Peck became a leading city philanthropist and developer, organizing the Bank of San Pedro and financing the installation of Pacific Electric Streetcar lines throughout the CPA. Peck reportedly sold the lands for Point Fermin Park to the City of Los Angeles in 1923. Between 1921 and 1937, Peck donated land for four additional parks: Peck, Leland, Alma, and Rena Parks. This coincided with a 1929 campaign to rehabilitate San Pedro’s image and promote it as a “city of homes.”

By the 1920s, commercial fishing had become one of the principal activities at the harbor, and the San Pedro Survey Area reportedly became the largest supplier of canned fish in the United States. With the broad employment base provided through the fishing and canning industries, as

well as port and military activities, a diverse group of settlers, including many immigrants, arrived in San Pedro in the first half of the 20th century. The new immigrant communities included, in particular, many Italian, Yugoslavian, Serb-Croatian, Scandinavian, Greek, and Japanese residents and seasonal workers. There are a small number of resources related to these immigrant communities remaining in the CPA, including social clubs and other gathering places. In 1942, a significant Japanese settlement on Terminal Island was dissolved when the residents were sent to internment camps. Demographic shifts continued in the post-World War II period, with an influx of new residents from Latin American.

Throughout the 20th century, the CPA's primary economic engine remained the industrial and shipping concerns of the port. During World War II, the port represented one of the chief sources of employment for the Los Angeles area. Shipbuilding enterprises, including the Southwestern Shipbuilding Company, began producing large quantities of vessels for the war effort. As a result, the population of San Pedro increased during the war and in the immediate postwar period. With large portions of the CPA already developed in the first half of the 20th century, most post-World War II expansion took place in the relatively undeveloped areas in the northernmost portion of the CPA and in the hillside areas west of Weymouth Street and Western Avenue, extending south to the Paseo Del Mar. Residential expansion in this area was accompanied by new infrastructure and commercial, institutional, and religious buildings to serve the new residents.

The population continued to increase through the 1950s, due in part to the expansion and increased importance of Fort MacArthur during the Cold War. In 1954, the White Point Military Reservation, which was originally established in 1942, was converted to a NIKE Missile launching site. This brought a new generation of military personnel to the area, necessitating additional residential development. Today, the San Pedro Survey Area includes a wide range of property types reflecting the area's rich development history. Properties include single- and multi-family dwellings, commercial, institutional, and civic properties, and resources related to the harbor and the area's military history. The CPA has abundant parkland, giving it a unique quality. Overall, property types remain from most of the significant eras of the CPA's development, representing a variety of historic contexts and themes.

6 Findings

6.1 Background and Archival Research

6.1.1 Inventories and Surveys

Review of the inventories of cultural resources listed in Section 3.1.3, including the NRHP and available documentation from the California OHP, identified the presence of three previously designated built environment historic properties/historical resources in the indirect APE (Table 1).

Table 1 Designated Historic Properties/Historical Resources in the Indirect APE

| Resource Name | Resource Address/ Physical Location | California Historical Resources Status Code | Historic Property/ Historical Resource |
|------------------------------------|--|---|---|
| Ralph J. Scott Fireboat | Berth 85 | 1S/Listed in the NRHP and Designated as a National Historic Landmark (NHL) (NRHP Reference. No. 89001430) | Historic Property and Historical Resource |
| San Pedro Municipal Ferry Building | Berth 84 along Sampson Way | 1S | Historic Property and Historical Resource |
| Liberty Hill Site ¹ | 100 West 5th Street | 1CL-Listed California Historical Landmark (CHL) 1021 | Historical Resource only |

¹ This resource is the site of CHL No. 1021. Designated in 1997, CHL No. 1021 encompasses the property at 100 West 5th Street but the resource itself does not include any contributive physical features. The building at 100 West 5th Street was evaluated separately as an individual resource by SWCA Environmental Consultants (SWCA) in 2014 and recommended ineligible for listing in the NRHP and CRHR, and as a City of Los Angeles HCM (SWCA 2014a).

1S – Individual property listing in the National Register by the Keeper. Listed in the California Register.

Additionally, review of the SurveyLA *Historic Resources Survey Report – San Pedro Community Plan Area* identified one property in the indirect APE and one property in the direct APE that were identified as potentially eligible resource, but not formally recorded or evaluated, by SurveyLA (Table 2).

Table 2 Potential Historic Properties/Historical Resources in the APE Identified by SurveyLA

| Resource Name | Resource Address | SurveyLA Assigned Status Code |
|---------------------------------|---|-------------------------------|
| Senator William H. Savage House | 101 South Harbor Boulevard (Senator William H. Savage House)* | 7SQ |
| RSP Complex | 275 1st Street | 3S, 3CS, 5S3 |

* Address listed as 111 South Harbor Boulevard by SurveyLA.

7SQ – Individual property assessed for significance in accordance with the SurveyLA Multiple Property Documentation approach but does not meet eligibility standards.

3S – Appears eligible for National Register as an individual property through survey evaluation.

3CS – Appears eligible for California Register as an individual property through survey evaluation.

5S3 – Appears to be individually eligible for local listing or designation through survey evaluation.

6.1.2 Supplemental Archaeological Research

As part of the 2019 ESA report, a geoarchaeological review was conducted. The results of the geoarchaeological review indicated ethnographic data collected by J.P. Harrington suggests the presence of at least six Gabrielino villages in the San Pedro area, including one, according to some sources, which may have been located adjacent or within the immediate vicinity of the APE (ESA 2019:14). No other information was provided for the villages within the 2019 ESA report. Additional information provided to Rincon during the Section 106 tribal outreach and the AB 52 consultation for this project (Section 6.2 below) by Robert F. Dorame, Chairperson for the Gabrielino Tongva Indians of California Tribal Council, and Andrew Salas, Chairperson for the Gabrieleño Band of Mission Indians – Kizh Nation, also noted the presence of villages within the vicinity of the APE.

Rincon conducted supplemental research on the Gabrielino villages located in San Pedro area and found that the six villages in the in this area consist of *Xoyuunga* (*Xujungna*, *Xoyundgna*), *Kiingkenga* (*Kinkingna*), *Ataavyanga* (*Atavianтна*), *Chaawvenga*, *Harasngna* (*Haraasnga*), and *Munikangna* (*Munikantna*, *Moniikanga*) (Kirkman 1938, Johnston 1962, McCawley 1996, Pa’alat 2008, Tongva People n.d.). The exact location of many of the villages continues to be debated; however, most ethnographic maps and descriptions place the *Xoyuunga* village in proximity to the indirect APE. This would place the *Xoyuunga* village underneath modern development in the area. In addition, the *Ataavyanga* and *Munikangna* villages are generally considered to be located west and north of the indirect APE, respectively. The remaining three villages (*Kiingkenga*, *Chaawvenga*, *Harasngna*) are mapped further away from the APE (Kirkman 1938, Johnston 1962, McCawley 1996, Pa’alat 2008, Tongva People n.d.). Ethnographic maps indicate the three villages are located near Point Fermin to the south of the APE, and the western coast of Palos Verdes, west of the APE; however, their exact location is debated.

Academic literature includes few specifics about individual Gabrielino villages in the San Pedro area; however, this area is unusual for having such a dense concentration of villages in a relatively small area. Generally, each Gabrielino village was entirely politically independent with a single chief ruling over the village but it is believed that there was likely a single chief ruling over most if not all of the villages in the San Pedro area (Johnston 1962). The villages in this area likely had smaller populations than the villages further inland and may have been secondary settlements due to the marshland and winter flooding along the exposed coast (McCawley 1996).

Most of the year, the subsistence pattern of the Gabrielino in the San Pedro Bay area would have consisted of shellfish gathering and fishing, with occasional trips inland to hunt game and gather plant foods. The Gabrielino in the San Pedro area would use oceangoing plank canoes (known as a *ti’at*) capable of holding 6 to 14 people and used for fishing, travel, and trade between the mainland and the Santa Catalina Island. Tule reed canoes were employed for near-shore fishing (McCawley 1996). Because the San Pedro Bay area is one of the shortest distances to the Santa Catalina Island, it was likely used a port for good brought to and from the Island (McCawley 1996). The storms and rough seas during the winter months made fishing and shellfish gathering impossible along the coast, so the people in these villages would have moved to inland camps. During these times, subsistence was oriented around acorns supplemented by the roots, leaves, seeds, and fruits of a wide variety of plants. Meat sources included large and small mammals, freshwater fishes, birds, reptiles, and insects (McCawley 1996).

The earliest descriptions of the Gabrielino and their villages in the San Pedro area come from Juan Manuel Cabrillo’s expedition in 1542. Cabrillo’s described the “Indians” they encountered as being friendly and helpful, and through sign language, directed them to the other Spaniards that were

present to the north. Cabrillo pointed out that the “Indians” were present on both sides of the “Baia de los Fumos,” or the “Bay of Smokes,” on the islands and the mainland. It is believed that the smoke in this area was the result of smoke signals between the Gabrielino on Santa Catalina Island, and those in the mainland of what is today, San Pedro and Palos Verdes (Johnston 1962, McCawley 1996).

The next description of the Gabrielino and their villages in the San Pedro area comes from Sebastian Vizcaino’s expedition in 1602. In the diary of Vizcaino and of Father Antonio de la Ascension, who documented the expedition, also noted that the natives were present on Santa Catalina Island, and what is today believed to be the San Pedro Bay and Palos Verdes Peninsula. They referred to this area as “Ensenada de San Andres” or “Bay of Saint Andrews” (McCawley 1996). Also depicted on a map by Father Ascension was the “Isla Raza de Buena Gente,” or the “Island Race of Good People,” which today is believed to be Rattlesnake Island/Dead Man’s Island.

Previously recorded sites located in the San Pedro Bay area mostly consist of large shell midden. Some of these sites show that the Gabrielino occupied the area as early as 4,000 years ago, up until shortly after contact with the Spanish explorers (McCawley 1996).

6.1.3 California Historical Resources Information System Search

6.1.3.1 Previously Conducted Studies

The 2019 CHRIS search and CHRIS search conducted by Rincon on May 24, 2022 identified a combined six previously conducted cultural resource studies (LA-02399, LA-07031, LA-8504, LA-10527, LA-10528, and LA-12710) that include all or portions of the APE. The SCCIC indicates that LA-10527 is a duplicate of LA-2399 and is not discussed further. A summary of the above noted studies is presented below. Results of the 2019 ESA search can be found in Appendix B of the 2019 ESA report (which is Confidential Appendix A of this report); the results of Rincon’s CHRIS search are in Confidential Appendix B of this report.

LA-02399

LA-02399, *Los Angeles-Long Beach Harbor Area Cultural Resources Survey*, was prepared by Lois J. Weinman and E. Gary Stickel in 1978. The study examined 13,619 acres underwater and 13,484 acres of land area, including the APE. The study identified 18 previously recorded archaeological resources and 30 built environment resources in its study area. Five of the previously recorded archaeological resources identified in LA-02399 are located within the San Pedro Quadrangle, in which the APE is also located. Beyond quadrangle, LA-02399 does not provide locational information associated with these previously recorded archaeological resources. One of the built environment resources identified by the study, the San Pedro Municipal Ferry Building, is also located within the APE.

LA-07031

LA-07031, *A Cultural Resources Assessment for The Port of Los Angeles Waterfront Gateway Development Project*, was prepared by Jones & Stokes in 2003. The study surveyed the APE in support of the construction of a greenway belt. The study identified two early 20th century buildings in the APE, located at 100 West 1st Street and 101 South Harbor Boulevard (Senator William H. Savage House; described in study LA-07031 as “the Baptist mission and the antiques shop on the southwest and northwest quadrants of the intersection of [1st] Street and Harbor Boulevard”). Although identified, these properties were not recorded or evaluated as part of study LA-07031.

LA-8504

LA-8504, *Archaeological Survey Report for the Toberman Village Project*, was prepared in 2007 by Jones & Stokes. The study included a records search, review of previous cultural resources surveys, and pedestrian survey of a less than one-acre area entirely encompassed by the current project site. The study did not identify any prehistoric or historic-era cultural resources.

LA-10528

LA-10528, *Archaeological Mitigation Monitoring Report, Waterfront Gateway Development Project, Port of Los Angeles, San Pedro, Los Angeles County, California*, was prepared by ICF International in May 2011. The study consisted of archaeological and Native American monitoring between 2005 and 2008 along the Harbor Boulevard Pedestrian Parkway located within the indirect APE and approximately 60 feet to the east of the 327 Harbor Site. Monitoring resulted in the identification of three features that were determined to be eligible for listing the NRHP under Criterion D. The study identified “Mexican Hollywood” (P-19-003801) bounded by North Harbor Boulevard to the west, East Bonita to the north, North Front to the north and northeast, and East Santa Cruz to the south. At its peak in 1940, Mexican Hollywood consisted of approximately 80 homes and 400 residents. The study concluded that residential blocks located on the west and east sides of Harbor Boulevard have the potential for subsurface archaeological deposits associated with Mexican Hollywood.

LA-12710

LA-12710, *Historic Architectural Survey Report for the Los Angeles Harbor Department Port Police Station*, was prepared by SWCA in 2014. The study evaluated the Los Angeles Harbor Department Port Police Building for listing in the NRHP, CRHR, and for local historical designation. The study recommended the Los Angeles Harbor Department Port Police Building ineligible for listing in the NRHP, CRHR, and for local historic designation (SWCA 2014b).

6.1.3.2 Previously Recorded Resources

Built Environment

The 2019 CHRIS search as presented in the 2019 ESA report and the CHRIS search conducted by Rincon identified a combined 44 cultural resources that have been previously recorded within a 0.5-mile of the direct APE (Table 3; also Appendix B of the 2019 ESA report [which is Confidential Appendix A of this report] and Confidential Appendix B to this report). Of these, the majority are built environment resources such as historic period buildings and structures. In addition to the CHL-designated Liberty Hill Site (P-19-150331/P-19-276421) and the NRHP/CRHR-listed San Pedro Municipal Ferry Building (P-19-176736) which were also identified by Rincon’s inventory review, the CHRIS search identified the following built environment resources in the APE:

- One built environment resource previously determined eligible for listing in the NRHP, the original portion of the RSP Complex (P-19-188237), which is considered a historic property for the purposes of Section 106 and a historical resource for the purposes of CEQA;

Table 3 Previously Recorded Resources within 0.5 Mile of the APE Identified by the CHRIS Searches

| Primary Number | Resource Type | Description | Recorder(s) and Year(s) | California Historical Resource (CHR) Status Code | Relationship to APE |
|-----------------------------|------------------------|--|--|--|-------------------------------|
| P-19-188237 | Building | HP03: Rancho San Pedro District | 2004 (Fader, Steven) | 2S2 | Within direct APE |
| P-19-150331; P-19-276421 | Site | California Historic Landmark No. 1021 (Liberty Hill Site) | 1996; 1997 | 7J (1996) 1CL (1997) | Within indirect APE |
| P-19-176736 | Building | HP39: LA-HCM #146 (San Pedro Municipal Ferry Building/Berth 84) | 1977 (Gray, Pamela Lee, Natural History Museum); 1994 (McAvoy, Christy J., Historic Resource Group); 1995 (Smith, Sheli O., Los Angeles Maritime Museum) | 2S2 (1994) 3S (1995) 1S (1996) | Within indirect APE |
| P-19-192702 | Structure | Baggage Handling Terminal, Berth 90 | 2013 (Morlet, Aubrie and Michael Kay, Applied Earthworks) | 7R | Within indirect APE |
| P-19-192703 | Building | Cruise Passenger Terminal, Berth 91 | 2013 (Morlet, Aubrie and Michael Kay, Applied Earthworks) | 7R | Within indirect APE |
| P-19-192704 | Building | City of Los Angeles Fire Station 112 | 2013 (Morlet, Aubrie and Michael Kay, Applied Earthworks) | 7R | Within indirect APE |
| P-19-190962 | Building | HP14: POLA Administration Building/425 South Palo Verdes Street | 2013 (Shawn, Brandi and Steven Treffers, SWCA) | 5S3 | Within indirect APE |
| P-19-190959 | Building | HP13: POLA Boys and Girls Club | 2013 (Shawn, Brandi and Steven Treffers, SWCA) | 6Z | Within indirect APE |
| P-19-190960 | Building | HP14: Los Angeles Harbor Department Port Police | 2013 (Shawn, Brandi and Steven Treffers, SWCA) | 6Z | Within indirect APE |
| P-19-190964 | Building, Structure | HP06 and HP11: Crowley Tug and Berth 86 | 2013 (Shawn, Brandi and Steven Treffers, SWCA) | 6Z | Within indirect APE |
| P-19-192288 | Monument | HP26: Multicultural Man Sculpture | 2014 (Smallwood, Josh, Applied Earthworks) | 6Z | Within indirect APE |
| P-19-192286 | Landscape Architecture | HP29: Fanfare Fountain | 2014 (Smallwood, Josh, Applied Earthworks) | 6Z | Partially within indirect APE |
| P-19-003801 | Site | HP39 and AH4: Historic-period trash deposit and brick features (Mexican Hollywood) | 2008 (DeGiovine, Michael M., ICF Jones & Stokes) | N/A | Partially within indirect APE |

Housing Authority of the City of Los Angeles and City of Los Angeles Housing Department
One San Pedro Specific Plan

| Primary Number | Resource Type | Description | Recorder(s) and Year(s) | California Historical Resource (CHR) Status Code | Relationship to APE |
|-----------------------------|----------------------------------|--|---|--|---------------------------------|
| P-19-190106 | Building | HP06: Los Angeles Cruise Terminal | 2021 (Morlet, Aubrie and Josh Smallwood, Applied Earthworks, Inc.) | 3S | Partially within indirect APE |
| P-19-000146 | Site | AP15: Prehistoric shell midden | 1912 (Nelson, N.C.) | N/A | Potentially within indirect APE |
| P-19-000147 | Site | AP15: Prehistoric shell midden | 1912 (Nelson, N.C.) | N/A | Outside |
| P-19-000283 | Site | AP15: Prehistoric shell midden | 1960 (True) | N/A | Outside |
| P-19-167247 | Building; Element of District | HP10: LA-HCM #251 and #2705 (Warner Theater) | 1998 (Brandt, Timothy J. and Jay M. Oren, City of Los Angeles, Cultural Affairs Department) | 1S | Outside |
| P-19-173567 | Building, Element of District | HP03: San Pedro Care multiple family property within the San Pedro Commercial District | 1990 (Unknown); 1997 (Woodward, Lucinda) | 6Y; 2D2 | Outside |
| P-19-173906 | Building | HP05: Barton Hill Hotel | 1991 (Gualtieri, Kathryn, OHP) | 6Y | Outside |
| P-19-189718; P-19-190773 | Building | HP14: San Pedro Main Post Office; LACHM #2380 | 1984 (Robertson, D., Beland/Associates Inc.) | 1S | Outside |
| P-19-180720 | Structure | HP23: Lane Victory Ship | 1990 (Delgado, James P., NPS) | 1S | Outside |
| P-19-187010 | Building, Element of district | HP06: Citibank Building | 1997 (Johnson McAvoy, Christy, HRG) | 2D2 | Outside |
| P-19-187039 | Building | HP02 and HP03: Craftsman style buildings | 1995 (McAvoy, Christy J., HRG) | 6Y2 | Outside |
| P-19-189327 | Building | HP02: Spanish colonial revival building | 1995 (McAvoy, Christy J., Historic Resources Group) | 6Y | Outside |
| P-19-189409 | District | HP06: San Pedro Commercial District | 1997 (McAvoy, Christy J., Historic Resources Group) | 2S2 | Outside |
| P-19-189467 | District | HP31: San Pedro Plaza Park | 2011 (Murray, S., SWCA) | 6Z | Outside |
| P-19-190093 | Building | HP16: Hope Chapel | 2012 (Crawford, K.A., Crawford Historic Services) | 6Y | Outside |
| P-19-190104 | Building | HP09 and HP14: LADWP Distribution Center #3 | 2012 (Morlet, Aubrie, Applied Earthworks) | 6Z | Outside |
| P-19-192285 | Monument | HP26: American Merchant Marine Veterans Memorial | 2014 (Smallwood, Josh, Applied Earthworks) | 6Z | Outside |

| Primary Number | Resource Type | Description | Recorder(s) and Year(s) | California Historical Resource (CHR) Status Code | Relationship to APE |
|----------------|---------------|---|--|--|---------------------|
| P-19-192289 | Monument | HP26: San Pedro Fishing Industry Memorial | 2014 (Smallwood, Josh, Applied Earthworks) | 6Z | Outside |
| P-19-192415 | Building | HP9: Fire station | 2017 (White, Nelson, SWCA) | 3CS | Outside |
| P-19-167267 | Structure | OHP Property Number - 021220; Resource Name – S.S. Catalina; CHL - CHL 894; Other - Great White Steamer | N/A | 1S, 1CL, 3S | Outside |
| P-19-167314 | District | HP39: Terminal Island; Rattlesnake Island | 1979 (Fijita, Kay M., Ethnic Minority Cultural Resources) | 6Y, 7R | Outside |
| P-19-173042 | Structure | OHP Property Number - 027064; Resource Name - Ferry Boat Sierra Nevada; Other - Propulsion System | N/A | N/A | Outside |
| P-19-188200 | Building | HP11: Wharves at Berths 104, 108-109, and 115; OHP Property Number - 142662; OHP Property Number - 142663 | 2000 (Lassell, Susan, Jones & Stokes) | 6Y | Outside |
| P-19-189468 | Structure | AH14; HP19: Vincent Thomas Bridge | 2008 (Lee, Portia and David Greenwood, Jones & Stokes / ICF) | 2S2 | Outside |
| P-19-090965 | Building | HP06; HP39: Catalina Cruise Terminal | 2013 (Shawn, Brandi and Steven Treffers, SWCA) | N/A | Outside |
| – | Building | 409 S. Centre Street | 1992 | 6Y | Outside |
| – | Monument | USS Los Angeles Naval Monument LAHCM #188 | 1978 | – | Outside |
| – | Monument | LAHCM #252: Harbor View House | 1982 | – | Outside |
| – | Monument | LAHCM #514: Martin E. Lindskow House | 1991 | – | Outside |
| – | Monument | LAHCM #2379: San Pedro Branch City Hall | – | – | Outside |
| – | Monument | LAHCM #2381: Los Angeles Harbor | – | – | Outside |

- One built environment resource that was previously recorded, evaluated, and recommended eligible for listing in the NRHP and as a City of Los Angeles HCM, the Los Angeles Cruise Terminal (P-19-190106), which is considered a historic property for the purposes of Section 106 and a historical resource for the purposes of CEQA; and
- One built environment resource that was previously recorded, evaluated, and recommended ineligible for listing in the NRHP and eligible for listing in the CRHR and as a City of Los Angeles HCM, the POLA Administration Building (P-19-190962), which is considered a historical resource for the purposes of CEQA.

The 2019 CHRIS search also identified the following five built environment properties within the APE which were previously recorded, evaluated, and recommended ineligible for historic designation at the local, State, and federal levels:

- P-19-190959/POLA Boys and Girls Club Building
- P-19-190960/Los Angeles Harbor Department Port Police Building
- P-19-190964/Crowley Tug and Berth 86
- P-19-192286/Fanfare Fountain
- P-19-192288/Multicultural Man Sculpture

The remaining 21 built environment properties identified through the 2019 CHRIS search are located outside the APE. Detailed descriptions of the designated or eligible built environment historic properties/historical resources listed above are included in Section 6.4 of this report.

Archaeological

In addition to the built environment resources noted above, the CHRIS searches identified three prehistoric archaeological resources and one historic-period archaeological resource, one of which is partially located in the indirect APE (P-19-003801) and one which is potentially located within the indirect APE (P-19-000146). The archaeological resources within or potentially within the indirect APE are described in additional detail below.

P-19-000146/CA-LAN-146

Resource P-19-000146 is a prehistoric archaeological site that consists of a shell midden with various species of shell present. No map was associated with the site recorded for P-19-000146; however, it is possible that it was located in the northeastern corner of the indirect APE. The site was originally recorded in 1912 by N.C. Nelson and was updated 1977 by Paul Langerwalter. Mr. Langerwalter stated that resource P-19-000146 was totally destroyed by grading for a parking lot. In addition, he states that the original archaeological site may have actually been a paleontological site because it matched the description for the paleontological site known as the Lumberyard site (City of Los Angeles HCM #187), but since it has been destroyed, there is no way of verifying this. Figure 8 below depicts the location of the site relative to the APE.

P-19-003801/CA-LAN-3801/MEXICAN HOLLYWOOD

P-19-003801 is a historic-period archaeological resource, known as Mexican Hollywood, previously identified and recorded by ICF Jones & Stokes during construction monitoring for the Waterfront Gateway Development project (ICF Jones & Stokes 2008). Mexican Hollywood was primarily a Mexican neighborhood that existed from the 1920s to 1952. The P-19-003801 site record describes

15 subsurface features and 13 surface scatter loci including domestic refuse, glass and ceramic artifacts, faunal bone, brick and mortar building fragments, and linear structures that were identified during construction monitoring. The features identified during the monitoring effort were subsurface and there is potential to encounter additional subsurface deposits in the vicinity of P-19-003801. The community was destroyed in 1952 for the construction of harbor facilities and infrastructure destroying portions of the resource; however, archaeological monitoring of subsequent construction in the area identified “data rich deposits in their original depositional provenience” (ICF Jones & Stokes 2008) that may contribute to the understanding of this historic-period Mexican maritime community in Los Angeles. The site is located partially within the indirect APE, at the southeast corner of Swinford Street and North Harbor Boulevard and continues south in the greenway terminating near the intersection with West O’Farrell Street. Figure 8 below depicts the location of the site relative to the APE.

Figure 8 Archaeological Results



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APE_Map
 Fig 8 APE Map 20221115 8.5x11

6.1.4 Native American Heritage Commission Sacred Lands File Search

Results of the NAHC SLF searches, received by ESA on June 13, 2019 and received by Rincon on February 4, 2021, were negative.

6.2 Consultation

6.2.1 Informal Outreach

As a result of ESA's informal outreach to the five tribes listed on the NAHC tribal contact list, the following responses were received. A record of ESA's correspondence is included in Appendix C of the 2019 ESA report (which is Confidential Appendix A of this report).

- On June 26, 2019, Anthony Morales, Chairman for the Gabrieleno/Tongva San Gabriel Band of Mission Indians, stated that the APE is culturally sensitive and recommended archaeological and Native American monitoring be conducted during construction.
- On a follow-up telephone call on June 28, 2019, Robert Dorame, Chairperson for Gabrielino Tongva Indians of California Tribal Council, stated that the APE was close to culturally sensitive area and recommended archaeological and Native American monitoring. On June 28, 2019, Mr. Dorame provided an email with additional documentation related to the treatment and disposition of human remains and associated grave goods, cultural resource monitoring recommendations, and the procedures for recovery and reburial of human remains.

6.2.2 Section 106

6.2.2.1 Native American Consultation

The following bullet list summarizes the results of Native American Section 106 consultation conducted as part of the current assessment.

- On September 13, 2021, Jairo Avila, Tribal Historic and Cultural Preservation Officer for the Fernandeano Tataviam Band of Mission Indians, responded via email and deferred to local tribal groups. No additional response was received.
- On November 12, 2021, a voicemail was received from Andrew Salas, Chairperson for the Gabrieleño Band of Mission Indians – Kizh Nation. In the voicemail, Chairperson Salas requested the contact information of the project's lead agency and stated that the Gabrieleño Band of Mission Indians – Kizh Nation would like to engage in formal Section 106 consultation. Consultation with the Gabrieleño Band of Mission Indians – Kizh Nation in 2021 occurred jointly under AB 52 and the results of the consultation are discussed in Section 6.2.3 below. On September 19, 2022, in response to an updated consultation letter for the 327 Harbor Site, Chairperson Salas stated that the Gabrieleño Band of Mission Indians – Kizh Nation would like to engage in formal Section 106 consultation. On September 20, 2022, the administrative assistant for the tribe requested that Rincon provide the lead agency's contact information to set up a consultation meeting. On September 22, 2022, the lead agency's contact information was provided per the request of the Gabrieleño Band of Mission Indians – Kizh Nation. On March 30, 2023, HACL A provided a follow-up letter to the Tribe that included a summary of the consultation efforts to date and the proposed draft mitigation

measures that were verbally agreed upon during the joint AB 52 and Section 106 consultation meeting on June 23, 2021, and to inquire if the Tribe's participation in the previously held joint AB 52 and Section 106 consultation meeting addressed the Tribe's comments and concerns. On April 13, 2023, an administrative assistant of the Gabrieleño Band of Mission Indians – Kizh Nation responded to HACLA's letter and stated Chairperson Salas and Mathew Teutimez do not agree with the proposed mitigation measures provided. The Tribe attached a letter that included their recommended tribal cultural resources mitigation measures for the project. The Tribe's recommended mitigation measures are as follows (verbatim):

TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

- a) The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians–Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- b) A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- c) The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- d) On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

- a) Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

- a) Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- b) If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- c) Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- d) Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- e) Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Another consultation meeting was held virtually on April 20, 2023. During the consultation meeting, the Gabrieleño Band of Mission Indians – Kizh Nation stated they have a direct lineal connection to the project site and requested their Tribe be specifically identified in the project’s mitigation language. HACL A stated that the Gabrielino Tongva Indians of California Tribal Council have also consulted on the project and, to be inclusive of all consulting parties, it is HACL A’s preference to provide mitigation language that did not list tribal names. HACL A further stated that monitoring and future outreach was limited to the consulting tribes, so as to not prioritize one Tribe over another. The Gabrieleño Band of Mission Indians – Kizh Nation disagreed that this approach was adequate and requested mitigation that specifically referenced their Tribe. The Gabrieleño Band of Mission Indians – Kizh Nation further stated that if another Tribe did provide adequate data, then the other Tribe should be allowed to provide their own mitigation specific to their resources separate from the Kizh Nation. HACL A agreed to consider separate mitigation for each Tribe. The Gabrieleño Band of Mission Indians – Kizh Nation stated the Tribe supported HACL A’s decision to proceed with combined mitigation, although their suggestion for separate mitigation measures would help the project proceed with minimal difficulty in the event tribal cultural resources are identified during construction.

On May 25, 2023, HACL A provided a follow-up letter to the Tribe that included a summary of the consultation efforts to date and the final mitigation measures for the project. The final tribal cultural resource mitigation measures were separated for each of the consulting tribes based on recommendations received from the Gabrieleño Band of Mission Indians – Kizh Nation during the consultation period.

On May 25, 2023, the Gabrieleño Band of Mission Indians – Kizh Nation responded to HACL A’s letter and stated that the Tribe disagrees with the final mitigation measures and provided a copy of the Tribe’s requested mitigation measures that were previously provided on April 13, 2023.

On June 5, 2023, HACL A provided a follow up letter to the Tribe. The letter summarized the consultation efforts and stated that based on the interest of multiple tribes with regard to the project, HACL A will be moving forward with the final mitigation measures provided on May 25, 2023, to remain inclusive of all consulting Native American tribes. HACL A thanked the Tribe for their valuable input and consultation on the project. The letter signified the conclusion of Section 106 consultation with the Gabrieleño Band of Mission Indians – Kizh Nation.

- On a telephone call on November 12, 2021, Robert Dorame, Chairperson for the Gabrielino Tongva Indians of California Tribal Council, identified the project area as being highly sensitive with three main villages in the adjacent area in addition to one on Dead Man’s Island. Mr. Dorame stated there are some initial documents that HACLA can expect from Christina Connelly. Rincon received these documents from Ms. Connelly on November 12, 2021. No additional requests were made and consultation with the Gabrielino Tongva Indians of California Tribal Council was concluded. On October 27, 2022, in response to an updated consultation letter for the 327 Harbor Site, Chairperson Dorame stated that the Gabrielino Tongva Indians of California Tribal Council would like to engage in formal Section 106 consultation and requested a meeting with the lead agency. A consultation meeting was held virtually on October 31, 2022. During the consultation meeting, Chairperson Dorame provided a history of the San Pedro area and the APE’s archaeological sensitivity due to its location to known village sites. The village area of impact is *Xujungna*, sometimes spelled *Xuxungna*, known as the designated village, where the chief made tribal decisions for other villages in the region. Chairperson Dorame recommended archaeological and Native American monitoring during ground-disturbing activities associated with the project. Chairperson Dorame further stated that Rincon has properly investigated the APE for cultural resources and supports Rincon’s recommendations for the project.

Confidential Appendix F of this report provides documentation of the Section 106 Native American outreach and consultation efforts summarized above.

Local Interested Party Consultation

The following bullet list summarizes the result of the local interested party Section 106 consultation conducted as part of the current assessment. Despite Rincon’s outreach effort as described in Section 3.2.1, representatives from the Los Angeles City Historical Society, the San Pedro Bay Historical Society, and the La Historia Historical Society Museum were unable to be reached. Detailed documentation related to the effort summarized below is included in Appendix G of this report.

- On September 10, 2021, Mr. Bernstein on behalf of the City of Los Angeles OHR responded to Rincon via email and stated that the OHR would like to be a consulting party for the undertaking. He additionally recommended a review of SurveyLA data. Following receipt of the updated consultation letter, Mr. Bernstein responded to Rincon via email, confirming that the City of Los Angeles OHR would still like to be a consulting party for the undertaking. On September 20, 2022, a consultation meeting was held with representatives from the following: City of Los Angeles OHR, Rincon, HACLA, and LAHD. In the meeting an overview of the following was provided: project site, project description, APE, status of cultural resources assessment, preliminary effects assessment, and next steps. The following topics were broached by Mr. Bernstein: status of project entitlements, status and nature of alternatives analysis (noting the City of Los Angeles OHR would like to see both a full and partial preservation alternative), and option of additional mitigation measure to account for impacts associated with deconstruction of buildings. While full and partial preservation alternatives were considered in the project’s EIR, pursuant to CEQA, a detailed analysis of environmental impacts of the alternatives to the proposed project is not required. Furthermore, HACLA explored the option of an additional mitigation measure to account for impacts associated with deconstruction of buildings. However, an additional mitigation measure was not added due to the infeasibility of salvaging materials from the OSP Specific Plan Site because of the presence of hazardous materials, such as asbestos containing materials and lead-based paint,

throughout the site. On January 18, 2023, Rincon sent an email to the City of Los Angeles OHR and provided an update on the project, including two draft mitigation measures (CUL-1, Interpretive Display, and CUL-2, Informational Web Site). Rincon requested that OHR provide input/comments on the measures so that any concerns could be addressed as early in the process as possible. From January 19 to January 25, 2023, representatives from the City of Los Angeles OHR made comments on the draft mitigation measures in a Google document, making Rincon aware of the comments via email. HACLA amended Mitigation Measure CUL-1, Interpretive Display, and Mitigation Measure CUL-2, Informational Web Site, based on City of Los Angeles OHR comments. On May 5, 2023, Rincon responded to the City of Los Angeles OHR via email with an attached letter from HACLA. The letter indicated that Mitigation Measures CUL-1 and CUL-2 had been updated in accordance with their comments. The letter described the ways in which each comment was addressed and provided updated language to be included in the final versions of the mitigation measures. In an email dated May 16, 2023, Mr. Bernstein replied that “OHR staff is satisfied with the revised mitigation measure language provided,” thereby concluding HACLA’s consultation with the City of Los Angeles OHR.

- On September 10, 2021, Ms. Angela Romero, on behalf of the San Pedro Heritage Museum, replied to Rincon via email and provided information related to the Union Missionary Baptist Church, which is located in the indirect APE. She additionally inquired about potential mitigation measures related to the project. No additional response was received from the San Pedro Heritage Museum in relation to the updated consultation letter sent via mail and email in late August 2022 or the follow-up email sent in September 2022.
- On September 14, 2021, Leah Kohler on behalf of the POLA responded to Rincon via email indicating that the POLA’s Environmental Management Division would like to provide information on nearby historic resources. Mr. Kohler noted the following six resources as being within the project APE: Duffy’s Ferry Landing, Harbor Department Headquarters, Liberty Hill Plaza, Maritime Marine Museum, Ralph J. Scott Fireboat, and U.S.S. Los Angeles Naval Monument.¹ On September 15, 2021, Rincon responded to Mr. Kohler via email requesting copies of records pertaining to the above-noted resources. Mr. Kohler responded on September 15, 2021, providing copies of reports and links associated with the six previously noted resources. Following receipt of the updated consultation letter, Nicole Enciso, on behalf of the POLA, responded to Rincon via email stating that the updated letter had been received, and the POLA had no additional comments at the time.
- On September 30, 2021, Ms. Trivelli on behalf of the Los Angeles Maritime Museum left a message for Rincon and stated that she received the letter from Rincon and that she had “no areas of concern with the project as described in the letter” and that no “historic sites or materials would be disturbed by the project as described in the letter.” No additional response was received from the Los Angeles Maritime Museum in relation to the updated consultation letter sent via mail and email in late August 2022 or the follow up email sent in September 2022.

¹ With the exception of Duffy’s Ferry Landing, all resources noted by local interested parties were also identified in the background research effort previously described. Information regarding Duffy’s Landing was unable to be identified during the research effort conducted for this study, nor was the resource located during the survey. The *San Pedro Waterfront Redevelopment Project Cultural Resources Technical Report*, provided by the POLA during the above-described outreach effort, describes the location of Duffy’s Ferry Landing as “at the foot of 5th Street and Berths 84 and 85.” Although the study did not formally record or evaluate the resource it goes on to state that it “may be eligible for the CRHR under Criterion 1 as the site of the first ferry service in 1892, connecting Terminal Island to the central San Pedro Waterfront. Historic archaeological site may be present.” Due to the lack of available information pertaining to this resource, it was not recorded or evaluated as part of the current assessment.

- On October 22, 2021, Mr. Van Breen and Rincon's Ms. Perzel had a telephone call in which Ms. Perzel briefed Mr. Van Breen about the nature of the project and provided an overview of efforts made to date. Mr. Van Breen stated that he would confirm if the LAC wanted to consult and requested a list of already identified known and potential resources in the project area. On October 25, 2021, Rincon responded to Mr. Van Breen via email that his request to consult would be forwarded to LAHD and HACLA; Rincon additionally provided a list of seven known and potential resources that had already been identified in the APE. Mr. Van Breen responded on October 25, 2021, confirming that the LAC would like to be added to the list of consulting parties. On September 30, 2022, a consultation meeting was held with representatives from: LAC, Rincon, HACLA, and LAHD. In the meeting, an overview of the following was provided: project site, project description, APE, status of cultural resources assessment, preliminary effects assessment, and next steps. The following topics were broached by Mr. Van Breen: timeline of the project and its associated environmental review, details of the project's phasing (requested detail), preservation alternatives, and an expressed concern regarding the website mitigation measure at that time. When the project team inquired, Mr. Van Breen stated that he would collaborate with Mr. Adrian Scott Fine, Director of Advocacy for the LAC, within the next few weeks and get back in touch with the team regarding the LAC's input on proposed mitigation measures. Draft mitigation measures (CUL-1 and CUL-2) were provided to the LAC via email on December 19, 2022 and January 18, 2023, and, throughout December 2022 and January, February, and March 2023, several emails were sent requesting input/comments on the draft measures. The LAC responded via email with an attached letter on March 17, 2023. The letter included comments on Mitigation Measures CUL-1 and CUL-2 and included comments/requests related to the following: phased redevelopment, a historic resources survey for HACLA properties, funding for preservation planning and rehabilitation of other HACLA owned historic properties, and partial preservation alternatives. On May 3, 2023, a response was sent to the LAC via email with an attached letter from HACLA. The letter indicated the changes that would be made to Mitigation Measures CUL-1 and CUL-2 based on the LAC's comments and provided responses to each of the other topics broached in the LAC's letter sent on March 17, 2023. Since May 3, 2023, two attempts have been made via email to solicit further comment from the LAC. However, no additional comments have been received to date and consultation was concluded on May 18, 2023.

Appendix G of this report provides documentation of the local interested party consultation efforts summarized above, including meeting minutes associated with the two consultation meetings described above.

AB 52 Consultation

The following bullet list summarizes the responses received as a result of the AB 52 consultation conducted as part of the current assessment. No requests for consultation were received during the 2022 consultation period.

- HACLA received a letter dated February 19, 2021 from the Gabrieleño Band of Mission Indians – Kizh Nation. The letter stated that the project is located within the Ancestral Tribal Territory of the Gabrieleño Band of Mission Indians – Kizh Nation. The letter requested a consultation with the lead agency to discuss the project and surrounding location in further detail. A consultation meeting was held on June 23, 2021. During the consultation meeting, Andrew Salas, Chairperson for the Gabrieleño Band of Mission Indians – Kizh Nation requested copies

of the CHRIS search, NAHC SLF search, and geotechnical study prepared in support of the project. Mr. Salas also emailed Rincon several files, included several pages from “The First Angelinos” and “California Gabrielino Indians,” various ethnographic maps, and several other non-project specific letters that explain regulatory information and generic cultural resources sensitivity. On behalf of HACLA, the CHRIS search, NAHC SLF search, and geotechnical study was sent to Chairperson Salas via Rincon’s secure online portal on March 1, 2022. Chairperson Salas requested a Native American monitor be retained prior to commencement of ground-disturbing activities and provided procedures to follow in the event of a discovery of tribal cultural resources, human remains or grave goods. No additional requests were made during AB 52 consultation with the Gabrieleño Band of Mission Indians – Kizh Nation.

- On February 25, 2021, Mr. Jairo Avila of the Fernandeño Tataviam Band of Mission Indians (FTBMI) responded via email and stated the project is situated outside FTBMI’s ancestral Tribal boundaries, and the Tribe defers consultation to members of the Gabrielino Indian Tribe.

Confidential Appendix H of this report provides documentation of the AB 52 Native American consultation efforts summarized above.

6.2.3 SHPO Consultation

On September 27, 2021, Rincon and LAHD received an email with attached letter response from Shannon Lauchner Pries, on behalf of the SHPO. The letter provided SHPO concurrence on the previously delineated APE and survey identification methodology. During the August 31, 2022 meeting with SHPO, Shannon Lauchner Pries provided input on the Section 106 process and indicated that a programmatic agreement was the appropriate document within which to resolve adverse effects for the project. Correspondence between the SHPO and LAHD is included in Appendix I of this report for reference, along with meeting minutes associated with the August 31, 2022 meeting described above.

6.3 Built Environment Survey Results

The 2019 ESA report identified the presence of one built environment resource in the direct APE, the RSP Complex, which was found eligible as a historical resource pursuant to CEQA and a historic property under Section 106. An additional four built environment resources, which had been previously recorded, evaluated, and recommended ineligible for designation at the national, state, and local level were also identified in the indirect APE.

As part of the current supplemental analysis, Rincon confirmed the direct APE contains the RSP Complex and documented its existing conditions and historical significance on updated DPR forms (Appendix E of this report). As detailed further below and in the attached DPR forms, the RSP Complex is eligible for listing in the NRHP, CRHR, and local designation and is a historical resource/historic property as a result.

The background research and field survey prepared in support of this supplemental analysis also confirmed there are an additional 50 Los Angeles County Assessor’s parcels in the indirect APE, within which are three properties, listed below, currently designated at the federal, state, and/or local level. The existing conditions of these properties were confirmed and are discussed below. However, DPR forms were not prepared as they have not undergone alterations which would warrant reconsideration of their current designations.

- Ralph J. Scott Fireboat; designated NHL/NRHP (NRHP Reference No. 89001430), CRHR, and City of Los Angeles HCM No. 154
- San Pedro Municipal Ferry Building (P-19-176736); designated in NRHP (NRHP Reference No. 96000392), CRHR, and City of Los Angeles HCM No. 146
- Liberty Hill Site (P-19-150331/P-19-27642); designated CHL No. 1021

Three additional properties, listed below, which were previously recommended eligible for federal, state, and/or local designation were identified within the indirect APE. These properties were field checked to confirm their condition and eligibility. Due to their previous recordation and evaluation on a full set of DPR forms, updated DPR forms were prepared for the POLA Administration Building and the Los Angeles Cruise Terminal. The 101 South Harbor Boulevard site (Senator William H. Savage House) was previously identified and recommended eligible for federal, State, and local designation by SurveyLA but not previously recorded and evaluated on DPR forms. Therefore, 101 South Harbor Boulevard (Senator William H. Savage House) was recorded and evaluated on a full set of DPR forms as part of this assessment (Appendix E of this report).

- POLA Administration Building (P-19-190962); previously recommended ineligible for listing in the NRHP, and eligible for listing in the CRHR and as a City of Los Angeles HCM
- Los Angeles Cruise Terminal (P-19-190106); previously recommended eligible for listing in the NRHP and as a City of Los Angeles HCM
- 101 South Harbor Boulevard (Senator William H. Savage House); recommended eligible for listing in the NRHP and CRHR, and as a City of Los Angeles HCM

Five other properties within the indirect APE were previously recorded and recommended ineligible for listing in the NRHP, CRHR, and/or local designation. These properties, listed below, were field checked to confirm they remain ineligible, However, in accordance with the methodology approved by the SHPO, no DPR updates were completed.

- POLA Boys and Girls Club (P-19-190959); previously recommended ineligible for listing in the NRHP, CRHR, and local designation
- Los Angeles Harbor Department Port Police building (P-19-190960); previously recommended ineligible for listing in the NRHP, CRHR, and local designation
- Crowley Tug and Berth 86 (P-19-190964); previously recommended ineligible for listing in the NRHP, CRHR, and local designation
- Fanfare Fountain (P-19-192286); previously recommended ineligible for listing in the NRHP, CRHR, and local designation
- Multicultural Man Sculpture (P-19-192288); previously recommended ineligible for listing in the NRHP, CRHR, and local designation

Of the remaining properties within the APE, 22 included built environment features which had not been previously subject to formal evaluation and are over 45 years of age, the threshold generally triggering the need for historic resources evaluation per the guidance of the California OHP. In accordance with the survey identification methodology defined via the SHPO consultation process, only properties which were found to possess a potential association with a specific SurveyLA context or theme, and which retained sufficient historical integrity were carried forward for further consideration and formal evaluation. Ultimately the following nine properties, in addition to the

previously noted property at 101 South Harbor Boulevard (Senator William H. Savage House) meet these criteria and were recorded and evaluated on DPR forms:

- 103 North Mesa Street; recommended eligible for listing in the NRHP, CRHR, and local designation
- 100 East 1st Street; recommended ineligible for listing in the NRHP, CRHR, or local designation
- 133 South Mesa Street; recommended ineligible for listing in the NRHP, CRHR, or local designation
- 386-390 West 1st Street; recommended ineligible for listing in the NRHP, CRHR, or local designation
- 405 West 1st Street and 105 South Mesa Street; recommended ineligible for listing in the NRHP, CRHR, or local designation
- 214 West Santa Cruz Street; recommended ineligible for listing in the NRHP, CRHR, or local designation
- 103 North Centre Street; recommended ineligible for listing in the NRHP, CRHR, or local designation
- 305 North Beacon Street; recommended ineligible for listing in the NRHP, CRHR, or local designation
- 407 North Harbor Boulevard; recommended ineligible for listing in the NRHP, CRHR, or local designation

The remaining 12 properties were found to lack association with a defined SurveyLA context or theme, and/or sufficient integrity to convey any potential significant associations. They therefore were exempted from further consideration and are considered ineligible for listing in the NRHP, CRHR, and for local designation. A summary of these 12 exempted properties is included in Table 1 of Appendix D of this report.

DPR forms prepared as part of this assessment are included in Appendix E of this report. A summary of the results described above is included in Table 4 and displayed visually in Figure 9. A summary of the existing condition and significance of all historic properties/historical resources is included below to support the impacts/effects assessment contained in Section 6. For further information regarding properties recommended ineligible for historic designation by this assessment, see corresponding DPR forms in Appendix E of this report.

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Figure 9 Built Environment Results



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APE_Map
 Built APE Map

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Table 4 Resources Recorded and Evaluated by the Current Effort

| Address | APN | Date of Construction | CHR Status Code |
|--|--|------------------------------------|---|
| RSP Complex* | 7449-018-900 through -902, 7449-017-900 through -902, 7455-027-929 through -931, and 7455-017-900 | 1942/expanded 1953 | 2S2 (original portion) 3S, 3CS, 5S3 (entire complex) |
| Los Angeles Cruise Terminal/ P-19-190106; located within unaddressed Los Angeles County Assessor’s parcel 7440-026-903* | 7440-026-903 | 1963 | 3S |
| POLA Administration Building/ P-19-190962* | 7455-019-916 | 1980 | 5S3 |
| 101 South Harbor Boulevard (Senator William H. Savage House)** | 7449-017-008 | Circa 1904/expanded Circa 1920s | 3S, 3CS, 5S3 |
| 103 North Mesa Street** | 7449-022-014 | 1921 | 3S, 3CS, 5S3 |
| 100 East 1st Street (including adjacent parking lot; two parcels recorded as one property)** | 7449-017-007 and 7449-017-002 | 1923 | 6Z |
| 133 South Mesa Street** | 7449-024-014 | 1960 | 6Z |
| 386-390 West 1st Street (two parcels recorded as one property)** | 7449-023-003 and 7449-023-002 | 1962 | 6Z |
| 405 West 1st Street and 105 South Mesa Street (two parcels recorded as one property)** | 7449-024-010 and 7449-024-011 | 1917 | 6Z |
| 214 West Santa Cruz Street** | 7449-019-013 | 1965 | 6Z |
| 103 North Centre Street** | 7449-023-018 | 1931 | 6Z |

* Previously recorded and evaluated; update DPR forms prepared.

** Full set of DPR forms prepared.

6Z – Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.

3S – Appears eligible for NRHP as an individual property through survey evaluation.

5S3 – Appears to be individually eligible for local listing or designation through survey evaluation.

6.4 Built Environment Historic Properties/Historical Resources in the APE

6.4.1 Rancho San Pedro Complex (P-19-188237)

The RSP Complex occupies the entirety of the direct APE and is composed of 10 Los Angeles County Assessor’s parcels which encompass 478 public housing units in addition to a community building surrounded with landscapes areas (Figure 10, Figure 11, Figure 12, and Figure 13). Units are contained in 58 groupings of townhouses, stacked flats, and one-story apartment buildings, neatly arranged in super blocks across an approximately 20-acre site among shared green space. The property was originally developed to house defense workers in 1942. The original portion of the property is bounded by West Santa Cruz Street to the north, North Palos Verdes Street to the east, West 3rd Street to the south, and North Centre Street to the west. The property was converted to low-income housing in 1952 and expanded to both the east and west in 1953. A detailed description of the RSP Complex is included in the Results section of the 2019 ESA report (Confidential Appendix A of this

report). The portion of the property added in 1953 is referred to in the 2019 ESA report and herein for consistency, as the 1953 extension.

The RSP Complex was initially recorded and evaluated for listing in the NRHP by architect Steven Fader in 2004. While Fader noted the presence of the 1953 extension in his physical description of the property, his evaluation focused on the original 1942 portion of the RSP Complex. Fader recommended the original portion of the RSP Complex eligible for listing in the NRHP under Criterion A for its association with the early development of public housing and the development of housing for World War II defense workers, and under Criterion C as a representative example of a public housing project influenced by the Garden City movement. A review of the BERD and CHRIS search results indicate that since its recordation and evaluation in 2004, the original portion of the RSP Complex was assigned a CHR status “2S2,” indicating that it was formally determined eligible for listing in the NRHP by SHPO and therefore automatically listed in the CRHR.

The RSP Complex was subsequently identified in 2012 as part of SurveyLA. At that time, the entirety of the property, including the 1953 extension, was assigned the following CHR Status Codes: “3S,” “3CS,” and “5S3,” indicating the resource was identified as eligible for listing in the NRHP, CRHR, and for local designation through survey evaluation. SurveyLA identified the RSP Complex as a residential property type and a public housing complex property sub-type and provided a focused evaluation under the following context and themes: Residential Development and Suburbanization, 1850-1980 (context); Multi-Family Residential Development, 1910-1980 (sub-context); Multi-Family Residential, 1910-1980 (theme); and Public and Defense Housing, 1939-1949 (sub-theme). SurveyLA recommended the entirety of the RSP Complex eligible for listing in the NRHP, CRHR, and local designation under Criteria A/1/1 and C/3/3.

The 2019 ESA report also considered the historical significance of the entirety of the RSP Complex and recommended it eligible for listing in the NRHP, CRHR, and local HCM designation under Criteria A/1/1 and C/3/3. This evaluation suggested additional research may be required to clarify the eligibility of the 1953 extension. While there have been no changes to the property that would warrant reconsideration of its designation at the federal, state, or local level, a DPR update was prepared for the property to document the current effort and clarify that the property’s significance and eligibility are applicable to its entirety and not just the original portion.

The current assessment concurs the entirety of the RSP Complex, including both the original 1942 portion and the 1953 extension, is eligible for listing in the NRHP and CRHR, and as a City of Los Angeles HCM under Criterion A/1/1 and C/3/3. A review of the *Garden Apartments of Los Angeles Historic Context Statement* (Garden Apartment HCS; Architectural Resources Group 2012), which provides a framework for the evaluation of public housing in Los Angeles, indicates the period of significance associated with significant examples of public housing property types in Los Angeles spans 1937 to 1955, within which the entirety of the RSP Complex was constructed. Furthermore, the Garden Apartment HCS identifies both the original portion of the RSP Complex and the RSP extension as extant examples of public housing property types that represent the Public Housing in Los Angeles, 1937 to 1955 theme. As one of the first 10 public housing complexes in Los Angeles, the entirety of the RSP Complex possesses significant associations with the development of public housing in Los Angeles. In addition to the original portion of the complex, the 1953 extension was also constructed within the period of significance associated with significant examples of public housing property types in Los Angeles. While an addition to the original property, the 1953 extension is directly associated with the theme of Public Housing in Los Angeles during the period of significance defined by the Garden Apartment HCS and was designed in a manner which is consistent with and does not detract from the original design.

Under Criterion A/1/1 the RSP Complex is eligible for listing in the NRHP, CRHR, and for a local designation for its association with the development of public housing in Los Angeles between the years of 1937 and 1955. As one of Los Angeles's first public housing complexes, the construction of the RSP Complex was enabled by federal legislation such as the Housing Act of 1937 (original portion) and the American Housing Act of 1949 (1953 extension). Therefore, the property possesses a significant association with this theme. Under Criterion C/3/3, the RSP Complex is a representative example of the Garden Apartment property type as applied to defense/public housing and exhibits such characteristics of the type such as the superblock site plan, low-slung buildings, repetition of building models throughout plan, and stylistically simple buildings, among others. Despite small differences between the two, such as increased density in the 1953 extension, these characteristics are generally shared among the entire RSP Complex.

Figure 10 Portion of RSP Complex along South Mesa Street between West 1st Street and West 2nd Street, Facing Southeast



Figure 11 Portion of RSP Complex along West 1st Street, Facing Southeast



Figure 12 Portion of RSP Complex at the Northwest Intersection of South Palos Verdes Street and West 1st Street, Facing Northwest



Figure 13 Portion of RSP Complex along East Beacon Street between West 1st Street and West Santa Cruz Street, Facing Northwest



6.4.2 Ralph J. Scott Fireboat

The Ralph J. Scott Fireboat is a historic-era fireboat constructed in 1925, which is located in the indirect APE, approximately 220 feet/0.04 mile from the proposed project site/direct APE. The vessel is one of the best existing examples of a 1920s-era, high-speed, shallow draft style fireboats existing in America. It is in the process of being restored and is currently housed in a tent adjacent to Los Angeles Fire Department Station 112. The tent is sited within a larger, roughly 14-acre Los Angeles County Assessor's parcel (444 South Harbor Boulevard/APN 7440-030-906) that has been largely redeveloped since the 1920s. The boat was listed as an NHL in 1989 and is additionally listed in the NRHP and CRHR. Although active at the time of its designation in 1989, it has since been decommissioned and removed from the water (Figure 14 and Figure 15).

According to its NHL nomination, the Ralph J. Scott Fireboat is eligible for designation as an NHL under NHL Criterion 1 (properties that are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained) and NHL Criterion 4 (properties that embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style, or method of construction). Under Criterion 1, the fireboat is associated with the history and modernization of the POLA under the direction of Fire Chief Ralph J. Scott. The vessel was the first steel motorized fireboat owned by the Los Angeles Fire Department and was well-known for fighting several major fires on wharves and other vessels from 1925 through the 1980s. Under Criterion 4, the Ralph J. Scott Fireboat is an excellent example of 1920s fireboat design. It is the fourth oldest fireboat remaining in the United States and only one of 10 remaining fireboats over 50 years old. The vessels key character defining features are those that convey its design and use as a 1920s-era fireboat, including the following:

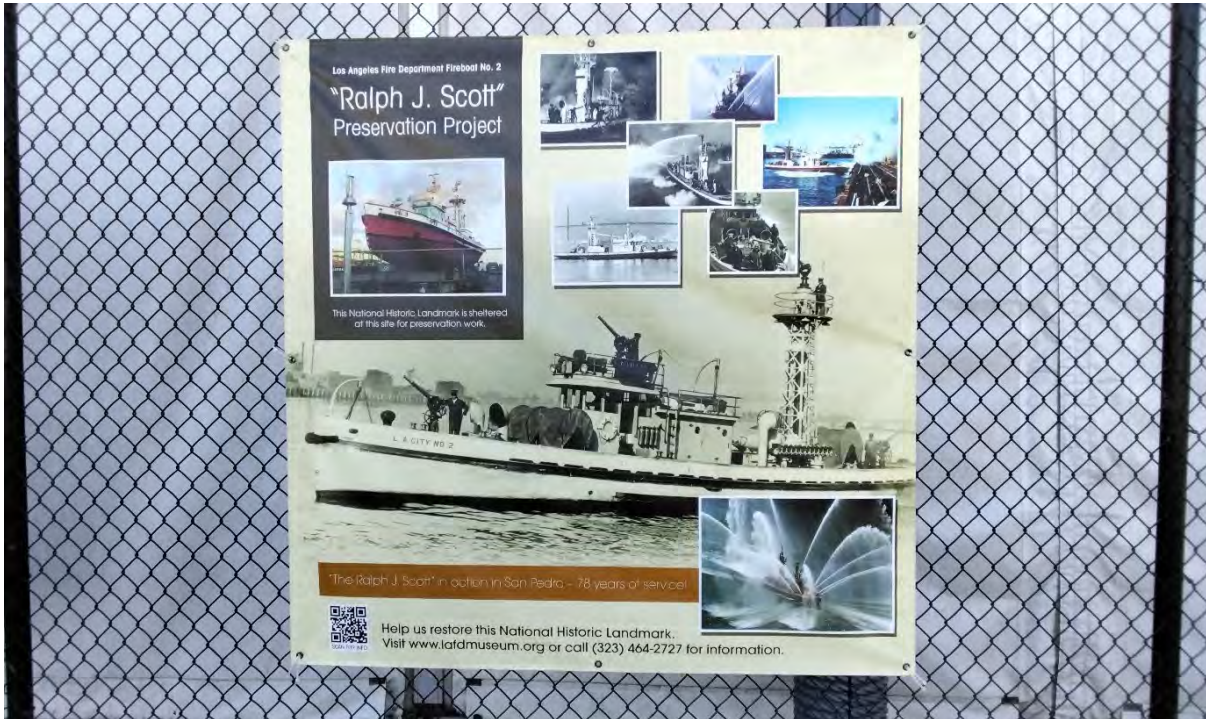
riveted steel hull including ironwood rubrail, riveted decks and deckhouse, chain-hoisted turret tower, the tower's hoisting motor, riveted steel hose reels, Byron Jackson pumps, and original bell.

At the time that the current survey assessment was undertaken, the Ralph J. Scott Fireboat was in drydock in a tent structure just north of Los Angeles Fire Department Station 112. Although the area was visited by the survey conducted for this assessment, the boat itself was not available for viewing at the time of the survey. While the Ralph J. Scott Fireboat has been removed from the water since the time of its last recordation, it is currently being restored and is presumed to retain minimally a level of integrity consistent with its last recordation. Due to its previous designation as an NHL and listing in the NRHP and CRHR, the Ralph J. Scott Fireboat was not reevaluated as part of the current assessment or documented on DPR forms.

Figure 14 Ralph J. Scott Fireboat NHL Plaque



Figure 15 Interpretive Signage on Chain-Link Fence Surrounding the Tent Structure Housing the Ralph J. Scott Fireboat



6.4.3 San Pedro Municipal Ferry Building (P-19-176736)

The San Pedro Municipal Ferry Building is located in the vicinity of the Ralph J. Scott Fireboat, on the same roughly 14-acre Los Angeles County Assessor's parcel (444 South Harbor Boulevard/APN 7440-030-906) that has been largely redeveloped since the historic period. The building, which currently houses the Los Angeles Maritime Museum, is located within the indirect APE, approximately 416 feet/0.08 mile from the proposed project site/direct APE (Figure 16). Designed by architect Derwood Lydell Irvin of the Los Angeles Harbor Department, the San Pedro Municipal Ferry Building was constructed in 1941 in a Streamline Moderne style, operating as a ferry for workers on Terminal Island, which was only accessible by boat at the time. The building was designated as City of Los Angeles HCM #146 in 1975 and was listed in the NRHP and CRHR in 1996. Its period of significance spans 1941 to 1945.

The San Pedro Municipal Ferry Building is significant under Criterion A/1/1 for its association with the maritime transportation development of the POLA during World War II. The building and associated ferries were the key transportation system for moving workers and goods from the industry and military complex on Terminal Island during the building's period of significance, a period of prominent maritime activity at the POLA. The building's setting is important to its integrity, as its significance is related to its adjacency to the water and Terminal Island. The building was also designated under Criterion C/3/3 as an exceptional example of the Streamline Moderne style. Therefore, its character-defining features include much of its Streamline Moderne style detailing, including the following: fluted, curved corners, flat roof with horizontal banding, smooth stucco wall finish, towers, and vertical projections. The San Pedro Municipal Ferry Building is one of the last remaining Streamline Moderne buildings in the area (Smith 1995).

The current assessment confirmed the property appears largely as it did when it was designated, and there have been no changes to the building which would warrant reconsideration of its designation at the federal, state, or local level. It was not reevaluated as part of the current assessment or updated on DPR forms.

Figure 16 South and West Elevations of the San Pedro Municipal Ferry Building, Facing Northeast



6.4.4 Los Angeles Cruise Terminal (P-19-190106)

The Los Angeles Cruise Terminal is located in the northernmost extent of the indirect APE, approximately 1,120 feet/0.21 mile from the proposed project site/direct APE, in the northern portion of unaddressed Los Angeles County Assessor's parcel 7440-026-903 (Figure 17). The building itself extends outside the APE and is partially located on an adjacent parcel (APN 7440-024-911). The roughly 44-acre parcel on which the Cruise Terminal is located is primarily paved, serving as a surface parking lot to support the terminal building. The parcel includes two additional terminal buildings in its southern portion, one of which appears temporary, that were constructed following 1985.

The rectangular-planned, two-story, steel-framed Los Angeles Cruise Terminal was designed collaboratively by the architecture and engineering firms Kistner, Wright & Wright, and Edward H. Fickett in 1963 in the International style. It was previously recorded and evaluated by Applied Earthworks in 2012 and recommended eligible for listing in the NRHP and as a City of Los Angeles HCM under Criteria A/1 and C/3; Applied Earthworks did not evaluate the building for CRHR eligibility. Under Criterion A/1, the Cruise Terminal, is directly associated with POLA's post-World War II expansion, which resulted in its establishment as the capital of maritime commerce in the Western Hemisphere. Under Criterion C/3, the Los Angeles Cruise Terminal is a rare example of an International style cruise terminal in California. The building is additionally significant for its engineering merits, for its steel frame and concrete construction, which allows for the dramatic extension of the cantilevered decks and the heavy loads bearing on the massive Y-shaped auto ramp (Applied Earthworks 2012). The building's character-defining features include those that express the

International style, including its rectangular form, the use of steel in combination with concrete, smooth undecorated wall surfaces, metal-framed windows, and use of cantilevers.

The current assessment confirmed the property appears largely as it did when it was evaluated and there have been no changes to the building which would warrant reconsideration of its eligibility at the federal or local level. An update DPR from was prepared to document the current effort and confirm the eligibility of the property.

Figure 17 South Elevation of the Los Angeles Cruise Terminal, Facing North



6.4.5 101 South Harbor Boulevard (Senator William H. Savage House)

101 South Harbor Boulevard (Senator William H. Savage House) is located immediately adjacent to the proposed project site/direct APE and occupies an entire block of South Harbor Boulevard, between South Beacon Street and South Harbor Boulevard (Figure 18 and Figure 19). The property encompasses an early 20th century vernacular building originally constructed as the residence of a San Pedro City Attorney and California State Senator William H. Savage. Following its use as a residence, the building was converted to institutional use by the Seaman's Church Institute (SCI) and significantly expanded during the period in which the SCI occupied the property (circa 1920 to circa 1966). Due to these alterations, the property does not retain integrity sufficient to convey any potential significant associations from its earliest period of development as the residence of William H. Savage.

As a result of the current assessment and as documented in the attached DPR forms, the property is recommended eligible for listing in the NRHP and CRHR, and as a City of Los Angeles HCM under Criterion A/1/1 as defined by the following SurveyLA context, theme and property type: Industrial Development (context), Port of Los Angeles, 1907-1980 (theme), Port Worker Residential, Commercial, and Community Resources (property type) (City of Los Angeles 2018). Operating from 101 South Harbor Boulevard for a period of over 45 years, the SCI provided residential, social, and recreational services to the thousands of sailors who traveled through the port. In doing so, the

property may be considered a community resource related to the local shipping industry's workforce, mariners. According to SurveyLA guidance documentation, resources possessing these associations are rare within Los Angeles (City of Los Angeles 2018). Although the property was altered to accommodate the functions of the SCI, it has not changed substantially since this time and therefore retains sufficient integrity to convey its significance as a community resource for port workers. Its period of significance corresponds to the period in which the SCI operated from it, circa 1920 to circa 1966. Its character-defining features include its overall form and footprint, which has been consistent since its expansion in the 1920s, as well as original building materials such as wood doors and windows.

Figure 18 Primary Elevation of 101 South Harbor Boulevard (Senator William H. Savage House), Facing West



Figure 19 Secondary Elevation of 101 South Harbor Boulevard (Senator William H. Savage House), Facing South



6.4.6 103 North Mesa Street

The 103 North Mesa Street site is located approximately 100 feet/0.02 mile from the proposed project site/direct APE, on the northwest corner of North Mesa Street and West 1st Street (Figure 20 and Figure 21). The property encompasses a two-story quadplex originally constructed as a single-family residence circa 1896, prior to the incorporation of San Pedro in 1909. The building's architectural detailing is derived from multiple styles, including folk Victorian and Queen Anne. It features an irregular footprint a variety of cladding including horizontal wood clapboard and wood shingles, and is topped with a cross-gabled, flat, and shed roof forms.

In 1908, the residence was owned by John A. Anderson, one of San Pedro's first real estate agents who, by 1904, had formed a business partnership with George H. Peck, aptly named "Peck & Anderson." Anderson is identified in the *Los Angeles Citywide Historic Context Statement-Context: Pre-Consolidation Communities of Los Angeles, 1862-1932*, as a noteworthy individual and real estate developer, "perhaps second in power only to the Southern Pacific Railroad" (City of Los Angeles 2016). Peck & Anderson operated from at least 1904 through 1911 and subdivided and developed numerous properties throughout San Pedro and the surrounding area. In addition to being a "pioneer real estate agent" Anderson was active in local politics and took a leading part in the campaign to consolidate San Pedro (*San Pedro Daily Pilot* 1917). Following his passing in 1917, his wife and sons appeared to live at the subject property through at least 1923, after which time, it was converted to multifamily use (City of Los Angeles 1923).

As a result of the current assessment and as documented in the attached DPR forms, the property is recommended eligible for listing in the NRHP and CRHR, and as a City of Los Angeles HCM under Criterion A/1/1 as defined by the following SurveyLA context, theme and property type: Pre-consolidation Communities of Los Angeles, 1862 to 1932 (context); San Pedro, 1882 to 1909 (theme); Life in Independent San Pedro (sub-theme); Residential Single-Family; and House (property type) (City of Los Angeles 2016). Under this Criterion, the property is significant for its direct association with the residential development of San Pedro as an early residential property illustrating the early

development of San Pedro as an independent city. The property is additionally recommended eligible for listing in the NRHP and CRHR, and as a City of Los Angeles HCM under Criterion B/2/2 for its direct association with John A. Anderson, who with George H. Peck, is identified as a significant and noteworthy real estate “pioneer” in San Pedro. The property’s character-defining features include its overall form, as well as original building materials such as various forms of wood siding and windows.

Figure 20 East Elevation 103 North Mesa Street, Facing Southwest



Figure 21 South and West Elevations of 103 North Mesa Street, Facing Northeast



6.4.7 POLA Administration Building/425 South Palos Verdes Street (P-19-190962)

The POLA Administration Building is located at 425 South Palos Verdes Street, in the indirect APE approximately 247 feet/0.05 mile from the proposed project site/direct APE, in a residential and commercial area (Figure 22 and Figure 23). The four-story building was designed in the Late Modern Style by master architect John Carl Warnecke and constructed in 1980 as a new headquarters building for POLA administration due to demand for a larger facility.

In 2014, the POLA Administration Building was recorded, evaluated, and recommended eligible for listing as a City of Los Angeles HCM by SWCA. In 2019 the historical significance of the property was again considered by ICF International and recommended eligible for listing in the CRHR. ICF recommended the building ineligible for listing in the NRHP, due to reduced integrity. Under Criterion 3/3, the POLA administration building is a significant example of the High-Tech and Sculptural substyle of the Late-Modern style. It is additionally eligible under Criterion 3/3 for its innovative use of Cor-Ten steel framing. The building exemplifies the key character-defining features of the High-Tech and Sculptural substyles including the following: extreme exaggeration through the Cor-Ten frame, mirrored glass curtain walls, multi-level, multi-geometric shaped concrete terraced base, repetition of form, and exposed structural system (ICF International 2019).

The current assessment confirmed the property appears largely as it did when it was evaluated by ICF in 2019 and there have been no changes that would warrant reconsideration of its eligibility at the local or state level. An updated DPR form was prepared to document the current effort.

Figure 22 South and East Elevations of the POLA Administration Building, Facing Northwest



Figure 23 South Elevation of the POLA Administration Building, Facing North



6.4.8 Liberty Hill Site (P-19-150331/P-19-276421/CHL# 1021)

The Liberty Hill Site is located in the indirect APE, at 100 West 5th Street, approximately 50 feet/0.01 mile from the proposed project site/direct APE. The site was the location of the 1923 Industrial Workers of the World Strike which protested low wages, bad working conditions, and the imprisonment of union activists. American writer Upton Sinclair was famously arrested for participating in this labor movement. Though the Liberty Hill Strike was unsuccessful, it empowered workers in Los Angeles and throughout California to continue fighting for improved working conditions. The Liberty Hill Site was registered as CHL No. 1021 in 1997 and automatically listed in the CRHR per CEQA regulations at that time.

Although the property is a designated CHL and a resource under CEQA, there are no physical features dating to its historical period which convey its significance. A bronze plaque commemorating the site was placed on the property in 1998; however, this feature postdates the historic events for which the property is designated (Figure 24). The property was also developed in 1992 with the Los Angeles Harbor Chapter Boys and Girls Club building (Figure 25). The building, which was designed by Albert C. Martin and Associates, was recorded, evaluated, and recommended ineligible for listing in the NRHP, CRHR, and local designation by SWCA in 2014 (P-19-190959).

The current assessment confirmed the Liberty Hill Site appears largely as it did when it was registered as a CHL in 1997. There have been no changes that would warrant reconsideration of its designation. It was not reevaluated as part of the current effort.

Figure 24 Liberty Hill Site Commemorative Plaque, Facing Northwest

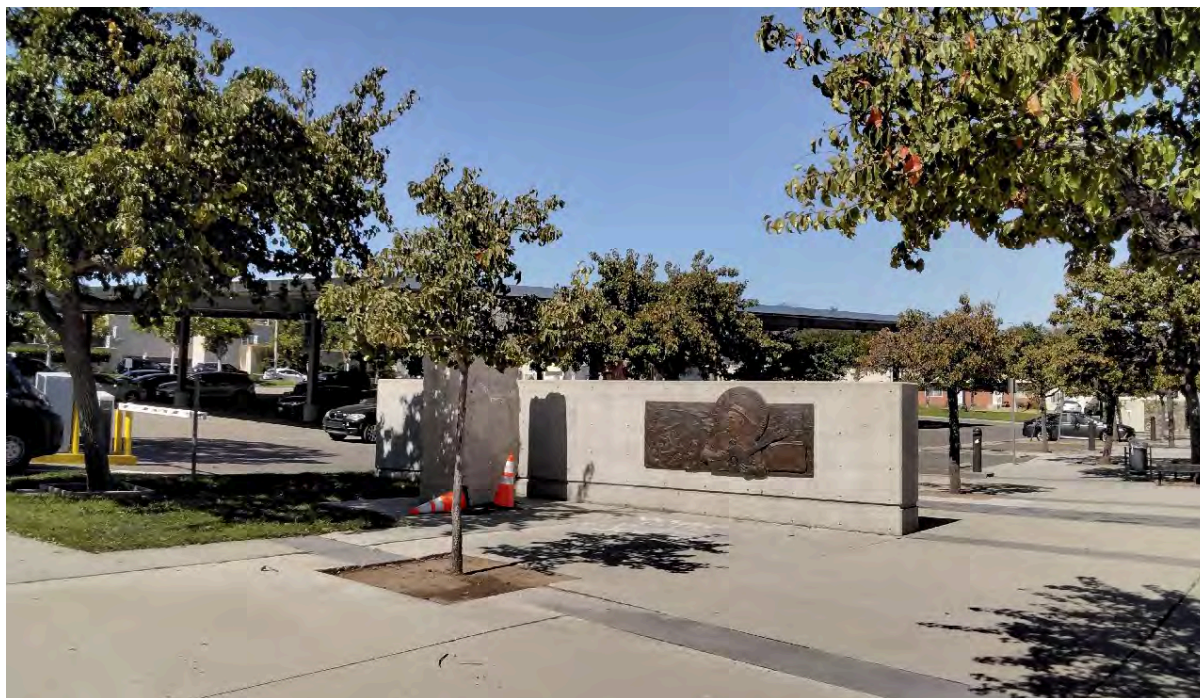


Figure 25 West Elevation of Boys and Girls Club Building, Facing East



6.5 Archaeological Survey Results

Ground visibility within the 327 Harbor Site was considered poor and varied from 5 to 40 percent. Soils consisted of a light brown sandy silt with local and imported gravels (Figure 26). All observed soils were heavily disturbed from previous grading and ground-disturbing activities, with modern refuse and construction debris throughout. A large concrete foundation and asphalt parking lot with concrete barriers were observed along the northern boundary of the parcel (Figure 27). The parking lot is covered in approximately 5 to 10 centimeters of silt, imported soils, imported gravels, construction debris, non-native grasses, and modern refuse. A large concrete foundation was observed along the eastern boundary of the parcel along Harbor Boulevard (Figure 28). Underground utilities and a concrete pad were also observed along the western boundary. Review of historical aerial imagery confirms the foundations observed during the survey date to the historic-period (Nationwide Environmental Title Research 2022).

Soils were observed eroding out of the eastern boundary of the parcel on to the sidewalk and are a light brown sandy silt with local and imported gravels, modern refuse, and small, friable marine shell fragments, and three large clam shell fragments (Figure 29). Additionally, one unmodified banded chert fragment and one large battered banded chert cobble was identified in a disturbed context, adjacent to modern construction debris in the northwestern portion of the parcel (Figure 30). Fracture patterns and lack of cortex weathering on the chert fragment and cobble suggest the breaks to be recent and are likely a result of previous ground-disturbing activities associated with development of the parcel. Given the proximity to the Pacific Ocean it is possible the shell was imported with the fill on site from a local source. The origins of the shell, unmodified chert fragment and cobble are unclear given the lack of associated artifacts and context of the finds.

Figure 26 Exposed Soils within 327 Harbor Site, Facing North



Figure 27 Concrete Foundation along Northern Parcel Boundary of the 327 Harbor Site, Plan View



Figure 28 Concrete Foundation along Eastern Parcel Boundary of the 327 Harbor Site, Facing Southeast



Figure 29 Clam Shell Fragment along Eastern Parcel Boundary of the 327 Harbor Site



Figure 30 Banded Chert Cobble from the 327 Harbor Site



7 Effects/Impacts Analysis

No prehistoric or historic-period archaeological resources were observed within the APE as part of the study summarized in the 2019 ESA report. The current assessment identified one prehistoric resource (P-19-000146) potentially located within the indirect APE and one historic archaeological resource (P-19-003801) partially located within the indirect APE. However, resource P-19-000146 has been destroyed by modern development; therefore, it would not be directly or indirectly affected/impacted by the undertaking below-grade remains of P-19-003801 (Mexican Hollywood) were identified during monitoring for the Waterfront Gateway Development project by ICF International (formerly ICF Jones and Stokes) (ICF International 2011; ICF Jones & Stokes 2008). P-19-003801 has been determined eligible for listing in the NRHP and the CRHR under Criterion D/4. The archaeological pedestrian field survey of the 327 Harbor Site conducted in support of the current assessment identified three historic-period foundations, clam shell fragments, one unmodified chert fragment, and one battered chert cobble. Due to the proximity of P-19-003801 to the 327 Harbor Site and finds identified during the archaeological survey, Rincon conducted an XPI investigation to assess the presence or absence of archaeological deposits associated with Mexican Hollywood or with a previously unidentified prehistoric archaeological resource.

XPI testing identified a previously unrecorded archaeological resource (OSP-S1) with a possible prehistoric and confirmed historic-period component. Based on the results of the XPI, Phase II testing was conducted to determine if intact cultural deposits associated with OSP-S1 existed within the 327 Harbor Site, to evaluate the deposit(s) for listing on the NRHP and the CRHR, and to determine whether the project would impact historical or unique archaeological resources under CEQA or have an adverse effect to historic properties under Section 106. Archaeological testing at the 327 Harbor Site did not identify subsurface deposits that had clear contexts or associations with P-19-003801. As P-19-003801 is a below-grade resource and it does not extend into the area of direct impact where project-related ground-disturbing activities would occur, it would not be directly or indirectly effected or impacted by the project. A separate cultural resources assessment was prepared for the XPI and Phase II investigations and the full results and analysis can be found in Confidential Appendix J of this report.

Tribal outreach conducted as part of the 2019 ESA Report and consultation undertaken for the current assessment, indicated that the APE lies within a sensitive area regarded as the ancestral and traditional territories of the Gabrieleño Band of Mission Indians – Kizh Nation, Gabrieleno/Tongva San Gabriel Band of Mission Indians, and Gabrielino Tongva Indians of California Tribal Council. Mr. Robert Dorame, Chairperson for the Gabrielino Tongva Indians of California Tribal Council, additionally identified the project area as being highly sensitive with three main villages in the adjacent area, in addition to one on Dead Man’s Island. The three consulting tribes recommended archaeological and Native American monitoring during ground-disturbing construction activities associated with the project undertaking.

The geoarchaeological review from the 2019 ESA report and the supplemental research conducted as part of the current assessment found that there are six Gabrielino Villages located in the general vicinity of the APE, including one (*Xoyuunga* village) that most ethnographic maps and descriptions place either just inside the indirect APE or immediately adjacent to the north/northeast of the indirect APE. The location of the village has not been confirmed through any archaeological investigations. However, the APE and surrounding area is highly disturbed and includes fill material up to 25 feet

below-grade. Therefore, the likelihood of encountering remnants of the *Xoyuunga* village or any intact archaeological resources is considered low.

This assessment identified six built environment properties in the APE that are considered historic properties under Section 106 and historical resources under CEQA. One of these properties, the RSP Complex, is located within the direct APE, while the remainder are located in the indirect APE (the Ralph J. Scott Fireboat, San Pedro Municipal Ferry Building, the Los Angeles Cruise Terminal, 101 South Harbor Boulevard [Senator William H. Savage House], and 103 North Mesa Street). Two additional built environment properties were identified within the APE that are not considered historic properties under Section 106 but are considered historical resources under CEQA. These properties, the POLA Administration Building and the Liberty Hill Site, are also in the indirect APE.

The project would demolish the RSP Complex and would therefore result in an adverse effect to built environment historic properties for the purposes of Section 106 and a significant impact to historical resources for the purposes of CEQA. However, the proposed redevelopment of the direct APE would not substantially change the existing setting of those other historic properties or historical resources located within the indirect APE such that these resources would be subject to adverse effects or significant impacts under Section 106 or CEQA, respectively.

7.1 Section 106 Assessment of Effects

7.1.1 RSP Complex

The following addresses each of the Criteria of Adverse Effect in relation to the RSP Complex.

The project would demolish the entirety of the RSP Complex. Therefore, it would result in physical destruction of the property and alter the property in a manner inconsistent with the SOI PQS (i and ii). It would also result in the removal of the property from its historic location and change the character of the physical features that contribute to its significance (iii and iv) and diminish the integrity of the property's significant historic features (v). Although the project would not result in neglect of the property or transfer the property out of federal ownership (vi and vii), the physical features that comprise the property would no longer remain following implementation of the project. Therefore, the project would result in adverse effects to historic properties (the RSP Complex).

7.1.2 Ralph J. Scott Fireboat, San Pedro Municipal Ferry Building, Los Angeles Cruise Terminal, 101 South Harbor Boulevard (Senator William H. Savage House), and 103 North Mesa Street

The following addresses the Criteria of Adverse Effect in relation to the Ralph J. Scott Fireboat, San Pedro Municipal Ferry Building, the Los Angeles Cruise Terminal, 101 South Harbor Boulevard (Senator William H. Savage House), and 103 North Mesa Street, all of which are historic properties under Section 106 and located within the indirect APE.

The Ralph J. Scott Fireboat, San Pedro Municipal Ferry Building, and Los Angeles Cruise Terminal are located approximately 220 feet/0.04 mile, 416 feet/0.08 mile, and 1,120 feet/0.21 mile from the project site at their closest points, respectively. They are located on the east side of South Harbor Boulevard, a four-lane roadway approximately 85 feet in width, while the project site is located west of South Harbor Boulevard. 101 South Harbor Boulevard (Senator William H. Savage House) and 103

North Mesa Street are located on the west side of South Harbor Boulevard, adjacent to the project site.

All the above-noted resources are located in the indirect APE and would not undergo any physical damage by the project (i). As no project activities would occur on these properties, and the redevelopment of the project site would be consistent with the existing setting, these historic properties would not be directly or indirectly altered in a way inconsistent with the SOI PQS, nor would they be removed from their historic locations as a result of the project (ii and iii). The project would not result in neglect of these properties, or in their transfer, lease, or sale out of federal ownership or control (vi and vii).

The Ralph J. Scott Fireboat is currently sited in a temporary tent structure, approximately 220 feet southeast of the project site, across South Harbor Boulevard in an area developed with institutional and public use. The boat is a designated NHL under Criteria 1 and 4 and its significance is conveyed in its physical form, through such character-defining features as its riveted steel hull, decks, and deckhouse, none of which would be at all physically altered by the project. With relation to the boat's setting, outside of its location adjacent to the waters of the port, there are limited physical features of its surroundings which contribute to the boat's historical significance. The wider setting of the Ralph J. Scott Fireboat consists of urban development that varies in its density and use and is largely consistent with the project. The project would not alter the physical features within the property's setting that contribute to its historic significance or introduce visual, atmospheric, or audible elements that would diminish the integrity of the property's significant historic features (iv and v).

The San Pedro Municipal Ferry Building is located at Bert 84, approximately 416 feet southeast of the project site, across South Harbor Boulevard. The building is adjacent to the port channel, in a developed area that includes the Los Angeles Fire Department Station 112 and a public park. It is eligible for historic designation under NRHP, CRHR, and local designation Criteria A/1/1 and C/3/3. While its significance is largely conveyed through its physical features, for example the details that define its Streamline Moderne style, its setting is also important in conveying its significance. However, the physical features within its setting that contribute to its historic significance include its adjacency to Terminal Island and the water, neither of which will be changed by the project. Outside the building's immediate surroundings, which are primarily institutional and public use, the wider setting of the building consists of urban development consistent with the project. The building's use as a maritime museum would not be altered by the project. Therefore, implementation of the project would not alter the physical features within the property's setting that contribute to its historic significance, nor would it introduce visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features (iv and v).

The Los Angeles Cruise Terminal is located almost 0.25 mile northeast of the project site, along the port channel, surrounded by a large, paved parking lot. The building is eligible for historic designation under NRHP and local designation Criteria A/1 and C/3, and its significance is largely conveyed via the physical features that define its International style. However, its physical location and setting adjacent to the water also convey its significance related to the development of the POLA. These elements of the building's setting, nor its character of use as a cruise terminal, would be altered by the project. The building's wider setting is varied and includes development consistent with the project. Therefore, implementation of the project would not alter the physical features within the property's setting that contribute to its historic significance or introduce visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features (iv and v).

The 101 South Harbor Boulevard site (Senator William H. Savage House) is located immediately adjacent to the project site. The property is eligible for historic designation under NRHP, CRHR, and

local designation Criteria A/1/1 and C/3/3, and its period of significance encompasses the decades in which it was occupied by the SCI (1920-1966). Throughout and following this period, development in the property's surroundings was altered such that its setting largely no longer contributes to its ability to convey significance. Despite the property's reduced integrity of setting, it remains a rare example of a community services-oriented property associated with the development and operation of POLA. The project would not result in a change of the character of its use or of physical features within its setting that contribute to its historic significance (iv). Given the property's already urban surroundings, construction of the project would not further reduce its integrity of setting. Additionally, construction-related visual elements would be temporary in nature and would be removed entirely following construction. The project would therefore not introduce visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features (iv and v).

The 103 North Mesa Street site is located approximately 100 feet from the project site, catty corner across North Mesa Street. The property is eligible for historic designation under NRHP, CRHR, and local designation Criteria A/1/1 and B/2/2, and its period of significance encompasses the years in which it was associated with significant San Pedro real estate agent John A. Anderson (1896 to 1909). Following its period of significance, its surroundings have been significantly altered such that its setting largely no longer contributes to its ability to convey significance. Despite reduced integrity the property remains a rare example of a residential property type dating from San Pedro's post-consolidation period and retains sufficient integrity to convey this association, in addition to its significant association under Criterion B/2/2, with John Anderson. The project would not result in a change of the character of its use or of physical features within its setting that contribute to its historic significance (iv). Given the property's already urban surroundings, construction of the project would not further reduce its integrity of setting. Additionally, construction-related visual elements would be temporary in nature and would be removed entirely following construction. The project would therefore not introduce visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features (iv and v).

As a result of the analysis summarized above, Rincon has concluded the undertaking would not result in an adverse effect to the Ralph J. Scott Fireboat, San Pedro Municipal Ferry Building, the Los Angeles Cruise Terminal, 101 South Harbor Boulevard (Senator William H. Savage House), and 103 North Mesa Street per 36 CFR Section 800.5.

7.1.3 Section 106 Recommendations

The project would alter those characteristics of the RSP Complex that qualify its eligibility for listing in the NRHP. Therefore, Rincon recommends a Section 106 finding of ***adverse effects to historic properties*** for the current undertaking in accordance with 36 CFR Section 800.5. As environmental review of the undertaking progresses, measures will be developed to mitigate these effects as part of the eventual Section 106 agreement document that will be prepared for the undertaking.

As described above, neither the 2019 ESA report nor the current assessment identified known archaeological historic properties within the APE, although findings indicate that the general vicinity of the APE is sensitive for archaeological historic properties. In addition, the APE has been fully developed since the early 1940s and 1950s. The fully built environment of the APE and the high degree of disturbance associated with the construction of the buildings currently present within the APE, any subsurface archaeological features have likely been destroyed or are disturbed and lack integrity. In addition, the depth of artificial fill within the OSP Specific Plan Site ranges from 0 to 25 feet, and the vertical APE for the undertaking is approximately 25 feet below the existing ground surface to account for the estimated maximum depth of disturbance (Group Delta 2022a). Fill material was identified to

a depth of 9 to 10 feet below the current grade at the 327 Harbor Site (Group Delta 2022b). As a result, there is a low potential to encounter intact subsurface cultural and/or historical deposits within the APE based on the above findings.

The following measures, which are generally consistent with other measures adopted for recent similar projects in the area, are included below as recommendations and to inform future steps in the Section 106 process. Section 106 consultation remains ongoing and as environmental review of the undertaking progresses, mitigation measures will be further refined with input from consulting parties in a programmatic agreement which will be drafted to support the undertaking's resolution of adverse effects in compliance with Section 106.

- CUL-1:** Interpretive Display. HACLA shall ensure that the project Applicant prepares and installs an interpretive display in the Phase 1 Community Room, which will be open to the public. The interpretive display shall be completed to coincide with the opening of the Phase 1 Community Room. It shall include a brief history of the historical resource, its significance in the contexts of public and defense worker housing in Los Angeles during the Second World War and public housing design related to the Garden City and Modern movements, and a description of the project which led to the demolition of the historical resource. The display shall be professionally written, illustrated, and designed, and shall include the website address associated with the informational website created by implementation of Mitigation Measure CUL-2. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for history or architectural history in coordination with the City of Los Angeles Office of Historic Resources. The Interpretive Display may be rotated amongst Community Rooms and/or public outdoor spaces throughout the OSP Specific Plan Site with approval by HACLA.
- CUL-2:** Informational Website. HACLA and/or the project Applicant shall add to their existing website a section dedicated to the history of Rancho San Pedro Complex and public housing in Los Angeles within six months of the issuance of the Certificate of Occupancy for the Phase 1 Community Room. The website shall be maintained by HACLA and shall provide content on the history of Rancho San Pedro Complex, the significance of public housing in the city, and notable examples of public housing architecture and site planning. It shall include links to other scholarly sources of information on the history and design of the site within the context of public housing in the city. The new website section shall be professionally written, illustrated, and designed. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for history or architectural history and shall be periodically updated, as needed, if new scholarly information related to the history or significance of Rancho San Pedro and public housing become available following the initial publishing of the website.
- CUL-3:** Project Archaeologist. HACLA shall retain a Project Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology to ensure mitigation and/or conditions of approval for the project, as they relate to archaeological resources, are completed. The Project Archaeologist shall oversee and implement the Worker's Environmental Awareness Program (WEAP) and cultural resources monitoring (CUL-4 and CUL-5). The Project Archaeologist shall be responsible for preparing and executing any testing and/or reporting programs necessary in the event of a find during project execution.
- CUL-4:** Worker's Environmental Awareness Training. A qualified archaeologist and Native American representative shall be retained to conduct a WEAP training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing

activities associated with the project. The training shall be conducted by an archaeologist who meets or exceeds the Secretary of the Interior's Professional Qualification Standards for archaeology and a locally affiliated Native American representative. Archaeological sensitivity training shall include a description of the types of cultural materials that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of materials in the event of a find.

CUL-5: Archaeological Monitoring. Working under the direct supervision of the Project Archaeologist, an archaeological monitor shall be present during ground-disturbing activity for project construction, including but not limited to site clearing, grubbing, demolition, trenching, and excavation, for the duration of the aforementioned activities or until the Project Archaeologist, in consultation with HACL A and monitoring tribes, determines monitoring is no longer necessary (e.g., initial ground disturbance is complete, soils are sterile for cultural resources). The archaeological monitor shall prepare daily logs to be submitted at the completion of the project as part of the Cultural Resources Monitoring Report. In the event that previously unidentified prehistoric or historical archaeological materials or human remains are encountered during project construction, the archaeological monitor shall retain the authority to halt and/or redirect work up to 100 feet away from the discovery until an evaluation of the resource is complete and the location of the find has been cleared for further activity by the Project Archaeologist.

A Native American monitor representing one of the consulting Native American Tribes shall be present during ground-disturbing activity for project construction, including but not limited to site clearing, grubbing, demolition, trenching, and excavation, for the duration of the proposed project or until the Project Archaeologist determines monitoring is no longer necessary. The Native American monitor shall prepare daily logs and submit weekly updates to the Project Archaeologist. In addition, the Native American monitor shall prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the project. The Project Archaeologist and HACL A shall review and include the statement as part of the Cultural Resources Monitoring Report prepared for the project.

At the completion of monitoring, the Project Archaeologist shall prepare a Cultural Resources Monitoring Report to document the findings during the monitoring effort for the project. The report shall include the monitoring logs completed for the project and document any discoveries made during construction monitoring. The report shall also include the monitoring logs prepared by the Native American monitor for the project. The Cultural Resources Monitoring Report shall be submitted to HACL A and the South Central Coastal Information Center (SCCIC).

CUL-6: Inadvertent Discovery of Archaeological Resources. If cultural resources are encountered during ground-disturbing activities that have not been previously identified, work in a 100-foot radius of the find shall be halted and redirected. The Project Archaeologist or the archaeological monitor shall provide recommendations regarding the resource's potential significance and potential treatment in consultation with the Native American monitor. If the discovery is identified to be a site (generally more than three artifacts), the evaluation shall require preparation of an Archaeological Testing Plan (ATP) to determine if the resource qualifies for California Register of Historical Resources (CRHR) and/or National

Register of Historic Places (NRHP) listing. Such evaluations will be used to determine if the project may have a significant impact/adverse effect on the resource. Following the execution of the ATP, if the lead agency in consultation with the Project Archaeologist, determines the discovery is significant and cannot be avoided by the project, additional work such as an Archaeological Data Recovery Program (ADRP) shall be completed prior to the resumption of ground-disturbing activities in the immediate area to mitigate any significant impacts to cultural resources. The ATP and ADRP are described in further detail below.

NRHP/CRHR criteria for evaluating the significance of archaeological resources shall be used in the event a cultural resource is discovered. If resources are discovered that the Project Archaeologist recommends the resource meets the significance criteria of NRHP Criterion D and or the CRHR Criterion 4, and if preservation in place is not feasible, an ADRP shall be implemented. If resources are found to meet NRHP criteria A and/or B and/or C and or the CRHR criteria 1 and/or 2 and/or 3, then representatives of the appropriate descent community or the appropriate community members shall be notified upon the determination.

▪ Archaeological Testing Plan:

The purpose of the ATP will be to determine the extent and possible presence/absence of archaeological resources and to identify whether the resources constitute an historic property or historical resource using the criteria of the NRHP/CRHR.

- The ATP shall be conducted in accordance with an approved ATP that will be reviewed by the consulting Native American Tribes.
- At the completion of the ATP, the Project Archaeologist and Staff Archaeologists shall submit a written report of the findings.
- If the Project Archaeologist determines that a significant archaeological resource is present and that the resource could be adversely affected by the project, at the discretion of the project sponsors either:
 - The project shall be re-designed as to avoid any adverse effects; or
 - A data recovery program shall be implemented.

▪ Archaeological Data Recovery Program:

Should a cultural resource that qualified for NRHP/CRHR listing under Criterion D/4 for data potential be identified and cannot be avoided by the project, an ADRP shall be completed to comprehensively document the resource and exhaust the data potential. The ADRP shall be conducted by the Project Archaeologist in accordance with the California Office of Historic Preservation's (OHP) 1990 *Archaeological Resource Management Reports: Recommended Contents and Format*.

Prior to implementing the field component of the ADRP, a Data Recovery Plan (Plan) shall be prepared by the Project Archaeologist selected to carry out the ADRP. The Plan shall be prepared in consultation with Native American groups who have participated in consultation for the project and reviewed and approved by HACLA. The Plan shall, at minimum, include the following:

- Field Methods and Procedures
- Thresholds for Achieving Data Redundancy
- Cataloguing and Laboratory Analysis

- Discard and Deaccession Policy
- Interpretive Program
- Security Measures
- Final Report
- Curation

CUL 7: Unanticipated Discovery of Human Remains and Associated Grave Goods. In the event human remains are unexpectedly discovered at any time during the implementation of the project, HACLA, the Project Archaeologist and the project sponsors shall follow the California Health and Human Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. Therefore, in the event of an unanticipated discovery of human remains, the Los Angeles County Coroner must be notified immediately. If the human remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC). Native American human remains are defined in PRC 5097.98(d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with human remains that are placed or buried with Native American human remains are to be treated in the same manner as the remains in accordance with PRC 5097.98(d)(2). The NAHC shall notify a Most Likely Descendant (MLD), and the MLD shall complete the inspection of the site within 48 hours of being granted site access to make recommendations. The landowner shall reinter the remains in an area of the property secure from subsequent disturbance. Any discovery of human remains or grave goods shall be kept confidential to prevent further disturbance.

7.2 CEQA Assessment of Impacts

This assessment identified eight historical resources for the purposes of CEQA. As previously discussed, the project would result in the demolition of the RSP Complex. It would therefore materially impair a historical resource and result in a significant impact pursuant to Section 15064.5(b) of the *CEQA Guidelines*. Consistent with the effects assessment presented above in support of Section 106 compliance, the Ralph J. Scott Fireboat, San Pedro Municipal Ferry Building, Los Angeles Cruise Terminal, 101 South Harbor Boulevard (Senator William H. Savage House), and 103 North Mesa Street would not be materially impaired by the project. The physical characteristics of these resources that convey their significance and justify their inclusion in the CRHR and/or a local register would not be demolished or materially altered by the project. The project would therefore result in a less than significant impact to these resources pursuant to Section 15064.5(b) of the *CEQA Guidelines*.

In addition to the properties discussed above, there are two additional properties within the indirect APE that are historical resources under CEQA. The POLA Administration Building and the Liberty Hill Site are located 247 feet/0.05 mile and 50 feet/0.01 mile from the project site, respectively.

The POLA Administration Building is eligible for State and local eligibility for its architectural merit, as an example of the High-Tech and Sculptural substyle of the Late-Modern style and for its use of Cor-Ten steel framing. The building conveys its significance in its physical form, through the presence of the key character-defining features of these substyles, including extreme exaggeration through the Cor-Ten frame, mirrored glass curtain walls, multi-level, multi-geometric shaped concrete terraced base, repetition of form, and an exposed structural system. This building is not defined by its setting and although it qualifies as a resource, its setting does not convey its historical significance or justify

its eligibility for inclusion in the CRHR or as a City of Los Angeles HCM, which is conveyed in its form and design. Similarly, the Liberty Hill Site is designated as CHL No. 1021 as the site of the 1923 Industrial Workers of the World Strike. The resource's significance does not extend to the Boys and Girls Club Building located within it, which has been previously recorded and found ineligible for historical resources eligibility. The Liberty Hill Site conveys its significance by its physical presence as the location of a historic event, and not through its physical features. The project would not materially alter in an adverse manner the characteristics of the resource that convey its historical significance and justify its inclusion in the CRHR. The project would therefore result in a less than significant impact to the POLA Administration Building and the Liberty Hill Site pursuant to Section 15064.5(b) of the *CEQA Guidelines*.

Based on the results of this assessment, Rincon recommends a finding of ***significant and unavoidable impacts to built environment historical resources (RSP Complex)*** pursuant to Section 15064.5(b) of the *CEQA Guidelines*.

As a result of this assessment, no historical or unique archaeological resources were identified within the APE. However, the findings show the 327 Harbor Site and general vicinity of the APE is sensitive for archaeological resources. Based on these findings, Rincon recommends a CEQA finding of ***less than significant impact to archaeological resources with mitigation incorporated (CUL-3 through CUL-7 above)***.

7.2.1 Recommended Mitigation

Implementation of Mitigation Measures CUL-1 and CUL-2, identified above, would mitigate impacts to the RSP Complex to the greatest extent feasible but impacts to historical resources would remain significant and unavoidable. Mitigation Measures CUL-3 through CUL-7, identified above, would reduce impacts to archaeological resources to a less than significant level.

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Confidential Appendix A

One San Pedro Master Plan Project, San Pedro, California – Historic Properties
Inventory Report

Confidential Appendix B

Updated CHRIS Search Results

Appendices C1 and C2

Preliminary Geotechnical Reports—Refer to Draft EIR/EIS Appendix D

Appendix D

Property Review Tables

Table 1 Exempted Properties

| Photograph | Property Information |
|---|---|
|  | <p>Address: 201 North Centre Street San Pedro</p> <p>APN: 7449-020-015</p> <p>Year Built: 1940</p> <p>Reason for Exemption: Integrity considerations; alterations include application of non-original cladding and windows.</p> <p>Date of Review: October 2021</p> |
|  | <p>Address: 360 West 1st Street</p> <p>APN: 7449-023-006</p> <p>Year Built: 1907</p> <p>Reason for Exemption: Integrity considerations; Alterations include application of non-original cladding and windows, large addition at rear.</p> <p>Date of Review: October 2021</p> |
|  | <p>Address: 374 West 1st Street</p> <p>APN: 5147-033-021</p> <p>Year Built: 1911</p> <p>Reason for Exemption: Integrity considerations; alterations include application of non-original windows and doors and addition of concrete accessibility ramp and front porch, large addition at rear.</p> <p>Date of Review: October 2021</p> |

| Photograph | Property Information |
|---|---|
|  | <p>Address: 380 West 1st Street</p> <p>APN: 7449-023-004</p> <p>Year Built: 1905</p> <p>Reason for Exemption: Integrity considerations; alterations include application of non-original cladding, windows and front door.</p> <p>Date of Review: October 2021</p> |
|  | <p>Address: 115 South Mesa Street</p> <p>APN: 7449-024-012</p> <p>Year Built: 1916</p> <p>Reason for Exemption: Integrity considerations; alterations include application of non-original cladding, windows and front door.</p> <p>Date of Review: October 2021</p> |
|  | <p>Address: 121 South Mesa Street</p> <p>APN: 7449-024-013</p> <p>Year Built: 1919</p> <p>Reason for Exemption: Integrity considerations; alterations include application of non-original cladding and windows.</p> <p>Date of Review: October 2021</p> |

| Photograph | Property Information |
|---|--|
|  | <p>Address: 141 South Mesa Street</p> <p>APN: 7449-024-015</p> <p>Year Built: 1960</p> <p>Reason for Exemption: Integrity considerations; replacement of original windows. Property additionally lacks association with a specific SurveyLA-identified context or theme.</p> <p>Alterations: Replaced windows.</p> <p>Date of Review: October 2021</p> |
|  | <p>Address: 340-350 West 3rd Street</p> <p>APN: 7455-016-031 and 7455-014-032</p> <p>Year Built: 1976</p> <p>Reason for Exemption: Property constructed outside the SurveyLA-defined period of significance associated with significant examples of multi-family housing property types.</p> <p>Date of Review: October 2021</p> |
|  | <p>Address: 204 West Santa Cruz Street</p> <p>APN: 7449-019-024</p> <p>Year Built: 1906</p> <p>Reason for Exemption: Integrity considerations; alterations include application of non-original cladding and windows.</p> <p>Date of Review: October 2021</p> |

| Photograph | Property Information |
|---|--|
|  | <p>Address: 220 West Santa Cruz Street</p> <p>APN: 7449-019-014</p> <p>Year Built: 1910 (rear building)/circa 1970s (front building)</p> <p>Reason for Exemption: Integrity considerations; property was originally developed circa 1910; additional residence constructed on front of property circa 1970s. Alterations to building at rear include application of non-original cladding and windows. Front building lacks association with a specific SurveyLA-identified context or theme.</p> <p>Date of Review: October 2021</p> |
|  | <p>Address: 252 West Santa Cruz Street</p> <p>APN: 7449-019-019</p> <p>Year Built: 1921</p> <p>Reason for Exemption: Integrity considerations; alterations include replacement of original windows and doors, addition at rear.</p> <p>Date of Review: October 2021</p> |
|  | <p>Address: 260 West Santa Cruz Street</p> <p>APN: 7449-019-020</p> <p>Year Built: 1952</p> <p>Reason for Exemption: Integrity considerations; alterations include large-scale, two-story addition.</p> <p>Date of Review: October 2021</p> |

Table 2 Properties Void of Historic-Era Built Environment Features

| Name/Address | APN |
|---------------------------------|--------------|
| 415 West 2 nd Street | 7455-001-013 |
| 111 North Harbor Boulevard | 7449-017-009 |
| Unaddressed parcel | 7440-030-908 |
| 345 North Beacon Street | 7449-014-007 |
| 515 North Beacon Street | 7449-007-900 |

Table 3 Properties that Feature Built Features Less than 45 Years of Age that do not Appear to Possess Exceptional Importance

| Name/Address | APN | Date of Construction | Additional Notes |
|---|--------------|----------------------|---|
| Los Angeles Harbor Department Port Police Building/425 South Palos Verdes Street (P-19-190960) | 7455-019-916 | 1994 | Previously recorded, evaluated and recommended ineligible for listing in the NRHP, CRHR and as a City of Los Angeles HCM. |
| Boys and Girls Club Building/100 West 5th Street (P-19-190959) | 7455-027-934 | 1992 | Previously recorded, evaluated and recommended ineligible for listing in the NRHP, CRHR and as a City of Los Angeles HCM. |
| 221 North Harbor Boulevard | 7449-014-019 | 1987 | |
| 305 North Harbor Boulevard | 7449-014-010 | 1980 | |
| 311 North Harbor Boulevard | 7449-014-010 | 1980 | |
| 142 West Santa Cruz Street, | 7449-014-020 | 2011 | |
| 201 North Beacon Street | 7449-014-021 | 2003 | |
| 311 North Beacon Street | 7449-014-006 | 1980 | |
| 240 West Santa Cruz Street | 7449-019-025 | 1990 | |
| 268 West Santa Cruz Street | 7449-019-028 | 1990 | |
| 204 North Center Street | 7449-019-034 | 1990 | |
| 226 West Santa Cruz Street | 7449-019-035 | 1990 | |
| 305 West Santa Cruz Street | 7449-023-026 | 1984 | |
| 340 West 1 st Street | 7449-023-031 | 1989 | |
| 336 West 1 st Street | 7449-023-032 | 1986 | |
| 250 West 5 th Street | 7455-019-032 | 1981 | |

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Appendix E

California Department of Parks and Recreation 523 Series Forms

Rancho San Pedro (subject property/RSP complex) is a 21.2-acre public housing complex composed of 478 units contained in 58 groupings of townhouses, stacked flats and one-story apartment buildings. It includes the following Los Angeles County Assessor's parcels: Assessor parcel numbers 7449-018-900 through -902, 7449-017-900 through -902; 7455-027-929 through -931; 7455-017-900. The property was originally developed to house defense workers in 1942 and was converted to low-income housing in 1952 and subsequently expanded in 1953.

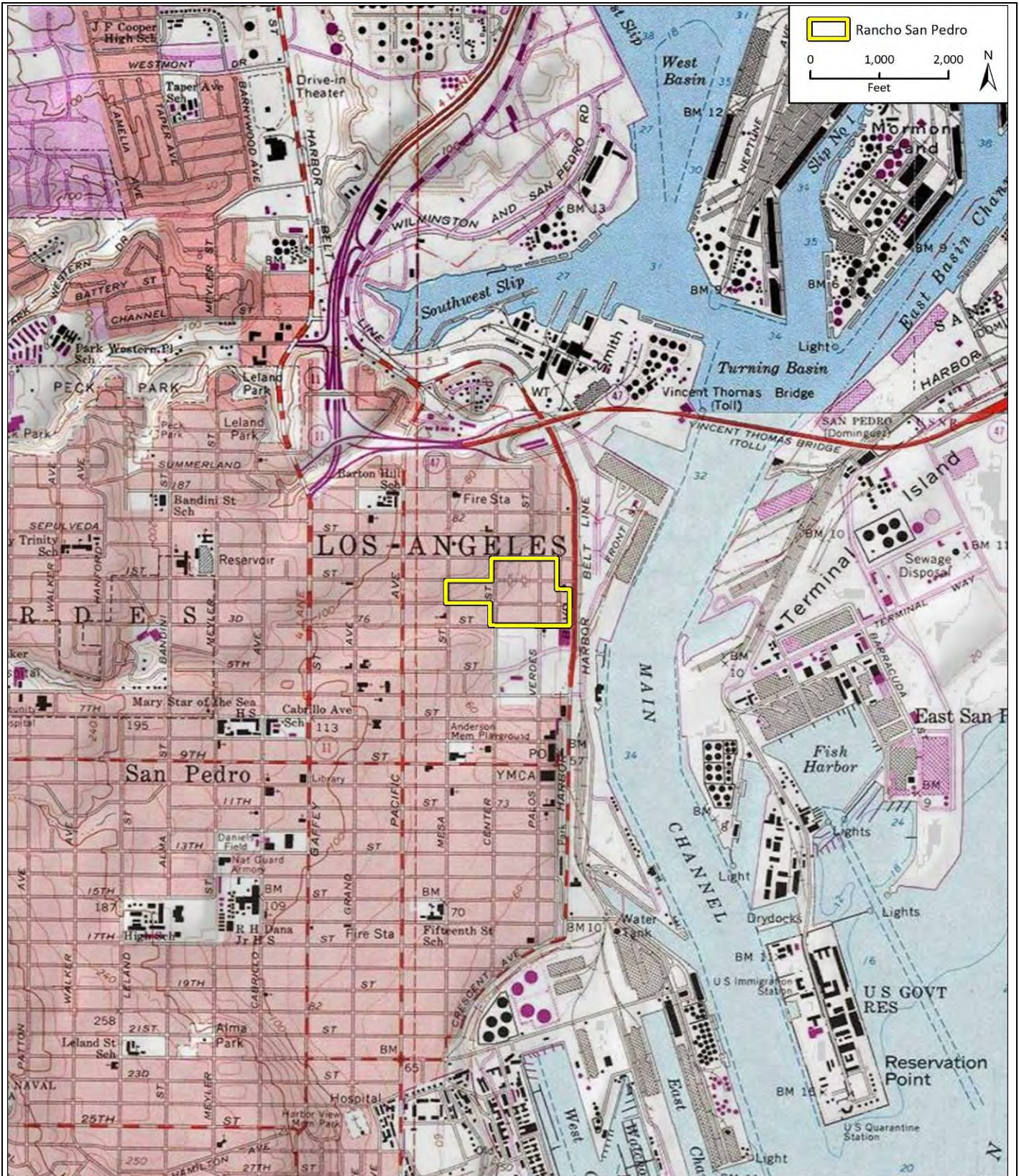
The subject property was initially recorded and evaluated for listing in the National Register of Historic Places (NRHP) by architect Steven Fader in 2004. While Fader noted 1953 extension of the property in his physical description, his evaluation focused on the original 1942 portion of the RSP complex, bounded by Santa Cruz Street to the north, Palos Verdes Street to the east, Third Street to the south, and Centre Street to the west. Fader recommended the original portion of the RSP complex eligible for listing in the NRHP under Criterion A for its association with the early development of public housing and the development of housing for World War II defense workers, and under Criterion C as a representative example of a public housing project influenced by the Garden City movement. A review of the BERD and CHRIS search results indicate that since its recordation and evaluation in 2004, the original portion of the RSP complex was assigned a CHR status "2S2," indicating that it has been determined eligible for listing in the NRHP and listed in the CRHR.

The subject property was subsequently identified in 2012 as part of SurveyLA. At that time, the entirety of the property, including the 1953 extension, was assigned the following California Historical Resource (CHR) Status Codes: "3S", "3CS" and "5S3," indicating that the resource appeared at the time eligible for listing in the NRHP, CRHR, and for local designation through survey evaluation. SurveyLA identified the RSP complex as a residential property type and a Public Housing Complex property sub-type and provided a cursory evaluation under the following context and themes: Residential Development and Suburbanization, 1850-1980 (context); Multi-Family Residential Development, 1910-1980 (sub-context); Multi-Family Residential, 1910-1980 (theme); and Public and Defense Housing, 1939-1949 (sub-theme). SurveyLA recommended the entirety of the RSP complex eligible for listing in the NRHP, CRHR and local HCM designation under Criteria A/1/1 and C/3/3 as one of the first ten public housing projects in Los Angeles.

The 2019 *One San Pedro Master Plan Project, San Pedro, California-Historic Properties Inventory Report*, was prepared in support of One San Pedro Project by Environmental Science Associates (ESA) in July 2019 (2019 ESA report). The 2019 ESA report also considered the historical significance of the entirety of the RSP complex and recommended it eligible for listing in the NRHP, CRHR and local HCM designation under Criteria A/1/1 and C/3/3. The evaluation suggested additional research may be required to clarify the eligibility of the 1953 extension. While there have been no changes to the property which would warrant reconsideration of its designation at the federal, state, or local level, this DPR update was prepared to document the existing conditions and clarify that the property's significance and eligibility are applicable to its entirety and not just the original portion.

The current assessment recommends the entirety of the RSP complex, including both the original 1942 portion and the 1953 extension, is eligible for listing in the NRHP, CRHR and as City of Los Angeles HCM under Criteria A/1/1 and C/3/3. A review of the Garden Apartments of Los Angeles Historic Context Statement (Garden Apartment HCS), which provides a framework for the evaluation of public housing in Los Angeles, indicates the period of significance associated with significant examples of public housing property types in Los Angeles spans 1937-1955, within which the entirety of the RSP complex was constructed. Additionally, the Garden Apartment HCS identifies both the original portion of the RSP complex and the RSP extension as extant examples of public housing property types that represent the Public Housing in Los Angeles, 1937-1955 theme. As one of the first ten public housing complexes in Los Angeles, the entirety of the RSP complex possesses significant associations with the development of public housing in Los Angeles. In addition to the original portion of the complex, the 1953 extension was also constructed within the period of significance associated with significant examples of public housing property types in Los Angeles. While an addition to the original property, the 1953 extension is directly associated with the theme of public housing in Los Angeles during the period of significance defined by the Garden Apartment HCS and was designed in a manner which is consistent with and which does not detract from the original design.

Under Criterion A/1/1 the RSP complex is eligible for listing in the NRHP, CRHR, and as a City of Los Angeles HCM for its association with the development of public housing in Los Angeles between the years of 1937 and 1955. As one of Los Angeles's first public housing complexes, the construction of which was enabled by federal legislation such as The Housing Act of 1937 (original portion) and the American Housing Act of 1949 (1953 Extension), the RSP complex possesses a significant association with this theme. Under Criteria C/3/3, the RSP complex is a representative example of the Garden Apartment property type as applied to defense/public housing and exhibits such characteristics of the type such as the superblock site plan, low-slung buildings, repetition of building models throughout plan, and stylistically simple buildings, among others. Despite small differences among the two, such as increased density in the 1953 extension, these characteristics are generally shared among the entire RSP complex.



RSP Complex-taken from the W. 1st Street-North Beacon St. intersection; facing northwest



RSP Complex-Taken on W. 2nd Street between S. Mesa St. and N. Centre St.; facing north



References:

ESA

2019 *One San Pedro Master Plan Project, San Pedro, California, Historic Properties Inventory Report.* Prepared for One San Pedro Collaborative. July.

Fader, Steven

2004 California Department of Parks and Recreation 523 series forms for the Rancho San Pedro Housing Complex (P-19-188237). Obtained via the South Central Coastal Information Center. 2019.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI# DOE-19-04-0237-0000
Trinomial 150317
NRHP Status Code 3S

Other Listings
Review Code

Reviewer

Date

Page 1 of 9

*Resource Name or #: Rancho San Pedro

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County: Los Angeles

*b. USGS 7.5' Quad: San Pedro Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 275 W. First St. City: Los Angeles, CA Zip: 90731

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

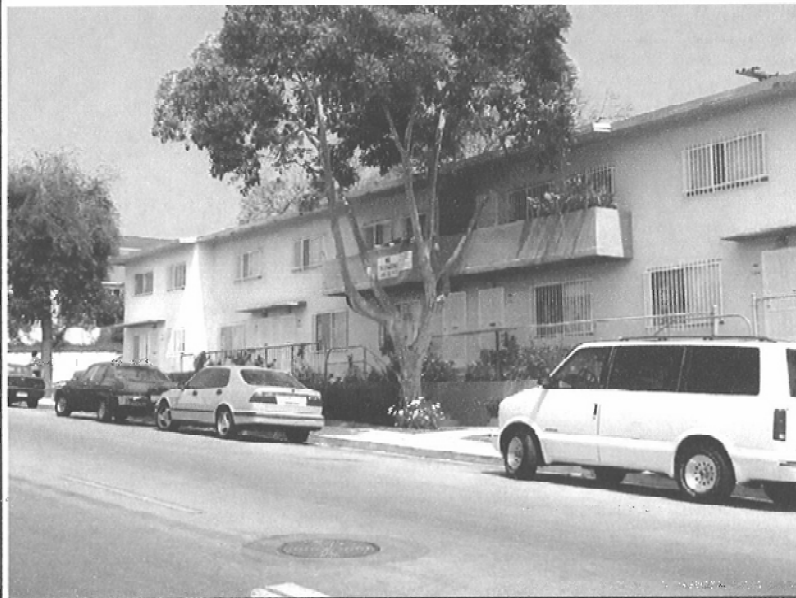
Rancho San Pedro is a public housing project built for the Housing Authority of Los Angeles in 1942. It is located on 12.5 acres and has 32 residential buildings and 285 dwelling units, as well as an Administration Building / Social Hall ("Social Hall"). The residential buildings are all 2-stories and the Social Hall is one-story. There are three different residential building designs and five dwelling unit designs, with 1-4 bedroom apartments.

The boundaries of the project are Santa Cruz Street to the north, Palos Verdes St. to the east, Third St. to the south, and Centre St. to the west. The project is located in the San Pedro area of Los Angeles, close to the waterfront, in a neighborhood of small single family detached housing units and apartment buildings.

*P3b. Resource Attributes: (List attributes and codes) HP3 Multiple Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View of residential bldgs, north side of First St., east of Centre St., 6/4/04

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

1942 (F); Recorded accounts of construction

*P7. Owner and Address:
Housing Authority of the
City of Los Angeles
2500 Wilshire Blvd.
13th Flr, Suite A
Los Angeles, CA 90057

*P8. Recorded by: (Name, affiliation, and address)
Steven Fader Architect
541 N. Gower St.
Los Angeles, CA 90004

*P9. Date Recorded: 6/21/04

*P10. Survey Type: (Describe) CEQA Review

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

CONTINUATION SHEET

Trinomial

Page 2 of 9

*Resource Name or # (Assigned by recorder): Rancho San Pedro

*Recorded by: Steven Fader Architect

*Date: 6/21/04

Continuation

Update

P3a. Description:

The structures of Rancho San Pedro are modern in style: flat exterior walls of concrete at the first floor and stucco at the second floor. Windows are steel casement, arranged typically in 4-lite horizontal groupings. Roofs are low-sloped, with composition and gravel finish, with a substantial projection beyond the wall line. A thin, horizontal concrete projection marks the unit entries and provides an element of relief to the facades, as do occasional balconies.

Rancho San Pedro was designed within the existing gridded street pattern, except that one of the streets was narrowed and closed to through traffic, in a kind of "superblock" arrangement. Common "parking courts" provide access to parking while keeping autos out of the interior of the project.

The residential buildings, which contain 7-10 dwelling units each, are typically arranged in groups of four buildings, three per block, with some buildings facing the street and others facing inward toward the common open space. The site plan provides for common open space within each cluster of four buildings, and between clusters. Individual dwelling units are two stories, except for end units which are one story stacked flats in some of the building types. End units are in most cases pulled forward, creating further visual relief to the long, flat building facades.

The Social Hall is an "L" shaped building, located near the center of the project at the corner of First and Centre Streets. A block-wide playground is adjacent. Though one-story, the exterior is similar in appearance to the residential buildings, with a painted exterior, steel sash windows, and projecting low-slope roof.

The layout of Rancho San Pedro remains substantially intact. Building exteriors are substantially as constructed, except that the original casement windows appear to have been replaced on the residential buildings (the casements remain on the Social Hall). Security bars have been added to the residential and Social Hall windows, as has metal security screen doors. The Social Hall has been remodeled over the years, principally on the interior. Overall, Rancho San Pedro appears to be in relatively good condition, and substantially intact, though the change-out of the windows and the addition of security bars and screens has significantly altered the project's appearance from its original early 1940s appearance.

The Rancho San Pedro Extension, completed in 1953, is located adjacent to the original Rancho San Pedro in the three blocks to the East, as well as on one block to the west. The extension is similar to the original in building and site design, though designed by a different architect. Its current condition is similar to the original Rancho San Pedro, as described above.

*Recorded by: Steven Fader Architect

*Date: 6/21/04

Continuation

Update



Typical Residential Building



Typical Residential Building



Social Hall South (Rear) Elevation



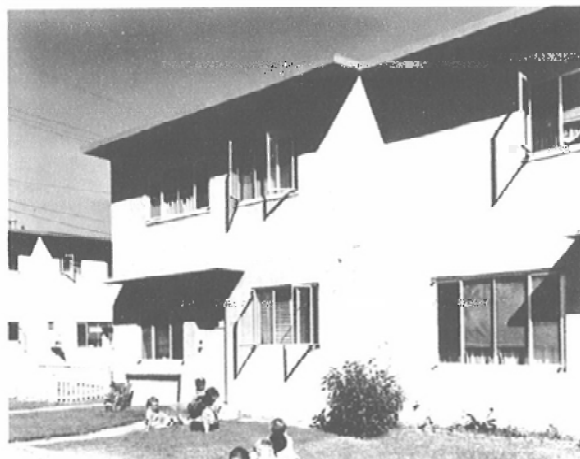
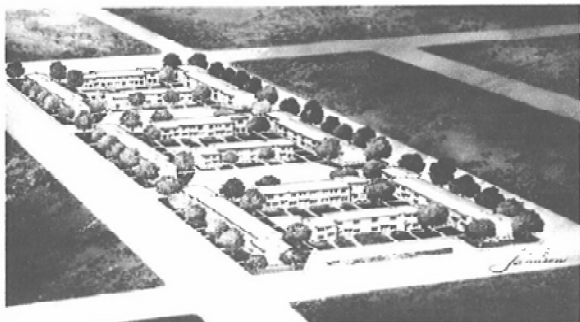
Social Hall North (Front) Elevation

*Recorded by: Steven Fader Architect

*Date: 6/21/04

Continuation

Update



Rendering and early (undated) photos. Social Hall shown in upper right photo with adjacent playground. Cleared site for Rancho San Pedro Extension shown in middle left photo.

*Resource Name or # (Assigned by recorder): Rancho San Pedro

D1. Historic Name: Rancho San Pedro

D2. Common Name: Rancho San Pedro

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Rancho San Pedro is a public housing project built for the Housing Authority of Los Angeles in 1942. It is located on 12.5 acres and has 32 residential buildings and 285 dwelling units, as well as an Administration Building / Social Hall ("Social Hall"). The residential buildings are all 2-stories and the Social Hall is one-story. There are three different residential building designs and five dwelling unit designs, with 1-4 bedroom apartments.

The structures of Rancho San Pedro are modern in style: flat exterior walls of concrete at the first floor and stucco at the second floor. Windows are steel casement, arranged typically in 4-lite horizontal groupings. Roofs are low-sloped, with composition and gravel finish, with a substantial projection beyond the wall line. A thin, horizontal concrete projection marks the unit entries and provides an element of relief to the facades, as do occasional balconies.

Rancho San Pedro was designed within the existing gridded street pattern, except that one of the streets was narrowed and closed to through traffic, in a kind of "superblock" arrangement. Common "parking courts" provide access to parking while keeping autos out of the interior of the project.

The residential buildings, which contain 7-10 dwelling units each, are typically arranged in groups of four buildings, three per block, with some buildings facing the street and others facing inward toward the common open space. The site plan provides for common open space within each cluster of four buildings, and between clusters. Individual dwelling units are two stories, except for end units which are one story stacked flats in some of the building types. End units are in most cases pulled forward, creating further visual relief to the long, flat building facades.

The Social Hall is an "L" shaped building, located near the center of the project at the corner of First and Centre Streets. A block-wide playground is adjacent. Though one-story, the exterior is similar in appearance to the residential buildings, with a painted exterior, steel sash windows, and projecting low-slope roof.

The layout of Rancho San Pedro remains substantially intact. Building exteriors are substantially as constructed, except that the original casement windows appear to have been replaced on the residential buildings (the casements remain on the Social Hall). Security bars have been added to the residential and Social Hall windows, as has metal security screen doors. The Social Hall has been remodeled over the years, principally on the interior. Overall, Rancho San Pedro appears to be in relatively good condition, and substantially intact, though the change-out of the windows and the addition of security bars and screens has significantly altered the project's appearance from its original early 1940s appearance.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundaries of the project are Santa Cruz Street to the north, Palos Verdes St. to the east, Third St. to the south, and Centre St. to the west.

***D5. Boundary Justification:**

The Boundaries of the District are the original Rancho San Pedro project boundaries.

***D6. Significance:** Theme: Public Housing; World War II Defense Worker Housing; City Planning
Area: City of Los Angeles
Period of Significance: 1941-45 Applicable Criteria: A and C

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

See Continuation Sheet

***D7. References** (Give full citations including the names and addresses of any informants, where possible.): See Continuation Sheet

***D8. Evaluator:** Steven Fader Architect Date: 6/21/04
Affiliation and Address: 541 N. Gower Street, Los Angeles, CA 90004

CONTINUATION SHEET

D6. Significance:

Rancho San Pedro appears to meet Criteria A and C for eligibility for inclusion on the National Register of Historic Places. Its significance is at the local level. The District has significance under Criterion A for its association with the early development of public housing and the development of housing for World War II defense workers. The District has significance under Criterion C as an early example of the Garden City movement in city planning, and its application to public housing.

Criterion A

The need for publicly assisted housing in the U.S. became increasingly apparent during the Great Depression of the 1930s. Federal legislation (the United States Housing Act, also known as the Wagner-Steagall Act) was passed in 1937 to facilitate this construction, and the Housing Authority of the City of Los Angeles was formed in 1938. This housing shortage became still more acute by the early 1940s, as the U.S. began mobilizing industry after entering World War II in 1941. The problem was felt in Los Angeles in particular, as workers flocked to California's burgeoning aircraft and manufacturing industries. The headlines summarized the issue: "Defense Housing Crisis Desperate," said one author; "No Housing in California for Defense Migrants," said another (Hise, p.119). In 1940 Congress passed the Lanham Act, appropriating \$1.3 billion for "war worker housing in areas where acute shortages impeded the defense effort" (Hise, p.120).

The first ten public housing projects initiated by the Housing Authority of the City of Los Angeles (HACLA), were begun in the late 1930s under the 1937 Housing Act. All but Ramona Gardens were incorporated into the defense worker housing program. The 10 projects were:

- Rose Hill Courts
- William Mead Homes
- Aliso Village
- Pico Gardens
- Ramona Gardens
- Pueblo del Rio
- Estrada Courts
- Avalon Gardens
- Hacienda Village
- Rancho San Pedro

Plans for Rancho San Pedro, the fourth project of the 10 (referenced as USHA CAL 4-4), were developed in 1940/1941. The plans were initially approved in July, 1941. A contract for \$1,209,942 was awarded to the Aetna Construction Company in October, 1941, and construction was underway by the end of the year. The project replaced 80 structures, 69 of which were said to be substandard (California Arts and Architecture, May, 1943).

Construction of Rancho San Pedro overlapped the United States entry into World War II. Originally designed to be of all concrete construction, in part to help structurally in regard to the clay soils of its old ravine site, "materials shortages caused this to be changed to its final form," with concrete first story and wood studs and stucco at the second story (California Arts and Architecture, May, 1943). Upon completion in August of 1942, the project was rented to "approximately 900 war workers and their families." (California Arts and Architecture, May, 1943).

Commenting on the war-time need for public housing, one of the Housing Authority's commissioners, Ralph McMullen, stated in 1942, "During the last year, and particularly since Pearl Harbor... we have been obliged to devote many long hours to the problems of housing the hundreds of war workers nearer their jobs and taking care of those who come into the State for needed defense work. Originally, the authority was concerned with eliminating slum areas and substandard housing to provide adequate, safe, and sanitary dwellings for families of low income..." (See continuation sheet)

CONTINUATION SHEET

*Recorded by: Steven Fader Architect

*Date: 6/21/04

Continuation

Update

D6. Significance: Continued

"Since the conversion of the slum-clearance program to public war housing... the commissioners were pressed into full-time duty to prevent what threatened to become a bottleneck in our total war-production effort. The needs of American war workers for adequate housing became equally important with the needs of our combat troops on the firing lines." (Los Angeles Times, 10/23/42).

Criterion C

The site design of Rancho San Pedro was influenced by the growing Garden City movement in city planning, pioneered in England by Ebenezer Howard, and most visibly represented in the United States by the community of Radburn, NJ, a market rate apartment project designed by Clarence Stein and Henry Wright, completed in 1929. The objectives of the Garden City movement included "decentralized, self-contained settlements, organized to promote environmental considerations by conserving open space, harnessing the automobile, and promoting community life" (Krueckberg, p, 123).

The architect of Rancho San Pedro was Architects Collaborating, an association of five separate local architects: Reginald D. Johnson, Allison & Allison, H. Roy Kelly, A.C. Zimmerman, and James R. Friend. At the time, in the late 1930s, work for architects was scarce. This fact, coupled with the intellectual appeal of the social purpose of public housing, drew notable architects into the field. Combinations of firms for the purpose of pursuing and undertaking work was common, and many teams, such as that for Rancho San Pedro, drew on the talents of individually prominent practitioners.

Reginald Johnson, the "Coordinating Architect" of the team, first came to prominence as a designer of homes for well-to-do Californians. However, as noted in Johnson, Kaufman, Coate, Partners in the California Style, "During the 1930s the career of Reginald Johnson began to change direction. The man who had seemed as interested in fox-hunting as architecture was to become an enthusiastic advocate of public-housing projects of the New Deal and of what we now call "affordable housing."

Johnson's most noteworthy work in attached housing was Baldwin Hills Village, a privately developed housing project in Los Angeles (1940-42), in which he collaborated with Clarence Stein of Radburn fame, as well as the firm Wilson, Merrill & Alexander. Johnson also collaborated with the noted landscape designers Katherine Bashford and Fred Barlow on Baldwin Hills Village, and on Rancho San Pedro as well.

Following the precepts of the garden city movement, Johnson, et. al. designed Rancho San Pedro to provide a clear separation between auto and pedestrian areas, and conceived the design to focus on common open space. Southwest Builder in 1942 noted, "The layout provides a quadrangular grouping of buildings, four to each group, with a large interior court." Stylistically, Rancho San Pedro was designed in the emerging modern idiom, with little period styling or adornment. Surfaces are smooth and functional, windows are arranged in horizontal bands, and roofs are nearly flat.

From a design point of view, the elements that contribute to the site's character are the layout of the buildings (site design), the exterior appearance of the residential buildings and the Social Hall, including the original materials, fenestration, and roof lines. The interiors of the residential buildings and the Social Hall are not noteworthy, and do not contribute significantly to the overall significance of the District. The loss of the original windows on the residential buildings, and the ubiquitous security bars and screens, detract from the integrity of the site.

CONTINUATION SHEET

*Recorded by: Steven Fader Architect

*Date: 6/21/04

X Continuation

Update

D.7 References:

Architects Collaborating, Rancho San Pedro, CAL 4-4, U.S.H.A. construction drawings (partial set), 11/14/41.

California Arts and Architecture, "Blueprint For War Housing," May, 1942.

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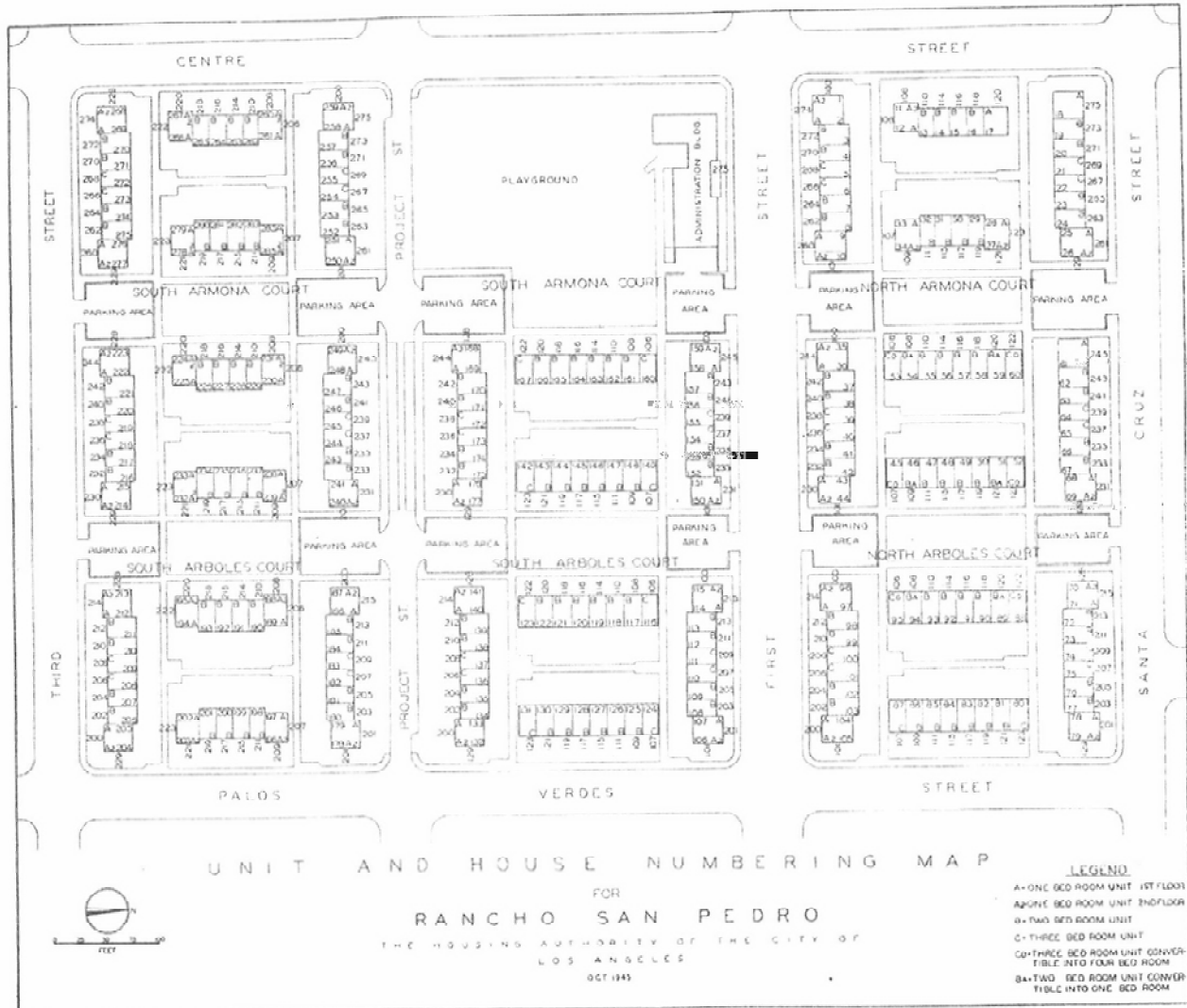
South Central Coastal Information Center, California Historical Resources Information System, Property Check for Rancho San Pedro, 275 W. First Street, Los Angeles, CA.

Southwest Builder and Contractor, "1942 Construction Forecast," 12/19/41, p.15, 19.

Southwest Builder and Contractor, "First Units of San Pedro Housing Project Will be Completed by July 1," 5/15/42, p. 8-11.

Southwest Builder and Contractor, "Public and Defense Housing Projects," 6/19/42. p.28.

Withey, Henry, Biographical Dictionary of American Architects, Los Angeles, New Age Publishing, 1956.



**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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19-188237

November 10, 2004

REPLY TO: HUD041102A

DOL-19-04-0237-0000

150317

Rodney Sakai
Community Development Department
City of Los Angeles
215 W. 6th Street
LOS ANGELES CA 90014

Dear Mr. Sakai:

RE: RANCHO SAN PEDRO, 275 W. 1ST STREET, LOS ANGELES (SAN PEDRO)

Thank you for forwarding a determination of eligibility pursuant to the terms of the City of Los Angeles' programmatic agreement for HUD-assisted undertakings. I have reviewed your submittal and I concur in your determination that the Rancho San Pedro public housing project located at 275 W. 1st Street in the San Pedro area of Los Angeles is eligible for inclusion in the National Register of Historic Places under criteria A and C at the local level of significance. This determination is limited to the original housing development constructed in 1942 and does not include the 1953 extension. Boundaries for the property include San Cruz, Palos Verdes, Third, and Centre streets.

If you have questions, please do not hesitate to contact Lucinda Woodward, Supervisor of the Local Government and Information Management Unit, at (916) 653-9116.

Sincerely,

A handwritten signature in black ink, appearing to read "Milford Wayne Donaldson".

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

HU0041102A

CITY OF LOS ANGELES
CALIFORNIA

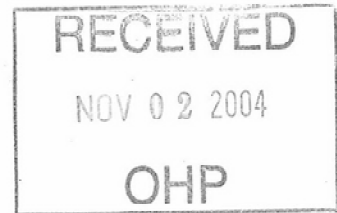
CLIFFORD W. GRAVES, FAICP
GENERAL MANAGER

COMMUNITY DEVELOPMENT
DEPARTMENT 1
215 W. 6TH STREET
LOS ANGELES, CA 90014



JAMES K. HAHN
MAYOR

19-188237



November 1, 2004

Mr. Milford Wayne Donaldson, FAIA
State Historic Preservation Officer
California Office of Historic Preservation
1416 Ninth Street, Room 1442-7
Sacramento, California 95814
ATTN: Ms. Lucinda Woodward

Re: **Section 106 Review for Rancho San Pedro**
[275 West First Street
Los Angeles, CA

Determination of Eligibility Under the Programmatic Agreement of September 6, 1995
among the City of Los Angeles, SOHP, and the Advisory Council
RESPONSE TIME: 15 DAYS

Dear Mr. Donaldson and Ms. Woodward:

The City of Los Angeles Bureau of Engineering will use Federal funds to financially assist with the rehabilitation of the Rancho San Pedro social hall and the new construction of a community center as part of the public housing complex located at the above-referenced address

A Determination of Eligibility for this property was prepared by Steven Fader, Architect, earlier this year. Historic Resources Group, our historic preservation consultant under the Programmatic Agreement, concurs with the determination made by Mr. Fader that Rancho San Pedro is eligible for listing in the National Register as a district under Criterion A and C. The complex was constructed in 1942 with an extension added in 1953. The extension is not included as part of this determination since it was designed by different architects and was constructed outside of the period of significance of the original complex.

We hereby request your concurrence with the determination that the property is eligible for listing in the National Register. Attached for your review is the documentation prepared by Mr. Fader.

Thank you for your ongoing assistance. Should you have any questions, please feel free to call.

Sincerely,
Rod Sakai by AAH
Rodney Sakai, Environmental Historic Regulator
Administrative Services Division

Attachments

cc: Lisa Ochsner

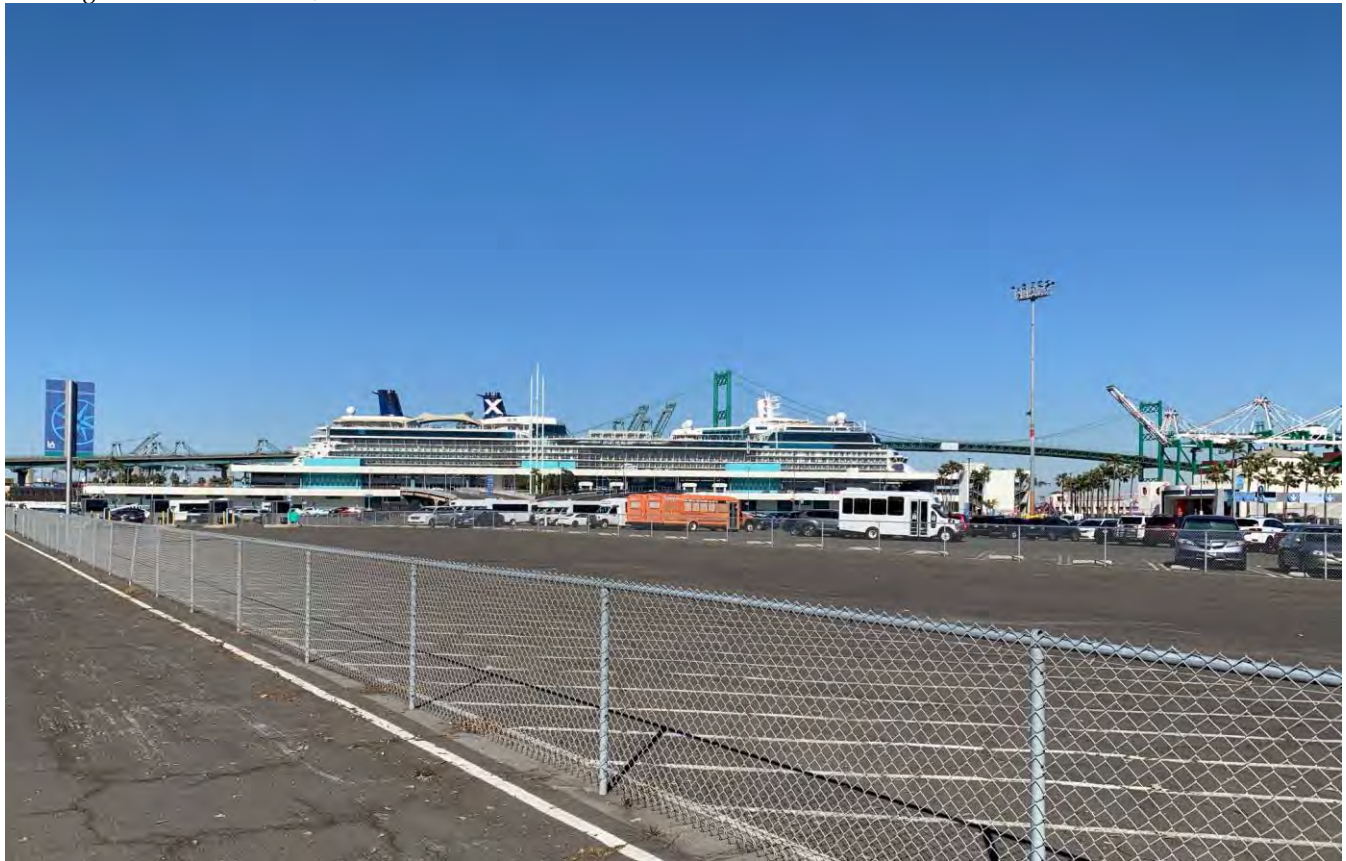


The Los Angeles Cruise Terminal is located in the northern portion of unaddressed Los Angeles County Assessor's parcel 7440-026-903. The roughly 44-acre parcel on which the Cruise Terminal is located is primarily paved, serving as a surface parking lot to support the terminal building. The parcel includes two additional terminal buildings in its southern portion, one which appears temporary, that were constructed following 1985.

The rectangular-planned, two-story, steel-framed Los Angeles Cruise Terminal was designed collaboratively by the following architecture and engineering firms in 1963 in the International Style: Kistner, Wright & Wright, Edward H. Fickett, and S.B. Barnes & Associates. It was recorded and evaluated by Applied Earthworks (AE) in 2012 and recommended eligible for listing in the NRHP and as a City of Los Angeles HCM under Criteria A/1 and C/3; AE did not evaluate the building for CRHR eligibility. Under Criteria A/1, the Cruise Terminal, is directly associated with POLA's post-World War II expansion, which resulted in its establishment as the capital of maritime commerce in the Western Hemisphere. Under Criteria C/3, the Los Angeles Cruise Terminal is a rare example of an International Style cruise terminal in California. The building is additionally significant for its engineering merits, for its steel frame and concrete construction, which allows for the dramatic extension of the cantilevered decks and the heavy loads bearing on the massive Y-shaped auto ramp (AE 2012). The building's character-defining features include those that express the International Style, including its rectangular form, the use of steel in combination with concrete, smooth undecorated wall surfaces, metal-framed windows, and use of cantilevers

The current update was conducted as part of the *One San Pedro Specific Plan Supplemental Cultural Resources Assessment Report and Effects Analysis*. The current effort surveyed the property and confirmed that it appears largely as it did when it was evaluated and there have been no changes to the building which would warrant reconsideration of its eligibility at the federal or local level.

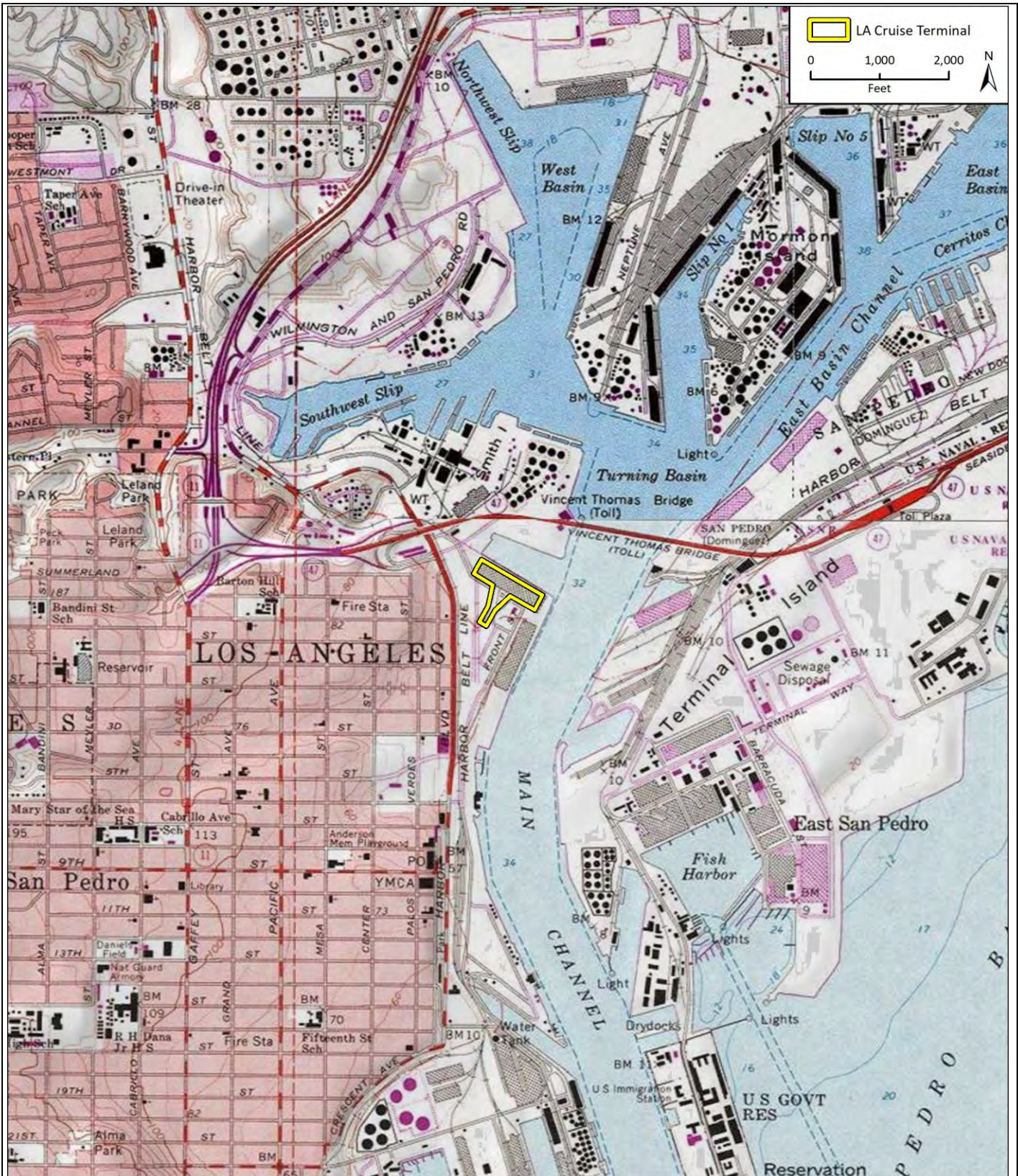
Los Angeles Cruise Terminal; view northeast



References:

Morlet, Aubrie and Josh Smallwood

2012 California Department of Parks and Recreation 523 series form for Los Angeles Cruise Terminal (P-19-190106). Obtained via the South Central Coastal Information Center. 2019.



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-19-190106
 HRI #
 Trinomial
 NRHP Status Code 3S

Other Listings Review Code Reviewer Date

Page 1 of 8 Resource Name or #: Los Angeles Cruise Terminal

P1. Other Identifier:

- *P2. Location: a. County: Los Angeles Not for Publication Unrestricted
 b. USGS 7.5' Quad: San Pedro, CA Date 1964, Photorevised 1981 T: 5S, R: 13W; Unsectioned
 c. Address: Berths 93A-93B, 100 Swinford Street, San Pedro, CA 90731 B.M.
 d. UTM: NAD, Zone 11S; 381,726 mE / 3,734,880 mN
 e. Other Locational Data: The Los Angeles cruise terminal is situated at San Pedro Harbor, east of Harbor Boulevard, and south of the west end of the Vincent Thomas Bridge (State Route 47).

*P3a. Description: During the field inspection, close-up and interior access to the building was unavailable. The Los Angeles Cruise Terminal is an International-style building completed in 1963. It is a steel frame and concrete building, rectangular in plan, resting on a concrete slab and pier foundation. The building is an elongate structure, oriented northwest-southeast, and measuring approximately 1,050 feet long by 245 feet wide. It is a two-story building that rises to a height of approximately 56 feet. A large, 470-foot-long concrete Y-shaped ramp centered on the southwest-facing elevation provides vehicle access to a second-story parking area. The ramp is elevated over traffic lanes, supported by concrete girders and piers. At ground level beneath where the ramp forks is a planted area with trees and other vegetation. From the fork on the deck of the ramp, three erect steel poles painted white, with short decorative cantilever arms reaches for the sky. The terminal building and ramp are fronted by a large asphalt-paved ground-level parking area. The northeast elevation fronts the waters of Los Angeles Harbor and features a large, box-shaped steel-framed gangway. (Continued on page 2).

*P3b. Resource Attributes: HP6. 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other:

***P5a. Photograph**



P5b. Description of Photo: View looking east at the southwest facing facade.

*P6. Date Constructed/Age and Sources: 1963 POLA Building Plans
 Prehistoric Historic Both

*P7. Owner and Address: Port of Los Angeles

*P8. Recorded By: Aubrie Morlet and Josh Smallwood
 Applied EarthWorks, Inc.
 1391 W. Shaw Ave., Suite C
 Fresno, CA 93711

*P9. Date Recorded: August 21, 2012

*P10. Survey Type: Intensive
 Reconnaissance Other

Describe:

*P11. Report Citation: Morlet, Aubrie, Randy Baloian, Josh Smallwood, and M. Colleen Hamilton.

2013 *Historic Resources Evaluation Report for the Port of Los Angeles Master Plan Update*. Applied EarthWorks, Inc., Fresno, California. Prepared for Science Applications International Corporation, Carpinteria, California. Submitted to Los Angeles Harbor Department, San Pedro, California.

- *Attachments: NONE Location Map Site/Sketch Map Continuation Sheet
 Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record
 Photograph Record Milling Station Record Rock Art Record Artifact Record
 Other (list):

***P3a. Description:** (continued from page 1) Approximately 970 feet to the north of the cruise terminal, the Vincent Thomas Bridge carries State Route 47 across Los Angeles Harbor.

The exterior walls of the Los Angeles Cruise Terminal are framed with a structural steel skeleton clad with a smooth outer surface. Smooth, white cantilevered projections found over the first and second stories of this building are typical of the International style. Large, blank expanses of blue wall and white panels decorate the exterior of the bottom floor along the southwest elevation. Narrow ribbon windows are spaced at intervals high along the bottom level. The upper level, set back a distance of about 70 feet from the lower level deck, features a clerestory of tall, rectangular metal-framed windows. Turquoise box-shaped towers spaced at intervals along the upper levels mirror the turquoise color of the Vincent Thomas Bridge towering in the background. A large, rectangular, box-shaped projection at the southeast corner of the building houses a stairwell. A second projection at the northwest corner of the building is an irregularly shaped outdoor stairwell. Both are bordered by tall palm trees. The upper level of the building is surmounted by a flat roof that has recently been covered with a large field of solar panels, intermingled with other roof-top utilities such as air-conditioning condensers.



P5c. Description of Photo: View looking west at the northeast facing rear facade.

B1. Historic Name: Passenger-Cargo Terminal Berths 93A-93B

B2. Common Name: Same

B3. Original Use: passenger-cargo terminal

B4. Present Use: same

***B5. Architectural Style:** International style

***B6. Construction History (construction date, alterations, and dates of alterations):** The Los Angeles Cruise Terminal building was designed by a joint venture of Kistner, Wright & Wright (architects and engineers, San Diego), Edward H. Fickett (architect, Los Angeles), and S. B. Barnes & Associates (structural engineers, Los Angeles). The group began the project in 1961, and the building was completed for dedication in March 1963.

***B7. Moved?:** No Yes Unknown Date: Original Location:

***B8. Related Features:**

B9. a. Architect: Kistner, Wright & Wright (architects and engineers, San Diego), Edward H. Fickett (architect, Los Angeles), and S. B. Barnes & Associates (structural engineers, Los Angeles)

b. Builder: Louis C. Dunn, Inc. and Guy F. Atkinson Co.

***B10. Significance:** Theme: Port Development Area: Los Angeles

Period of Significance: 1960-present Property Type: passenger terminal Applicable Criteria: A and C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Los Angeles Cruise Terminal appears eligible for the NRHP under Criterion A, as it is directly associated with a substantial period of growth and development at the POLA during the post-World War II era, which established the port as the capital of maritime commerce in the Western Hemisphere. The property does not appear eligible for any direct associations with important historical figures under NRHP Criterion B, or CRHR Criterion 2 but it does appear eligible for the NRHP under Criterion C for its direct association with not one, but three of the Los Angeles area's most prominent and highly regarded architecture and engineering firms; Kistner, Wright & Wright (architects and engineers), Edward H. Fickett (architect), and S. B. Barnes & Associates (structural engineers). The principals from these three firms were considered masters in their fields, and their combined expertise on the project helped to create an architectural and engineering marvel that won them substantial merit when the building was completed in 1963. The terminal building also appears eligible for the NRHP under Criterion C for its architectural merits as a true representation of a Post-War Modern International style cruise terminal, the only one of its kind in California. Under Criterion C, the building also has engineering merits for its steel frame and concrete construction, which allows for the dramatic extension of the cantilevered decks and the heavy loads bearing on the massive Y-shaped auto ramp. Under Criterion D/4 (data potential), analysis of the building design, construction, and materials is unlikely to yield any information considered *important* to the study of Post-War Modern architecture or International-style building design that is not already documented or that cannot be gained from examination of the original building plans.

Overall, the Los Angeles Cruise Terminal retains good integrity, despite remodeling of the interior in recent

This space reserved for official comments.

Sketch Map

See Attached

decades. It possesses sufficient levels of integrity with regard to all seven aspects (location, design, setting, materials, workmanship, feeling, and association) to be considered eligible for the NRHP.

The Cruise Terminal is also eligible for listing as a Historic-Cultural Monument for the City of Los Angeles as a building associated with important events in the main currents of national, state, or local history and is valuable for study of a period, style, or method or construction.

The Los Angeles Cruise Terminal building was not the first cruise terminal at the POLA. The Mission Revival-style Pacific Steamship Company cruise terminal was constructed at Berth 104 around 1920, which marked the beginnings of the first regular passenger cruise service from Los Angeles to other parts of the world. This began with the newly founded Los Angeles Steamship Company, which in 1921 began coastal service between Los Angeles and San Francisco. By the next year, service included cruises to and from Honolulu, Hawaii, on board the Steamship (S.S.) *City of Los Angeles*. The expansion of the port followed the substantial work of dredging and widening the main channel during the 1910s and completing major sections of breakwater, which enabled the port to accommodate larger vessels. Once the Panama Canal opened in 1914, the Port of Los Angeles was at a unique strategic position for international trade and was given a clear advantage over ports farther to the north as a destination point for east-to-west seaborne trade. Because of this, the 1920s set the stage for dynamic growth of the port, marked by a boom in petroleum, lumber, and citrus trade. For the first time in history, Los Angeles surpassed San Francisco as the West Coast's busiest seaport and ranked second only to New York in foreign export tonnage.

During the post-World War II era, amongst a development boom that was sweeping the nation, the POLA experienced substantial increases in production and seaport traffic. This growth, spurred in part by the adoption of cargo containers for commercial use around 1959 that revolutionized the shipping industry, continued through the 1980s. By the 1990s, the port was undergoing a new era of capital improvement projects, beginning with dredging for Pier 300/400, the most ambitious project since its founding. It was during the post-World War II era that the port felt the need to replace the older cruise terminal with a much larger, more modern facility, helping to expand the port's capacity in the passenger cruise industry. Together with other operations at Berths 90–93 on Main Channel, this progressive terminal helped to elevate the port to the Western Hemisphere's capital of maritime commerce, capable of accepting frequent arrival of faster and larger passenger-cargo vessels.

The Los Angeles Cruise Terminal building was designed by a joint venture of Kistner, Wright & Wright (architects and engineers, San Diego), Edward H. Fickett (architect, Los Angeles), and S. B. Barnes & Associates (structural engineers, Los Angeles). The group began the project in 1961, and the building was completed for dedication in March 1963. In the fall of that year the American Institute of Steel Construction (AISC) presented an Architectural Award of Excellence to Consolidated Marine, Inc. of San Pedro, owners at that time, for "unusual qualities of architectural excellence" exhibited by the Cruise Terminal (AISC 1963).

The AISC presented awards to nine architects and/or engineers that year who used steel in the design and construction of various buildings and structures: the gibbon cage at the Oakland Zoo; the Headquarters Office of the American Cyanamid Company, New Jersey; the Benjamin E. Weeks residence in Seattle; the Headquarters International Association of the Bridge Structural Ornamental Ironworkers Local No. 401 in Philadelphia; the Solar Telescope at Kitt Peak, Arizona; the Heating Plant at the State Office Building in Madison, Wisconsin; the Aldrich Recreation Arena in Ramsey County, Minnesota; the Press Box at the Rose Bowl in Pasadena; and the Cruise Terminal at the Port of Los Angeles. In an article in the AISC's 1963 quarterly, *Modern Steel Construction*, the panel of five jurors praised the port building for its "nautical flavor . . . pleasant and convenient accommodation of all functions, and the dramatic horizontal sweep of the building."

The International style was born out of the 1920s and 1930s, from European and American architects who were radical in their approach to designing buildings exploiting the newest technology and materials available to them. The style is based on modern structural principles and the use of materials such as concrete, glass, and steel. Mainstream Americans during these two decades still tended to prefer traditional house and building designs. As such, landmark examples of the style from this period occur primarily in the larger metropolises of Southern California and the East Coast, where the Modernist Movement was most fashionable.

Distinguished practitioners of the style emigrated from Europe during the 1930s, bringing with them their concepts of steel structural skeleton designs in both residential and commercial buildings. Their ideas had a profound

influence on American architects, who stressed functionalism over decoration as of primary importance in their designs. Los Angeles was center-stage in California for practitioners of the International style during the 1930s and 1940s. The style dominated commercial and institutional architecture in the larger cities across the United States from the 1950s through the 1970s, and was very popular as a corporate building design, in which the building provided an image of power, stability, and success. In fact, today many of these buildings are the iconic symbols of capitalism and corporate America, and as such, the style is still used in construction today.

Defining features of the International style of commercial architecture include large plate glass windows, often floor-to-ceiling, in a variety of shades, and the use of steel in combination with concrete. Undecorated, smooth wall surfaces are the norm. Flat roofs with no coping or eave and simple geometric forms, usually rectangular or rectilinear, dominate. Metal-framed doors and windows are generally flush with the exterior wall and are rectangular, exhibiting a regular horizontal pattern. Cantilevers and ground-floor piers were often used, and operational components of the buildings, such as elevator shafts, air condenser units, and stairwells were highly visible aspects of the design.

The partnership of Kistner, Wright & Wright was located in San Diego, comprising Theodore C. Kistner, H.L. Wright, and W.T. Wright, who partnered in 1952. Henry Lyman (H. L.) Wright became president of the firm in 1962. The architectural and engineering firm was primarily known and credited for their work on the Los Angeles Harbor Terminal, as covered in the 1963 edition of *Arts and Architecture*. The firm specialized in schools, colleges, and other public buildings in the Los Angeles area. Some of their works included the seven-story International-style Peck-Norman office building at 700 Wilshire Boulevard, completed in 1965, and the Moderne main building and girls' gymnasium at Leuzinger High School in Los Angeles, completed in the post-World War II era. They also worked as consultants to school districts in Tucson, New Orleans, and Colorado.

Edward H. Fickett was known for his work in residential architecture from Malibu to Palm Springs, and for the resort at La Costa in Carlsbad, California. Fickett, who established an architectural firm in Los Angeles in 1950, built tens of thousands of homes from coast to coast. He designed many showplace homes in Beverly Hills, San Marino, Malibu, Manhattan Beach, and Palm Springs. He also pioneered modular and structural concepts for low-cost housing developments for private and government projects during the 1950s. His work on Los Angeles city recreation and parks facilities won him praise from Los Angeles Mayor Tom Bradley. He designed Los Angeles' University High School, created master plans for Edwards Air Force Base, Norton Air Force Base, and Murphy Canyon Heights Naval Base. His contributions also included historic preservation projects such as rehabilitation of historic buildings, and seismic retrofitting. He won numerous awards for his work, and was even an architectural advisor to President Eisenhower. At the time of his death in 1999, he was praised by Governor Gray Davis as "an exceptional architect" who "made many contributions to his community and the people of this great state" (AIA 2010).

S. B. Barnes Associates was founded in 1933 by Steve Barnes, a registered civil and structural engineer and principal of the firm. By 1947, the firm had grown to include partners Bob Kadow and Mark Deering, and engineers Albin Johnson, John Holstein, John Hoef, and Clarkson W. Pinkham. Engineer Bob Spracklen joined in the mid-1950s. Still in operation today, the firm specializes in designs for commercial, marine, institutional, industrial, and government buildings, and in the usage of materials such as steel, concrete, masonry, and wood. The firm also played a critical role in developing new criteria for seismic design in California, and in testing, design, and use of various materials. Steve Barnes was a well-respected investigatory engineer and consultant for court cases involving insurance claims. Among the firm's achievements was the design work for structures at Douglas Aircraft Company in Long Beach used in testing the DC-8 commercial airliner in the 1950s, the Los Angeles International Airport (LAX), including the airport terminal system, carried out in 1959–1960, and the Southern California Edison building in Rosemead around 1970.

B11. Additional Resource Attributes (list attributes and codes):

***B12. References:**

American Institute of Architects

2010 Edward H. Fickett, FAIA: An Enduring Legacy. In *Practicing Architecture*, online source material found at <http://www.aia.org>.

American Institute of Steel Construction (AISC)

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

Page 6 of 8

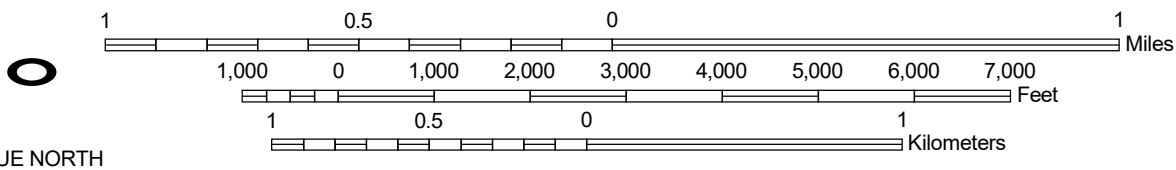
Resource Name or #: Los Angeles Cruise Terminal

1963 Awards of Excellence—1963. *Modern Steel Construction* 3(3):3–5.

B13. Remarks:

*B14. **Evaluator:** Josh Smallwood
Applied EarthWorks, Inc.
1391 W. Shaw Ave., Suite C
Fresno, CA 93711

Date of Evaluation: September 2012





Other Listings
Review Code **Reviewer** **Date**

Page 1 of 6

*Resource Name or #: 101 South Harbor Boulevard

P1. Other Identifier: 111 South Harbor Boulevard, 101 West 1st Street, 104 Beacon Street, Union Missionary Baptist Church

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Pedro Date: 1964 T ; 05S R 13W; ¼ of ¼ of Sec 18 ; S.B. B.M.
 c. Address: 101 South Harbor Blvd City: Los Angeles Zip: 90731
 d. UTM: Zone: ; mE/ mN (G.P.S.)
 e. Other Locational Data: Los Angeles County Assessor parcel number: 7449-017-008 Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 101 South Harbor Boulevard (subject property) is located on the corner of W. 1st Street and S. Harbor Boulevard in an urbanized area of San Pedro, directly west of the Port of Los Angeles. The vernacular one-to-two-story building features an irregular, rambling footprint indicative of several large additions. Its irregular form is also reflected in its varied roofline, which includes hipped and gabled sections, all of which are clad in asphalt shingles. Non-original aluminum horizontal siding sheathes the building's wood-frame structural system (visual observation suggests that wood siding remains below aluminum). Entrances are located on the north, east, and west elevations and feature wood doors of various styles. The building features a mix of double-hung wood-sash and non-original vinyl windows. Most of the latter type are found on the second story. The two-story primary (east) elevation faces South Harbor Boulevard. An elevated porch includes four pillars that hold up a flat porch roof that once served as a full-width balcony. Doors on the second story are glazed wood-panel, in severely deteriorated condition. Directly adjacent on the south side is a staircase that was an addition that leads to the second story (LADBS).

See continuation sheet, p. 4.

***P3b. Resource Attributes:** (List attributes and codes) HP16. Religious Building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
 Primary (east) elevation, view west-facing

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 Constructed circa 1904; additions constructed 1924 -1928 (City of Los Angeles 2012; LADBS 1923; 1924; 1928)

***P7. Owner and Address:**
 N/A

***P8. Recorded by:** (Name, affiliation, and address)
 A. Rodriguez and J Williams
 Rincon Consultants, Inc.
 180 N. Ashwood
 Ventura, CA 93003

***P9. Date Recorded:**
 October 12, 2021

***P10. Survey Type:** (Describe)

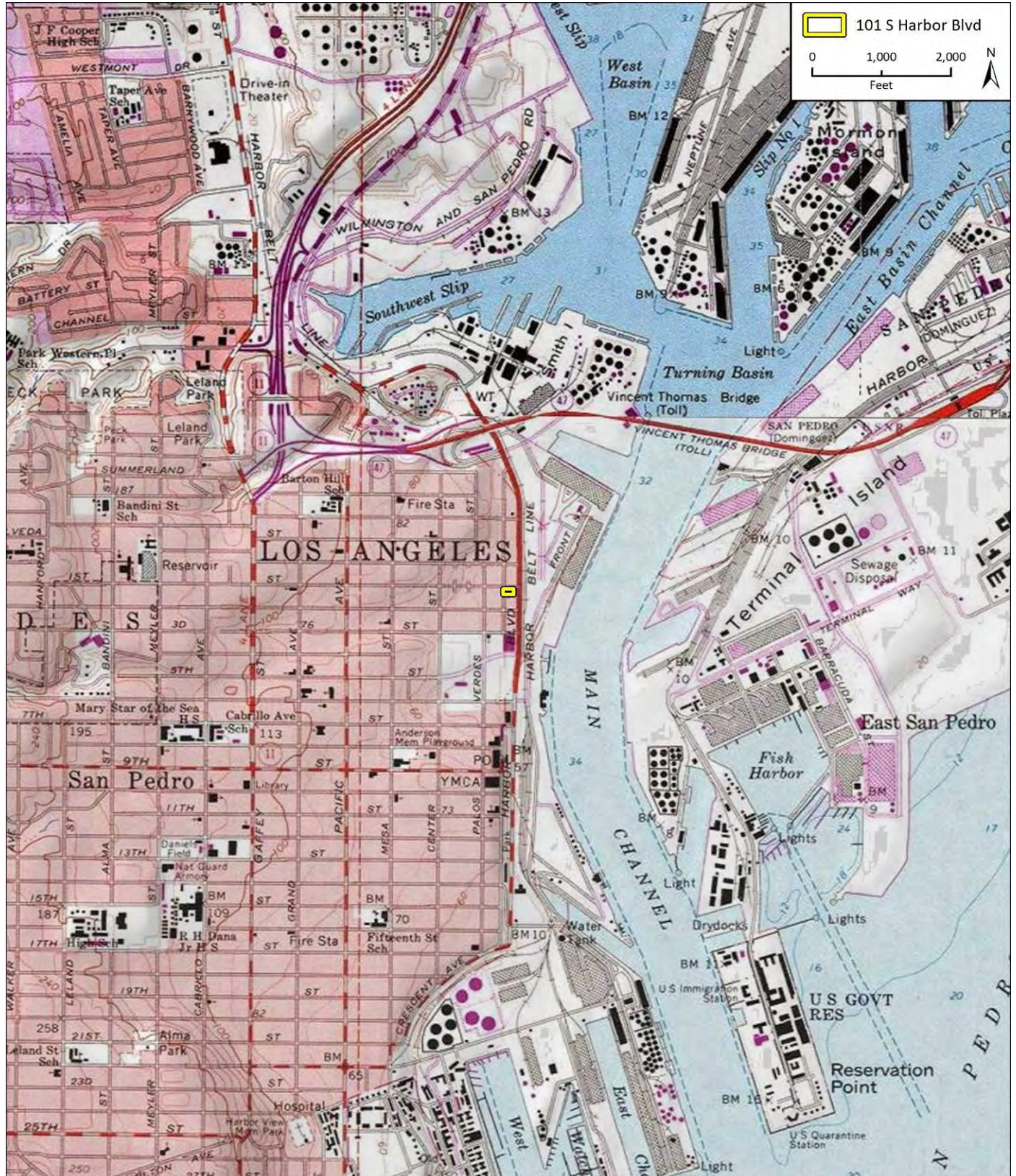
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Rincon Consultants, Inc.

2022. *One San Pedro Specific Plan Supplemental Cultural Resources Assessment Report and Effects Analysis, Los Angeles County, California.* Rincon Consultants Project No. 20-09918. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 101 South Harbor Boulevard

- B1. Historic Name: Seaman’s Church Institute
- B2. Common Name: 101 South Harbor Boulevard
- B3. Original Use: Residence
- B4. Present Use: Vacant

*B5. Architectural Style: Vernacular

*B6. Construction History:

According to SurveyLA, the subject property was constructed in 1904 as a residence. A review of City of Los Angeles permit records indicates that the building may have been constructed elsewhere and moved at least once in its early history. Historical aerial photographs depict the eastern-most portion of the building in its current location in 1924. The building was significantly expanded to the west between 1924 and 1928. The first story was remodeled in 1966 and over twenty windows were replaced in 1989. The staircase on the main portion of the building was renovated in 2012. In 1989, a building permit was issued for the replacement of 26 windows and the residing of the exterior. Visual observation suggests several upper-story windows are vinyl replacements. (LADBS; UCSB var.)

*B7. Moved? No Yes Unknown Date: 1913 Original Location: 105 S. Orizaba Street (present day South Harbor Boulevard); approximately 50 feet east of its current location.

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: N/A Theme: Port of Los Angeles, 1907-1980

Area: San Pedro

Period of Significance: circa 1920 to circa 1966 Property Type: Religious Applicable Criteria: A/1/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historical newspapers and Sanborn Fire Insurance maps appear to confirm the subject property was constructed circa 1904 for William H. Savage as presented by SurveyLA. The property, which was originally addressed as 105 S. Orizaba Street under the ownership of Savage, appears to have been relocated slightly to the east to its current location in 1913 following the widening and renaming of Orizaba Street to South Harbor Boulevard (LADBS). Born in Ireland in 1836, Savage arrived in San Pedro and became the City Attorney in the 1890s and later a California State Senator between 1900 and 1911 (*San Pedro Daily-Pilot* 1930). He appears to have owned the residence on the subject property during this period and at least through at least 1913 based on available building permits and city directories.

By 1924, the property was owned by the Seamen’s Church Institute (SCI), which that year altered and expanded it through infill of the original porch, multiple large-scale additions, and the relocation of another nearby building from 210 Second Street (LADBS). Established in New York City in 1834 as a ministry to seafaring laborers, the SCI’s mission soon expanded to serve not only the spiritual and moral, but also the material well-being, of seafaring laborers (SCI 2022). Typical services provided by the institution included ministry, boarding, and other practical services, such as banking and telephone use to traveling sailors and port workers (SCI 2022). In 1914, the SCI, by then an international organization operating in 104 ports, announced its intention to establish a chapter in the Los Angeles area. According to an article in the February 28, 1914, edition of the *Los Angeles Daily Times*, the SCI was soon to set up services in a temporary facility near the port, while saving to purchase a permanent location (*Los Angeles Daily Times* 2/28/1914).

See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A

*B12. References:

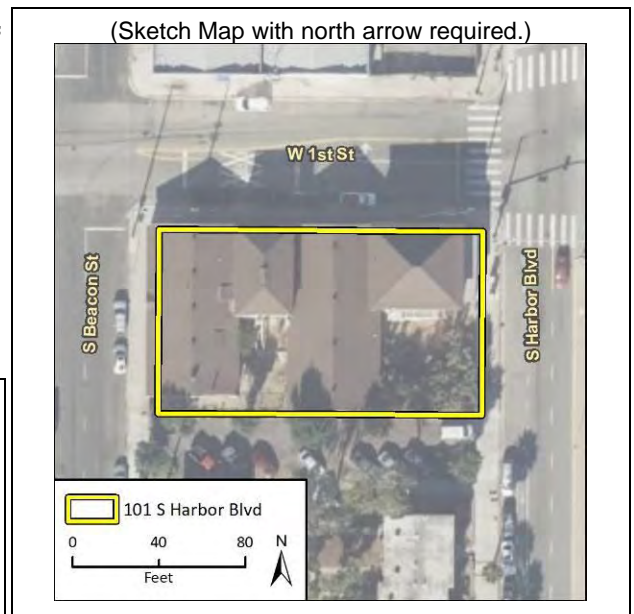
See continuation sheet, p. 6.

B13. Remarks: N/A

*B14. Evaluator: A. Rodriguez and J. Williams, Rincon Consultants

*Date of Evaluation: February 3, 2022

(This space reserved for official comments.)



***P3a. Description (continued):**

Three additions form the west end of the building. They include, in sequence from east to west, a one-story gabled section, two-story pyramidal-roof section, and one-story gabled section. The additions share the materials and general appearance of the original portion of the building. The building is in fair condition, though some elements, including doors and exterior staircases, show considerable degradation.

***B10. Significance (continued):**

The organization's decision to open a Los Angeles chapter coincided with the final stages of completion of the Panama Canal, which was expected to increase commerce in the San Pedro Harbor and, as a result, bring an increasing number of mariners to the area (City of Los Angeles 2018). The move to the subject property and the SCI's investment in a large, permanent facility, was representative of the growth and importance of the Port of Los Angeles (San Pedro Daily-Pilot 1923). At this location, the SCI offered port workers, and more specifically sailors of merchant vessels calling at San Pedro, a wide range of recreational, medical, and educational services among others (San Pedro Daily-Pilot 1923). The SCI served San Pedro's mariner community in this capacity through the middle-1960s and in circa 1966 the building was converted to the Union Missionary Baptist Church (LADBS 1966). The closure of the SCI at this location coincided with the rise of new labor-saving technologies, such as containerization, which saw a decrease in port workers requiring such services (City of Los Angeles 2018).

Significance Evaluation

In 2012, SurveyLA identified the subject property under the historic context/theme of Pre-Consolidation Communities of Los Angeles, 1859-1932 (context), San Pedro, 1850-1909 (theme), Important Persons in San Pedro history, 1850-1909 (sub theme), Residential (property type). Considering the property's significance in relation to William H. Savage, the property was assigned a 7SQ status code indicating that it does not meet eligibility standards due to integrity considerations. As part of the current assessment, Rincon concurs that the subject property does not appear eligible for its association with the pre-consolidation history of San Pedro or with William H. Savage. Since the incorporation of San Pedro and the period in which Savage occupied the residence, the subject property has been substantially modified through the relocation of the primary residence, the partial infill of the porch, and numerous additions to the rear. As such it does not possess significant integrity to convey any potentially significant associations it may have possessed with the early period and individuals of San Pedro's history.

However, following the incorporation of San Pedro and the sale and expansion of the property to and by the SCI, the subject property became associated with and representative of the noteworthy establishment and growth of the Port of Los Angeles in the early twentieth century. In consideration of the evaluative framework of SurveyLA, the property is historically significant within the context of Industrial Development and theme of the Port of Los Angeles, 1907-1980 as identified in the SurveyLA Industrial Development historic context statement (City of Los Angeles 2018). Under this context and theme, the property represents a good example of the property type Port Worker Residential, Commercial, and Community Resources. Among the subsets of properties in this category are those that "related to worker housing and community resources at the Port of Los Angeles are potentially significant as part of the history of the Port between 1906 and 1980. Consistent with this definition, the SCI operated from the subject property provided residential, social, and recreational services to the thousands of sailors who traveled through the port. In doing so, it was a valuable community resource related to the local shipping industry's workforce, mariners. According to Survey LA, resources of this combination of context, theme, and property type are rare and therefore a greater degree of integrity considerations may be acceptable (City of Los Angeles 2018). Per this guidance, the property retains sufficient integrity to convey its significant historical associations. Although it appears to have been moved in its early history and augmented significantly between 1924 and 1928, these changes occurred within the period of significance. Moreover, the building has not been moved nor its overall form or design changed since 1928. There have been several alterations to the building following the period of significance, most notably the application of aluminum siding and replacement of several windows, in addition to the change in character of surrounding development. While these alterations have reduced the property's overall integrity, the property retains sufficient integrity to convey its associations with important historical events, in particular given its rarity. As such, the property is recommended eligible for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and as a Los Angeles Historic-Cultural Monument under Criterion A/1/1 as a rare example of a community services-oriented property associated with the development and operation of the port of Los Angeles in the early 20th century. Its period of significance spans the period in which the SCI operated from the building from its current location, circa 1920 to circa 1966.

See continuation sheet, p. 5.

***B10. Significance (continued):**

As detailed above, the property does not possess sufficient integrity to convey any potentially significant associations from the pre-consolidation period of San Pedro, nor does not appear to be associated with any significant events following SCI's departure of the property in the 1960s. Similarly, it does not retain sufficient integrity to convey its associations with William H. Savage and does not appear to be associated with any other important individuals who would warrant consideration under Criterion B/2/2.

The subject property is a vernacular-style former residence converted to institutional uses. It has been altered as a result of these changed uses and as a result does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. Therefore, the property is recommended ineligible under Criterion C/3/3.

A review of available evidence and records search results did not indicate that the property may yield important information about prehistory or history to warrant consideration under Criterion D/4. The property is also not eligible as a contributor to any existing or potential historic districts.

***B12. References (continued):**

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. <http://ladbsdoc.lacity.org/idispublic/>. Accessed October 2021.

Los Angeles, City of. Office of Historic Resources. 2012. SurveyLA, Los Angeles Historic Resources Survey. Historic Resources Survey Report, San Pedro Community Plan Area, Individual Resources. https://planning.lacity.org/odocument/debd0965-03fe-4574-b4e4-dfb647420037/SPD_AppendixAFinal_07-12.pdf. Accessed February 2022.

_____. 2018. Los Angeles Citywide Historic Context Statement, Industrial Development, 1850-1980.

https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment_1850-1980.pdf#page=105&zoom=100,117,102/ Accessed February 2022.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2021

Los Angeles Times. 1928. "Chest Reaches Out to Sailor," July 8. www.newspapers.com. Accessed August 2021.

Los Angeles Times. 1952. "Church Institute Boon to Seaman," October 26. www.newspapers.com. Accessed August 2021.

Los Angeles Daily Times. 1928. "He's Secretary of All Asia," February 28. www.newspapers.com. Accessed August 2021.

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online.

<https://www.historicaerials.com/viewer>. Accessed October 2021.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area.

<http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed October 2021.

Seamen's Church Institute (SCI). 1922. Photograph of SCI building at 104 S. Beacon Street. <https://www.seamenschurch-archives.org/items/show/18428>. Accessed February 4, 2022.

_____. 2022. "Our History," SCI web site. <https://seamenschurch.org/who-we-are/our-history/>. Accessed February 2022.

University of California, Santa Barbara. Map and Imagery Lab (UCSB). 1928 and var. FrameFinder [historical aerial photograph database]. Flight C_236, Frame B-20. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October 2021.

San Pedro Daily Pilot. 1923. "Distinguished Pioneer Dies at Age of 92," May 26. www.newspapers.com. Accessed August 2021.

_____. 1930. "Seaman's Church Institute Performing a Great Work," November 7. www.newspapers.com. Accessed August 2021.

North elevation showing original portion of building; view south



North elevation depicting additions and West 1st Street entrance; view south



North elevation depicting building additions; view southwest



West elevation; view southeast



South elevation; view northeast



South elevation; view north



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S; 3CS; 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 103 North Mesa Street

P1. Other Identifier: 105, 107, 109 North Mesa Street

***P2. Location:** Not for Publication Unrestricted ***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** San Pedro

Date: 1964 **T:** 05S; **R:** 13W ; ¼ of ¼ of **Sec:** 18 ; S.B. **B.M**

c. Address: 103 North Mesa Street

City: Los Angeles

Zip: 90731

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: Los Angeles County Assessor parcel number: 7449-022-014

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The subject property is a two-story quadplex located on the northwest corner of North Mesa and 1st Streets that encompasses the addresses 103,105,107 and 109 North Mesa Street. The two-story building has an irregular footprint and is topped with a cross-gabled, flat and shed roof clad in asphalt shingles. The building features varied massing, which is the result of a two story addition on the north elevation. The building's architectural detailing is derived from multiple styles, including folk Victorian and Queen Anne. It features a variety of cladding including horizontal wood clapboard and wood shingles. Window types also vary throughout, although most appear to be wood, and includes double hung, casement and fixed. Two covered porches are featured, one on each story. The property is partially surrounded with a short, concrete block wall topped with a chain link fence and privacy hedges. A clear pathway leads to the primary entrance from North Mesa Street. Two driveways provide vehicle access to the property, one north of the building and one west of it which leads to a barn-style shed or garage. There is a small well located at the southeast of the property that does not appear to be in use. The property appears in overall good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
Primary (east-facing) elevation;
taken October 12, 2021.

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
Circa 1896 (Sanborn Fire Insurance Maps)

***P7. Owner and Address:**
N/A

***P8. Recorded by:** (Name, affiliation, and address)
Andrew Rodriguez
Rincon Consultants, Inc.
180 North Ashwood
Ventura, CA 93003

***P9. Date Recorded:**
October 12, 2021

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

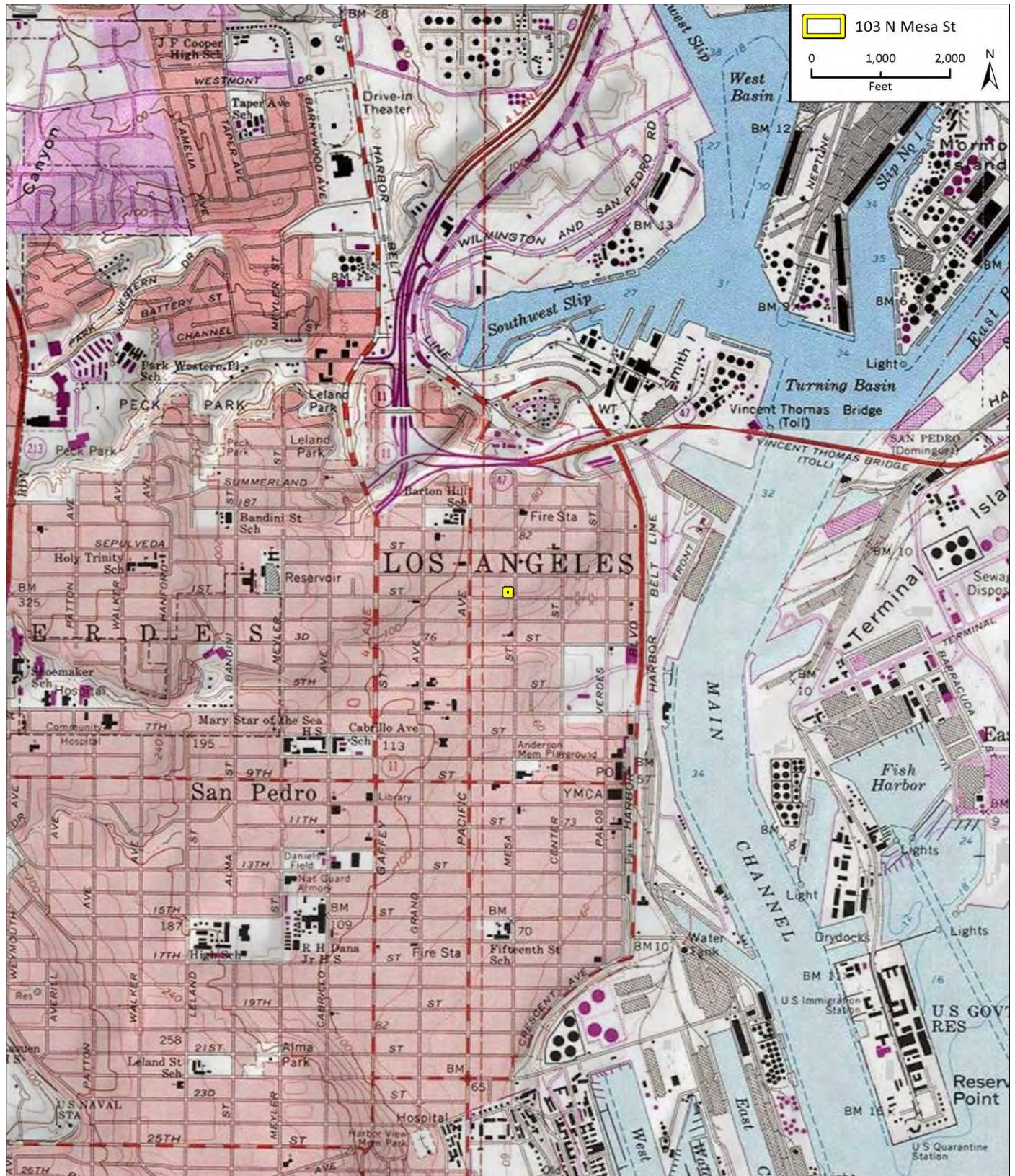
Rincon Consultants, Inc.

2022. *One San Pedro Specific Plan Supplemental Cultural Resources Assessment Report and Effects Analysis, Los Angeles County, California.* Rincon Consultants Project No. 20-09918. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 103 North Mesa Street

- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Single-family residence
- B4. Present Use: Multi-family residence

*B5. **Architectural Style:** Various including elements of Folk Victorian and Queen Anne Cottage

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Sanborn Fire Insurance maps indicate the property was initially developed as a single-family residence between 1891 and 1902 (Sanborn Fire Insurance Company 1891 and 1902). These maps and building permits indicate a second story addition was added to the north elevation in 1913 (LADBS). At some point prior to 1935 the building was converted to a 3-unit multi-family residence and later a 4-unit multi-family residence in 1961. 21 windows and 11 doors were replaced and repaired in 2014 (LADBS). Visual observation also suggests additional work occurred on the second story addition as evidenced by the shed-style roof in this location.

*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Pre-Consolidation Communities of Los Angeles, 1862-1932 **Area:** San Pedro

Period of Significance: 1896-1909

Property Type: Residential

Applicable Criteria: A/1/1; B/2/2

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sanborn Fire Insurance maps indicate the subject property was constructed as a single-family residence circa 1896, prior to the incorporation of San Pedro in 1909. As such, there are no documents on file with the Los Angeles Department of Building and Safety detailing the original architect or owner of the property. Building permits and city directories indicate the residence was owned by John A. Anderson as of 1908 (LADBS; San Pedro Directory Company 1908) Born in Norway in 1859, Anderson arrived in San Pedro in approximately 1886 via Flagstaff, Arizona (*San Pedro News Pilot* 1917). He was one of the first real estate agents in San Pedro and by 1904 had formed a partnership with George H. Peck, who is identified in the SurveyLA historic context statement for pre-consolidation communities as a noteworthy individual and real estate developer “perhaps second in power only to the Southern Pacific Railroad” (City of Los Angeles 2016: 13). Although it is unknown if Anderson developed the subject property, he was residing at the residence at 103 North Mesa Street as of 1908, during which time he was engaged in a partnership with Peck under the business name of “Peck & Anderson” (San Pedro Directory Company 1908). A review of historical newspaper articles and advertisements indicate that Peck & Anderson operated from at least 1904 through 1911 and subdivided and developed numerous properties throughout San Pedro and the surrounding area. In addition to being a “pioneer real estate agent” Anderson was active in local politics and took a leading part in the campaign to consolidate San Pedro (*San Pedro Daily Pilot* 1917). Following his passing in 1917, his wife and sons appeared to live at the subject property through at least 1923 (Los Angeles Directory Company 1923). After that time, the building was converted into a multi-family residence and was owned and occupied by a number of individuals, for which archival research failed to identify any significant associations.

B11. Additional Resource Attributes: N/A

*B12. **References:** see continuation sheet

B13. Remarks: N/A

*B14. **Evaluator:** Andrew Rodriguez, Rincon Consultants

*Date of Evaluation: November 3, 2021

(This space reserved for official comments.)



***B10. Significance (continued):**

In addition to all applicable federal, state, and local designation criteria, this evaluation considered the evaluative framework of the City of Los Angeles' citywide historic resources survey, SurveyLA. Based on the guidance presented in the historic context statement for Pre-Consolidation Communities of Los Angeles, 1862-1932, the subject property appears eligible for listing in the National Register of Historic Places, California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument under the subtheme of "Life in Independent San Pedro" (City of Los Angeles 2016). The property, which was constructed circa 1886, appears eligible under Criterion A/1/1 for its direct association with and as an early residential property illustrating the early development of San Pedro as an independent city. The property also appears eligible under Criterion B/2/2 for its direct association with John A. Anderson, who with George H. Peck are identified as significant and noteworthy real estate "pioneers" in San Pedro. Anderson resided at the subject property by at least 1908 (and presumably earlier), during which time he was in business with Peck and prior to the consolidation of San Pedro with Los Angeles in 1909. As such, the property is associated with the productive life of a person who played an important role in the formation and development of San Pedro. Although the property has undergone alterations, SurveyLA guidance indicates resources from this era are rare, and the property retains integrity of design, location, feeling and association from its period of significance. Although these alterations have not affected the property's ability to convey its significance under Criteria A/1/1 and B/2/2 as outlined above, they have affected its integrity as it relates to its Folk Victorian/Queen Anne Cottage style, and it therefore does not appear eligible under Criterion C/3/3. A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criterion D/4). The property additionally does not appear eligible as a contributor to any existing or potential historic district.

***B12. References (continued):**

- City of Los Angeles. SurveyLA. 2016 "Pre-Consolidation Communities of Los Angeles, 1862-1932." Los Angeles Citywide Historic Context Statement. <https://planning.lacity.org/odocument/232b11bd-19fd-4781-93f8-704d17b0aebc/Pre-ConsolidationCommunitiesofLosAngeles.pdf>. Accessed October 2021.
- City of Los Angeles. SurveyLA. 2017 "Residential Development and Suburbanization, 1880-1980: Apartment Houses, 1895-1970." Los Angeles Citywide Historic Context Statement. https://planning.lacity.org/odocument/09cf9007-272f-4990-b845-7031b8ed63e4/EarlyResidentialDevelopment_1880-1930_0.pdf. Accessed October 2021.
- Los Angeles, City of: Department of Building and Safety (LADBS). Var. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. <http://ladbsdoc.lacity.org/idispublic/>. Accessed October 2021.
- Los Angeles, County: Office of the Assessor. Var. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. October 2021.
- Los Angeles Directory Company. 1923. "San Pedro and Wilmington Directory." <https://rescarta.lapl.org/ResCartaWeb/jsp/RcWebBrowseCollections.jsp>. Accessed October 2021.
- Netronline. Var. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2021.
- ProQuest. Var. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed October 2021.
- San Pedro Pilot. Var. newspaper articles and classified advertisements that note the subject property address. https://www.newspapers.com/search/#query=103+n+mesa&p_province=us-ca. Accessed October 2021.
- San Pedro Directory Company. 1908. "San Pedro City Directory." <https://rescarta.lapl.org/ResCartaWeb/jsp/RcWebBrowseCollections.jsp>. Accessed October 2021.

The Port of Los Angeles (POLA) Administration Building is located at 425 South Palos Verdes Street in a residential and commercial area. The four-story building on was designed in the Late Modern Style by master architect John Carl Warnecke and constructed in 1980 as a new headquarters building for POLA administration due to demand for a larger facility. In 2014, the POLA Administration Building was recorded, evaluated, and recommended eligible for listing as a City of Los Angeles HCM by SWCA as part of the following study: *Historic Architectural Survey Report for the Los Angeles Harbor District Administration Building, Port of Los Angeles, City and County of Los Angeles, California*. In 2019 the historical significance of the property was again considered by ICF and recommended eligible for listing in the California Register of Historical Resources (CRHR). ICF recommended the building ineligible for listing in the National Register of Historic Places (NRHP), due to reduced integrity. Under local and state Criteria 3/3, the POLA administration building is a significant example of the High-Tech and Sculptural substyle of the Late-Modern style. It is additionally eligible under Criteria 3/3 for its innovative use of Cor-Ten steel framing. The building exemplifies the key character-defining features of the High-Tech and Sculptural substyles including the following: extreme exaggeration through the Cor-Ten frame, mirrored glass curtain walls, multi-level, multi-geometric shaped concrete terraced base, repetition of form, and exposed structural system.

The current update was conducted as part of the *One San Pedro Specific Plan Supplemental Cultural Resources Assessment Report and Effects Analysis*. The current effort confirmed the property appears largely as it did when it was evaluated by ICF in 2019 and there have been no changes that would warrant reconsideration of its eligibility at the local or state level.

South Elevation of the POLA Administration Building; View North



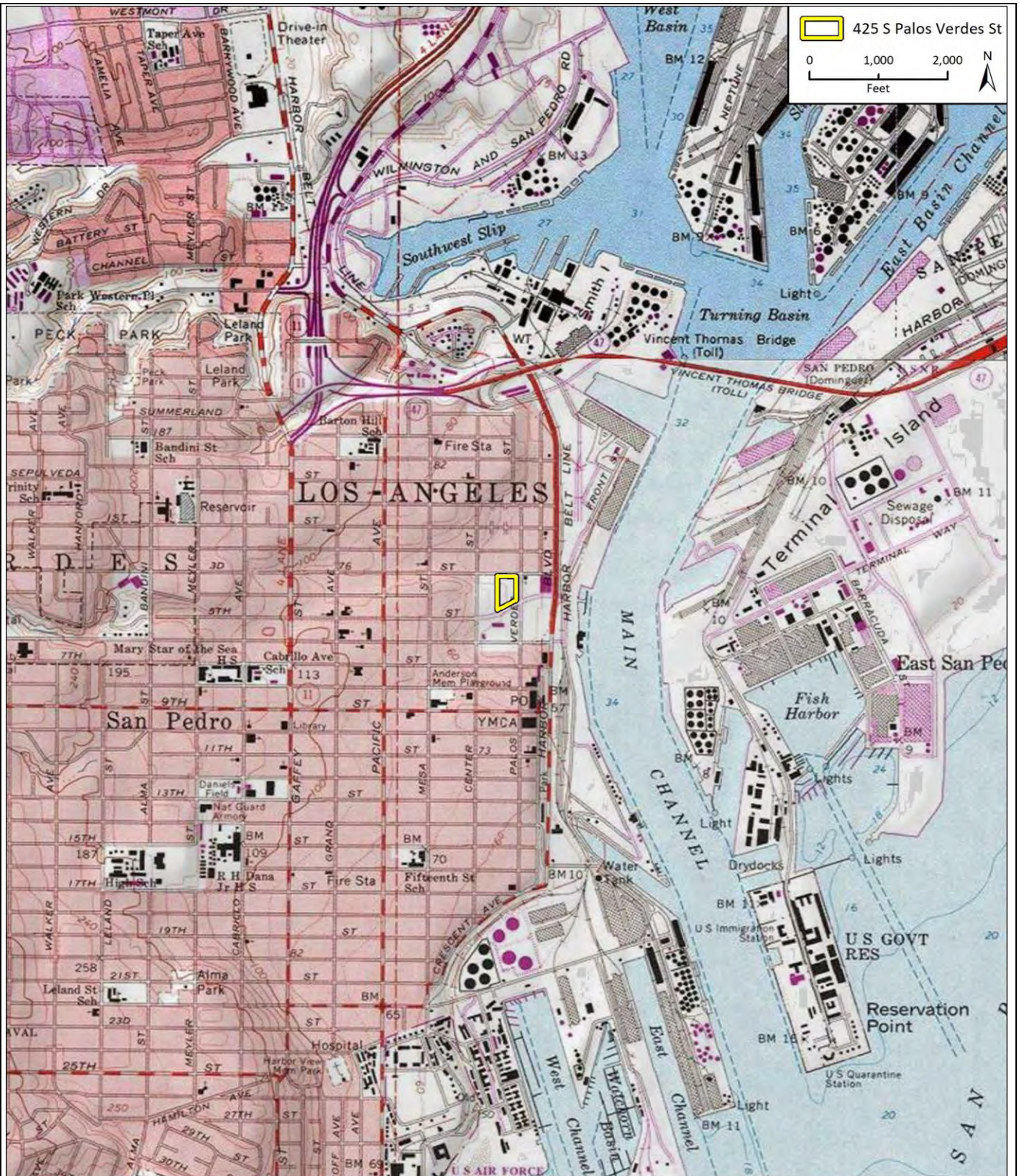
References:

Roderick, Margaret

2019 California Department of Parks and Recreation 523 series form for Los Angeles Cruise Terminal (P-19-190962). Attached to ICF memorandum titled: *Final Supplemental Historical Evaluation of the Harbor Administration Building, at 425 S. Palos Verdes Street, San Pedro, CA*. Provided by POLA via email.

Shawn, Brandi and Steven Treffers

2013 California Department of Parks and Recreation 523 series form for Los Angeles Cruise Terminal (P-19-190962). Obtained via the South Central Coastal Information Center. 2019.



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 5S3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Port of Los Angeles Administration Building

P1. Other Identifier: Los Angeles Harbor Department Administration Building

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Pedro, CA Date: 1982 T 5 S ; R 13 W ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 425 South Palos Verdes Street City: San Pedro Zip: 90731

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN: 7455-019-916

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is a four-story office building, which houses administration functions for the Port of Los Angeles and is located in the downtown area of San Pedro. Rectangular in plan, the building features a High Tech (Late-Modernist) design with elements that include mirrored, full-length windows and steel beams arranged in supportive geometric configurations around the exterior of the building. The ground floor is sunken below street level within the concrete foundation that supports the exterior supports, which are arranged in a manner that is suggestive of columns and spaced at regular intervals. Windows are covered in reflective coating to create a mirrored effect and thus repeating the geometric quality of the steel support structure and giving the illusion of an empty shell. A parking structure at the rear (north) of the building is capped by a rooftop garden and plaza, which features landscaping and a large fountain organized in rectangular cascading pools. At street level, the building is surrounded by multiple stepped terrace spaces and features many potted plants and trees. There is a plaque at the southeast corner of the parcel indicating that the surrounding trees were planted in 1977 to commemorate the 70 year anniversary of the cooperation between the Los Angeles Port and its sister port in Nagoya, Japan. The building, which retains integrity and appears to be is located on a sloped lot and fills the majority of the parcel.

*P3b. **Resource Attributes:** (List attributes and codes) HP14. Government Building

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)
 View northwest, MG_7350, October 29, 2013

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both
 1980 (*Los Angeles Times*; historiceaerials.com).

*P7. **Owner and Address:**

Port of Los Angeles
 425 Palos Verdes Street
 San Pedro, CA 90733

*P8. **Recorded by:** (Name, affiliation, and address)

Brandi Shawn and Steven Treffers
 SWCA Environmental Consultants
 150 S. Arroyo Parkway, 2nd Floor
 Pasadena, CA 91105

*P9. **Date Recorded:**

October 29, 2013

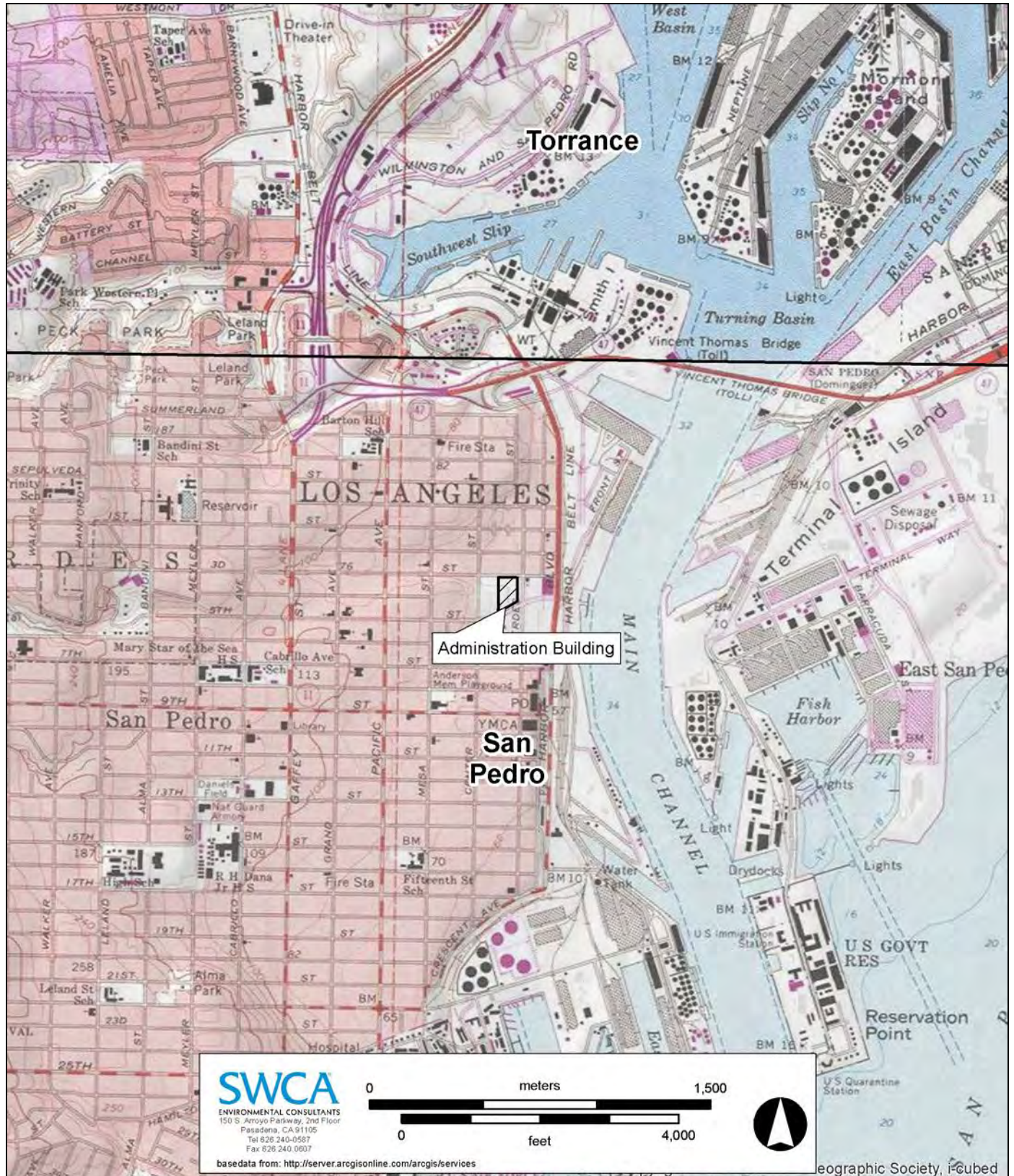
*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

Historic Architectural Survey Report for the Los Angeles Harbor Department Administration Building, Port of Los Angeles, City and County of Los Angeles, California (SWCA Environmental Consultants 2013).

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Port of Los Angeles Administrative Building

B1. Historic Name:

B2. Common Name:

B3. Original Use: Administration Building

B4. Present Use: Administration Building

*B5. **Architectural Style:** High Tech

*B6. **Construction History:** (Construction date, alterations, and date of alterations) Constructed in 1980 (Ryon 1981).

*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**

*B8. **Related Features:** none

B9a. Architect: John Carl Warnecke & Associates

b. Builder: Unknown

*B10. **Significance: Theme:** High-Tech, Late-Modernism, 1966-1980 **Area:** POLA

Period of Significance: 1980

Property Type: Commercial

Applicable Criteria: C/ 3/ 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Constructed in 1980, the LAHD Administration building in San Pedro exhibits many key character-defining features of the High Tech sub-type of the Late Modernist style. The building was designed by noted architect John Carl Warnecke and symbolized the successes and continued aspirations of the Port of Los Angeles in the decades after World War II. Since the establishment of the Port and the Board of Harbor Commissioners in 1907, the LAHD occupied space within a variety of buildings, none of which were completely dedicated to the Port. Archival research indicates the general offices were located at the Byrne Building at 253 South Broadway in downtown Los Angeles during the 1920s, and at San Pedro City Hall at 638 South Beacon Street during the 1930s and 1940s (City of Los Angeles Board of Harbor Commissioners). The rapid expansion of the Port in the post-World War II era no doubt increased the administrative demands of the LAHD; and in 1964, plans were approved for a new, dedicated administration building in San Pedro (*Los Angeles Times* 1964). In what would become a prolonged and controversial series of events however, plans for the building were eventually abandoned in favor of an unrealized World Trade Center Complex on Terminal Island (*Los Angeles Times* 1967). As the political and financial issues of the World Trade Center played out, the administrative functions of the Harbor Department moved into office space at the Pacific Trade Center at 255 West 5th Street in San Pedro in 1965 (*Los Angeles Times* 1967).

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

City of Los Angeles Board of Harbor Commissioners. Annual Report of the Board of Harbor Commissioners, various years. On file, Port of Los Angeles Archives, Los Angeles.

Grimes, William. John Carl Warnecke, Architect to Kennedy, Dies at 91. *New York Times*, New York. April 22, 2010.

Los Angeles Times. Port Approves \$4.5 Million Bulk Loader. *Los Angeles Times*, Los Angeles. May 7, 1964.

Los Angeles Times. Port Project's History Marked by Long Delay. *Los Angeles Times*, Los Angeles. October 18, 1967.

Los Angeles Times. 10 Projects Receive Design Awards. *Los Angeles Times*, Los Angeles. October 25, 1981.

Murphy, Dean. "Seeing Red Raindrops on Metal, Piegons Overhead Stain Port's Pride." *Los Angeles Times*, Los Angeles. April 2, 1987.

Paul, Daniel. *Late Modernism Historic Context Statement Draft 2*. Prepared by ICF Jones & Stokes for Los Angeles Department of City Planning, Office of Historic Resources, Los Angeles. 2009.

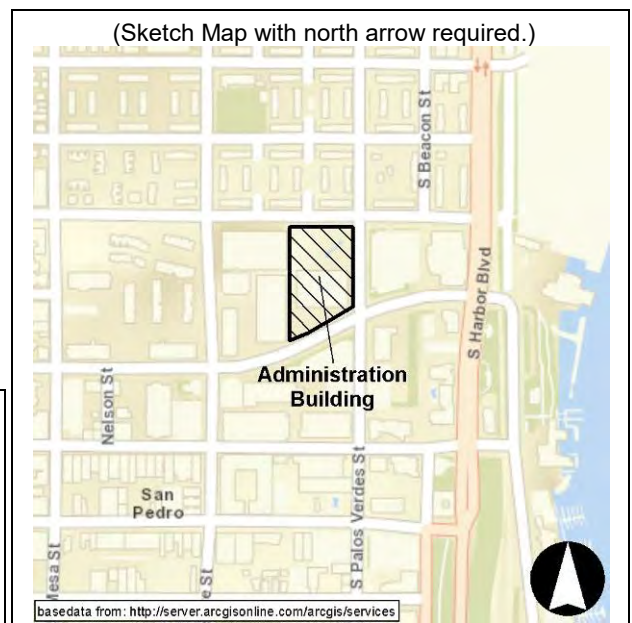
Ryon, Ruth. 'Economy Key in Building Plan. *Los Angeles Times*, Los Angeles. April 16, 1981.

B13. Remarks:

*B14. **Evaluator:** Brandi Shawn and Steven Treffers

***Date of Evaluation:** October 29, 2013

(This space reserved for official comments.)



*Recorded by: B. Shawn and S. Treffers, SWCA Inc.

*Date: October 29, 2013 Continuation Update

By the late 1970s employees were spread across various floors in multiple locations, and the need for a dedicated LAHD building became increasingly evident as the department continued to grow (Ryon 1981). Representative of the Port's status by this time, architect John Carl Warnecke was chosen in 1978 to design the new building. Warnecke gained initial national significance as an architect in the late 1950s when he presented a model for a new U.S. Embassy in Bangkok, Thailand. While the building was never built, he was soon appointed by Jacqueline Kennedy to preserve a row of historic residences across the street from the White House in Lafayette Square, and later by John F. Kennedy to serve on the Commission of Fine Arts in 1963. Warnecke's most well-known project followed Kennedy's assassination later that year, when he was asked to design the Kennedy grave site at Arlington Cemetery. Warnecke saw many more large-scale projects over the years, including the often criticized window-less 30-story AT&T Long Lines Building in Manhattan (1974), the Soviet Embassy Building (1975), and the South Terminal Building at Logan Airport in Boston (1977). By 1977 Warnecke was running the largest architectural firm in the United States (Grimes 2010).

Part form and part function, the building was designed with characteristics of the High Tech sub-type of Late-Modernism. This architectural style was part of a larger trend that was occurring throughout Los Angeles in the 1970s, which sought to push the boundaries of more traditional, International-style Modernism. Experimenting with materials such as metal and reflecting glass, architects embraced sculptural forms, and sought to break apart (or at least expose) the box that had been dictated by an increasingly conformist style of Modernism (Paul 2009). As evidenced in the LAHD Administration building, the High-Tech sub-type openly revealed structural and infrastructural components that would typically be enclosed or hidden. The building's exposes its skeletal structure, with the geometric arrangement of structural steel beams mimicking the gantry cranes, steel bridges, and booms seen across the Port (Los Angeles Times 1981; Paul 2009). This skeletal structure further eliminated the need for interior load-bearing walls, creating open interior spaces with no vertical supports. Other key elements of the style seen in the subject property include the mirrored floor-to-ceiling windows, which not only provided panoramic views of the harbor but also projected a futuristic quality characteristic of the High Tech sub-type. Warnecke's successful application of the style in the LAHD Administration Building was recognized in 1981 when the building received an award from the American Institute of Architects for excellence in design and execution (*Los Angeles Times* 1981).

The use of modern materials was not without problems however. The steel girders used to provide structural support for the building were made from Corten, a type of steel that was claimed to be susceptible to rust for the first few years of exposure before forming its own protective coating. Issues arose a few years after construction when the Corten girders did not function as expected and subsequently began to rust and stain the concrete foundation. This led to the Harbor Department pursuing a lawsuit against the architectural firm for the sum of \$300,000 (Los Angeles Times (Murphey 1987). Cleaning efforts to maintain the steel girders is on-going.

Because this property is of the recent past (built in 1980), it must meet the Criteria Consideration G threshold for achieving exceptional significance within the last fifty years in order to be eligible for the NRHP or CRHR. In assessing the property's significance, it does not appear eligible for listing in the NRHP or CRHR under Criteria A/ 1 for its associations with important events or patterns of development. During research, no information was revealed that indicates that the current site is associated with any personages of interest; as such, the property does not appear eligible for the NRHP or CRHR under Criteria B/ 2 for its associations with important persons. The Administration Building is a good example of the High Tech architectural style. It was built in 1980 at the end of the period of significance of Late-Modernism (1966-1980) and exhibits many of the character-defining/ associative features of the High Tech style, including use of exposed industrial materials such as steel, concrete, and glass; a simple color palette; deliberately exposed structural framing; a smooth all-over skin of glass; unpainted exterior; and it has a stark contrast with the surrounding setting. However, the building does not appear to meet the threshold for "exceptional importance" under Criteria Consideration G for properties less than 50 years old. Therefore, the building is not eligible under NRHP and CRHR Criteria C/ 3 for architectural merits. In addition, no evidence was discovered to warrant consideration under Criteria D/ 4.

While not eligible at the national and state level, the property does appear to be eligible as a City of Los Angeles HCM under local level criteria 3 for a property that embodies the distinctive characteristics of a style, type, period, and method of construction. In addition, the building is the work of John C. Warnecke, a master architect who designed numerous buildings all over the United States, with fewer extant examples in the Los Angeles area. The Administration Building falls within the period of significance for Late-Modernist buildings in Los Angeles (1966-1980), and as previously discussed, possesses the quintessential character-defining features of the High Tech style. The Port of Los Angeles Administration building is a unique example of High Tech design in the San Pedro area. The only noted integrity issue is the rust staining on building's concrete foundation, which is the result of the metal structural framing rusting in the rain and dripping down onto the concrete.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Port of Los Angeles Administration Building

P1. Other Identifier: Los Angeles Harbor Department Administration Building

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Pedro, CA Date: 1982 T 5 S ; R 13 W ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 425 South Palos Verdes Street City: San Pedro Zip: 90731

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN: 7455-019-916

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is a four-story office building, which houses administration functions for the Port of Los Angeles and is located in the downtown area of San Pedro. Rectangular in plan, the building features a High Tech (Late-Modernist) design with elements that include mirrored, full-length windows and steel beams arranged in supportive geometric configurations around the exterior of the building. The ground floor is sunken below street level within the concrete foundation that supports the exterior supports, which are arranged in a manner that is suggestive of columns and spaced at regular intervals. Windows are covered in reflective coating to create a mirrored effect and thus repeating the geometric quality of the steel support structure and giving the illusion of an empty shell. A parking structure at the rear (north) of the building is capped by a rooftop garden and plaza, which features landscaping and a large fountain organized in rectangular cascading pools. At street level, the building is surrounded by multiple stepped terrace spaces and features many potted plants and trees. There is a plaque at the southeast corner of the parcel indicating that the surrounding trees were planted in 1977 to commemorate the 70 year anniversary of the cooperation between the Los Angeles Port and its sister port in Nagoya, Japan. The building, which retains integrity and appears to be is located on a sloped lot and fills the majority of the parcel.

*P3b. **Resource Attributes:** (List attributes and codes) HP14. Government Building

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View northwest, MG_7350, October 29, 2013

*P6. **Date Constructed/Age and**

Sources: Historic
 Prehistoric Both
1980 (*Los Angeles Times*;
historiceaerials.com).

*P7. **Owner and Address:**

Port of Los Angeles
425 Palos Verdes Street
San Pedro, CA 90733

*P8. **Recorded by:** (Name, affiliation, and address)

Brandi Shawn and Steven Treffers
SWCA Environmental Consultants
150 S. Arroyo Parkway, 2nd Floor
Pasadena, CA 91105

*P9. **Date Recorded:**

October 29, 2013

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

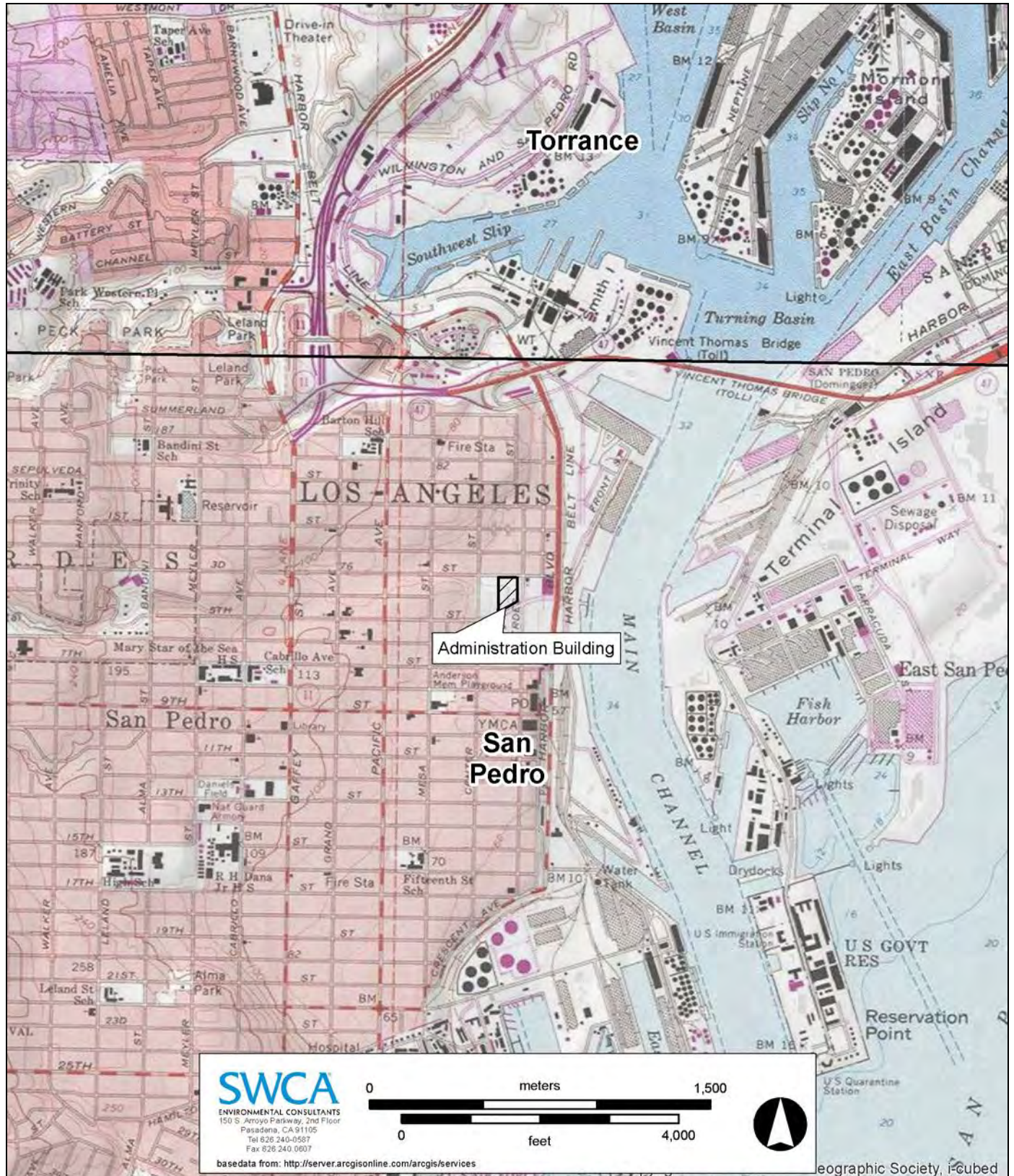
Historic Architectural Survey Report for the Los Angeles Harbor Department Administration Building, Port of Los Angeles, City and County of Los Angeles, California (SWCA Environmental Consultants 2013).

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

LOCATION MAP



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 5S3

*Resource Name or # (Assigned by recorder) Port of Los Angeles Administrative Building

B1. Historic Name:

B2. Common Name:

B3. Original Use: Administration Building

B4. Present Use: Administration Building

*B5. **Architectural Style:** High Tech

*B6. **Construction History:** (Construction date, alterations, and date of alterations) Constructed in 1980 (Ryon 1981).

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:** none

B9a. Architect: John Carl Warnecke & Associates

b. Builder: Unknown

*B10. **Significance: Theme:** High-Tech, Late-Modernism, 1966-1980 **Area:** POLA

Period of Significance: 1980

Property Type: Commercial

Applicable Criteria: C/ 3/ 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Constructed in 1980, the LAHD Administration building in San Pedro exhibits many key character-defining features of the High Tech sub-type of the Late Modernist style. The building was designed by noted architect John Carl Warnecke and symbolized the successes and continued aspirations of the Port of Los Angeles in the decades after World War II. Since the establishment of the Port and the Board of Harbor Commissioners in 1907, the LAHD occupied space within a variety of buildings, none of which were completely dedicated to the Port. Archival research indicates the general offices were located at the Byrne Building at 253 South Broadway in downtown Los Angeles during the 1920s, and at San Pedro City Hall at 638 South Beacon Street during the 1930s and 1940s (City of Los Angeles Board of Harbor Commissioners). The rapid expansion of the Port in the post-World War II era no doubt increased the administrative demands of the LAHD; and in 1964, plans were approved for a new, dedicated administration building in San Pedro (*Los Angeles Times* 1964). In what would become a prolonged and controversial series of events however, plans for the building were eventually abandoned in favor of an unrealized World Trade Center Complex on Terminal Island (*Los Angeles Times* 1967). As the political and financial issues of the World Trade Center played out, the administrative functions of the Harbor Department moved into office space at the Pacific Trade Center at 255 West 5th Street in San Pedro in 1965 (*Los Angeles Times* 1967).

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

City of Los Angeles Board of Harbor Commissioners. Annual Report of the Board of Harbor Commissioners, various years. On file, Port of Los Angeles Archives, Los Angeles.

Grimes, William. John Carl Warnecke, Architect to Kennedy, Dies at 91. *New York Times*, New York. April 22, 2010.

Los Angeles Times. Port Approves \$4.5 Million Bulk Loader. *Los Angeles Times*, Los Angeles. May 7, 1964.

Los Angeles Times. Port Project's History Marked by Long Delay. *Los Angeles Times*, Los Angeles. October 18, 1967.

Los Angeles Times. 10 Projects Receive Design Awards. *Los Angeles Times*, Los Angeles. October 25, 1981.

Murphy, Dean. "Seeing Red Raindrops on Metal, Piegons Overhead Stain Port's Pride." *Los Angeles Times*, Los Angeles. April 2, 1987.

Paul, Daniel. *Late Modernism Historic Context Statement Draft 2*. Prepared by ICF Jones & Stokes for Los Angeles Department of City Planning, Office of Historic Resources, Los Angeles. 2009.

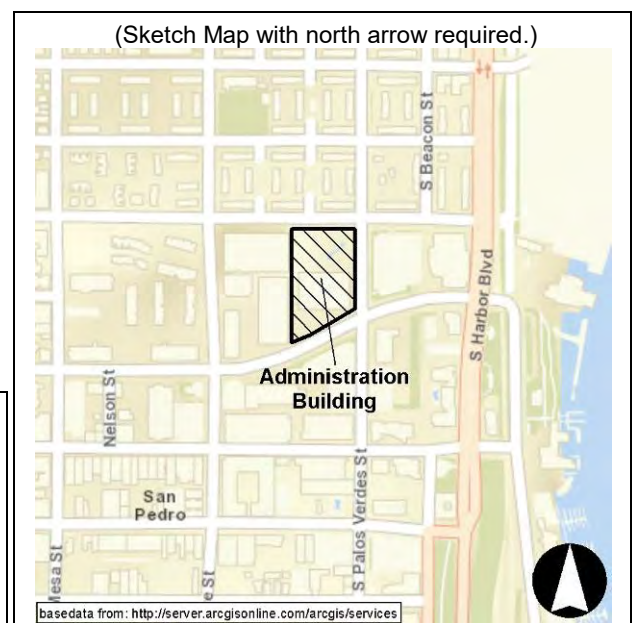
Ryon, Ruth. 'Economy Key in Building Plan. *Los Angeles Times*, Los Angeles. April 16, 1981.

B13. Remarks:

*B14. **Evaluator:** Brandi Shawn and Steven Treffers

***Date of Evaluation:** October 29, 2013

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 4 of 4

*Resource Name or # (Assigned by recorder) Port of Los Angeles Administration Building

*Recorded by: B. Shawn and S. Treffers, SWCA Inc.

*Date: October 29, 2013 Continuation Update

By the late 1970s employees were spread across various floors in multiple locations, and the need for a dedicated LAHD building became increasingly evident as the department continued to grow (Ryon 1981). Representative of the Port's status by this time, architect John Carl Warnecke was chosen in 1978 to design the new building. Warnecke gained initial national significance as an architect in the late 1950s when he presented a model for a new U.S. Embassy in Bangkok, Thailand. While the building was never built, he was soon appointed by Jacqueline Kennedy to preserve a row of historic residences across the street from the White House in Lafayette Square, and later by John F. Kennedy to serve on the Commission of Fine Arts in 1963. Warnecke's most well-known project followed Kennedy's assassination later that year, when he was asked to design the Kennedy grave site at Arlington Cemetery. Warnecke saw many more large-scale projects over the years, including the often criticized window-less 30-story AT&T Long Lines Building in Manhattan (1974), the Soviet Embassy Building (1975), and the South Terminal Building at Logan Airport in Boston (1977). By 1977 Warnecke was running the largest architectural firm in the United States (Grimes 2010).

Part form and part function, the building was designed with characteristics of the High Tech sub-type of Late-Modernism. This architectural style was part of a larger trend that was occurring throughout Los Angeles in the 1970s, which sought to push the boundaries of more traditional, International-style Modernism. Experimenting with materials such as metal and reflecting glass, architects embraced sculptural forms, and sought to break apart (or at least expose) the box that had been dictated by an increasingly conformist style of Modernism (Paul 2009). As evidenced in the LAHD Administration building, the High-Tech sub-type openly revealed structural and infrastructural components that would typically be enclosed or hidden. The building's exposes its skeletal structure, with the geometric arrangement of structural steel beams mimicking the gantry cranes, steel bridges, and booms seen across the Port (Los Angeles Times 1981; Paul 2009). This skeletal structure further eliminated the need for interior load-bearing walls, creating open interior spaces with no vertical supports. Other key elements of the style seen in the subject property include the mirrored floor-to-ceiling windows, which not only provided panoramic views of the harbor but also projected a futuristic quality characteristic of the High Tech sub-type. Warnecke's successful application of the style in the LAHD Administration Building was recognized in 1981 when the building received an award from the American Institute of Architects for excellence in design and execution (*Los Angeles Times* 1981).

The use of modern materials was not without problems however. The steel girders used to provide structural support for the building were made from Corten, a type of steel that was claimed to be susceptible to rust for the first few years of exposure before forming its own protective coating. Issues arose a few years after construction when the Corten girders did not function as expected and subsequently began to rust and stain the concrete foundation. This led to the Harbor Department pursuing a lawsuit against the architectural firm for the sum of \$300,000 (Los Angeles Times (Murphey 1987). Cleaning efforts to maintain the steel girders is on-going.

Because this property is of the recent past (built in 1980), it must meet the Criteria Consideration G threshold for achieving exceptional significance within the last fifty years in order to be eligible for the NRHP or CRHR. In assessing the property's significance, it does not appear eligible for listing in the NRHP or CRHR under Criteria A/ 1 for its associations with important events or patterns of development. During research, no information was revealed that indicates that the current site is associated with any personages of interest; as such, the property does not appear eligible for the NRHP or CRHR under Criteria B/ 2 for its associations with important persons. The Administration Building is a good example of the High Tech architectural style. It was built in 1980 at the end of the period of significance of Late-Modernism (1966-1980) and exhibits many of the character-defining/ associative features of the High Tech style, including use of exposed industrial materials such as steel, concrete, and glass; a simple color palette; deliberately exposed structural framing; a smooth all-over skin of glass; unpainted exterior; and it has a stark contrast with the surrounding setting. However, the building does not appear to meet the threshold for "exceptional importance" under Criteria Consideration G for properties less than 50 years old. Therefore, the building is not eligible under NRHP and CRHR Criteria C/ 3 for architectural merits. In addition, no evidence was discovered to warrant consideration under Criteria D/ 4.

While not eligible at the national and state level, the property does appear to be eligible as a City of Los Angeles HCM under local level criteria 3 for a property that embodies the distinctive characteristics of a style, type, period, and method of construction. In addition, the building is the work of John C. Warnecke, a master architect who designed numerous buildings all over the United States, with fewer extant examples in the Los Angeles area. The Administration Building falls within the period of significance for Late-Modernist buildings in Los Angeles (1966-1980), and as previously discussed, possesses the quintessential character-defining features of the High Tech style. The Port of Los Angeles Administration building is a unique example of High Tech design in the San Pedro area. The only noted integrity issue is the rust staining on building's concrete foundation, which is the result of the metal structural framing rusting in the rain and dripping down onto the concrete.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 100 East 1st Street

P1. Other Identifier: 100 East 1st Street

***P2. Location:** Not for Publication Unrestricted ***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** San Pedro

Date: 1964 T 05S; R 13W; ¼ of ¼ of Sec 18; S.B. B.M.

c. Address: 100 East 1st Street

City: San Pedro Zip: 90731

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: Los Angeles County Assessor parcel number: 7449-017-007 and 7449-017-002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The subject property is comprised of two Los Angeles County Assessor's parcels developed with a single-story industrial building constructed in 1923. The building is sited at the northeast corner of North Beacon Street and East 1st; a chain-link enclosed parking lot is located adjacent to the east of the building. The building is minimally adorned and does not embody a particular architectural style. The roughly square-planned, double bay building is clad in white stucco, features minimal window and door openings and is topped with a double gabled roof surrounded with a stepped parapet. The primary public entry is asymmetrically located on the south elevation and is surrounded with stone veneer and covered with an awning. The property appears in overall good condition.

***P3b. Resource Attributes:** HP8. Industrial Building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
Primary, (south) elevation, view north-facing; taken October 12, 2021.

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1923 (Los Angeles County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:** (Name, affiliation, and address)
Andrew Rodriguez
Rincon Consultants, Inc.
180 N. Ashwood
Ventura, CA 93003

***P9. Date Recorded:**
October 12, 2021

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

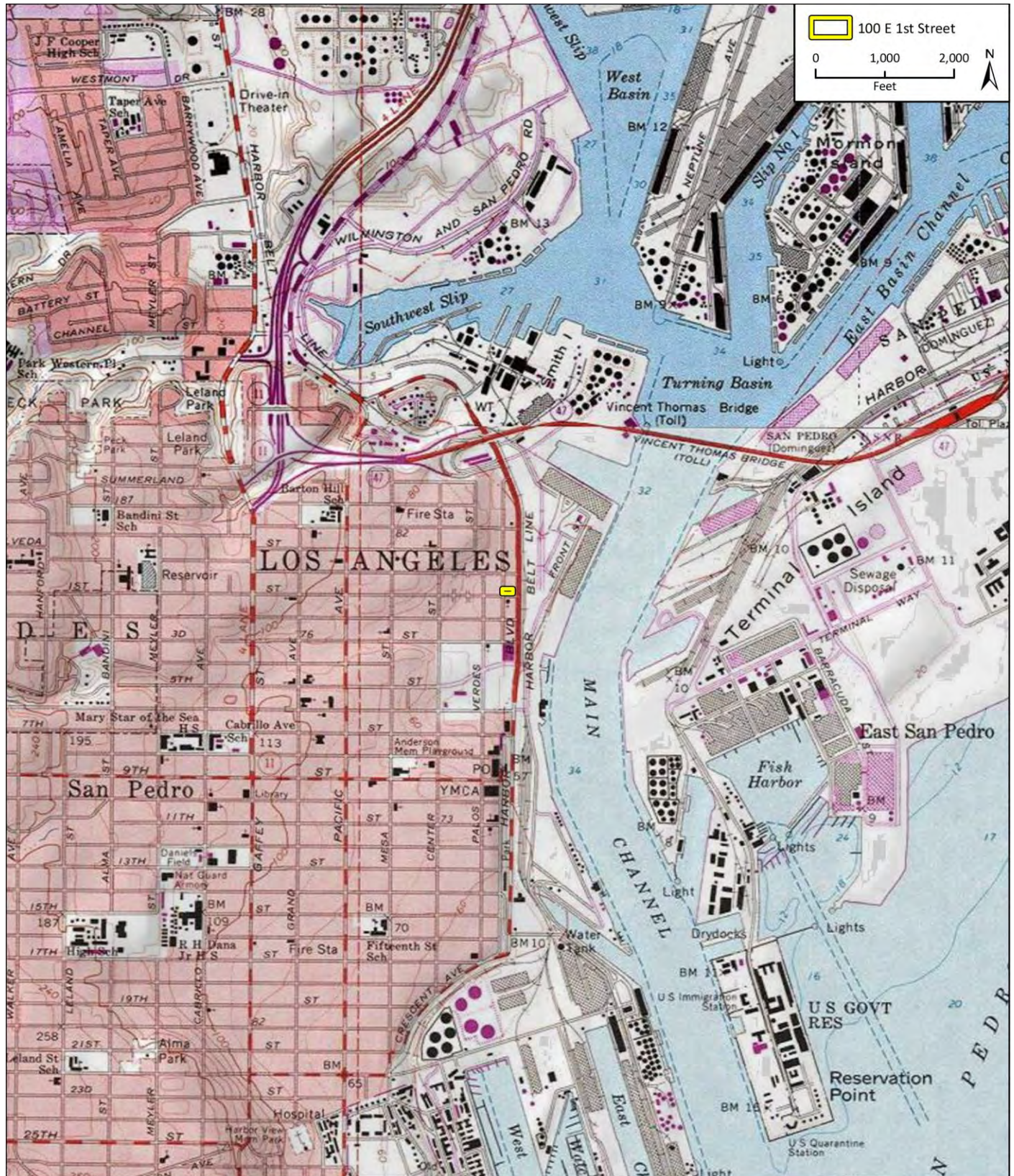
Rincon Consultants, Inc.

2022. *One San Pedro Specific Plan Supplemental Cultural Resources Assessment Report and Effects Analysis, Los Angeles County, California.* Rincon Consultants Project No. 20-09918. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 100 East 1st Street

- B1. Historic Name: 100 East 1st Street
- B2. Common Name: 100 East 1st Street
- B3. Original Use: Commercial
- B4. Present Use: Commercial

*B5. Architectural Style: N/A

*B6. Construction History: A review of historical aerials indicates that the property retains its original footprint (Netronline 2021). Visual observation indicates that the awning and stone veneer surrounding the public entry are non-original.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: N/A

*B10. Significance: Theme: N/A

Area: N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: 3S

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property consists of a large parcel that includes one utilitarian warehouse building constructed in 1923 and an adjacent parking lot. Archival research identified a variety of former owners or occupants associated with the property which include a sandwich vendor and department store (LADBS). Its earliest known occupant was a Mexican grocery store as indicated in a 1926 city directory (Ancestry.com 2021). Little additional consequential information was identified about the property through the research conducted for this study.

The subject property is recommended ineligible for listing in the National Register, the California Register and as a City of Los Angeles Historical Cultural Monument under any certain significance criteria. It does meet eligibility requirements for Context/Theme/Property included in the SurveyLA Historic Context Statement. Research did not indicate that the property is associated with any important events or individuals significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The property contains one building which is a utilitarian example that does not embody a particular style or design aesthetic. The property is therefore recommended ineligible for historic designation due to architectural merit (Criteria C/3/3). A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history (Criteria D/4/4).

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. <http://ladbsdoc.lacity.org/idispublic/>. Accessed October 2021.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2021

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2021.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed October 2021.

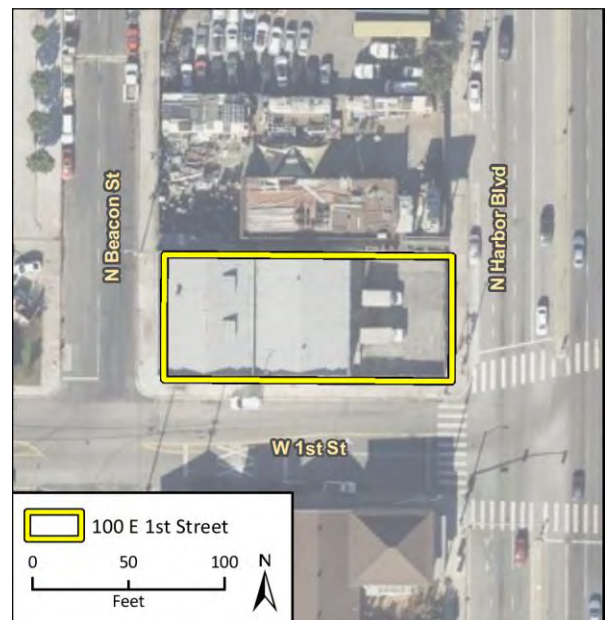
Ancestry.com. US City Directories, 1822-1995. San Pedro Directories, Various Dates. Accessed November 3, 2021.

B13. Remarks: N/A

*B14. Evaluator: Andrew Rodriguez, Rincon Consultants

*Date of Evaluation: November 3, 2021

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 133 South Mesa Street

P1. Other Identifier: 133-135-137-139 South Mesa Street

***P2. Location:** Not for Publication Unrestricted ***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** San Pedro

Date: 1964 T 05S; R 13W; ¼ of ¼ of Sec 18

; S.B. B.M.

c. Address: 133-135-137-139 South Mesa Street

City: Los Angeles

Zip: 90731

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Los Angeles County Assessor parcel number: 7449-024-014

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 133 South Mesa Street (subject property) is a rectangular shaped parcel developed with a two-story, four-unit apartment building. The building sits on a hill approximately about one-story above street level and is accessible from South Mesa Street via a concrete staircase with a decorative metal railing, surrounded with landscaping. The rectangular planned, minimally ornamented building sits on a concrete foundation, is clad in white stucco, and is topped with a shallow pyramid roof with a minimal overhanging eave. Windows appear to be metal sliders with those on the ground story covered by metal bars. The second story of the building's south elevation features a balcony that provides access to second-story units. All entrances are contained on the buildings south, non-street facing elevation. The property appears in overall good condition.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
Primary (east) elevation, view west-facing. Taken October 12, 2021.

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both

1960 (Los Angeles County Assessor)

***P7. Owner and Address:**

N/A

***P8. Recorded by:** (Name, affiliation, and address)

Andrew Rodriguez
Rincon Consultants, Inc.
180 N. Ashwood
Ventura, CA 93003

***P9. Date Recorded:**

October 12, 2021

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

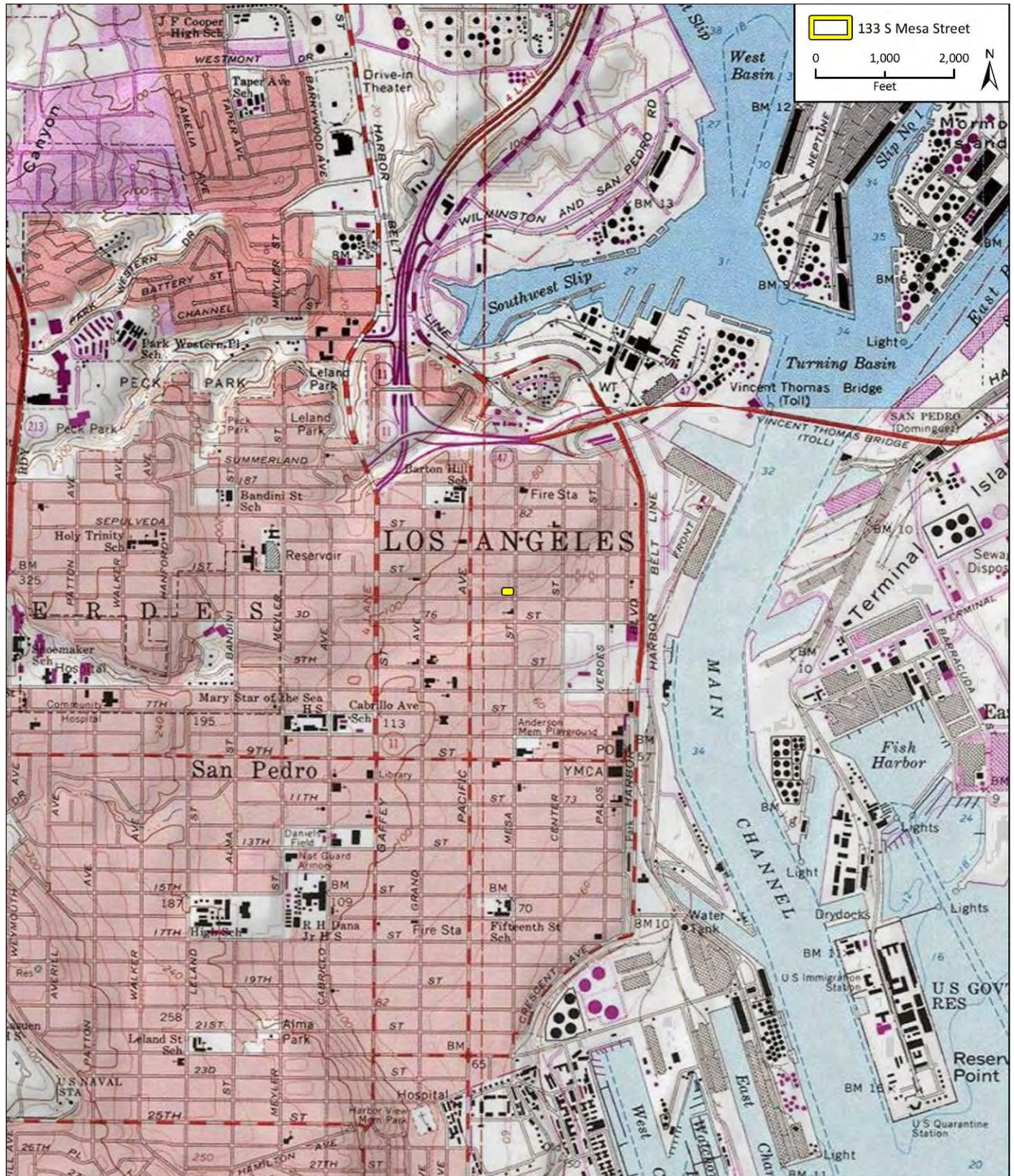
Rincon Consultants, Inc.

2022. *One San Pedro Specific Plan Supplemental Cultural Resources Assessment Report and Effects Analysis, Los Angeles County, California.* Rincon Consultants Project No. 20-09918. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 133 South Mesa Street

- B1. Historic Name: 133 South Mesa Street
- B2. Common Name: 133 South Mesa Street
- B3. Original Use: Apartment Building
- B4. Present Use: Apartment Building

*B5. Architectural Style: Dingbat/Stucco Box

*B6. Construction History:

The building was constructed in 1960 and, according to available permit records and visual observation, has been minimally altered since the time of its construction (LADBS 2021).

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: None

b. Builder: Economy Builders

*B10. Significance: N/A Theme: N/A

Area: N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was constructed by Economy Builders in 1960 on behalf of property owner Julia Byrd. A review of historical newspapers failed to identify any consequential information regarding Byrd or Economy Builders, the latter of which appears to have been one of many contractors specializing in apartment construction during this period. Building permits indicate the building was later owned by Curtis Phillips. No additional information of note was identified on the owners or occupants of the property. As a result of the current evaluation, the subject property is recommended ineligible for listing in the National or California Registers, and as a City of Los Angeles Historic Cultural Monument under any significance criteria. The subject property is associated with post-World War II residential growth of Los Angeles, which is detailed in the SurveyLA Residential Development and Suburbanization, 1880-1980 context, under the Residential-Multi-Family property type. However, there is no evidence to suggest the property is individually significant within this context and it does not meet the eligibility standards outlined by SurveyLA; it is not an excellent example of its type, because it lacks many of the character-defining features of the dingbat/stucco box property type, specifically soft-story parking or exaggerated façade details. As such it does not possess significant historical or architectural associations to warrant eligibility under Criteria A/1/1 or C/3/3. Archival research failed to identify any information suggesting any of the building’s owners or occupants can be considered important and it therefore is ineligible under Criterion B/3/3. A review of available evidence and records search results also did not indicate that the property may yield important information about prehistory or history to warrant eligibility under Criterion D/4. The property is additionally ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. <http://ladbsdoc.lacity.org/idispublic/>. Accessed October 2021.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2021

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2021.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed October 2021.

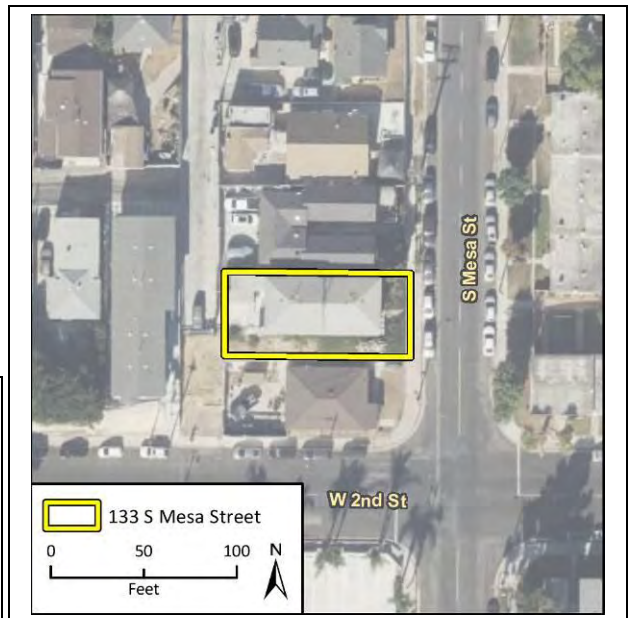
SurveyLA. "Residential Development and Suburbanization, 1880-1980: The Dingbat/Stucco Box, 1954-1968." *Los Angeles Citywide Historic Context Statement*. Accessed October 2021.

B13. Remarks: N/A

*B14. Evaluator: Andrew Rodriguez, Rincon Consultants

*Date of Evaluation: November 3, 2021

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 386 - 390 West 1st Street

P1. Other Identifier: 386 - 390 West 1st Street

***P2. Location:** Not for Publication Unrestricted *a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Pedro Date: 1964 T 05S ; R 13 ; ¼ of ¼ of Sec 18 ; S.B. B.M.

c. Address: 386 - 390 West 1st Street City: Los Angeles Zip: 90731

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Los Angeles County Assessor Parcel numbers: 7449-023-003 and 7449-023-002.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Located on the corner of West 1st Street and North Mesa Street, the subject property is composed of two adjacently located parcels that function as a single property developed with two nearly identical two-story apartment buildings. The buildings feature rectangular footprints and a symmetrical design. They are clad primarily in stucco but are accented on their primary (south) elevations with vertically laid wood siding. They feature non-original vinyl windows and are topped with shallow hipped roofs. The property is laid out in an inward facing design, with exterior access stairways and entrances facing into a shared pathway that divides the property and provides access to West 1st Street and a paved parking area located at the property's rear. Although landscaping is minimal throughout, mature plantings are present. The property is surrounded by fencing including chain fence and brick, and appears in fair condition overall.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) South and west elevations of eastern building at right, view northeast-facing; shared entrance to property at right. Taken October 12, 2021.

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1962 (Los Angeles County Assessor)

***P7. Owner and Address:**
 N/A

***P8. Recorded by:** (Name, affiliation, and address)
 Andrew Rodriguez
 Rincon Consultants, Inc.
 180 N. Ashwood
 Ventura, CA 93003

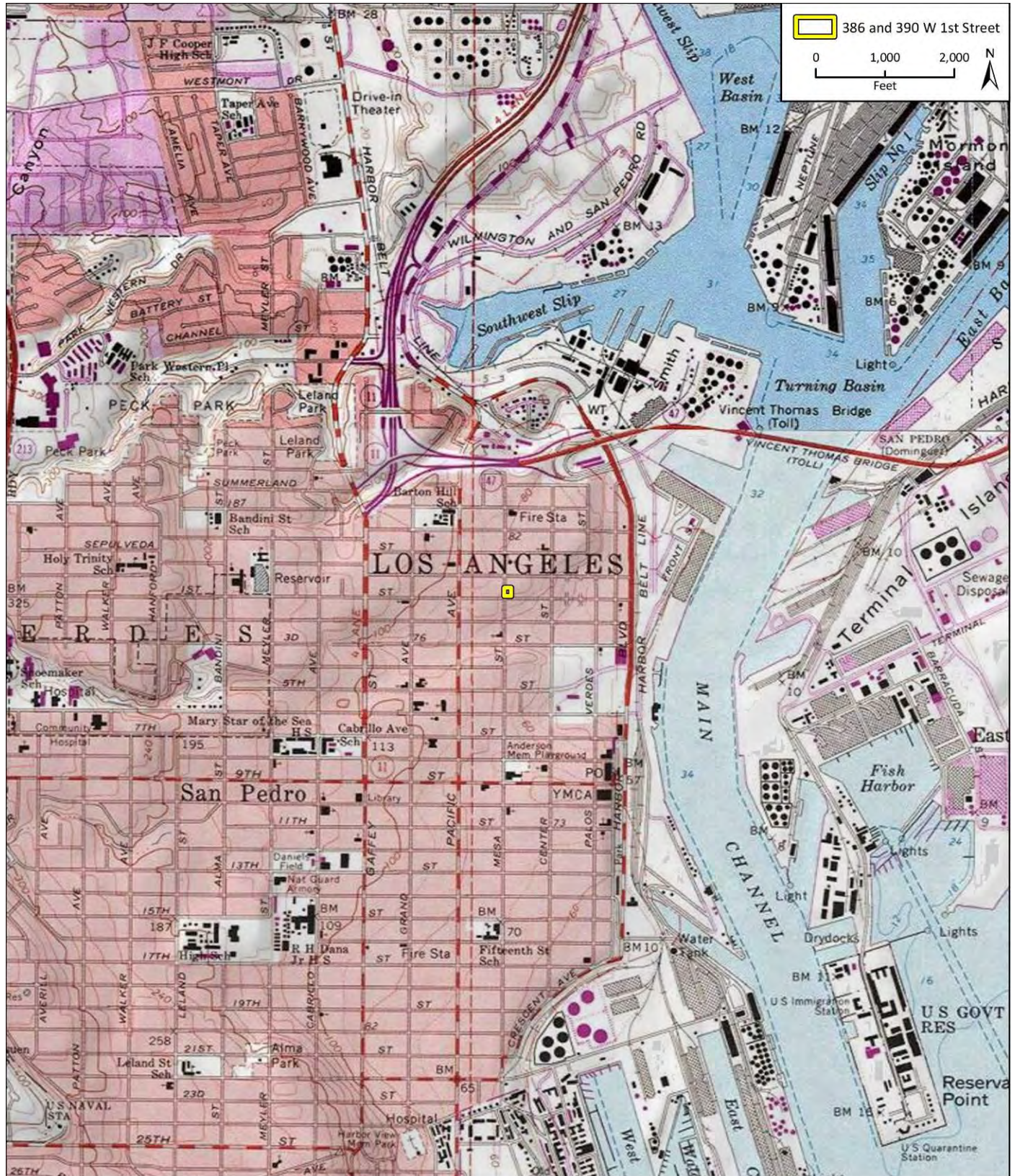
***P9. Date Recorded:**
 October 12, 2021

***P10. Survey Type:** (Describe)
 Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Rincon Consultants, Inc.
 2022. *One San Pedro Specific Plan Supplemental Cultural Resources Assessment Report and Effects Analysis, Los Angeles County, California.*
 Rincon Consultants Project No. 20-09918. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 386 – 390 West 1st Street

B1. Historic Name: 386 – 390 West 1st Street

B2. Common Name: 386 – 390 West 1st Street

B3. Original Use: Apartment Buildings

B4. Present Use: Apartment Buildings

*B5. **Architectural Style:** Dingbat/stucco box

*B6. **Construction History:**

Originally constructed in 1961-62, the property retains its original footprint and appearance. Building permits and visual observation indicates the windows and roofing material have been replaced.

*B7. **Moved?** No Yes Unknown **Date:** N/A

Original Location: N/A

*B8. **Related Features:** N/A

B9a. Architect: Unknown

b. Builder: Apollo Development Company

*B10. **Significance:** N/A **Theme:** N/A

Area: N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

The subject property was initially owned and constructed in 1961-62 by the Apollo Development Company, which according to historical newspapers appears to have been one of many contractors specializing in apartment construction during this period. Building permits indicate the building was later owned by Sakir H. and Naveeda J. Mirza. No additional information of note was identified on the owners or occupants of the property. As a result of the current evaluation, the subject property is recommended ineligible for listing in the National or California Registers, and as a City of Los Angeles Historic Cultural Monument under any significance criteria. The subject property is associated with post-World War II residential growth of Los Angeles, which is detailed in the SurveyLA Residential Development and Suburbanization, 1880-1980 context, under the Residential-Multi-Family property type. However, there is no evidence to suggest the property is individually significant within this context and it does not meet the eligibility standards outlined by SurveyLA; it is not an excellent example of its type, because it lacks many of the character-defining features of the dingbat/stucco box property type, specifically soft-story parking or exaggerated façade details. As such it does not possess significant historical or architectural associations to warrant eligibility under Criteria A/1/1 or C/3/3. Archival research failed to identify any information suggesting any of the building's owners or occupants can be considered important and it therefore is ineligible under Criterion B/3/3. A review of available evidence and records search results also did not indicate that the property may yield important information about prehistory or history to warrant eligibility under Criterion D/4. The property is additionally ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. **References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. <http://ladbsdoc.lacity.org/idispublic/>. Accessed October 2021.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2021

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2021.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed October 2021.

SurveyLA. "Residential Development and Suburbanization, 1880-1980: The Dingbat/Stucco Box, 1954-1968." *Los Angeles Citywide Historic Context Statement*. Accessed October 2021.

B13. Remarks: N/A

*B14. **Evaluator:** Andrew Rodriguez, Rincon Consultants

***Date of Evaluation:** November 3, 2021

(This space reserved for official comments.)



Other Listings
Review Code **Reviewer** **Date**

Page 1 of 4 ***Resource Name or #:** 405 West 1st Street / 105 South Mesa Street

P1. Other Identifier: N/A

***P2. Location:** **Not for Publication** **Unrestricted** ***a. County:** Los Angeles
***b. USGS 7.5' Quad:** *San Pedro* **Date:** 1964 Township: 5S Range: 13W Section: 18 **S.B.B.M.**
 c. Address: 405 West 1st Street and 105 South Mesa Street City: Los Angeles Zip: 90731
 d. UTM: Zone: mE/ mN (G.P.S.)
 e. Other Locational Data: Los Angeles County Assessor's parcel No: 7449024010 and 7449024011

***P3a. Description:**

The subject property is comprised of two parcels (APN: 7449024010 and 7449024011) at the intersection of West 1st Street and South Mesa Street in the San Pedro neighborhood of Los Angeles. Comprising a small bungalow court, four Craftsman bungalows (addressed as 405 and 413 West 1st Street and 103 and 105 South Mesa Street) occupy the property, two sitting on the west side along the rear alley and two sitting on the east side along South Mesa Street. Three of the bungalows face the interior courtyard and concrete pathway, while the fourth faces north. The four bungalows are square in plan sitting on poured concrete foundations and capped with cross-gable rooflines sheathed in composition shingles and displaying enclosed eaves at the gable ends and exposed rafter tails. The exteriors are sheathed in clapboard siding at the top and thin vertical siding at the bottom divided by horizontal banding. Each house features a small front porch with stucco columns topped with paired square posts and a square bay with a shed roof, a small rear entrance extending out from the building with a small front-gable roofline, and decorative vent openings within the gables. All the windows have been replaced with aluminum sliding sash units, but the original framing is still in place. The property appears in good condition.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 North elevations; south-facing

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
 1917 (LADBS)

***P7. Owner and Address:**
 N/A

***P8. Recorded by:**
 Ashley Losco
 Rincon Consultants
 180 N Ashwood Avenue
 Ventura, California 93003

***P9. Date Recorded:**
 October 12, 2021

***P10. Survey Type:**
 Intensive

***P11. Report Citation:**

Rincon Consultants, Inc.
 2022. *One San Pedro Specific Plan Supplemental Cultural Resources Assessment Report and Effects Analysis, Los Angeles County, California*. Rincon Consultants Project No. 20-09918. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

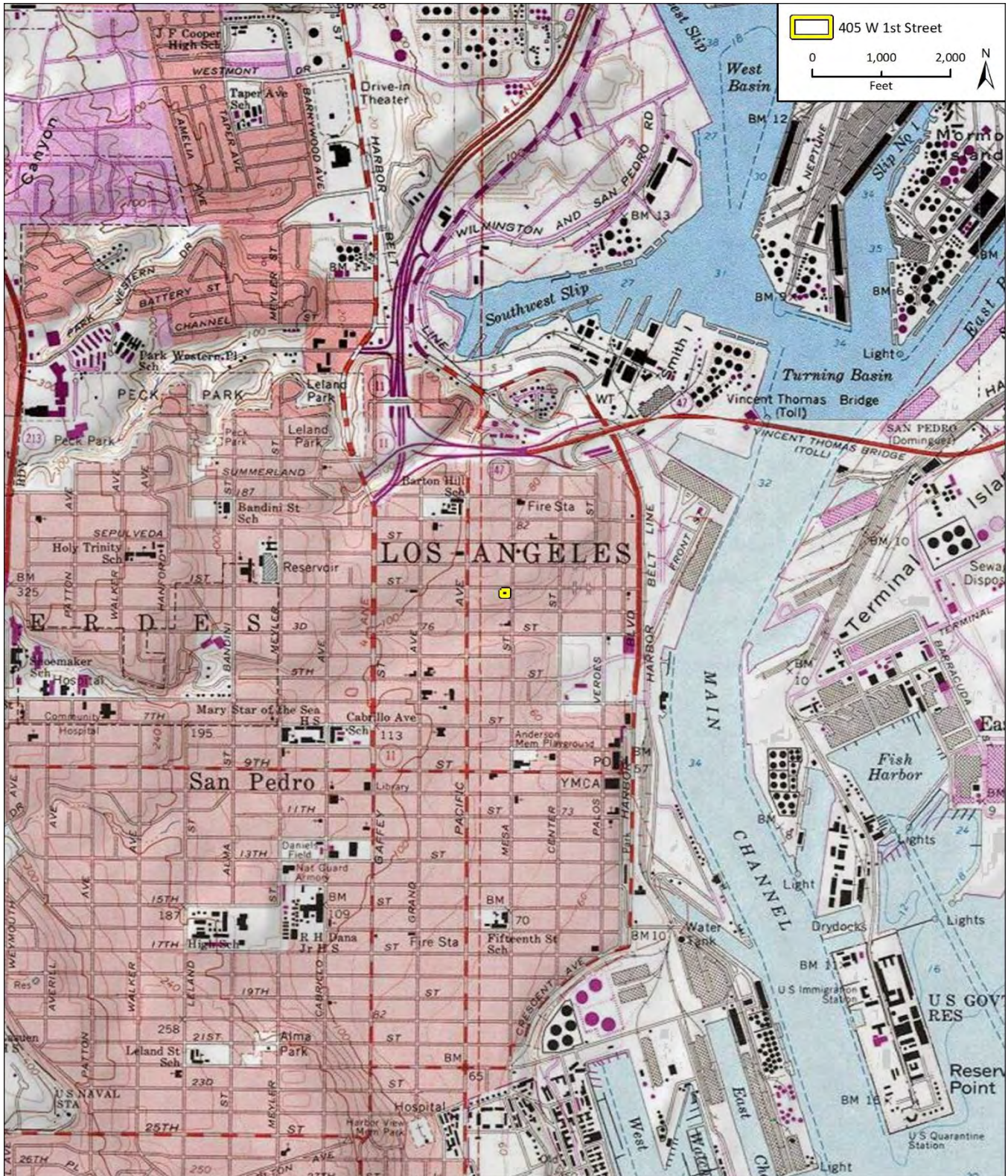
Page 2 of 4

*Map Name: San Pedro, Calif.

*Resource Name or # 405 West 1st Street / 105 South Mesa Street

*Scale: 1:24,000

*Date of map: 1964



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 405 West 1st Street / 105 South Mesa Street

*NRHP Status Code 6Z

Page 3 of 4

B1. Historic Name: N/A

B2. Common Name: 405 West 1st Street / 105 South Mesa Street

B3. Original Use: Multi-family property B4. Present Use: Multi-family property

*B5. Architectural Style: Craftsman Bungalow

***B6. Construction History:**

The four Craftsman bungalows on the subject property were constructed in 1917. Permit research and visual observation suggest that all original windows and doors have been replaced; composition shingle roofing added. See continuation sheet for a complete construction history.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: unknown b. Builder: Arthur Darling

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property's first owner, Alice Chillson, was the wife of eccentric millionaire, Lorenzo D. Chillson, who made his wealth through mining in Arizona. He moved to California for new prospects later in his life, acting as the first surveyor of the City of Ventura and owning properties throughout Southern California. Mr. Chillson made his way to the Los Angeles area where he met Alice, formally Alice Widenback, in 1913 when she was running the Hotel Washington in Wilmington, California. They married shortly after, which sparked scandal in the newspapers, as Mrs. Chillson was 40 years younger than Mr. Chillson. His children petitioned their father's will and mental state when he willed everything to Alice in 1919 (*Los Angeles Times* August 8, 1919). The couple was also known for constructing a "bomb-proof" Craftsman dwelling with a shelter 9 feet below the surface constructed of steel railroad rails (*Los Angeles Times* August 8, 1919). In 1921, the dwelling became the Hillside Hospital, but was damaged in the 1933 earthquake and has since been demolished (*News-Pilot*, September 27, 1963).

The subject property was constructed by Alfred Darling, a contractor active throughout the Los Angeles area, including in Long Beach and San Pedro, in the 1910s. Darling single- and multi-family properties, many of them in the Craftsman Style bungalows, the predominant style of the time. This study identified one other bungalow court constructed by Mr. Darling, at 1306-14 Gaffey Street in San Pedro, but the property has been demolished. It appears Mr. Darling stopped constructing homes in the area in the late 1910s, when references to him in local newspapers shifted from construction news to articles indicating he was the subject of lawsuits relating to poor construction.

B11. Additional Resource Attributes: N/A

***B12. References:**

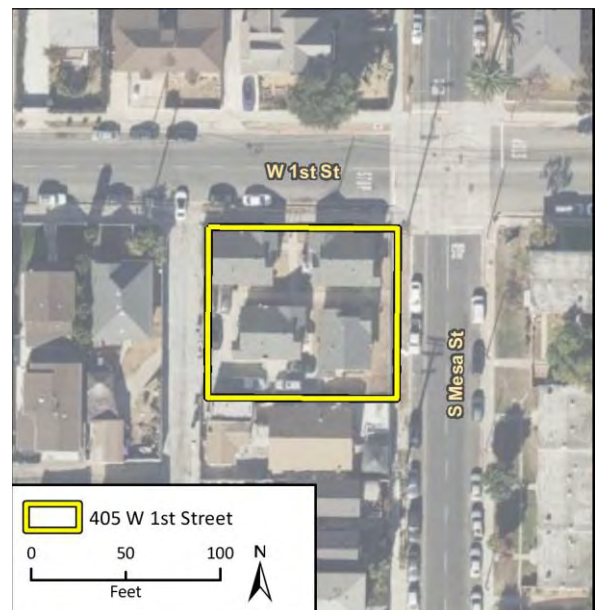
See continuation sheet

B13. Remarks: N/A

*B14. Evaluator: Ashley Losco, Rincon Consultants

*Date of Evaluation: October 2021

(This space reserved for official comments.)



***B6. Construction History** (Continued from Page 3)

The subject property on Lots 10 and 11 of Block 2 were originally improved in 1917 with the four Craftsman bungalows by owner Alice Chillson (sometimes written Chilson). Mrs. Chillson first constructed 413 West 1st Street (at the northwest corner), then 405 West 1st Street at the northeast corner, lastly the two rear buildings, 103 and 105 South Mesa Street, all in 1917 (*News-Pilot*, July 31, 1917; August 9, 1917; September 17, 1917). A two-room garage was constructed later that year at the southwest corner of the property (*News-Pilot*, December 1, 1917). All five buildings were constructed by contractor, Arthur Darling, who constructed several bungalows throughout Los Angeles in the 1910s.

The property remained largely unaltered until 1962 when owner Albert Ryckairt applied for two permits to make alterations/repairs, the extent of which was not identified, and to demolish a garage at the southwest corner of the property (LADBS). By 1987, two more permits were applied for by Christina Pong to alter/repair the property, the extent of which was not identified, and to re-roof the dwellings with composition shingles (LADBS). The last permits in the City of Los Angeles database were for unidentified alterations and to remove interior plaster for new drywall (LADBS). Based on survey of the building, the windows and doors were replaced at an unidentified date, and the front porches were enclosed. Based on the matching of materials, they were enclosed at an early date.

***B10. Significance** (Continued from Page 3)

Evaluation

The subject property is recommended ineligible for listing in the National and California Registers, and for designation as a City of Los Angeles HCM under any significance criteria. While the property is associated with the early 20th century residential development of San Pedro to support the Port of Los Angeles, it does not appear to be individually significant within this or any other historical contexts (Criterion A/1/1). Additionally, research did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criterion B/2/2). The buildings on the subject property are similar to others in the vicinity that possess greater integrity than the subject property and are better examples of the style of architecture and property type. As it does not display an intact court plan, the subject property does not meet the eligibility standards for bungalow courts, as outlined in the Los Angeles Citywide Historic Context Statement. Context: Residential Development and Suburbanization, 1880-1980 (Criterion C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criterion D/4). The property is also not eligible as a contributor to any existing or potential historic district.

***B12. References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. <http://ladbsdoc.lacity.org/idispublic/>. Accessed October 2021.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Residential Development and Suburbanization, 1880-1980. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Historic Resources Survey Report San Pedro Community Plan Area. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.

The Los Angeles Times

"Says Sire is Incompetent," August 8, 1919. Page 16. Accessed October 2021 through newspapers.com.

National Environmental Title Research (NETRonline). "Historic Aerials." [digital photograph database]. Aerial images and topographical maps of the 1206 W. Grand Avenue property and vicinity viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2021.

News-Pilot

"Plan Big Theatre and Hotel for 6th and Palos Verdes," December 1, 1917. Page 1. Accessed October 2021 through newspapers.com.

"Mrs. Chilson will Build New House on First St.," July 31, 1917. Page 4. Accessed October 2021 through newspapers.com.

"Mrs. Chilson to Build Another Home on First," August 9, 1917. Page 1. Accessed October 2021 through newspapers.com.

"Mrs. Alice Chillson Adds to Bungalow Court," September 17, 1917. Page 1. Accessed October 2021 through newspapers.com.

"Way Back Then, Things Were Much Worse," September 27, 1963. Page 28. Accessed October 2021 through newspapers.com.

ProQuest. "Digital Sanborn Maps", 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed October 2021.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 214 West Santa Cruz Street

P1. Other Identifier: 214 West Santa Cruz Street

***P2. Location:** Not for Publication Unrestricted ***a. County:** Los Angeles
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** San Pedro **Date:** 1964 T 05S; R 13W ; ¼ of ¼ of Sec 18 ; S.B. B.M.
 c. Address: 214 West Santa Cruz Street City: Los Angeles Zip: 90731

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Los Angeles County Assessor parcel number: 7449-019-013

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 214 West Santa Cruz Street (subject property) is a narrow rectangular parcel developed with a two-story Dingbat Style apartment building constructed in 1965. The property is located west of the intersection of North Palos Verdes Street and West Santa Cruz Street and is accessible via a wide driveway off West Santa Cruz Street. The subject property is largely occupied by the apartment building and otherwise surrounded by pavement and separated from adjacent properties with tall cinderblock walls. The roughly rectangular-planned, minimally ornamented building is clad in apparent replacement rough-textured stucco and topped with a flat roof. Windows are primarily located on the secondary east and west elevations and are replacement vinyl sash. It features three tuck-under parking spaces divided by pillars. A narrow walkway on the east side of the property leads to the staircase that provides access to the apartments. The property appears in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
 Primary (south) elevation, view north-facing. Taken October 12, 2021.

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1965 (Los Angeles County Assessor)

***P7. Owner and Address:**
 N/A

***P8. Recorded by:** (Name, affiliation, and address)
 Andrew Rodriguez
 Rincon Consultants, Inc.
 180 N. Ashwood
 Ventura, CA 93003

***P9. Date Recorded:**
 October 12, 2021

***P10. Survey Type:** (Describe)
 Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Rincon Consultants, Inc.
 2022. *One San Pedro Specific Plan Supplemental Cultural Resources Assessment Report and Effects Analysis, Los Angeles County, California*. Rincon Consultants Project No. 20-09918. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 214 West Santa Cruz Street

- B1. Historic Name: 214 West Santa Cruz Street
- B2. Common Name: 214 West Santa Cruz Street
- B3. Original Use: Apartment Building
- B4. Present Use: Apartment Building

*B5. **Architectural Style:** None/Dingbat Property Type

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The current building on the subject property was constructed in 1964-65. Visual observation suggests the building has been re-sheathed with rough stucco and had the windows replaced with vinyl sash.

*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

*B8. **Related Features:** N/A

B9a. Architect: unknown

b. Builder: Webb-Cuffel Inc.

*B10. **Significance:** N/A **Theme:** N/A

Area: N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was initially owned and constructed in 1964-65 by the Webb-Cuffel Inc., which according to historical newspapers appears to have been one of many contractors specializing in apartment construction during this period. No additional information of note was identified on the owners or occupants of the property. As a result of the current evaluation, the subject property is recommended ineligible for listing in the National or California Registers, and as a City of Los Angeles Historic Cultural Monument under any significance criteria. The subject property is associated with post-World War II residential growth of Los Angeles, which is detailed in the SurveyLA Residential Development and Suburbanization, 1880-1980 context, under the Residential-Multi-Family property type. However, there is no evidence to suggest the property is individually significant within this context and it does not meet the eligibility standards outlined by SurveyLA; it is not an excellent example of its type, because it has been altered and lacks many of the character-defining features of the dingbat/stucco box property type, specifically exaggerated façade details. As such it does not possess significant historical or architectural associations to warrant eligibility under Criteria A/1/1 or C/3/3. Archival research failed to identify any information suggesting any of the building’s owners or occupants can be considered important and it therefore is ineligible under Criterion B/3/3. A review of available evidence and records search results also did not indicate that the property may yield important information about prehistory or history to warrant eligibility under Criterion D/4. The property is additionally ineligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. **References:**

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. <http://ladbsdoc.lacity.org/idispublic/>. Accessed October 2021.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed October 2021

Netronline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2021.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed October 2021.

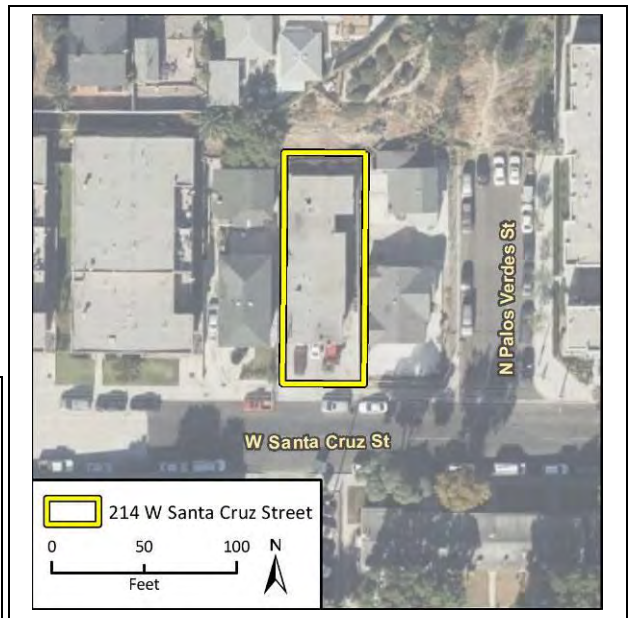
SurveyLA. "Residential Development and Suburbanization, 1880-1980: The Dingbat/Stucco Box, 1954-1968." *Los Angeles Citywide Historic Context Statement*. Accessed October 2021.

B13. Remarks: N/A

*B14. **Evaluator:** Andrew Rodriguez, Rincon Consultants

***Date of Evaluation:** November 3, 2021.

(This space reserved for official comments.)



Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 103 North Centre Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Pedro

Date: 1981 T 05S; R 13W; ¼ of ¼ of Sec 18 ; M.D. B.M.

c. Address: 103 – 111 North Centre Street

City: Los Angeles

Zip: 90731

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: Los Angeles County

Assessor Parcel No: 7449-023-018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property encompasses one Los Angeles County Assessor's parcel (APN: 7449-023-018) at the intersection of North Centre Street and West 1st Street in the San Pedro neighborhood of Los Angeles. The property runs north-south with three vernacular multi-family bungalows sited to create a small bungalow court constructed in 1931. Building 1 is sited east-west at the northern property line, Building 2 is sited north-south at the center of the property, and Building 3 is sited east-west at the southern property line adjacent to West 1st Street. Buildings 1 and 2 have two units, and the smallest of the buildings, Building 3 has one unit. All three buildings are one-story and rectilinear in plan with a moderately pitched side gable roofline, overhanging enclosed eaves, exposed rafter ends, and composition shingles. Cladding throughout is wood clapboard siding painted white, and windows throughout are vinyl sash, which were added between 2016 and 2019. To facilitate window replacement, some of the original window framing in Buildings 1 and 2 was removed and replaced. Additional alterations include a large addition on the west elevation of Building 3 constructed by 1947 (NETRonline, 1947). The property is elevated from the street and supported by a poured concrete retaining wall constructed in 1961.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
Primary (east) elevation of Building 2; view west-facing. Taken October 12, 2021.

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

1931 (*San Pedro News Pilot*, "Begin Work on 5-Unit Court", March 18, 1931)

*P7. Owner and Address:

N/A

*P8. Recorded by: (Name, affiliation, and address)

Ashley Losco
Rincon Consultants
180 N Ashwood Avenue
Ventura, California 93003

*P9. Date Recorded:

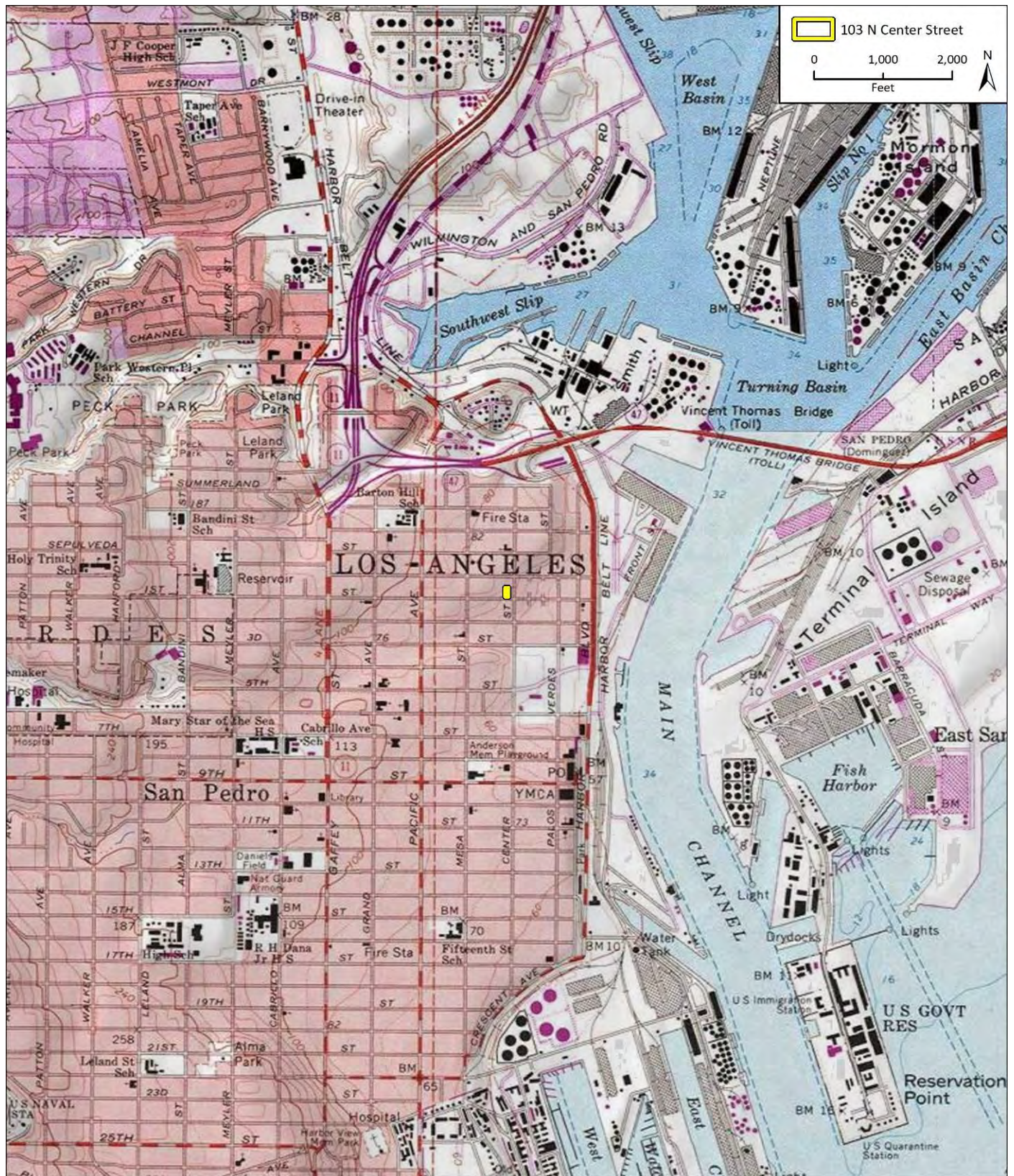
November 2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: Rincon Consultants, Inc.

2022. *One San Pedro Specific Plan Supplemental Cultural Resources Assessment Report and Effects Analysis, Los Angeles County, California*. Rincon Consultants Project No. 20-09918. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 103 North Centre Street

B1. Historic Name: N/A

B2. Common Name: 103 – 111 North Centre Street

B3. Original Use: Multi-family residential

B4. Present Use: Multi-family residential

*B5. Architectural Style: Vernacular Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)

The three vernacular bungalows on the subject property were constructed in 1931 by contractor Bryan Bratten, for owner Ellen H. Allen (*San Pedro News Pilot*, "Begin Work on 5-Unit Court", March 18, 1931). In 1933, a permit was issued for unidentified repairs to the dwellings. Prior to 1947, an addition was constructed to the west elevation of Building 3. In 1961, seven building permits were on file for August 29: all permits were for unidentified building alterations/repairs by owner Andrew Garcia. Two more permits were on file for October 25, 1961: one for "Building-New" and one for "Non-Building-New, Retaining Wall." It was not identified what the first permit constructed on the property, as all three building were constructed by this time. Between 2016 and 2019, the windows were replaced with vinyl units and some of the original wood framing was replaced in Buildings 1 and 2.

*B7. Moved? No Yes Unknown Date: N/A

Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Bryan Bratten

*B10. Significance: Theme: N/A

Area: N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was developed in 1931 on Lot 19 of Block 46 of McDonald's Subdivision as a multi-family bungalow court by contractor, Bryan Bratten, for owner, Ellen H. Allen. The site was used as a rental property for seasonal and low-income workers at the Port of Los Angeles and service men at Fort MacArthur. The property is recommended ineligible for listing in the National and California Registers, and for designation as a City of Los Angeles Historic-Cultural Monument under any significance criteria. While the property is associated with the early 20th century residential development of San Pedro to support the Port of Los Angeles, it does not appear to be individually significant within this context and has also undergone relatively high degree of alteration further affecting the property's association with this context (Criterion A/1/1). Additionally, research did not indicate that the property is associated with persons significant in the history of the city, region, state, or nation (Criterion B/2/2). The buildings on the subject property are similar to others in the vicinity that possess greater integrity than the subject property and are better examples of the style of architecture and property type (Criterion C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The property is also not eligible as a contributor to any existing or potential historic district.

B11. Additional Resource Attributes: N/A

*B12. References:

See Continuation Sheet

B13. Remarks: N/A

*B14. Evaluator: Ashley Losco

*Date of Evaluation: November 2021

(This space reserved for official comments.)



CONTINUATION SHEET

Page 4 of 4

*Resource Name or # 103 North Centre Street

*Recorded by: A. Losco, Rincon Consultants

*Date: January 2022

Continuation Update

***B12. References:**

Los Angeles, City of: Department of City Planning, Office of Historic Resources. SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Residential Development and Suburbanization, 1880-1980. Prepared by LSA Associates, Inc. September 2011; rev. February 2018.

Los Angeles, City of: Department of Building and Safety (LADBS). "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. <http://ladbsdoc.lacity.org/idispublic/>. Accessed October 2021.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date. <https://www.newspapers.com/>. Accessed October 2021.

NETRonline. Historic Aerials, various dates. <https://www.historicaerials.com/>. Accessed November 2021.

UCSB Map & Imagery Lab. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed October 2021.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 305 North Beacon Street

P1. Other Identifier: 305 North Beacon Street

***P2. Location:** Not for Publication Unrestricted ***a. County:** Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** San Pedro **Date:** 1964 **T:** 05S; **R:** 13W; **¼ of ¼ of Sec:** 18; **S.B. B.M**
c. Address: 305 North Beacon Street **City:** Los Angeles **Zip:** 90731
d. UTM: Zone: ; mE/ mN (G.P.S.)
e. Other Locational Data: Los Angeles County Assessor parcel number: 7449-014-005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Situated on North Beacon Street between West Ofarrell Street and West Santa Cruz Street, 305 North Beacon Street (subject property) is a rectangular parcel developed with a one-story, utilitarian industrial building that embodies no discernable architectural style. The building features an L-shaped footprint and sits on a raised concrete foundation. Its exterior walls are clad in exposed brick punctuated with small, fixed windows. Entrances are minimal and include an oversized shop style entrance with a metal roll up door that defines the building's east elevation. The building is topped with a flat roof surrounded by a shallow parapet. Several signs are mounted on the building's exterior elevations; they read: "Coast Diving Service, Inc.," "Ship Repairs/Power Plants," "Excellence Underwater." A paved parking lot accessible via a driveway off North Beacon Street occupies the area north and east of the building. The property's eastern property boundary, along North Beacon Street, is lined with a stucco-clad half wall topped with metal fencing. The subject property appears in overall good condition.

***P3b. Resource Attributes:** HP6. 1-3 Commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
Primary (east-facing) elevation;
taken July 13, 2022.

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1975 (Los Angeles County Assessor)

***P7. Owner and Address:**
N/A

***P8. Recorded by:** (Name, affiliation, and address)
Andrew Rodriguez
Rincon Consultants, Inc.
180 North Ashwood
Ventura, CA 93003

***P9. Date Recorded:**
July 13, 2022

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

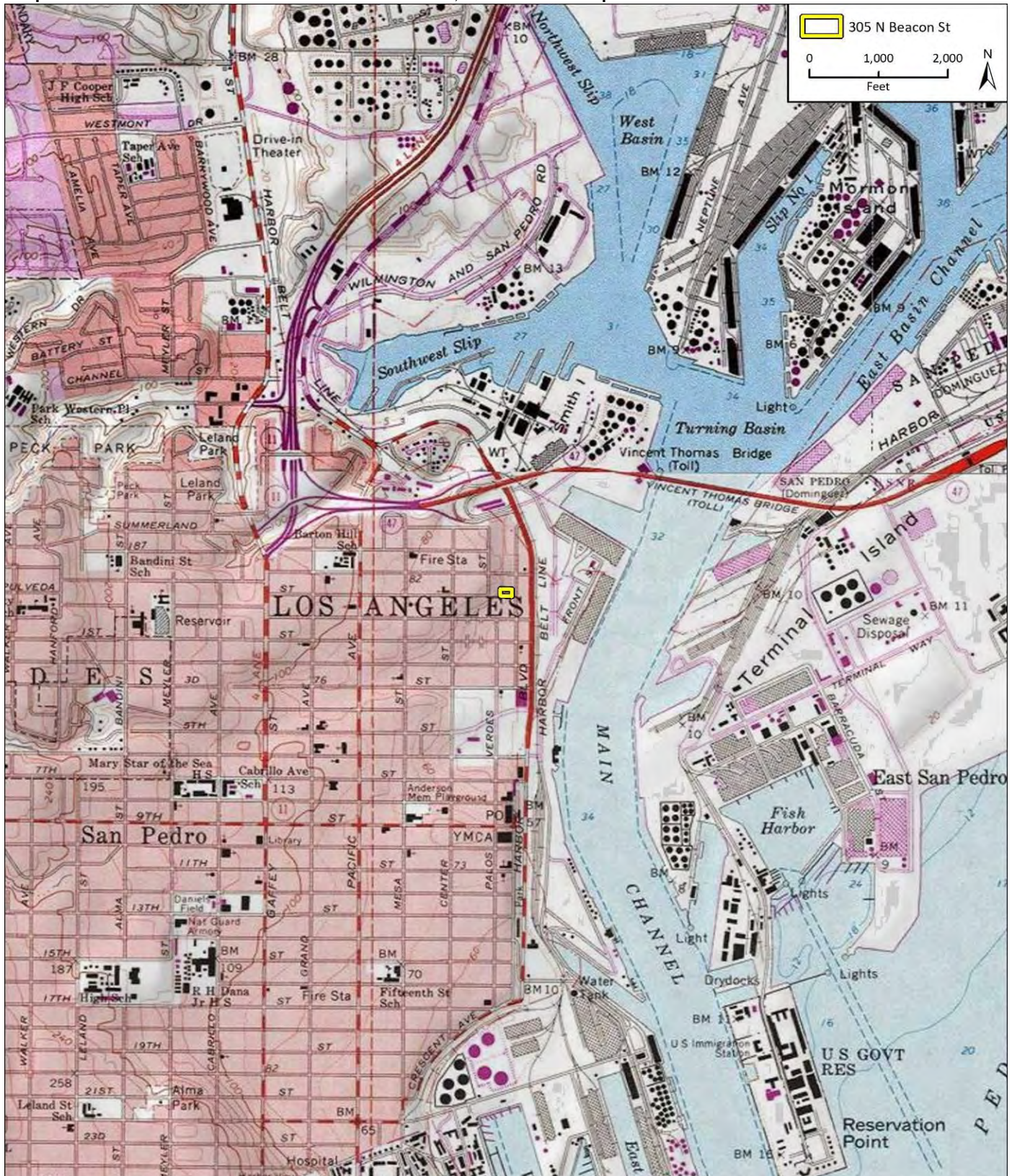
Rincon Consultants, Inc.

2022. *One San Pedro Specific Plan Supplemental Cultural Resources Assessment Report and Effects Analysis, Los Angeles County, California.* Rincon Consultants Project No. 20-09918. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 305 North Beacon Street

B1. Historic Name: 305 North Beacon Street

B2. Common Name: 305 North Beacon Street

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: No discernable style

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed in 1975 with the extant brick building. Visual observation suggests that the building has not been significantly altered since the time of its construction.

*B7. Moved? No Yes Unknown Date: N/A

Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A review of historical aerial photographs indicates that the area surrounding the subject property was developed with residential properties as early as 1924 (NETROnline 2022). During the mid to late 20th century, the area diversified in its development and in 1975, several commercial and industrial buildings including that on the subject property were constructed along North Beacon Street. According to a review of historical newspaper advertisements and articles, the property's earliest occupant was a food processing and packaging plant known as Alpha Pak Foods Co. (*San Pedro News Pilot* 1986). The research conducted for this assessment did not identify any additional consequential information related to the history of the subject property.

The subject property is recommended ineligible for listing in the National and California Registers and for designation as a City of Los Angeles Historic-Cultural Monument under any significance criteria. The research conducted for this assessment did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation. (Criteria A/1/1 and B/2/2). The building on the subject property embodies no discernable style and integrates no unique architectural features. Rather, it is an example of an industrial property type developed with a utilitarian industrial building (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The subject property additionally does not appear eligible as a contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, City of: Department of Building and Safety. "Search Online Building Records." [tabular data]. City of Los Angeles Building Permits. <http://ladbsdoc.lacity.org/ldispublic/>. Accessed July 2022.

Los Angeles, County: Office of the Assessor. "Property Assessment Information System." <http://maps.assessor.lacounty.gov/>. Accessed July 2022.
NETROnline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed July 2022.

ProQuest. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of the Project Area. <http://sanborn.umi.com.ezproxy.lapl.org/splash.html>. Accessed July 2022.

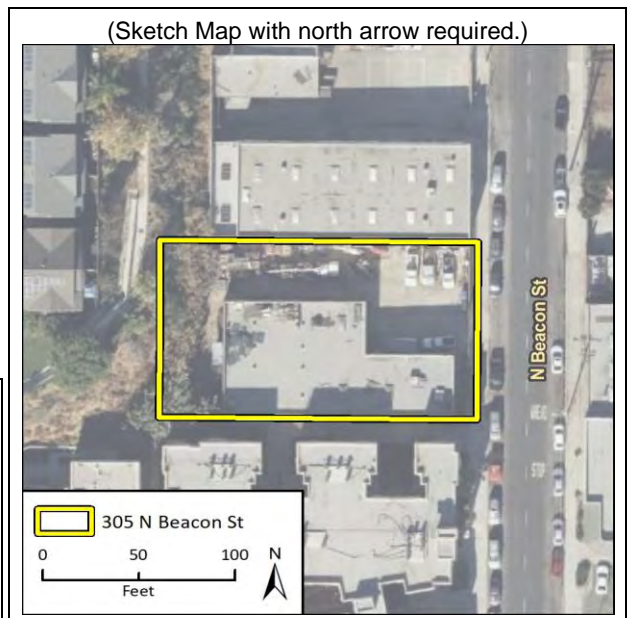
San Pedro News Pilot, "News-Pilot 057029 Fictitious Business Name Statement File No. 86-057029." August 25, 1986. Accessed July 2022. <https://www.newspapers.com/image/607282181/?terms=%22305%20N%20Beacon%20St%22&match=1>

B13. Remarks: N/A

*B14. Evaluator: Andrew Rodriguez, Rincon Consultants Inc.

*Date of Evaluation: July 2022

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: 407 North Harbor Boulevard

P1. Other Identifier: 407 North Harbor Boulevard

***P2. Location:** Not for Publication Unrestricted ***a. County:** Los Angeles
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** *San Pedro* **Date:** 1964 **T** 05S **R** 13W; **¼ of ¼ of Sec** 18; **M.D. B.M.**
 c. Address: 407 North Harbor Boulevard City: Los Angeles Zip: 90731
 d. UTM: Zone: ; mE/ mN (G.P.S.)
 e. Other Locational Data: Los Angeles County Assessor parcel number: 7449-007-025

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Situated on the northwest corner of North Harbor Boulevard and Ofarrell Street, 407 North Harbor Boulevard (subject property) is a square parcel developed with a one-story, roughly rectangular planned institutional building. The building exhibits minimal elements of Modernist-style architecture as characterized by its a flat roof with a broad fascia board and otherwise limited ornamentation. It is sheathed in various materials including horizontal wooden clapboard siding, brick, and smooth-finished stucco. The building's primary entrance, located on the north elevation, features a single wood paneled door accessible via a concrete accessibility ramp. Window type also varies throughout and includes square and rectangular single-light fixed units in addition to tall, narrow, multi-light fixed units bracketed with wood shutters. A stucco-clad, brick capped planter with mature plantings extends from the building's south and east elevations. The building is surrounded to the north and west by a paved surface parking lot; mature trees are scattered along property boundaries. The property is in overall good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
 View west of the primary (east elevation); taken July 13, 2022.

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1956 (Los Angeles County Assessor)

***P7. Owner and Address:**
 N/A

***P8. Recorded by:** (Name, affiliation, and address)
 Andrew Rodriguez
 Rincon Consultants, Inc.
 180 N. Ashwood
 Ventura, CA 93003

***P9. Date Recorded:**
 July 13, 2022

***P10. Survey Type:** (Describe)
 Intensive

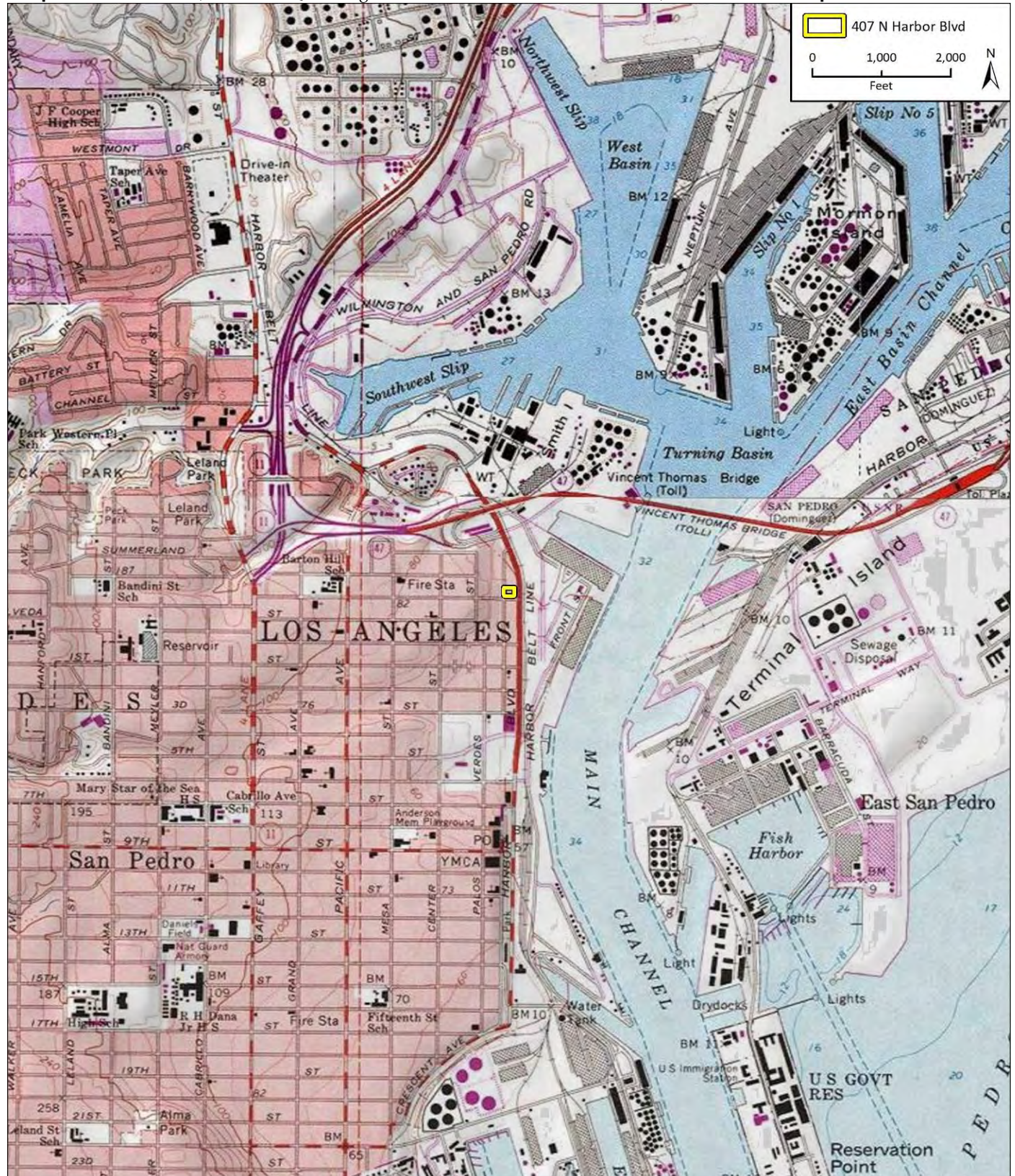
***P11. Report Citation:** (Cite survey

report and other sources, or enter "none.")

Rincon Consultants, Inc.

2022. *One San Pedro Specific Plan Supplemental Cultural Resources Assessment Report and Effects Analysis, Los Angeles County, California.* Rincon Consultants Project No. 20-09918. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 407 North Harbor Boulevard

- B1. Historic Name: 407 North Harbor Boulevard
- B2. Common Name: 407 North Harbor Boulevard
- B3. Original Use: Commercial
- B4. Present Use: Commercial

*B5. Architectural Style: Elements of Modernism

*B6. Construction History: (Construction date, alterations, and date of alterations)

According to Los Angeles County Assessor data, the subject property was constructed in 1956. City of Los Angeles building permits indicate the building’s roof was replaced in 2010 and that the current accessibility ramp was added in 2015 (LADBS 2022). Visual observation suggests that much of the building’s current siding and its existing windows are non-original.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A review of historical aerial photographs indicates the area surrounding the subject property was developed with residential properties as early as 1924 (NETROnline 2022). The subject property and the block of North Harbor Boulevard on which it is located appear to have remained undeveloped until the current building was constructed in 1956, as a Department of Motor Vehicles office (DMV office), a use it maintained until the early 1980s. Following this period, the property had various uses including operating as the Little Fisherman Restaurant in the 1980s (*San Pedro News Pilot* 1984). The property was issued a certificate of occupancy as a medical office in 2010 (LADBS 2022). It was most recently occupied by Cole Vocational Services of San Pedro, an adult daycare facility (LADBS 2022). The research conducted for this assessment failed to identify any additional consequential information related to the history of the subject property.

The subject property is recommended ineligible for listing in the National and California Registers and for designation as a City of Los Angeles Historic-Cultural Monument under any significance criteria. The research conducted for this assessment did not indicate that the property is associated with persons or events significant in the history of the city, region, state, or nation (Criteria A/1/1 and B/2/2). The building on the subject property exhibits elements of Modernist-style architecture’ however it is not a significant example of the style and has additionally been altered since the time of its development (Criteria C/3/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). The subject property additionally does not appear to be an eligible contributor to any existing or potential historic districts.

B11. Additional Resource Attributes: N/A

*B12. References:

Los Angeles, City of: Department of Building and Safety. “Search Online Building Records.” [tabular data]. City of Los Angeles Building Permits. <http://ladbsdoc.lacity.org/idispublic/>. Accessed July 2022.

Los Angeles, County: Office of the Assessor. “Property Assessment Information System.” <http://maps.assessor.lacounty.gov/>. Accessed July 2022.

NETROnline. “Historic Aerials.” [digital photograph database]. Images of the Project Area viewed online. <https://www.historicaerials.com/viewer>. Accessed October 2021.

San Pedro News Pilot. “Restaurant.” August 9, 1984.

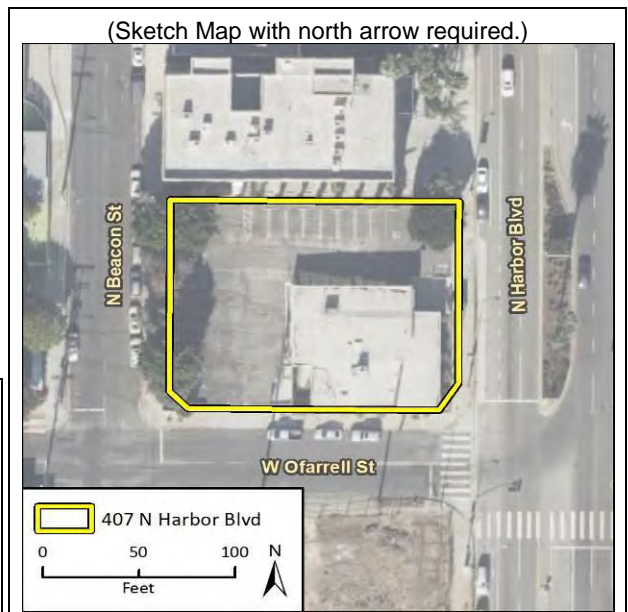
<https://www.newspapers.com/image/606985546/?terms=%22407%20N%20harbor%22&match=1>. Accessed July 2022.

B13. Remarks: N/A

*B14. Evaluator: Andrew Rodriguez, Rincon Consultants, Inc.

*Date of Evaluation: July 2022

(This space reserved for official comments.)



Confidential Appendix F

Section 106 Native American Consultation Documentation

Appendix G

Section 106 Local Interested Party Consultation Documentation



Table 1 Local Interested Party Consultation Tracking

| Contact | HACLA Effort | Response to HACLA Efforts |
|---|---|---|
| <p>City of Los Angeles Office of Historic Resources (OHR) Department of City Planning Att: Ken Bernstein, Principal City Planner, OHR Manager 200 North Spring Street, Room 559 Los Angeles, California 90012 Phone: 213-847-3652 Email: ken.bernstein@lacity.org</p> | <p>9/10/21: Letter sent via email. 9/14/21: Letter sent via U.S. mail. 8/19/22: Updated consultation letter sent via U.S. mail. 8/22/22: Updated consultation letter sent via email. 9/14/22: Followed up via telephone call; left voicemail for Ken Bernstein. 9/14/22: Followed up via email providing proposed dates for consultation meeting. 1/18/23: Followed up via email and provided draft mitigation measures (CUL-1 and CUL-2) for City review. 5/5/23: A response was sent to the City of Los via email with an attached letter form HACLA. The letter indicated that CUL-1 and CUL-2 had been updated in accordance with their comments. The letter described the ways in which each of their comments was addressed and provided updated language to be included in the final versions of the mitigation measures. 5/11/23 and 5/16/23: Followed up via email requesting any comments on provided draft mitigation measures.</p> | <p>9/10/2021: Mr. Bernstein replied via email that the OHR would like to be a consulting party. Mr. Bernstein recommend a review of SurveyLA data. 9/14/22: Mr. Bernstein replied via email confirming that OHR would like to consult; consultation meeting was scheduled for 9/20/22. 9/20/22: Consultation meeting was held with representatives from the following: OHR, Rincon, HACLA, HCID. In the meeting an overview of the following was provided: project site, project description, APE, status of cultural resources assessment, preliminary effects assessment, next steps. The following topics were broached by Mr. Bernstein: status of project entitlements, status and nature of alternatives analysis (noted OHR would like to see both a full and partial preservation alternative), option of additional mitigation measure to account for impacts associated with deconstruction of buildings. Please see included meeting minutes associated with this meeting. 1/19/23: Received response from James Harris, stating that he had created a google document to enable ease of review of the mitigation measures. Comments from Mr. Harris, Mr. Bernstein and Shannon Ryan were posted to the google document. 5/16/23: Mr. Bernstein replied via email stating that “OHR staff is satisfied with the revised mitigation measure language provided.” Consultation was thereby concluded.</p> |
| <p>Los Angeles Conservancy (LAC) Att: Adrian Scott Fine, Director of Advocacy 523 West Sixth Street, Suite 826 Los Angeles, California 90014 Phone: 213-623-2489 Email: info@laconservancy.org</p> | <p>9/10/21: Letter sent via email. 9/14/21: Letter via U.S. mail. 9/29/21: Follow up telephone call conducted by Ms. Rachel Perzel of Rincon Consultants; received voicemail and left message requesting callback. 10/7/21: Follow up telephone call conducted by Ms. Rachel Perzel of Rincon Consultants; received voicemail and left message requesting callback.</p> | <p>10/21/2021: Ms. Perzel of Rincon Consultants received a telephone call and voicemail from Eric Van Breen on behalf of the LAC. 10/22/2021: Mr. Van Breen reached out to Ms. Perzel of Rincon Consultants via telephone. Ms. Perzel and Mr. Van Breen conducted a telephone call. On the call, Mr. Van Breen inquired generally about the nature of the project. Ms. Perzel provided an overview of the project and of identification efforts underway. Mr. Van Breen asked if a Notice of Preparation had yet been announced and stated that he would confirm if the LAC wanted to consult and get back in touch; he requested that Ms. Perzel provide a list of already identified known/potential resources in the area of the project.</p> |



| Contact | HACLA Effort | Response to HACLA Efforts |
|---------|---|--|
| | <p>10/25/2021: Ms. Perzel responded via email to Mr. Van Breen stating that his request to consult would be forwarded to LAHD and HACLA. She provided a list of seven known/potential resources that had already been identified in the area of the project.</p> <p>8/19/22: Updated consultation letter sent via U.S. mail.</p> <p>8/22/22: Updated consultation letter sent via email.</p> <p>9/16/22: Followed up via telephone call; left voicemail on general line.</p> <p>9/16/22: Followed up via email providing proposed dates for consultation meeting.</p> <p>10/25/22: Rincon followed up with Mr. Van Breen via email, providing information related to the project schedule/timeline.</p> <p>12/19/22: Rincon reached out to Mr. Van Breen via email and provided draft mitigation measures (CUL-1 and CUL-2), requesting input/feedback.</p> <p>1/18/23: Rincon followed up with Mr. Van Breen via email and, providing updated draft mitigation measures (CUL-1 and CUL-2), requesting input/feedback.</p> <p>1/24/23: Rincon followed up with Mr. Van Breen via email requesting input/feedback on the measures provided on 1/18/23.</p> <p>2/3/23 and 2/13/23: Rincon followed up with Mr. Van Breen via email requesting input/feedback on the measures provided on 1/18/23.</p> <p>2/16/23: Rincon responded to Mr. Van Breen via email, providing information related to the timeline of the Draft EIR/EIS and requesting</p> | <p>10/25/2021: Mr. Van Breen sent Ms. Perzel an email stating: <i>"I spoke with Adrian Scott Fine, the Conservancy's Senior Director of Advocacy about it and we'd like to be added to the list of consulting parties."</i></p> <p>9/14/22: Mr. Van Breen replied via email confirming that the LAC would like to consult; consultation meeting was scheduled for 9/30/22.</p> <p>10/17/22: Consultation meeting was held with representatives from the following: LAC, Rincon, HACLA, and HCID. In the meeting an overview of the following was provided: project site, project description, APE, status of cultural resources assessment, preliminary effects assessment, next steps. The following topics were broached by Mr. Van Breen: timeline of the project and its associated environmental review, details of the project's phasing (requested detail), preservation alternatives, expressed concern regarding the website mitigation measure, as currently presented. When the project team inquired, Mr. Van Breen stated that he would collaborate with Mr. Fine within the next few weeks and get back in touch with the team regarding the LAC's input on proposed mitigation measures. Consultation with the City of Los Angeles OHR remains ongoing and additional consultation, including input on mitigation measures, will be documented in a programmatic agreement which will be drafted to support the undertaking's resolution of adverse effects in compliance with Section 106.</p> <p>12/19/22: Mr. Van Breen responded via email stating that his team would respond shortly.</p> <p>1/25/23: Mr. Van Breen responded via email stating that he would respond with comments early the following week.</p> <p>2/15/23: Mr. Van Breen responded via email apologizing for the delay and stating that he was in the process of collaborating with his team; he inquired regarding an updated timeline on the project.</p> <p>2/16/23: Mr. Van Breen responded via email stating that providing comments by the end of the month was feasible and inquired regarding any other organizations participating in consultation.</p> <p>2/27/23: Mr. Van Breen responded via email, thanking Ms. Marino for the reminder.</p> <p>2/28/23: Mr. Van Breen responded via email, stating that he would provide comments on the measures by 3/1/23.</p> <p>3/17/23: Mr. Van Breen responded via email with an attached comment letter (attached). The letter included comments on CUL-1 and</p> |



| Contact | HACLA Effort | Response to HACLA Efforts |
|---|--|---|
| | <p>input/feedback on the measures provided on 1/18/23 by the end of the month.</p> <p>2/16/23: Rincon responded providing a list of entities that received consultation initiation letters and stating that the City of Los Angeles OHR is the only that requested consultation.</p> <p>2/27/23: Rincon sent an email reminder to Mr. Van Breen regarding comments on the measures provided on 1/18/23.</p> <p>3/3/23 and 3/13/23: Rincon followed up with Mr. Van Breen via email inquiring regarding comments on the measures provided on 1/18/23.</p> <p>5/3/23: A response was sent to Mr. Van Breen via email with an attached letter from HACLA. The letter indicated the changes that would be made to CUL-1 and CUL-2 based on LAC's comments and provided responses to each of the other topics broached in LAC's letter sent on 3/17/23.</p> <p>5/11/23: Rincon followed up with the LAC via email requesting any comments on provided draft mitigation measures.</p> <p>5/16/23: Rincon followed up with the LAC via email requesting any comments on provided draft mitigation measures.</p> | <p>CUL-2 and included comments/requests related to the following: phased redevelopment, a historic resources survey for HACLA properties, funding for preservation planning and rehabilitation of other HACLA owned historic properties, partial preservation alternatives.</p> <p>5/12/23: Ms. Mulcahy responded via email stating that a response would be sent by Monday (5/15/23).</p> <p>5/16/23: Mr. Fine responded stating that comments would be sent by today (5/16) or tomorrow (5/17) at the latest.</p> <p>No additional response was received; HACLA's consultation with the LAC was therefore concluded.</p> |
| <p>San Pedro Bay Historical Society Attn: Mary Jo Walker 638 South Beacon Street #626 San Pedro, California 90731 http://sanpedrobayhistoricalsociety.com/ Phone: 310-548-3208 Email: maryjo_w@msn.com</p> | <p>9/10/21: Letter sent via email.</p> <p>9/14/21: Letter sent via U.S. mail.</p> <p>9/29/21: Follow up telephone call conducted; no answer or ability to leave message.</p> <p>10/7/21: Follow up telephone call conducted; received voicemail and left message requesting callback.</p> | <p>No response received</p> |



| Contact | HACLA Effort | Response to HACLA Efforts |
|--|---|--|
| | <p>8/19/22: Updated consultation letter sent via U.S. mail.</p> <p>8/22/22: Updated consultation letter sent via email.</p> <p>9/16/22: Follow up telephone call conducted; no answer or ability to leave message.</p> <p>9/16/22: Follow up email sent.</p> | |
| <p>Los Angeles City Historical Society Attn: Todd Gaydowski, President P.O. Box 862311 Los Angeles, California 90086-2311 Phone: (213) 473-8449 Email: info@lacityhistory.org</p> | <p>9/10/21: Letter sent via email.</p> <p>9/14/21: Letter sent via U.S. mail.</p> <p>9/29/21: Follow up telephone call; left message on direct line for Todd Gaydowski requesting callback.</p> <p>10/7/21: Follow up telephone call conducted; left message on direct line for Todd Gaydowski requesting callback.</p> <p>8/19/22: Updated consultation letter sent via U.S. mail.</p> <p>8/22/22: Updated consultation letter sent via email.</p> <p>9/16/22: Follow up telephone call conducted; no answer or ability to leave message.</p> <p>9/16/22: Follow up email sent.</p> | <p>No response received</p> |
| <p>Los Angeles Maritime Museum Attn: Ms. Marifrances Trivelli, Director 600 Sampson Way (Berth 84) San Pedro, California 90731 Phone: 310-548-7618 Direct Line for M. Trivelli: (310) 548-7560 Email: No Email Available https://www.lamaritimemuseum.org/contact/</p> | <p>9/10/21: Letter sent via online system accessible via the following link: https://www.lamaritimemuseum.org/contact/.</p> <p>9/14/21: Letter sent via U.S. mail.</p> <p>9/29/21: Follow up telephone call conducted; transferred to voicemail for Director Trivell; left message requesting callback.</p> <p>8/19/22: Updated consultation letter sent via U.S. mail.</p> <p>8/22/22: Updated consultation letter sent via online system accessible via the following link: https://www.lamaritimemuseum.org/contact/.</p> | <p>9/30/21: Ms. Trivelli responded via telephone and left a message for Rachel Perzel of Rincon Consultants. She stated that she received letter and that she has <i>“no areas of concern with the project as described in the letter”</i> and that she does not believe that <i>“historic sites or materials would be disturbed by the project, as described in the letter.”</i></p> |



| Contact | HACLA Effort | Response to HACLA Efforts |
|---|---|--|
| Port of Los Angeles Att: Christopher Cannon, Director Environmental Management Division P.O. Box 151 San Pedro, California 90733 Phone: 310-732-3675 Email: geninfo@portoflosangeles.com Email: environmental@portla.org | <p>9/16/22: Follow up telephone call conducted; left voicemail on direct line for Marifrances Trivelli.</p> <p>9/10/21: Letter sent via email. 9/14/21: Letter sent via U.S. mail. 9/14/21: Letter resent via email. 9/15/21: Ms. Carmack responded via email and requested copies of the records pertaining to several of the properties noted at right. 10/14/21: Rincon responded via email requesting additional information pertaining to Duffy's Landing. 8/19/22: Updated consultation letter sent via U.S. mail. 8/22/22: Updated consultation letter sent via email. 9/16/22: Follow up email sent.</p> | <p>9/14/2021: Leah Kohler, Environmental Specialist, replied via email stating that "...the Port of Los Angeles' Environmental Management Division would like to provide information on nearby historic resources." Mr. Kohler included a list of six (Duffy's Ferry Landing, Harbor Department Headquarters, Liberty Hill Plaza, Maritime Marine Museum, Ralph J. Scott Fireboat, U.S.S. Los Angeles Naval Monument) potential resources previously identified within the indirect APE of the project. 9/15/21: Leah Kohler responded to Ms. Carmack's email, providing copies of reports and/or links associated with the six previously identified resources noted above. 10/14/21: Nicole Enciso responded to Rincon's inquiry and stated that POLA did not have additional information related to Duffy's Landing. 9/19/22: Received email response from Nicole Enciso that stated: Your letter has been received and there are no other comments at this time.</p> |
| San Pedro Heritage Museum Attn: Angela Romero No address available Email: angela@sanpedroheritage.org | <p>9/10/21: Letter sent via email. 9/14/2021: Ms. Shannon Carmack of Rincon Consultants replied via email to Ms. Romero. 8/19/22: Updated consultation letter sent via U.S. mail. 8/22/22: Updated consultation letter sent via email. 9/16/22: Follow up email sent.</p> | <p>9/10/2021: Ms. Romero replied via email and provided information related to the Union Missionary Baptist Church, which is located in the indirect APE. She inquired about potential mitigation related to the project.</p> |
| Mexican Hollywood Historical Landmark Committee Att: Richard Gettler No address available Email: richiyoma@yahoo.com | <p>8/22/21: Updated consultation letter sent via email. 9/16/22: Follow up email sent. Provided Mr. Gettler an update on the archaeological investigation; asked that he reach out should he wish to discuss any cultural resource concerns.</p> | <p>8/22/22: Received an email from Richard Gettler that stated: <i>Thank you, Rachel. Keep me up to date on everything.</i> No additional response received</p> |



| Contact | HACLA Effort | Response to HACLA Efforts |
|---|--|---------------------------|
| La Historia Historical Society Museum 3240 Tyler Avenue El Monte, California 91731 Phone: 626-279-1954 Email: lahistoriasociety@gmail.com | 8/19/22: Updated consultation letter sent via U.S. mail. 8/22/22: Updated consultation letter sent via email. 9/16/22: Followed up via telephone call; left voicemail on general line. 9/16/22: Follow up email sent. | No response received |



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Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

September 10, 2021

City of Los Angeles, Office of Historic Resources
Department of City Planning
Att: Ken Bernstein, Principal City Planner, OHR Manager
200 North Spring Street, Room 559
Los Angeles, California 90012

Subject: Section 106 Consulting Party Invitation for the One San Pedro Project, San Pedro, City of Los Angeles

Dear Mr. Bernstein:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are initiating the preparation of a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (Project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the Project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Under Title 36 of the Code of Federal Regulations, Part 800.2, HUD and LAHD/HACLA are seeking input from certain individuals, organizations and representatives of local government with demonstrated interest in the undertakings and their potential to affect historic properties within the project area. Your input is essential to informed decision-making in the Section 106 process.

The approximately 21.2-acre Project site is located at 275 West First Street in the community of San Pedro in the southwestern-most portion of Los Angeles. The Project site is relatively flat and encompasses approximately nine city blocks between West Santa Cruz Street, North Palos Verdes Street, North Beacon Street, North Harbor Boulevard, West First Street, West Second Street, West Third Street, North Mesa Street, and North Centre Street.

The Project site is currently developed with the Rancho San Pedro public housing community. Rancho San Pedro is one of the oldest public housing developments owned and managed by HACLA and was initially developed 1942, with subsequent development in 1953. The existing development includes 478 public housing units within 60 two-story buildings.

The Project would involve the demolition of the existing structures on the site and the construction of up to 1,600 multi-family residential units, 85,000 sf of services, amenities and administration uses, and 45,000 sf of local-serving commercial/retail uses. The proposed residential units would include a mixture of replacement units for the 478 existing Rancho San Pedro affordable housing units and market rate homeownership units. The 85,000 sf of services, amenities, and administration uses would be comprised of administrative offices and community facilities, including a health clinic, workforce development center, senior center, childcare center, business incubator, art and maker space, youth center and wellness center. The commercial/retail component of the Project would include businesses that serve local neighborhood needs, such as restaurants, grocery stores, pharmacies, and fitness studios. In addition, the Project would include a number of open space amenities including a linear park along Palos Verdes Street, a youth sports field, a linear

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promenade along Harbor Boulevard, and a number of courtyards and plazas interspersed throughout the Project buildings.


Architecturally, the development would be characterized by modern building materials with metal accents and a variety of textures. Ground floors with amenity and commercial/retail uses would have large expansive windows and would address the adjacent streets to integrate with the public right-of-way and activate the pedestrian environment. The residential portions of the Project site would include a mix of building types including townhome-style units and mid-rise buildings with a range of architectural styles. Residential buildings would encourage street level interaction through the provisioning of stoops and ground floor patios.

Construction of the proposed Project is anticipated to occur over three stages spanning approximately 14 years, with construction activities commencing in 2024 and ending in 2037. The maximum depth of excavation would be 25 feet below ground surface for the removal of fill and the construction of the two-level belowground parking structures. A total of 308,648 cubic yards of soil would be exported from the Project site during construction for the removal of uncertified fill. The attached maps (Figures 1 through 3) depict the project study area. Additional locational data can be provided upon your request.

A proposed Area of Potential Effects has been established in accordance with 36 CFR Part 800.3 of the NHPA. The proposed Project APE (See Figure 3) has been delineated to encompass areas that contain historic properties that may be directly or indirectly affected by the proposed undertaking. This includes temporary construction impacts and permanent impacts. The proposed APE includes all areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the Project.

If you have knowledge of cultural resources that may exist within or near the project site, please contact Shannon Carmack at Rincon Consultants Inc., at (501) 239-5860, or transmit e-mail to scarmack@rinconconsultants.com. The project team will compile your comments together with those received from other consulting parties and give them consideration as the project proceeds through design and construction. Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal S Bhandal
Date: 2022.08.18 16:44:30 -07'00'

Jinderpal S. Bhandal
Environmental Supervisor
Los Angeles Housing Department

Enclosures

- Figure 1 Project Location Map
- Figure 2 Project Vicinity Map
- Figure 3 Project Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

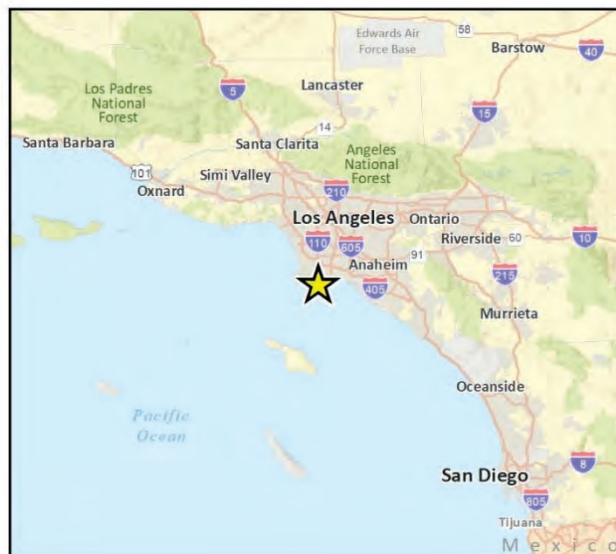


Figure 2 Project Location



Figure 3 Area of Potential Effects



Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

August 10, 2022

City of Los Angeles Office of Historic Resources
Department of City Planning
Att: Ken Bernstein, Principal City Planner, OHR Manager
200 North Spring Street, Room 559
Los Angeles, California 90012

Subject: Project Update to Section 106 Consulting Parties for the One San Pedro Specific Plan Project, San Pedro, City of Los Angeles

Dear Mr. Bernstein:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are in the process of preparing a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Section 106 consultation was initiated for the project via a letter dated September 10, 2021, which was sent to your organization via US mail. Since that time, the project description has revised to include development of two currently vacant, undeveloped Los Angeles County Assessor's Parcels (7449-014-013 and 7449-014-014) located at the southwest corner of West O'Farrell Street and Harbor Boulevard (327 Harbor Site) (Figure 2). In accordance with the 36 CFR Part 800.3 of the NHPA, the APE has also been expanded to encompass areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the project. The purpose of this letter is to provide each organization previously consulted with information about the expanded project site and revised project description.

The original project proposed in September 2021 consisted of demolition of the existing 478-unit Rancho San Pedro public housing community located on the original project site (OSP Specific Plan Site) and construction of new replacement housing and commercial/retail uses. The currently proposed project would still include redevelopment of the OSP Specific Plan Site, plus development of a new 66,210-sf, 47-unit multi-family residential building with a courtyard at the 327 Harbor Site. The currently proposed project would include a total of up to 1,600 residential units, 45,000 sf of commercial uses, and 85,000 sf of Neighborhood Serving Uses on the OSP Specific Plan Site and 327 Harbor Site.


Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. If you have knowledge of cultural resources that may exist within or near the project site, in particular the 327 Harbor Site, please contact Rachel Perzel at Rincon Consultants Inc. ([805] 947-4817/ rperzel@rinconconsultants.com). If your organization has already requested to participate as a consulting party, we will be in touch soon to set up a consultation meeting and you do not need to request consultation again. If your

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organization has not previously requested to participate as a consulting party but would now like to, please contact Rachel Perzel (contact information included above).

Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal S
Bhandal
Date: 2022.08.18 16:44:30 -07'00'

Jinderpal S. Bhandal
Environmental Affairs Officer
Los Angeles Housing Department

Enclosures

- Figure 1 Regional Project Location Map
- Figure 2 Project Location Map
- Figure 3 Updated Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

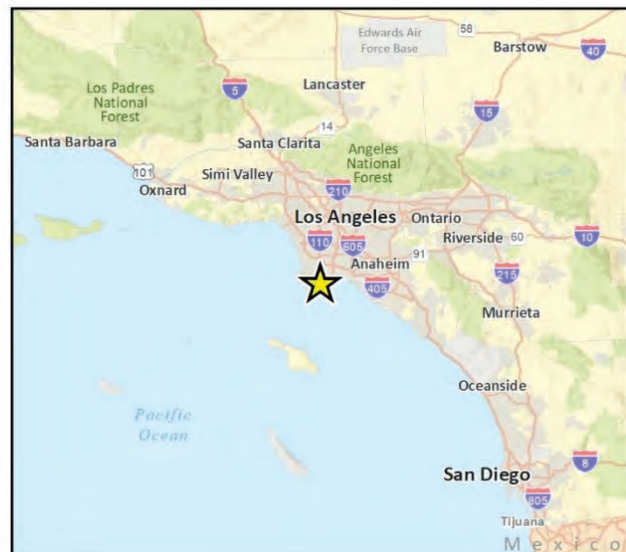
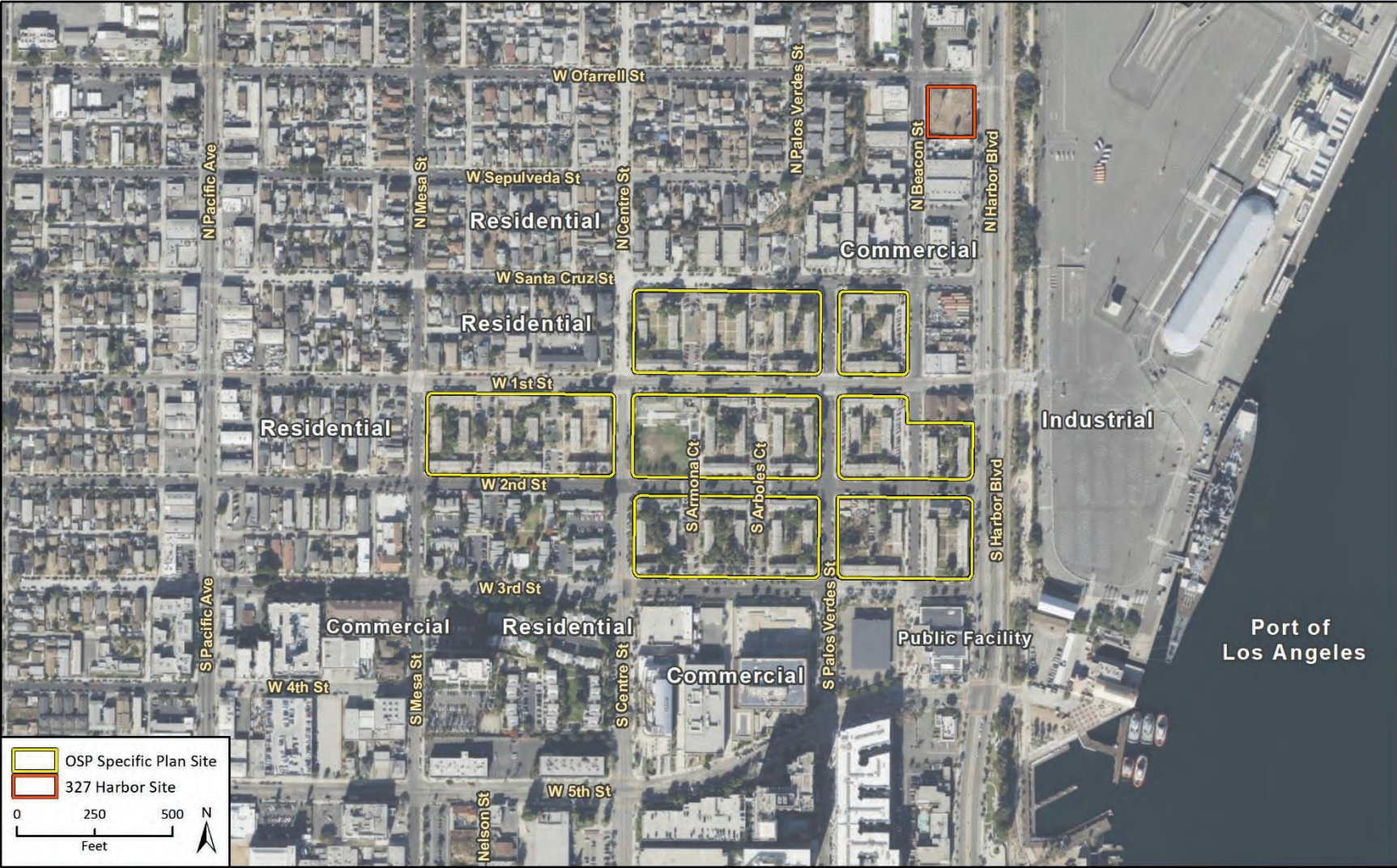


Figure 2 Project Location



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Fig. 2-2 Project Location 2022/06/24

Figure 3 Updated Area of Potential Effects Map



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Fig X APE with 20220712 Additions

Shannon Carmack

From: Shannon Carmack
Sent: Friday, September 10, 2021 4:47 PM
To: Ken Bernstein
Cc: Rachel Perzel
Subject: RE: [EXT] Re: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Thank you Ken. Yes, we have checked HistoricPlaces and Survey LA and a survey of the indirect APE is forthcoming. The original portion of the property was previously determined eligible for NRHP listing, and we have concluded the entire property (including a subsequent addition a decade later) meets NRHP/CRHR and HCM eligibility criteria. I will pass your request on to LAHD and HACLA so we can coordinate on next steps.

Regards,

Shannon Carmack
Principal / Architectural Historian
Rincon Consultants, Inc.
213-788-4842 ext 102
562-676-5485 Mobile
scarmack@rinconconsultants.com



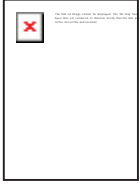
*Ranked 2021 "Best Environmental Services Firm
to Work For" by Zweig Group*

From: Ken Bernstein <ken.bernstein@lacity.org>
Sent: Friday, September 10, 2021 4:39 PM
To: Shannon Carmack <scarmack@rinconconsultants.com>
Cc: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: [EXT] Re: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

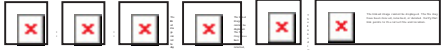
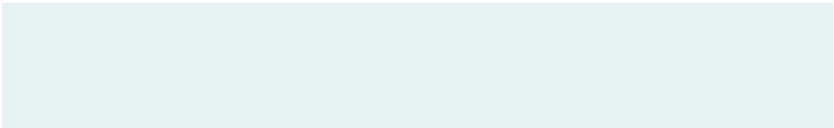
CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Thanks, Shannon, for your message. Our office would be interested in remaining involved with this Section 106 process as a consulting party. The Rancho San Pedro property was identified as an eligible historic resource through SurveyLA: <http://historicplacesla.org/reports/150ff256-7a9d-48c1-8b26-5d28cc91a963>. I assume you have or will be reviewing HistoricPlacesLA to identify other significant historic resources within the APE.

Ken



Ken Bernstein, AICP
Principal City Planner, Office of Historic Resources and Urban Design Studio
Los Angeles City Planning



On Fri, Sep 10, 2021 at 12:30 PM Shannon Carmack <scarmack@rinconconsultants.com> wrote:

Good afternoon Ken,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack

Principal / Architectural Historian

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

213 788 4842 ext 102

562 676 5485 - mobile

rinconconsultants.com



Rachel Perzel

From: Rachel Perzel
Sent: Friday, September 16, 2022 10:11 AM
To: Ken Bernstein
Cc: Shannon Carmack; Emily Marino
Subject: RE: [EXT] Re: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Hi Ken,

I just wanted to confirm that the Tuesday @ 11 slot still works for you. I sent you a calendar invite; feel free to forward on to anyone else that should be included.

Thanks and have a nice weekend!

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Rachel Perzel
Sent: Wednesday, September 14, 2022 4:24 PM
To: Ken Bernstein <ken.bernstein@lacity.org>
Cc: Shannon Carmack <scarmack@rinconconsultants.com>
Subject: RE: [EXT] Re: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Great!

I will send out a placeholder for next Tuesday at 11 ASAP. I will update the invite with an agenda and some background information on the project for your review prior to the meeting as soon as I can pull it together.

Thanks so much for the response and your willingness to jump on a call with us so quickly.

Have a nice evening!

From: Ken Bernstein <ken.bernstein@lacity.org>
Sent: Wednesday, September 14, 2022 3:41 PM
To: Rachel Perzel <rperzel@rinconconsultants.com>
Cc: Shannon Carmack <scarmack@rinconconsultants.com>
Subject: Re: [EXT] Re: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

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My apologies for the delay in getting back to you! Yes, we're still interested in this, and I'd actually be available to meet on this next Tuesday, September 20 at 11:00 a.m., if we can set up a teleconference for that time.

Ken Bernstein

On Wed, Sep 14, 2022 at 2:50 PM Rachel Perzel <rperzel@rinconconsultants.com> wrote:

Hi Mr. Bernstein,

I hope you are doing well. I just called your office and left a voicemail but figured I would follow up here as well, as I know email is often more convenient. I just wanted to follow up on the email below and confirm that you received the updated consultation letter for the One San Pedro Specific Plan Project. I assume that OHR still wishes to consult, based on your original response back in September. The project team is ready to get those meetings on the books and I have provided some team availability below. Please feel free to call me any time if you wish to discuss and certainly let me know what your availability is like. I look forward to getting this scheduled and connecting with you on this project!

Thanks so much and I hope to hear from you soon.

Best,

Team availability for Section 106 consultation:

Tuesday September 20, 11-2

Tuesday September 27, 3-4

Thursdays, 12-3

Fridays, 12-4

Rachel Beth Perzel, Architectural Historian
Rincon Consultants, Inc.

805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main

rperzel@rinconconsultants.com



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From: Rachel Perzel
Sent: Monday, August 22, 2022 1:45 PM
To: ken.bernstein@lacity.org
Subject: RE: [EXT] Re: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Hi Ken,

I hope you are well. Please see that attached consultation letter for the One San Pedro Project. We had corresponded with you about this project back in September and since that time, the project description has further developed to include an additional property, at 327 Harbor Boulevard, hence the attached letter. We are aware that OHP plans to be a consulting party and will be in touch soon to schedule a consultation meeting. However, in the meantime, please review the attached and let me know if you have any additional concerns regarding historic properties in the expanded project site or surrounding area.

Thank you so much and I hope to connect with you soon.

Best,

Rachel Beth Perzel, Architectural Historian
Rincon Consultants, Inc.

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rperzel@rinconconsultants.com



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From: Ken Bernstein <ken.bernstein@lacity.org>
Sent: Friday, September 10, 2021 4:39 PM
To: Shannon Carmack <scarmack@rinconconsultants.com>
Cc: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: [EXT] Re: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

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Thanks, Shannon, for your message. Our office would be interested in remaining involved with this Section 106 process as a consulting party. The Rancho San Pedro property was identified as an eligible historic resource through SurveyLA: <http://historicplacesla.org/reports/150ff256-7a9d-48c1-8b26-5d28cc91a963>. I assume you have or will be reviewing HistoricPlacesLA to identify other significant historic resources within the APE.

Ken



Ken Bernstein, AICP

Principal City Planner, Office of Historic Resources and Urban Design Studio

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3652



On Fri, Sep 10, 2021 at 12:30 PM Shannon Carmack <scarmack@rinconconsultants.com> wrote:

Good afternoon Ken,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack

Principal / Architectural Historian

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

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562 676 5485 - mobile

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M e e t i n g M i n u t e s

Date: September 20, 2022

Subject: Local Interested party consultation for the One San Pedro Specific Plan Project, San Pedro Community Plan Area, Los Angeles, CA

Attendees:

The Housing Authority of the City of Los Angeles (HACLA):

Zoe Kranemann, Development Officer
Alisha Winterswyk, Partner, BBK Law
Jenny Scanlin, Chief Development Officer

City of Los Angeles, Office of Historic Resources (OHR):

Ken Bernstein, Principal City Planner, OHR
Shannon Ryan, Senior City Planner, OHR

Rincon:

Shannon Carmack, Principal/Architectural Historian
Rachel Perzel, Architectural Historian

Meeting Minutes

- I. Introductions: All of those on the call performed a brief introduction.
- II. Projects Overview: Rincon presented a power point which provided a brief overview of the following: proposed project site including the One San Pedro (OSP) Specific Plan Site and the 327 Harbor Site, project description, area of potential effects. The presentation included a description of the status of the cultural resources assessment, which is currently ongoing and noted preliminary findings and next steps. Draft mitigation measures were also briefly presented.
- III. Open Discussion: in an open discussion, the following topics were discussed:
 - a. Mr. Bernstein inquired regarding the status of project entitlements; a response was provided by Ms. Kranemann. She noted that a tract map would be coming soon and that she expected entitlements to be processed early next year (2023)
 - b. Mr. Bernstein broached the topic of project alternatives, inquiring whether other alternatives aside from demolition of the OSP Specific Plan site had been considered. Ms. Perzel responded, stating that the alternatives analysis is currently underway. Ms.



Kranemann and Ms. Scanlin also responded stating that alternatives had been explored but that none would meet project objectives. Mr. Perzel asked for input from Mr. Bernstein who stated that OHR would typically like to see the following alternatives considered in the alternatives analysis: preservation alternative, partial preservation alternative and rehabilitation alternative. He noted that some of the alternatives could allow for significant demolition and new construction on the site. In response Ms. Scanlin noted that a geotechnical study prepared in support of the project indicated that the OSP Specific Site will have to be significantly excavated to accommodate construction due to existing fill. She also noted that although the team considered retaining the buildings on the site, there are several reasons this alternative is not practical, including but not limited to the following: the City's earthquake ordinance, exorbitant cost of rehabilitation, environmental inefficiency.

- c. Mr. Bernstein broached the topic of carbon impact, noting the carbon footprint associated with demolition activities and noted that the city would like to see options that minimize the project's carbon footprint. Ms. Scanlin acknowledged this and noted that the project is not a one for one replacement and that, because it will serve so many more people, the increased carbon footprint may be worth it.
- d. The topic of mitigation measures was broached. Mr. Bernstein stated that the draft interpretation and website history mitigation measures provided by Rincon looked good but that the city would like the project team to explore an additional mitigation measure related to deconstruction and the reuse of materials. Ms. Carmack inquired regarding a project example where a such a measure has been developed. Mr. Bernstein stated that he could not think of a project example but noted that Portland and San Antonio both have ordinances related to deconstruction that may be used for reference.
- e. Ms. Perzel stated that the project team would be working on refining mitigation and would be in touch with OHR regarding review of mitigation measures. Mr. Bernstein stated that he was looking forward to review of the specific plan when it is ready. Ms. Ryan requested that the team cc James Harris (City of LA-Major Projects) on all emails related to the project to ensure that all are in the loop.
- f. The meeting was adjourned.



Build HOPE: Investing in People and Place

May 2nd, 2023

City of Los Angeles
Office of Historic Resources (OHR)
Department of City Planning

Ken Bernstein, Principal City Planner, OHR Manager
200 North Spring Street, Room 559
Los Angeles, California 90012
Phone: 213-847-3652

Email: ken.bernstein@lacity.org

Re: One San Pedro Specific Plan Project, Proposed Cultural Resources Mitigation Measures

Dear Mr. Bernstein,

Thank you for providing feedback on behalf of the City of Los Angeles Office of Historic Resources (OHR) on the One San Pedro (OSP) Specific Plan Project's Cultural Resources Mitigation Measures. In accordance with Section 106 of the National Historic Preservation Act, Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are continuing project consultation as stipulated in 36 CFR Part 800.4(a)(3). We appreciate your continued interest and valuable input for this project. In reviewing your request for modifications to existing mitigation measures and suggested additional measures to consider, LAHD and HACLA have the following responses.

1. CUL-1 Interpretive Display

In written comments provided in a Google document, OHR noted that the interpretive display should include a website link or QR code to the information web site that would be created by CUL-2 and expressed concern regarding the following:

- Who would be responsible for the enforcement of the mitigation measures
- At what stage in the project the interpretive display would be completed
- Where the interpretive display would be installed
- If there would be agency sign off on the content of the display.

As stated in CUL-1, HACLA is responsible for the enforcement of the mitigation measures. In response to concern regarding when the interpretive display would be completed and in what location, CUL-1 has been revised to indicate that the interpretive display would be located in the Phase 1 Community Room and would be completed to coincide with the opening of the Phase 1 Community Room. The measure has been further

Housing Authority of the City of Los Angeles

📍 2600 Wilshire Blvd., Los Angeles, CA 90057 📞 833-HACLA-4-U ✉ info@hacla.org 🖱 hacla.org

amended to also indicate that following its initial placement in the Phase 1 Community Room, the interpretive display may be rotated amongst Community Rooms and/or public outdoor spaces throughout the OSP Specific Plan Site with approval by HACLA. In response to OHR's comments regarding the inclusion of a website link or QR code and agency involvement in the development of the display, the requested has been added to the measure. The amended measure is included below for reference.

CUL-1 Interpretive Display (updated per OHR comments)

HACLA shall ensure that the Project Applicant prepares and installs an interpretive display in the Phase 1 Community Room, which will be open to the community. The interpretive display shall be completed to coincide with the opening of the Phase 1 Community Room. It shall include a brief history of the historical resource, its significance in the contexts of public and defense worker housing in Los Angeles during the Second World War and public housing design related to the Garden City and Modern movements, and a description of the project which led to the demolition of the historical resource. The display shall be professionally written, illustrated, and designed, and shall include the website address associated with the informational website created by implementation of CUL-2. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History in consultation with the City of Los Angeles Office of Historic Resources. The Interpretive Display may be rotated amongst Community Rooms and/or public outdoor spaces throughout the OSP Specific Plan Site with approval by HACLA.

2. CUL-2 Informational Website

In written comments provided in a Google document, OHR expressed concern regarding the timeline associated with the informational website that would be developed as a result of the measure. OHR also recommended that OHR be involved in development of the informational website. In response, the measure has been updated to indicate that the website would be created within six months of the issuance of the Certificate of Occupancy for the Phase 1 Community Room. The amended measure is included below for reference.

CUL-2 Informational Web Site (updated per OHR comments)

HACLA shall add to its existing website a section dedicated to the history of the Rancho San Pedro Complex and public housing in Los Angeles within six months of the issuance of the Certificate of Occupancy for the Phase 1 Community Room. The website shall be maintained by HACLA and shall provide content on the history of the Rancho San Pedro Complex, the significance of public housing in the city, and notable examples of public housing architecture and site planning. It shall include links to other scholarly sources of information on the history and design of the site within the context of public housing in the city. The new website section shall be professionally written, illustrated, and designed. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History in consultation with the City of Los Angeles Office of Historic Resources and shall be periodically updated, as needed, if new scholarly information related to the history or significance of Rancho San Pedro and public housing become available following the initial publishing of the website.

Conclusion

In accordance with 36 CFR Part 800.4, LAHD and HACLA, on behalf of HUD appreciate your input in the mitigation compliance for the One San Pedro Specific Plan Project. With the above-noted changes, we believe that consultation is concluded. However, if you have additional comments related to the mitigation measures for the project or wish to discuss this project further, please contact Zoe Kranemann, HACLA Development Officer, via e-mail at Zoe.Kranemann@hacla.org and Jinderpal S. Bhandal, LAHD Environmental Supervisor, at jinderpal.bhandal@lacity.org as soon as possible.

Sincerely,

A handwritten signature in blue ink that reads "Jenny Scanlin". The signature is written in a cursive, flowing style.

Jenny Scanlin
Chief Development Officer

Rachel Perzel

From: Ken Bernstein <ken.bernstein@lacity.org>
Sent: Tuesday, May 16, 2023 12:27 PM
To: Melissa Whittemore
Cc: Rachel Perzel; Emily Marino; Zoe Kranemann; Alisha Winterswyk; James Harris; shannon.ryan@lacity.org; Shannon Carmack; Deanna Hansen
Subject: [EXT] Re: Cultural Resources Mitigation Measures for the One San Pedro Specific Plan Project

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Thanks, Melissa, for following up. OHR staff is satisfied with the revised mitigation measure language provided.

Ken

On Tue, May 16, 2023 at 8:21 AM Melissa Whittemore <mwhittemore@rinconconsultants.com> wrote:

Hi Ken,

I wanted to check in to see if you have additional comments based on the attached responses. We request a response asap due to federal funding deadlines. Can we expect a reply prior to the end of this week (by end of day Friday 5/19)?

Thank you,

Melissa J. Whittemore, Supervising Environmental Planner

(She/Her)

805-308-6596 Direct | 805-644-4455 Main Office

mwhittemore@rinconconsultants.com



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From: Melissa Whittemore

Sent: Thursday, May 11, 2023 9:00 AM

To: Rachel Perzel <rperzel@rinconconsultants.com>; Ken Bernstein <ken.bernstein@lacity.org>

Cc: Emily Marino <emarin@rinconconsultants.com>; Zoe Kranemann <Zoe.Kranemann@hacla.org>; Alisha Winterswyk <Alisha.Winterswyk@bbkllaw.com>; James Harris <james.harris@lacity.org>; shannon.ryan@lacity.org; Shannon Carmack <scarmack@rinconconsultants.com>; Deanna Hansen <dhansen@rinconconsultants.com>

Subject: RE: Cultural Resources Mitigation Measures for the One San Pedro Specific Plan Project

Hi Ken,

Rachel Perzel is out of the office this week but I wanted to follow up on her behalf. Please review the revised cultural resources mitigation measures (attached) and let us know if you find these revised mitigation measures adequate. We need your response before we can submit the project's Cultural Report for SHPO review and concurrence, so if you can please reply to this email by the end of this week, we would greatly appreciate it.

Thank you,

Melissa J. Whittemore, Supervising Environmental Planner

(She/Her)

805-308-6596 Direct | 805-644-4455 Main Office

mwhittemore@rinconconsultants.com



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From: Rachel Perzel <rperzel@rinconconsultants.com>

Sent: Wednesday, May 3, 2023 5:16 PM

To: Ken Bernstein <ken.bernstein@lacity.org>

Cc: Melissa Whittemore <mwhittemore@rinconconsultants.com>; Emily Marino <emarino@rinconconsultants.com>; Zoe Kranemann <Zoe.Kranemann@hacla.org>; Alisha Winterswyk <Alisha.Winterswyk@bbklaw.com>; James Harris <james.harris@lacity.org>; shannon.ryan@lacity.org

Subject: Cultural Resources Mitigation Measures for the One San Pedro Specific Plan Project

Hi Ken,

I hope all is well. On behalf of HACLA, please see the attached letter regarding the proposed cultural resources mitigation measures for the One San Pedro Specific Plan Project. Please reach out to Zoe.Kranemann@hacla.org and Jinderpal S. Bhandal, LAHD Environmental Supervisor, at jinderpal.bhandal@lacity.org as soon as possible if you wish to discuss the measures further. Thanks so much for your input and have a nice evening!

Rachel Beth Perzel, Architectural Historian
Rincon Consultants, Inc.

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1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

September 10, 2021

Los Angeles Conservancy
Att: Adrian Scott Fine, Director of Advocacy
523 West Sixth Street, Suite 826
Los Angeles, California 90014

Subject: Section 106 Consulting Party Invitation for the One San Pedro Project, San Pedro, City of Los Angeles

Dear Mr. Fine:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are initiating the preparation of a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (Project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the Project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Under Title 36 of the Code of Federal Regulations, Part 800.2, HUD and LAHD/HACLA are seeking input from certain individuals, organizations and representatives of local government with demonstrated interest in the undertakings and their potential to affect historic properties within the project area. Your input is essential to informed decision-making in the Section 106 process.

The approximately 21.2-acre Project site is located at 275 West First Street in the community of San Pedro in the southwestern-most portion of Los Angeles. The Project site is relatively flat and encompasses approximately nine city blocks between West Santa Cruz Street, North Palos Verdes Street, North Beacon Street, North Harbor Boulevard, West First Street, West Second Street, West Third Street, North Mesa Street, and North Centre Street.

The Project site is currently developed with the Rancho San Pedro public housing community. Rancho San Pedro is one of the oldest public housing developments owned and managed by HACLA and was initially developed 1942, with subsequent development in 1953. The existing development includes 478 public housing units within 60 two-story buildings.

The Project would involve the demolition of the existing structures on the site and the construction of up to 1,600 multi-family residential units, 85,000 sf of services, amenities and administration uses, and 45,000 sf of local-serving commercial/retail uses. The proposed residential units would include a mixture of replacement units for the 478 existing Rancho San Pedro affordable housing units and market rate homeownership units. The 85,000 sf of services, amenities, and administration uses would be comprised of administrative offices and community facilities, including a health clinic, workforce development center, senior center, childcare center, business incubator, art and maker space, youth center and wellness center. The commercial/retail component of the Project would include businesses that serve local neighborhood needs, such as restaurants, grocery stores, pharmacies, and fitness studios. In addition, the Project would include a number of open space amenities including a linear park along Palos Verdes Street, a youth sports field, a linear

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promenade along Harbor Boulevard, and a number of courtyards and plazas interspersed throughout the Project buildings.

Architecturally, the development would be characterized by modern building materials with metal accents and a variety of textures. Ground floors with amenity and commercial/retail uses would have large expansive windows and would address the adjacent streets to integrate with the public right-of-way and activate the pedestrian environment. The residential portions of the Project site would include a mix of building types including townhome-style units and mid-rise buildings with a range of architectural styles. Residential buildings would encourage street level interaction through the provisioning of stoops and ground floor patios.

Construction of the proposed Project is anticipated to occur over three stages spanning approximately 14 years, with construction activities commencing in 2024 and ending in 2037. The maximum depth of excavation would be 25 feet below ground surface for the removal of fill and the construction of the two-level belowground parking structures. A total of 308,648 cubic yards of soil would be exported from the Project site during construction for the removal of uncertified fill. The attached maps (Figures 1 through 3) depict the project study area. Additional locational data can be provided upon your request.

A proposed Area of Potential Effects has been established in accordance with 36 CFR Part 800.3 of the NHPA. The proposed Project APE (See Figure 3) has been delineated to encompass areas that contain historic properties that may be directly or indirectly affected by the proposed undertaking. This includes temporary construction impacts and permanent impacts. The proposed APE includes all areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the Project.

If you have knowledge of cultural resources that may exist within or near the project site, please contact Shannon Carmack at Rincon Consultants Inc., at (501) 239-5860, or transmit e-mail to scarmack@rinconconsultants.com. The project team will compile your comments together with those received from other consulting parties and give them consideration as the project proceeds through design and construction. Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal S Bhandal
Date: 2022.08.18 16:44:30 -07'00'

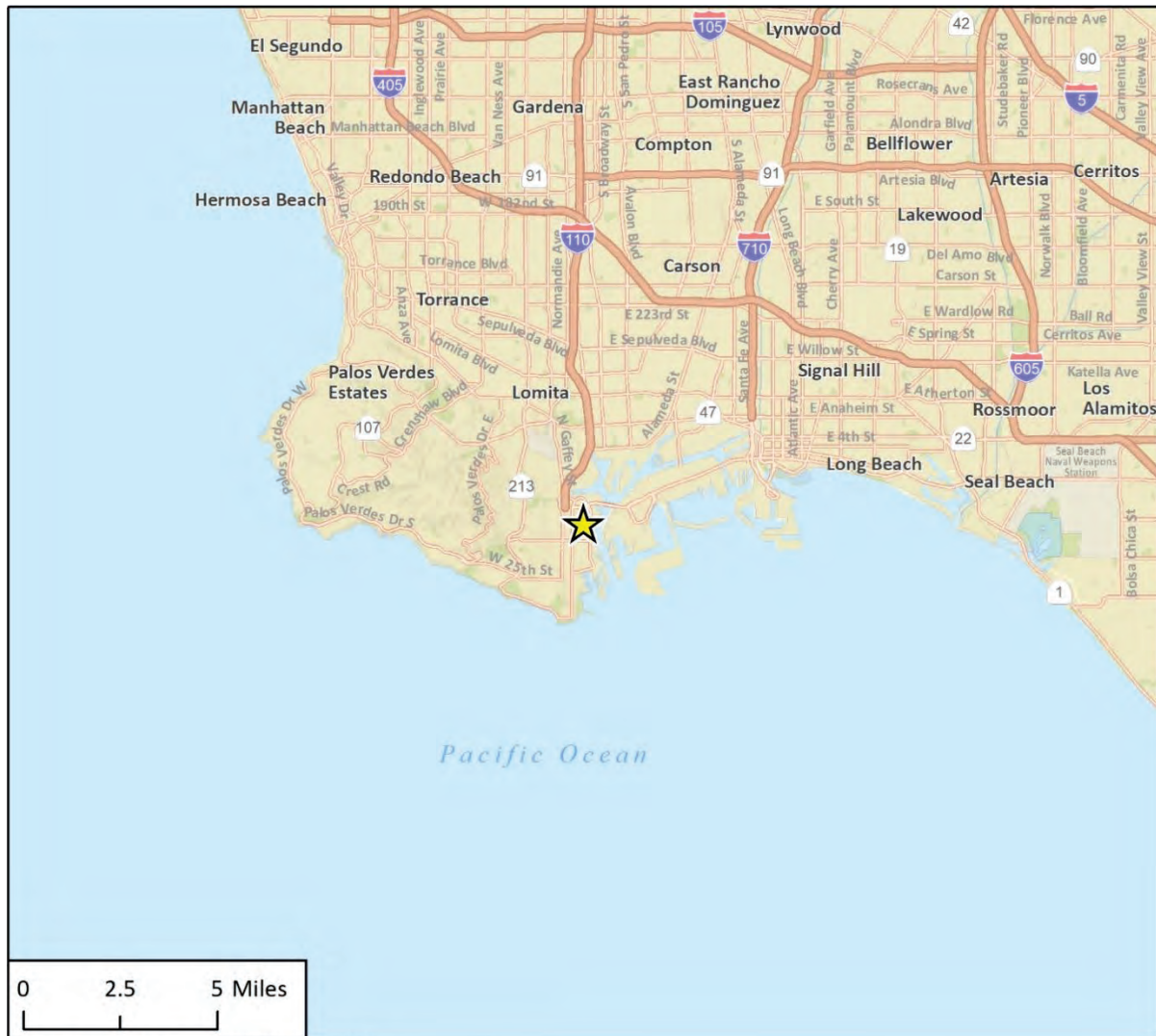
Jinderpal S. Bhandal
Environmental Supervisor
Los Angeles Housing Department

Enclosures

- Figure 1 Project Location Map
- Figure 2 Project Vicinity Map
- Figure 3 Project Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

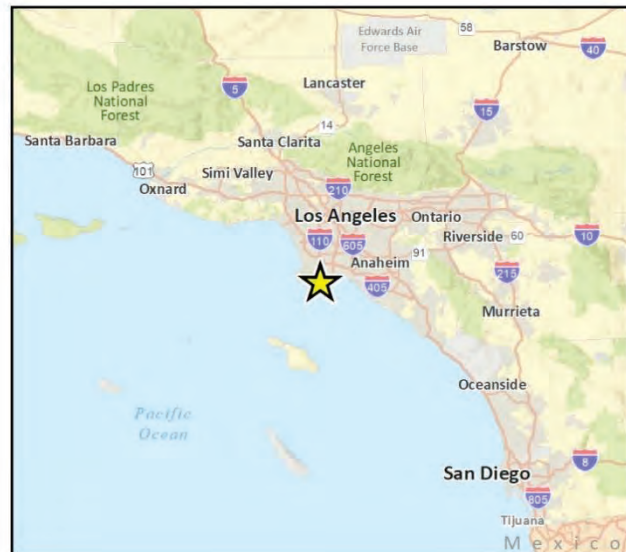


Figure 2 Project Location



Figure 3 Area of Potential Effects



From: [Rachel Perzel](#)
Sent: Monday, October 25, 2021 1:56 PM
To: [Erik Van Breene](#)
Cc: [Shannon Carmack](#)
Subject: RE: [EXT] One San Pedro Project

Hi Erik,

We must be on a similar schedule this morning. I was literally in the process of writing you an email when I received yours!

It was nice to speak with you as well. Ok, great, I am glad you were able to connect with Mr. Fine and confirm that the LA Conservancy would like to be added to the list of consulting parties. I will forward your request on to LAHD and HACLA.

Below is a list of known and potential resources, excluding Rancho San Pedro itself, that has been compiled based on our communication with other local interested parties thus far.

Senator William H. Savage House/Union Missionary Baptist Church
Duffy's Ferry Landing
Harbor Department Headquarters (Harbor Administration Building)
Liberty Hill Site
Maritime Marine Museum (San Pedro Municipal Ferry Building)
Ralph J. Scott Fireboat
U.S.S. Los Angeles Naval Monument

Please let me know if you have any questions or would like to chat about any of the resources above or any other potential resources in the area for that matter. I believe you asked about the NOP when we spoke; some information on the timeline of things can be found here:

<https://onesanpedro.org/resources/>

Thank you so much and I look forward to collaborating with you; feel free to call or email any time!
Best,

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Erik Van Breene <vanbreene@laconservancy.org>

Sent: Monday, October 25, 2021 1:21 PM

To: Rachel Perzel <rperzel@rinconconsultants.com>

Subject: [EXT] One San Pedro Project

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Hi Rachel,

It was good talking to you last week about the One San Pedro Project. I spoke with Adrian Scott Fine, the Conservancy's Senior Director of Advocacy about it and we'd like to be added to the list of consulting parties. I'd be interested in seeing the list of historic resources in the area that you and other organizations have compiled so far if that's possible.

Best,
Erik

Erik Van Breene

Preservation Coordinator

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

(213) 430-4206 | vanbreene@laconservancy.org

Pronouns: He / His / Him / Mr.

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1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

August 10, 2022

Los Angeles Conservancy
Att: Adrian Scott Fine, Director of Advocacy
523 West Sixth Street, Suite 826
Los Angeles, California 90014

Subject: Project Update to Section 106 Consulting Parties for the One San Pedro Specific Plan Project, San Pedro, City of Los Angeles

Dear Mr. Fine:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are in the process of preparing a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Section 106 consultation was initiated for the project via a letter dated September 10, 2021, which was sent to your organization via US mail. Since that time, the project description has revised to include development of two currently vacant, undeveloped Los Angeles County Assessor's Parcels (7449-014-013 and 7449-014-014) located at the southwest corner of West O'Farrell Street and Harbor Boulevard (327 Harbor Site) (Figure 2). In accordance with the 36 CFR Part 800.3 of the NHPA, the APE has also been expanded to encompass areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the project. The purpose of this letter is to provide each organization previously consulted with information about the expanded project site and revised project description.

The original project proposed in September 2021 consisted of demolition of the existing 478-unit Rancho San Pedro public housing community located on the original project site (OSP Specific Plan Site) and construction of new replacement housing and commercial/retail uses. The currently proposed project would still include redevelopment of the OSP Specific Plan Site, plus development of a new 66,210-sf, 47-unit multi-family residential building with a courtyard at the 327 Harbor Site. The currently proposed project would include a total of up to 1,600 residential units, 45,000 sf of commercial uses, and 85,000 sf of Neighborhood Serving Uses on the OSP Specific Plan Site and 327 Harbor Site.


Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. If you have knowledge of cultural resources that may exist within or near the project site, in particular the 327 Harbor Site, please contact Rachel Perzel at Rincon Consultants Inc. ([805] 947-4817/ rperzel@rinconconsultants.com). If your organization has already requested to participate as a consulting party, we will be in touch soon to set up a consultation meeting and you do not need to request consultation again. If your

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organization has not previously requested to participate as a consulting party but would now like to, please contact Rachel Perzel (contact information included above).

Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal S
Bhandal
Date: 2022.08.18 16:44:30 -07'00'

Jinderpal S. Bhandal
Environmental Affairs Officer
Los Angeles Housing Department

Enclosures

- Figure 1 Regional Project Location Map
- Figure 2 Project Location Map
- Figure 3 Updated Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

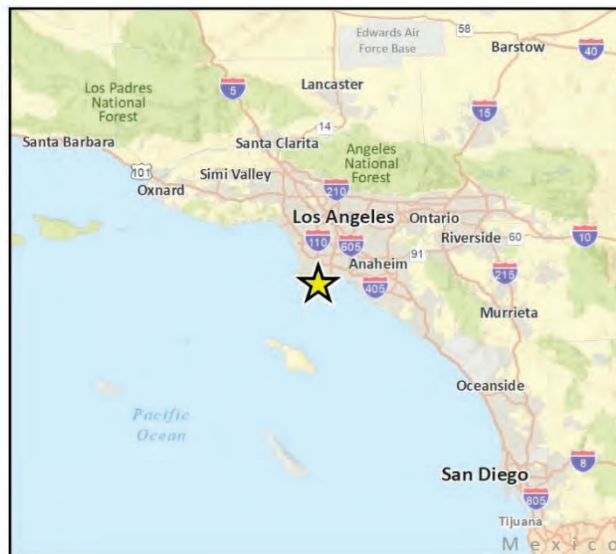
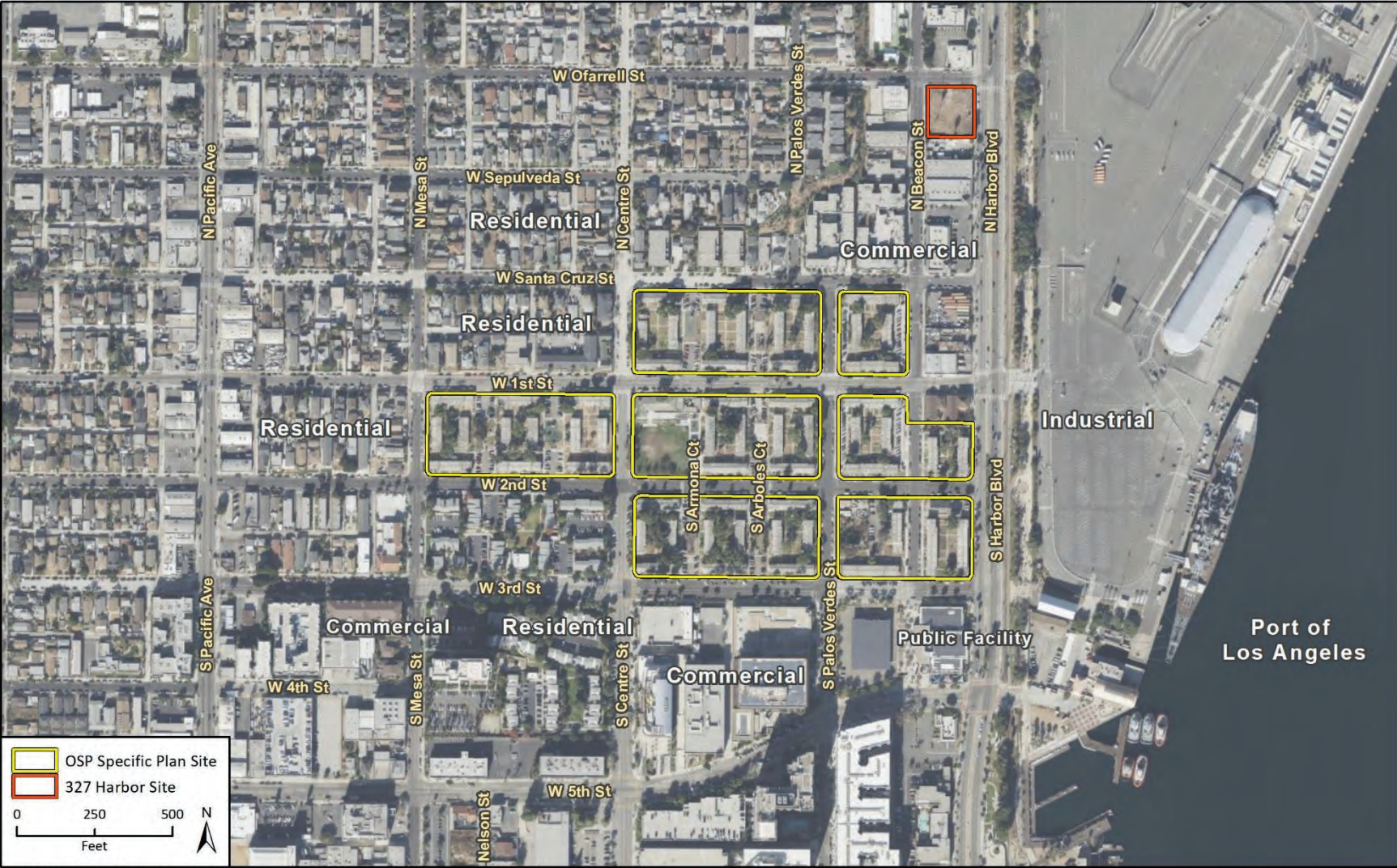


Figure 2 Project Location



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Fig 2-2 Project Location 2022/06/24

Figure 3 Updated Area of Potential Effects Map



Rachel Perzel

From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Friday, October 7, 2022 1:07 PM
To: Rachel Perzel; Reception
Cc: Adrian Fine; Shannon Carmack; Emily Marino
Subject: RE: [EXT] One San Pedro Project

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Great see you then!

From: Rachel Perzel <rperzel@rinconconsultants.com>
Sent: Friday, October 7, 2022 1:01 PM
To: Erik Van Breene <vanbreene@laconservancy.org>; Reception <info@laconservancy.org>
Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino <emarino@rinconconsultants.com>
Subject: RE: [EXT] One San Pedro Project

Excellent, thank you!
I will send a calendar invite and we will see you then!

From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Friday, October 7, 2022 12:57 PM
To: Rachel Perzel <rperzel@rinconconsultants.com>; Reception <info@laconservancy.org>
Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino <emarino@rinconconsultants.com>
Subject: RE: [EXT] One San Pedro Project

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Hi Rachel,

Yes, we're still available and 12:30 works for us.

Best,
Erik

From: Rachel Perzel <rperzel@rinconconsultants.com>
Sent: Friday, October 7, 2022 12:55 PM
To: Erik Van Breene <vanbreene@laconservancy.org>; Reception <info@laconservancy.org>
Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino <emarino@rinconconsultants.com>
Subject: RE: [EXT] One San Pedro Project

Hi Erik,

I apologize on the delay here.

Do you still have Monday the 17th available? Would 12:30 pm on Monday October 17th work on your end?

Thanks so much!

From: Erik Van Breene <vanbreene@laconservancy.org>

Sent: Thursday, September 29, 2022 10:46 AM

To: Rachel Perzel <rperzel@rinconconsultants.com>; Reception <info@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

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Friday October 14 doesn't work for us. The follow week we're available Monday {10/17} in the afternoon or Tuesday {10/18} between 10-2.

From: Rachel Perzel <rperzel@rinconconsultants.com>

Sent: Thursday, September 29, 2022 10:16 AM

To: Erik Van Breene <vanbreene@laconservancy.org>; Reception <info@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

Hi Erik,

No problem; totally understand. I will actually be out of the office next week through Oct. 12.

By any chance can your team make it on Friday, October 15 anywhere between noon and 4?

Thanks so much!

From: Erik Van Breene <vanbreene@laconservancy.org>

Sent: Wednesday, September 28, 2022 4:34 PM

To: Rachel Perzel <rperzel@rinconconsultants.com>; Reception <info@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

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Hi Rachel,

I'm sorry but we need to reschedule our meeting this Friday as we have a conflict. We're available next week on Wednesday {10/5} at 12:00 pm or Friday {10/7} anytime 1:00pm - 3:00pm.

Thanks,

Erik

From: Rachel Perzel <rperzel@rinconconsultants.com>

Sent: Friday, September 16, 2022 12:00 PM

To: Erik Van Breene <vanbreene@laconservancy.org>; Reception <info@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

Wonderful, thank you so much Erik!

I just sent along a meeting invite with you and Mr. Fine included; please feel free to forward on to anyone necessary. I will provide an agenda and some materials for you to review ahead of the meeting.

Thanks again and have a wonderful weekend. We are looking forward to connecting with you on this.

Best,

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.

805-947-4817 Direct

732-233-3997 Mobile | 805-644-4455 Main

rperzel@rinconconsultants.com



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From: Erik Van Breene <vanbreene@laconservancy.org>

Sent: Friday, September 16, 2022 11:49 AM

To: Rachel Perzel <rperzel@rinconconsultants.com>; Reception <info@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>

Subject: RE: [EXT] One San Pedro Project

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Hi Rachel,

Thanks for following up and yes we're still interested in consulting on the project. We're available to meet on Friday September 30 between 12-4 if that works for your team.

Best,

Erik

From: Rachel Perzel <rperzel@rinconconsultants.com>

Sent: Friday, September 16, 2022 11:06 AM

To: Erik Van Breene <vanbreene@laconservancy.org>; Reception <info@laconservancy.org>

Subject: RE: [EXT] One San Pedro Project

Hi Erik,

I hope you are doing well. I just called your office and left a voicemail but figured I would follow up here as well, as I know email is often more convenient. I just wanted to follow up on the email below and confirm that you received the updated consultation letter for the One San Pedro Specific Plan Project. I assume that the LAC still wishes to consult, based on your original response. The project team is ready to get those meetings on the books and I have provided some team availability below. Please feel free to call me any time if you wish to discuss and certainly let me know what your availability is like. I look forward to getting this scheduled and connecting with you on this project!

Thanks so much and I hope to hear from you soon.

Best,

Team availability for Section 106 consultation:
Tuesday September 27, 3-4
Thursdays, 12-3
Fridays, 12-4

From: Rachel Perzel
Sent: Monday, August 22, 2022 1:51 PM
To: Erik Van Breene <vanbreene@laconservancy.org>; Reception <info@laconservancy.org>
Subject: RE: [EXT] One San Pedro Project

Hi Erk,
I hope you are well. Please see that attached consultation letter for the One San Pedro Project. We had corresponded with you about this project back in September and since that time, the project description has further developed to include an additional property, at 327 Harbor Boulevard, hence the attached letter. We are aware that the LAC plans to be a consulting party and will be in touch soon to schedule a consultation meeting. However, in the meantime, please review the attached and let me know if you have any additional concerns regarding historic properties in the expanded project site or surrounding area.
Thank you so much and I hope to connect with you soon.
Best,

Rachel Beth Perzel, Architectural Historian
Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Monday, October 25, 2021 1:21 PM
To: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: [EXT] One San Pedro Project

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Hi Rachel,

It was good talking to you last week about the One San Pedro Project. I spoke with Adrian Scott Fine, the Conservancy's Senior Director of Advocacy about it and we'd like to be added to the list of consulting parties. I'd be interested in seeing the list of historic resources in the area that you and other organizations have compiled so far if that's possible.

Best,
Erik

Erik Van Breene
Preservation Coordinator



M e e t i n g M i n u t e s

Date: October 17, 2022

Subject: Local Interested party consultation for the One San Pedro Specific Plan Project, San Pedro Community Plan Area, Los Angeles, CA

Attendees:

The Housing Authority of the City of Los Angeles (HACLA):

Zoe Kranemann, Development Officer
Alisha Winterswyk, Partner, BBK Law
Jenny Scanlin, Chief Development Officer

Los Angeles Conservancy (LAC):

Erik Van Breene, Preservation Coordinator

Rincon:

Shannon Carmack, Principal/Architectural Historian
Rachel Perzel, Architectural Historian

Meeting Minutes

- I. Introductions: All of those on the call performed a brief introduction.
- II. Projects Overview: Rincon presented a power point which provided a brief overview of the following: proposed project site including the One San Pedro (OSP) Specific Plan Site and the 327 Harbor Site, project description, area of potential effects. The presentation included a description of the status of the cultural resources assessment, which is currently ongoing and noted preliminary findings and next steps. Draft mitigation measures were also briefly presented.
- III. Open Discussion: in an open discussion, the following topics were discussed:
 - a. Mr. Van Breen inquired regarding the timeline of the project and its associated environmental review. Ms. Carmack responded stating that the Section 106 component is scheduled to be complete in the spring. Ms. Kranemann stated that overall environmental review/ public review is scheduled to be around April/May.
 - b. Mr. Van Breen inquired if the team had additional information regarding the project's phasing. Ms. Kranemann stated that she has a phasing schedule that could be provided. She additionally provided information regarding the purpose of the 327 Harbor Site (i.e.,



stated that the Harbor Site would be developed first so that residents can be relocated there in a phased manner to avoid multiple moves).

- c. Mr. Van Breen inquired if the team had additional information regarding the preservation alternatives. Ms. Carmack responded stating that the full preservation alternative would likely be a Standards compliant redevelopment and that the partial preservation alternative was still under development but would probably include partial demolition and partial retention of the site.
- d. Mr. Van Breen expressed concern regarding the website mitigation measure as presented. He inquired who would be responsible for maintaining the web site and stated that he has seen this type of measure in the past and that it can be meaningless if certain things aren't specified.
- e. Mr. Van Breen asked if there were any other measures the team was working on and Ms. Carmack responded that no, there were no others that are fully developed enough to share at this point.
- f. Mr. Van Breen stated that he didn't have additional questions/comments and thanked the team for presenting the project. He reiterated that he would like to see the project phasing schedule that Ms. Kranemann previously mentioned.
- g. Ms. Perzel inquired weather the team could expect to hear from LAC regarding their input on mitigation. Mr. Breen responded, stating that he would collaborate with Mr. Fine within the next few weeks and get back in touch.
- h. The meeting was adjourned.



523 West Sixth Street, Suite 826
Los Angeles, CA 90014

213 623 2489 OFFICE
213 623 3909 FAX
laconservancy.org

March 17, 2023

Submitted Electronically

Emily Marino and Rachel Perzel
Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, CA 90012
Email: emarino@rinconconsultants.com, rperzel@rinconconsultants.com

RE: One San Pedro Project, Proposed Cultural Resources Mitigation Measures

Dear Emily and Rachel,

I am writing to provide comments and feedback for the One San Pedro Project's Cultural Resources Mitigation Measures provided to the Los Angeles Conservancy. We appreciate your outreach on these measures.

CUL-1 Interpretive Display and CUL-2 Informational Web Site are the two mitigation measures presented to the Conservancy for feedback. We believe there should be additional measures included in the Draft Environmental Impact Report (EIR) and Environmental Impact Statement (EIS). These may include but are not limited to phased development, updating historic resources surveys for properties owned by the Housing Authority of the City of Los Angeles (HACLA), and dedicated funding for historic garden apartment properties owned by HACLA. In addition to mitigation, the Draft EIR/EIS should include preservation-based alternatives.

I. CUL-1 Interpretive Display

The Conservancy does not have feedback on CUL-1 Interpretive Display. However, we would appreciate the opportunity to be involved when interpretation is being explored at the project site. CUL-1 reads:

"HACLA shall ensure that the Project Applicant prepares and installs an interpretive display in a building open to the community on the redeveloped RSP Complex property. The interpretive display shall be completed to coincide with the opening of the building available to the community once construction is complete. It shall include a brief history of the historical resource, its significance in



the contexts of public and defense worker housing in Los Angeles during the Second World War and public housing design related to the Garden City and Modern movements, and a description of the project which led to the demolition of the historical resource. The display shall be professionally written, illustrated, and designed. The content shall be prepared by persons meeting the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural History.”

II. Provide additional information regarding funding and updating the online resources as described in CUL-2 Informational Website

CUL-2 Informational Website reads:

HACLA shall add to its existing website a section dedicated to the history of the Rancho San Pedro Complex and public housing in Los Angeles within six months from the issuance of the Certificate of Occupancy for the OSP Specific Plan project. The website shall be maintained by HACLA and shall provide content on the history of the Rancho San Pedro Complex, the significance of public housing in the city, and notable examples of public housing architecture and site planning. It shall include links to other scholarly sources of information on the history and design of the site within the context of public housing in the city. The new website section shall be professionally written, illustrated, and designed. The content shall be prepared by persons meeting the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural History.

The Conservancy would appreciate greater clarity as to how long this website will be funded and the regularity of updates so that it does not become obsolete. Additionally, this website may better serve as a resource if it acts as a resource for all HACLA owned historic properties while also providing historic contexts for each property.

III. Phased redevelopment in an effort to retain and protect historic structures in the event full redevelopment is not completed

The Conservancy encourages the Project Team to include a mitigation measure for phased redevelopment that does not demolish all historic structures at one time. As we have seen in the past, there is always the chance that development projects fail to reach completion or be completed in a timely manner after historic resources are lost. Recently, the City of Los Angeles approved the Demolition of the Lytton Savings Bank building which was a designated Historic-Cultural Monument. In January 2023, the developers behind that redevelopment project abandoned the project leaving a vacant lot and the needless demolition of a historically significant building.



Rancho San Pedro is a large area encompassing approximately five acres or roughly five full city blocks. The project description as outlined in the Notice of Preparation (NOP) states the project would occur in multiple phases. The Conservancy would appreciate greater clarity regarding the phasing and mitigation language that specifies phasing requirements and phased demolition to avoid complete demolition at one time

IV. Conduct a historic Resources Survey for HACLA properties

Mitigation should include additional measures for a historic resources survey of HACLA owned properties. In 2012, the Conservancy commissioned Architectural Resources Group to prepare the [*Garden Apartments of Los Angeles*](#) historic context statement. This context, adopted by the City of Los Angeles's Planning Department as part of SurveyLA explores the significance of HACLA's role in the development of garden apartments throughout Los Angeles and identifies a number of extant HACLA owned properties. The significant loss that would occur as the result of the proposed project demonstrates a need for updated surveys that identify potentially eligible public housing developments.

V. Funding for preservation planning and rehabilitation of other historic HACLA owned properties

As described above, the substantial loss of historic resources due to the proposed project demonstrates the need an updated historic resources survey that would identify eligible properties. In addition to the survey, the project demonstrates the need for greater preservation planning and preventative maintenance at other historic properties owned by HACLA. The Conservancy would like to see funding for these items included as there is a direct nexus between the loss of this historic resource and an increased scarcity of publically owned garden apartments.

VI. Partial Preservation Alternatives

Because Rancho San Pedro is an identified historic resource under the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), the Draft EIR/EIS must include alternatives that explore preservation and partial preservation outcomes. We see the potential for a win-win outcome that may preserve historic fabric while meeting project goals and objectives.



VII. Conclusion

The Conservancy appreciates the outreach to our organization in advance of the release of the Draft EIR/EIS. We encourage the Project Team to explore and include the mitigation measures above in the forthcoming environmental review documents. There is no doubt that Rancho San Pedro is a significant property and is an increasingly rare property type offering permanent affordable housing to Angelenos. As time moves on, eligible garden apartments are being razed to make way for new redevelopment projects creating a cause for concern. For this reason the Conservancy commissioned *Garden Apartments in Los Angeles* in 2012.

In summary, we offer the following recommendations for mitigation measures

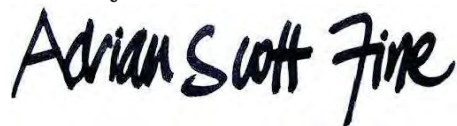
- Provide additional information around funding and updating for CUL-2 Informational website
- Phased demolition to retain and protect historic structures in the event full redevelopment is not completed
- Conduct a historic Resources Survey for HACLA properties
- Funding for preservation planning and rehabilitation of historic HACLA owned properties
- Partial Preservation Alternatives

About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Please do not hesitate to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions or concerns.

Sincerely,



Adrian Scott Fine
Senior Director of Advocacy





Build HOPE: Investing in People and Place

May 2nd, 2023

Adrian Scott Fine
Los Angeles Conservancy
523 West Sixth Street, Suite 826
Los Angeles, California 90014
213-623-2489

Sent Via email: afine@laconservancy.org

Re: One San Pedro Specific Plan Project, Proposed Cultural Resources Mitigation Measures

Dear Mr. Fine,

Thank you for providing feedback on behalf of the Los Angeles Conservancy (the Conservancy) on the One San Pedro Specific Plan Project's Cultural Resources Mitigation Measures. In accordance with Section 106 of the National Historic Preservation Act, Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are continuing project consultation as stipulated in 36 CFR Part 800.4(a)(3). We appreciate your continued interest and valuable input on this project. In reviewing your request for modifications to existing mitigation measures and suggested additional measures to consider, LAHD and HACLA have the following responses.

1. CUL-1 Interpretive Display

The Conservancy requested the opportunity to be involved when interpretation is being explored at the project site.

LAHD and HACLA agree to include the Conservancy in the process of developing the interpretive display, so that they may review and comment on the proposed content in support of Mitigation Measure CUL-1.

2. CUL-2 Informational Website

The Conservancy requested some clarity as to how long this website will be funded and the regularity of updates so that it does not become obsolete. Additionally, the Conservancy suggests that this website may better serve as a resource if it acts as a resource for all HACLA-owned historic properties while also providing historic contexts for each property.

As outlined in Mitigation Measure CUL-2, HACLA will add a subsection to its existing website to address the history and importance of the Rancho San Pedro Complex and public housing in Los Angeles. This will occur no later than six months from the issuance of the Certificate of Occupancy for the project. Because the Information will be included as part of HACLA's existing active website, maintenance of the page will be funded by HACLA.

Housing Authority of the City of Los Angeles

📍 2600 Wilshire Blvd., Los Angeles, CA 90057 📞 833-HACLA-4-U ✉ info@hacla.org 🖱 hacla.org

Should new scholarly information related to the history or significance of Rancho San Pedro or other relevant HACLA-owned properties become available following the initial publishing of the website subsection, the website will be updated to include links to new information.

3. Request for Phased Redevelopment

The Conservancy encourages the Project Team to include a mitigation measure for phased redevelopment that does not demolish all historic structures at one time.

LAHD and HACLA understand that the Conservancy prefers a phased redevelopment approach for historic preservation concerns. A phased construction approach is already a component of the project. The project description outlined in the Draft EIR/EIS includes a schedule for a phased construction/demolition plan. Because phased construction is included as a project design feature and will be part of the approved project, it is not included as mitigation.

4. Request for Historic Survey of HACLA Properties

The Conservancy suggests a historic resources survey of HACLA owned properties as a project mitigation measure.

LAHD and HACLA understand that the Conservancy is committed to the preservation of historic properties across Los Angeles. HACLA oversees the management of 14 public housing developments (Ramona Gardens, Rose Hill Courts, Avalon Gardens, Estrada Courts, Gonzaque Village, Imperial Courts, Jordan Downs, Mar Vista Gardens, Nickerson Gardens, Pico Gardens/Las Casitas, Pueblo Del Rio, Rancho San Pedro, San Fernando Gardens, and William Mead Homes) consisting of over 6,300 units located throughout the City of Los Angeles. HACLA receives subsidies from the U.S. Department of Housing and Urban Development (HUD) to provide affordable housing to low-income families, individuals, senior citizens, and persons with disabilities. Because HACLA projects are federally funded, they are generally subject to Section 106 of the National Historic Preservation Act. As a result, many of the HACLA-owned properties have already been surveyed for historical resources eligibility by previously conducted projects, and most have previous significance determinations with the State Office of Historic Preservation. Further, while this measure would seek to proactively identify historic properties for future undertakings, this measure would not reduce any adverse effects related to the demolition of Rancho San Pedro nor would it mitigate any cumulative impacts (see Pub. Resources Code, §§ 21002.1(a), 21100(b)(3); State CEQA Guidelines, § 15126.4(a)(1) [mitigation measures shall be designed to minimize project's significant environmental effects]; 40 CFR § 1502.16(a)(9)). Therefore, this mitigation measure is not included in the One San Pedro Specific Plan Draft EIR/EIS.

5. Request for Funding for Future Preservation Planning and Rehabilitation

The Conservancy requested funding for future preservation planning initiatives and preventative maintenance at other historic properties owned by HACLA.

LAHD and HACLA understand that the Conservancy is dedicated to supporting the preservation of historic properties and sites. As noted, most of the HACLA-owned properties have already been surveyed for historic findings as a result of previous projects resulting in most having previous significance determinations with the State Office of Historic Preservation. HACLA is committed to fulfilling its goals and policies which include the goal of preserving and increasing the supply of affordable housing in perpetuity and annually utilizes Capital Funds provided by the Federal government to conduct preventative maintenance as well as preservation activities at its public housing sites. While this measure would seek to create funding for future preservation projects, this measure would not reduce adverse effects related to the demolition of Rancho San Pedro nor would it mitigate

any cumulative impacts (see Pub. Resources Code, §§ 21002.1(a), 21100(b)(3); State CEQA Guidelines, § 15126.4(a)(1) [mitigation measures shall be designed to minimize project's significant environmental effects]; 40 CFR § 1502.16(a)(9)). Therefore, this mitigation measure is not included in the One San Pedro Specific Plan Draft EIR/EIS.

6. Request for Partial Preservation Alternatives

The Conservancy noted that the Draft EIR/EIS must include alternatives that explore preservation and partial preservation outcomes.

LAHD and HACLA recognize the need for the consideration of alternatives which reduce impacts/effects to cultural resources. The Draft EIR/EIS analyzes a complete preservation and rehabilitation of the Rancho San Pedro Complex Alternative as well as an Alternative that considers partial preservation of the historic property. Therefore, no additional alternatives need to be included in the Draft EIR/EIS.

Conclusion

In accordance with 36 CFR Part 800.4, LAHD and HACLA, on behalf of HUD appreciate your input in the mitigation compliance for the One San Pedro Specific Plan Project. With the above-noted changes, we believe that consultation is concluded. However, if you have additional comments related to the mitigation measures for the project or wish to discuss this project further, please contact Zoe Kranemann, HACLA Development Officer, via e-mail at Zoe.Kranemann@hacla.org and Jinderpal S. Bhandal, LAHD Environmental Supervisor, at jinderpal.bhandal@lacity.org as soon as possible.

Sincerely,



Jenny Scanlin

Chief Development Officer

Shannon Carmack

From: Shannon Carmack
Sent: Friday, September 10, 2021 12:35 PM
To: maryjo_w@msn.com
Cc: Rachel Perzel
Subject: Historic Consultation for the One San Pedro Project, City and County of Los Angeles
Attachments: OneSanPedro_SPBayHistoricalSociety_9.10.2021signed.pdf

Good afternoon,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack

Principal / Architectural Historian

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

213 788 4842 ext 102

562 676 5485 - mobile

rinconconsultants.com



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 Please consider the environment before printing this email.

Rachel Perzel

From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Friday, March 17, 2023 10:00 AM
To: Emily Marino; Rachel Perzel
Cc: Melissa Whittemore
Subject: RE: [EXT] One San Pedro Project

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Hi Emily,

Yes, I'll be sending our comments to you today. Thanks for accommodating and following up, it's very much appreciated.

Best,
Erik

From: Emily Marino <emarino@rinconconsultants.com>
Sent: Friday, March 17, 2023 9:33 AM
To: Erik Van Breene <vanbreene@laconservancy.org>; Rachel Perzel <rperzel@rinconconsultants.com>
Cc: Melissa Whittemore <mwhittemore@rinconconsultants.com>
Subject: RE: [EXT] One San Pedro Project

Hi Erik,
Happy Friday! I am touching base on this again. Will you be able to provide comments today?

Thanks,
Emily

From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Wednesday, March 15, 2023 11:15 AM
To: Emily Marino <emarino@rinconconsultants.com>; Rachel Perzel <rperzel@rinconconsultants.com>
Cc: Melissa Whittemore <mwhittemore@rinconconsultants.com>
Subject: RE: [EXT] One San Pedro Project

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Hi Emily,

Thanks for following up again. I apologize I thought these were being sent over while I was out. Let me check in with Adrian and you will most definitely get them by end of the week if not sooner.

Best,
Erik

From: Emily Marino <emarino@rinconconsultants.com>
Sent: Wednesday, March 15, 2023 9:53 AM

To: Erik Van Breene <vanbreene@laconservancy.org>; Rachel Perzel <rperzel@rinconconsultants.com>

Cc: Melissa Whittemore <mwhittemore@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

Hi Erik,

I hope you are doing well! I am following up on the comments on the One San Pedro Project mitigation measures. Could you please get back in touch as soon as possible? We'd like to keep moving this process forward and want to make sure that if your team has any comments, we are able to incorporate those.

Thanks,
Emily

From: Emily Marino

Sent: Monday, March 13, 2023 10:35 AM

To: 'Erik Van Breene' <vanbreene@laconservancy.org>; Rachel Perzel <rperzel@rinconconsultants.com>

Cc: Melissa Whittemore <mwhittemore@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

Hi Erik,

I hope you enjoyed your time off. I am checking in on the comments on the One San Pedro Project mitigation measures. Would you be able to submit those this week?

Thanks,
Emily

From: Emily Marino

Sent: Friday, March 3, 2023 4:23 PM

To: 'Erik Van Breene' <vanbreene@laconservancy.org>; Rachel Perzel <rperzel@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

Hi Erik,

Happy Friday! I am following up on the comments on the One San Pedro project mitigation measures. Any luck getting the feedback from the rest of your team? Your feedback is important to us, and we would really appreciate your comments back as soon as possible so that we can incorporate them into our document. Please let me know if there are any questions or if there is anything we can do on our end to assist.

Thanks,
Emily

From: Emily Marino

Sent: Wednesday, March 1, 2023 7:40 AM

To: 'Erik Van Breene' <vanbreene@laconservancy.org>; Rachel Perzel <rperzel@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

Hi Erik,

Thanks for the heads up! If you're able to submit comments today that would be great. We're looking forward to receiving them.

Best,
Emily

From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Tuesday, February 28, 2023 3:49 PM
To: Emily Marino <emarino@rinconconsultants.com>; Rachel Perzel <rperzel@rinconconsultants.com>
Subject: RE: [EXT] One San Pedro Project

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Hi Emily and Rachel,

Forgive me, I forgot February is only 28 days this year and thought tomorrow was the last day of February. I know I said I'd get you the comments by the end of the month, but would it be okay if I send them tomorrow (3/1). I've forwarded my comments to our Senior Director of Advocacy and would like his input before sending back to you. I apologize, as I've been juggling a lot of deadlines recently.

Best,
Erik

From: Emily Marino <emarino@rinconconsultants.com>
Sent: Monday, February 27, 2023 9:37 AM
To: Erik Van Breene <vanbreene@laconservancy.org>; Rachel Perzel <rperzel@rinconconsultants.com>
Subject: RE: [EXT] One San Pedro Project

Hi Erik,
Thanks so much, we appreciate it. Have a great rest of your day!

Best,
Emily

From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Monday, February 27, 2023 9:26 AM
To: Emily Marino <emarino@rinconconsultants.com>; Rachel Perzel <rperzel@rinconconsultants.com>
Subject: Re: [EXT] One San Pedro Project

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Hi Emily,

Thanks for the friendly reminder. We'll make sure to get you our comments this week.

Best,
Erik

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From: Emily Marino <emarino@rinconconsultants.com>
Sent: Monday, February 27, 2023 8:03:35 AM
To: Rachel Perzel <rperzel@rinconconsultants.com>; Erik Van Breene <vanbreene@laconservancy.org>
Subject: RE: [EXT] One San Pedro Project

Hi Erik,

I hope your week is off to a great start! I am reaching out with a friendly reminder to please submit any comments on the revised mitigation measures for the One San Pedro project this week. Please let me know if you have any questions or would like to have a quick phone call to discuss the project.

Thanks,
Emily

From: Rachel Perzel <rperzel@rinconconsultants.com>
Sent: Thursday, February 16, 2023 10:07 AM
To: Erik Van Breene <vanbreene@laconservancy.org>
Cc: Emily Marino <emarino@rinconconsultants.com>
Subject: RE: [EXT] One San Pedro Project

Hi Erik,

I can jump in here. We reached out of to the following via the same consultation letter you received:

City of LA OHR
San Pedro Bay Historical Society
Los Angeles City Historical Society
Los Angeles Maritime Museum
Port of Los Angeles
San Pedro Heritage Museum
Mexican Hollywood Historical Landmark Committee
La Historia Historical Society Museum

While we received input/feedback from some of these entities, LAC and LA OHR are the only two that requested formal consultation and thus are the entities we are currently seeking input from on MMs. Please let me know if you have other questions or wish to chat over the phone. Thanks so much!

From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Thursday, February 16, 2023 9:20 AM
To: Emily Marino <emarino@rinconconsultants.com>
Cc: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: RE: [EXT] One San Pedro Project

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Hi Emily,

Yes, getting comments in by the end of the month is definitely feasible and I appreciate the updates. Are there any other cultural orgs you've been doing outreach with?

Best,
Erik

From: Emily Marino <emarino@rinconconsultants.com>
Sent: Thursday, February 16, 2023 8:03 AM

To: Erik Van Breene <vanbreene@laconservancy.org>

Cc: Rachel Perzel <rperzel@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

Hi Erik,

Thank you for following up and hope you are having a nice Thursday! We are in the process of finalizing the Draft EIR/EIS now and anticipate publishing in early April. Between now and then, there are various departments and other stakeholders that will need to review the cultural documentation. If you could provide your comments by the end of the month so that we are able to finalize our draft mitigation measures and disseminate our documentation to those folks, that would be much appreciated. Please let me know if that will be feasible for your team and if there are any questions.

Thanks,
Emily

Emily Marino, Project Manager

(She/Her)

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From: Erik Van Breene <vanbreene@laconservancy.org>

Sent: Wednesday, February 15, 2023 5:37 PM

To: Rachel Perzel <rperzel@rinconconsultants.com>

Cc: Emily Marino <emarino@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

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Hi Rachel,

I'm talking with colleagues for additional feedback. Sorry for the delay. Is there an updated timeline on the project?

Best,
Erik

From: Rachel Perzel <rperzel@rinconconsultants.com>

Sent: Monday, February 13, 2023 10:42 AM

To: Erik Van Breene <vanbreene@laconservancy.org>

Cc: Emily Marino <emarino@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

Hi Erik,

I hope you had a great weekend. I just figured I would follow up with you on this. Please let me know if you have any questions or if I can provide any additional information for you guys.

Thanks so much!

From: Rachel Perzel
Sent: Friday, February 3, 2023 11:07 AM
To: Erik Van Breene <vanbreene@laconservancy.org>
Cc: Emily Marino <emarino@rinconconsultants.com>
Subject: RE: [EXT] One San Pedro Project

Hey Erik,
I was just circling back on this!
I hope you have a great weekend!

From: Rachel Perzel
Sent: Wednesday, January 25, 2023 3:43 PM
To: Erik Van Breene <vanbreene@laconservancy.org>
Subject: RE: [EXT] One San Pedro Project

Absolutely Erik, no problem! Happy belated new year!

From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Wednesday, January 25, 2023 1:43 PM
To: Rachel Perzel <rperzel@rinconconsultants.com>
Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino <emarino@rinconconsultants.com>; Reception <info@laconservancy.org>
Subject: RE: [EXT] One San Pedro Project

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Hi Rachel,

Thanks for circling back on this and sorry for the delay. Can I get you comments early next week?

Best,
Erik

From: Rachel Perzel <rperzel@rinconconsultants.com>
Sent: Tuesday, January 24, 2023 5:40 PM
To: Erik Van Breene <vanbreene@laconservancy.org>
Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino <emarino@rinconconsultants.com>; Reception <info@laconservancy.org>
Subject: RE: [EXT] One San Pedro Project

Hey Erik,
I just thought I would touch base with you on this. Please let me know if you or anyone on your team has comments you'd like us to address in the MM, prior to making a time to meet and discuss in further detail with the project team. Thanks so much and I hope to hear from you soon.
Best,

Rachel Beth Perzel, Architectural Historian

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rperzel@rinconconsultants.com



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From: Rachel Perzel

Sent: Wednesday, January 18, 2023 5:43 PM

To: Erik Van Breene <vanbreene@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino <emarino@rinconconsultants.com>; Reception <info@laconservancy.org>

Subject: RE: [EXT] One San Pedro Project

Hi Erik

I hope you had a wonderful holiday. I thought I would circle back on this. We have made some additional tweaks since we spoke last. Updated mitigation measures are below. We would love to be able to integrate any feedback you have sooner than later.

Thanks so much Erik and I hope to hear from you soon!

CUL-1 Interpretive Display

HACLA shall ensure that the Project Applicant prepares and installs an interpretive display in a building open to the community on the redeveloped RSP Complex property. The interpretive display shall be completed to coincide with the opening of the building available to the community once construction is complete. It shall include a brief history of the historical resource, its significance in the contexts of public and defense worker housing in Los Angeles during the Second World War and public housing design related to the Garden City and Modern movements, and a description of the project which led to the demolition of the historical resource. The display shall be professionally written, illustrated, and designed. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History.

CUL-2 Informational Web Site

HACLA shall add to its existing website a section dedicated to the history of the Rancho San Pedro Complex and public housing in Los Angeles within six months from the issuance of the Certificate of Occupancy for the OSP Specific Plan project. The website shall be maintained by HACLA and shall provide content on the history of the Rancho San Pedro Complex, the significance of public housing in the city, and notable examples of public housing architecture and site planning. It shall include links to other scholarly sources of information on the history and design of the site within the context of public housing in the city. The new website section shall be professionally written, illustrated, and designed. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History.

From: Erik Van Breene <vanbreene@laconservancy.org>

Sent: Monday, December 19, 2022 3:42 PM

To: Rachel Perzel <rperzel@rinconconsultants.com>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino <emarin@rinconconsultants.com>; Reception <info@laconservancy.org>

Subject: RE: [EXT] One San Pedro Project

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Hi Rachel,

Thanks for sending these over. Adrian and I will discuss them and get back to you shortly.

Best,

Erik

From: Rachel Perzel <rperzel@rinconconsultants.com>

Sent: Monday, December 19, 2022 6:30 AM

To: Erik Van Breene <vanbreene@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino <emarin@rinconconsultants.com>; Reception <info@laconservancy.org>

Subject: RE: [EXT] One San Pedro Project

Hi Erik,

Happy holidays! This week, my team and I are working on refining the Mitigation Measures for the One San Pedro Project. When we met last, you expressed general support for the measures and some level of concern regarding the digital version; you were planning to connect with Mr. Fine and circle back with us. We have made some small refinements to the measures since we spoke last (see below). I wanted to check in and see if you have any additional feedback you would like us to integrate before we work towards setting up another meeting to continue consultation. I hope you are doing well and I hope to hear from you soon to continue the conversation.

CUL-1: The Project Applicant shall prepare an interpretive display and install it in a building open to the community on the redeveloped RSP Complex property. The interpretive display shall be completed to coincide with the opening of the building available to the community once construction is complete. It shall include a brief history of the historic property, its significance in the contexts of public and defense worker housing in Los Angeles during the Second World War and public housing design related to the Garden City and Modern movements, and a description of the project which led to the demolition of the historic property. The display shall be professionally written, illustrated, and designed. The content shall be prepared by persons meeting the SOI PQS for History or Architectural History. HACLA shall ensure that the Project Applicant has satisfactorily completed the interpretive display as described in this stipulation.

CUL-2: HACLA shall add to its existing website a section dedicated to the history of HACLA and public housing in Los Angeles within six months from the issuance of the Certificate of Occupancy for the OSP Specific Plan Project. The website shall be maintained by HACLA and shall provide content on the history of the agency, the significance of public housing in the city, and notable examples of public housing architecture and site planning. It shall include links to other scholarly sources of information on the history and design of public housing. The new website section shall be professionally written, illustrated, and designed. The content shall be prepared by persons meeting the SOI PQS for History or Architectural History. HACLA shall complete the new website section as described in this stipulation.

From: Rachel Perzel
Sent: Tuesday, October 25, 2022 4:04 PM
To: Erik Van Breene <vanbreene@laconservancy.org>
Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino <emarino@rinconconsultants.com>; Reception <info@laconservancy.org>
Subject: RE: [EXT] One San Pedro Project

Hi Erik,

I hope you are well. I just wanted to follow up with you after our call last week regarding the One San Pedro Project. Please see the attached for some basic information that HACLA was able to provide regarding the phasing of the project. My understanding is that construction of the 327 Harbor Site project component is anticipated to commence in 2023, with completion in 2025, and construction of the OSP Specific Plan is anticipated to occur over three phased Planning Areas spanning approximately 14 to 20 years. For the purposes of a conservative analysis, it is anticipated construction activities on the OSP Specific Plan Site would commence in 2024 and end in 2037.

Please let me know if you have any questions or if I can provide/obtain any additional information for you.

Thanks again for meeting with us last week. It was nice to connect.

Best,

Rachel Beth Perzel, Architectural Historian

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rperzel@rinconconsultants.com



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From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Friday, October 7, 2022 1:07 PM
To: Rachel Perzel <rperzel@rinconconsultants.com>; Reception <info@laconservancy.org>
Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino <emarino@rinconconsultants.com>
Subject: RE: [EXT] One San Pedro Project

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Great see you then!

From: Rachel Perzel <rperzel@rinconconsultants.com>
Sent: Friday, October 7, 2022 1:01 PM
To: Erik Van Breene <vanbreene@laconservancy.org>; Reception <info@laconservancy.org>
Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino

<emarino@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

Excellent, thank you!

I will send a calendar invite and we will see you then!

From: Erik Van Breene <vanbreene@laconservancy.org>

Sent: Friday, October 7, 2022 12:57 PM

To: Rachel Perzel <rperzel@rinconconsultants.com>; Reception <info@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino <emarino@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

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Hi Rachel,

Yes, we're still available and 12:30 works for us.

Best,
Erik

From: Rachel Perzel <rperzel@rinconconsultants.com>

Sent: Friday, October 7, 2022 12:55 PM

To: Erik Van Breene <vanbreene@laconservancy.org>; Reception <info@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>; Emily Marino <emarino@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

Hi Erik,

I apologize on the delay here.

Do you still have Monday the 17th available? Would 12:30 pm on Monday October 17th work on your end?

Thanks so much!

From: Erik Van Breene <vanbreene@laconservancy.org>

Sent: Thursday, September 29, 2022 10:46 AM

To: Rachel Perzel <rperzel@rinconconsultants.com>; Reception <info@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

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Friday October 14 doesn't work for us. The follow week we're available Monday (10/17) in the afternoon or Tuesday (10/18) between 10-2.

From: Rachel Perzel <rperzel@rinconconsultants.com>

Sent: Thursday, September 29, 2022 10:16 AM

To: Erik Van Breene <vanbreene@laconservancy.org>; Reception <info@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

Hi Erik,

No problem; totally understand. I will actually be out of the office next week through Oct. 12.

By any chance can your team make it on Friday, October 15 anywhere between noon and 4?

Thanks so much!

From: Erik Van Breene <vanbreene@laconservancy.org>

Sent: Wednesday, September 28, 2022 4:34 PM

To: Rachel Perzel <rperzel@rinconconsultants.com>; Reception <info@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

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Hi Rachel,

I'm sorry but we need to reschedule our meeting this Friday as we have a conflict. We're available next week on Wednesday (10/5) at 12:00 pm or Friday (10/7) anytime 1:00pm - 3:00pm.

Thanks,

Erik

From: Rachel Perzel <rperzel@rinconconsultants.com>

Sent: Friday, September 16, 2022 12:00 PM

To: Erik Van Breene <vanbreene@laconservancy.org>; Reception <info@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Shannon Carmack <scarmack@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Project

Wonderful, thank you so much Erik!

I just sent along a meeting invite with you and Mr. Fine included; please feel free to forward on to anyone necessary.

I will provide an agenda and some materials for you to review ahead of the meeting.

Thanks again and have a wonderful weekend. We are looking forward to connecting with you on this.

Best,

Rachel Beth Perzel, Architectural Historian

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From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Friday, September 16, 2022 11:49 AM
To: Rachel Perzel <rperzel@rinconconsultants.com>; Reception <info@laconservancy.org>
Cc: Adrian Fine <afine@laconservancy.org>
Subject: RE: [EXT] One San Pedro Project

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Hi Rachel,

Thanks for following up and yes we're still interested in consulting on the project. We're available to meet on Friday September 30 between 12-4 if that works for your team.

Best,
Erik

From: Rachel Perzel <rperzel@rinconconsultants.com>
Sent: Friday, September 16, 2022 11:06 AM
To: Erik Van Breene <vanbreene@laconservancy.org>; Reception <info@laconservancy.org>
Subject: RE: [EXT] One San Pedro Project

Hi Erik,
I hope you are doing well. I just called your office and left a voicemail but figured I would follow up here as well, as I know email is often more convenient. I just wanted to follow up on the email below and confirm that you received the updated consultation letter for the One San Pedro Specific Plan Project. I assume that the LAC still wishes to consult, based on your original response. The project team is ready to get those meetings on the books and I have provided some team availability below. Please feel free to call me any time if you wish to discuss and certainly let me know what your availability is like. I look forward to getting this scheduled and connecting with you on this project!
Thanks so much and I hope to hear from you soon.
Best,

Team availability for Section 106 consultation:
Tuesday September 27, 3-4
Thursdays, 12-3
Fridays, 12-4

From: Rachel Perzel
Sent: Monday, August 22, 2022 1:51 PM
To: Erik Van Breene <vanbreene@laconservancy.org>; Reception <info@laconservancy.org>
Subject: RE: [EXT] One San Pedro Project

Hi Erk,
I hope you are well. Please see that attached consultation letter for the One San Pedro Project. We had corresponded with you about this project back in September and since that time, the project description has further developed to include an additional property, at 327 Harbor Boulevard, hence the attached letter. We are aware that the LAC plans to be a consulting party and will be in touch soon to schedule a consultation meeting. However, in the meantime, please review the attached and let me know if you have any additional concerns regarding historic properties in the expanded project site or surrounding area.
Thank you so much and I hope to connect with you soon.
Best,

Rachel Beth Perzel, Architectural Historian

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rperzel@rinconconsultants.com



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From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Monday, October 25, 2021 1:21 PM
To: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: [EXT] One San Pedro Project

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Hi Rachel,

It was good talking to you last week about the One San Pedro Project. I spoke with Adrian Scott Fine, the Conservancy's Senior Director of Advocacy about it and we'd like to be added to the list of consulting parties. I'd be interested in seeing the list of historic resources in the area that you and other organizations have compiled so far if that's possible.

Best,
Erik

Erik Van Breene

Preservation Coordinator
Los Angeles Conservancy
523 West Sixth Street, Suite 826
Los Angeles, CA 90014
(213) 430-4206 | vanbreene@laconservancy.org

Pronouns: He / His / Him / Mr.

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Rachel Perzel

From: Rachel Perzel
Sent: Wednesday, May 3, 2023 5:20 PM
To: Erik Van Breene
Cc: Adrian Fine; Emily Marino; Melissa Whittemore; Zoe Kranemann; Alisha Winterswyk
Subject: RE: [EXT] One San Pedro Mitigation Comments
Attachments: HACLA to LAC_5.3.2023.pdf

Hi Erik,

I hope all is well. On behalf of HACLA, please see the attached letter regarding the proposed cultural resources mitigation measures for the One San Pedro Specific Plan Project. Please reach out to Zoe.Kranemann@hacla.org and Jinderpal S. Bhandal, LAHD Environmental Supervisor, at jinderpal.bhandal@lacity.org as soon as possible if you wish to discuss the measures further. Thanks so much for your input and have a nice evening!

Rachel Beth Perzel, Architectural Historian

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rperzel@rinconconsultants.com



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From: Erik Van Breene <vanbreene@laconservancy.org>
Sent: Friday, March 17, 2023 4:43 PM
To: Emily Marino <emarino@rinconconsultants.com>; Rachel Perzel <rperzel@rinconconsultants.com>; Melissa Whittemore <mwhittemore@rinconconsultants.com>
Cc: Adrian Fine <afine@laconservancy.org>
Subject: [EXT] One San Pedro Mitigation Comments

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Hi Emily, Rachel, and Melissa,

Please find the Conservancy's comments attached. Please let us know if you have any questions regarding the letter.

Best,
Erik

Erik Van Breene
Preservation Coordinator
Los Angeles Conservancy

Rachel Perzel

From: Adrian Fine <afine@laconservancy.org>
Sent: Tuesday, May 16, 2023 8:24 AM
To: Melissa Whittemore
Cc: Emily Marino; Zoe Kranemann; Alisha Winterswyk; Shannon Carmack; Deanna Hansen; Lindsay Mulcahy; Rachel Perzel
Subject: RE: [EXT] One San Pedro Mitigation Comments

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Good morning Melissa,

We should have our comments to you either later today or tomorrow at the latest. Erik is no longer with the Conservancy so you can remove from correspondence.

Thanks and best, Adrian

Adrian Scott Fine

Senior Director of Advocacy
Los Angeles Conservancy
afine@laconservancy.org

Pronouns: He / His / Him

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From: Melissa Whittemore <mwhittemore@rinconconsultants.com>
Sent: Tuesday, May 16, 2023 8:20 AM
To: Lindsay Mulcahy <LMulcahy@laconservancy.org>; Rachel Perzel <rperzel@rinconconsultants.com>; Erik Van Breene <vanbreene@laconservancy.org>
Cc: Adrian Fine <afine@laconservancy.org>; Emily Marino <emarino@rinconconsultants.com>; Zoe Kranemann <Zoe.Kranemann@hacla.org>; Alisha Winterswyk <Alisha.Winterswyk@bbklaw.com>; Shannon Carmack <scarmack@rinconconsultants.com>; Deanna Hansen <dhansen@rinconconsultants.com>
Subject: RE: [EXT] One San Pedro Mitigation Comments

Hi Lindsey, Adrian, and Erik,

I wanted to check in to see if you have additional comments based on the attached responses. We request a response asap due to federal funding deadlines. Can we expect a reply prior to the end of this week (by end of day Friday 5/19)?

Thank you,

Melissa J. Whittemore, Supervising Environmental Planner

(She/Her)

805-308-6596 Direct | 805-644-4455 Main Office

mwhittemore@rinconconsultants.com



Rincon Consultants, Inc.
Environmental Scientists | Planners | Engineers

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From: Lindsay Mulcahy <LMulcahy@laconservancy.org>

Sent: Friday, May 12, 2023 9:38 AM

To: Melissa Whittemore <mwhittemore@rinconconsultants.com>; Rachel Perzel <rperzel@rinconconsultants.com>; Erik Van Breene <vanbreene@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Emily Marino <emarino@rinconconsultants.com>; Zoe Kranemann <Zoe.Kranemann@hacla.org>; Alisha Winterswyk <Alisha.Winterswyk@bbklaw.com>; Shannon Carmack <scarmack@rinconconsultants.com>; Deanna Hansen <dhansen@rinconconsultants.com>

Subject: Re: [EXT] One San Pedro Mitigation Comments

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Hi Melissa,

Thank you for following up. Adrian is out of the office today, but we will have a response to you by Monday.

Best,
Lindsay

From: Melissa Whittemore <mwhittemore@rinconconsultants.com>

Sent: Thursday, May 11, 2023 9:00 AM

To: Rachel Perzel <rperzel@rinconconsultants.com>; Erik Van Breene <vanbreene@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Emily Marino <emarino@rinconconsultants.com>; Zoe Kranemann <Zoe.Kranemann@hacla.org>; Alisha Winterswyk <Alisha.Winterswyk@bbklaw.com>; Shannon Carmack <scarmack@rinconconsultants.com>; Deanna Hansen <dhansen@rinconconsultants.com>

Subject: RE: [EXT] One San Pedro Mitigation Comments

Hi Erik,

Rachel Perzel is out of the office this week but I wanted to follow up on her behalf. Please review the revised cultural resources mitigation measures (attached) and let us know if you find these revised mitigation measures adequate. We need your response before we can submit the project's Cultural Report for SHPO review and concurrence, so if you can please reply to this email by the end of this week, we would greatly appreciate it.

Thank you,

Melissa J. Whittemore, Supervising Environmental Planner

(She/Her)

805-308-6596 Direct | 805-644-4455 Main Office

mwhittemore@rinconconsultants.com



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From: Rachel Perzel <rperzel@rinconconsultants.com>

Sent: Wednesday, May 3, 2023 5:20 PM

To: Erik Van Breene <vanbreene@laconservancy.org>

Cc: Adrian Fine <afine@laconservancy.org>; Emily Marino <emarino@rinconconsultants.com>; Melissa Whittemore <mwhittemore@rinconconsultants.com>; Zoe Kranemann <Zoe.Kranemann@hacla.org>; Alisha Winterswyk <Alisha.Winterswyk@bbklaw.com>

Subject: RE: [EXT] One San Pedro Mitigation Comments

Hi Erik,

I hope all is well. On behalf of HACLA, please see the attached letter regarding the proposed cultural resources mitigation measures for the One San Pedro Specific Plan Project. Please reach out to Zoe.Kranemann@hacla.org and Jinderpal S. Bhandal, LAHD Environmental Supervisor, at jinderpal.bhandal@lacity.org as soon as possible if you wish to discuss the measures further. Thanks so much for your input and have a nice evening!

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.

805-947-4817 Direct

732-233-3997 Mobile | 805-644-4455 Main

rperzel@rinconconsultants.com



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From: Erik Van Breene <vanbreene@laconservancy.org>

Sent: Friday, March 17, 2023 4:43 PM

To: Emily Marino <emarino@rinconconsultants.com>; Rachel Perzel <rperzel@rinconconsultants.com>; Melissa Whittemore <mwhittemore@rinconconsultants.com>

Cc: Adrian Fine <afine@laconservancy.org>

Subject: [EXT] One San Pedro Mitigation Comments

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Hi Emily, Rachel, and Melissa,

Please find the Conservancy's comments attached. Please let us know if you have any questions regarding the letter.

Best,
Erik

Erik Van Breene

Preservation Coordinator

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

vanbreene@laconservancy.org

laconservancy.org

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Membership starts at just \$40

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Ann Sewill, General Manager
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LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

September 10, 2021

San Pedro Bay Historical Society
Att: Mary Jo Walker
638 South Beacon Street, #626
San Pedro, California 90713

Subject: Section 106 Consulting Party Invitation for the One San Pedro Project, San Pedro, City of Los Angeles

Dear Ms. Walker:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are initiating the preparation of a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (Project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the Project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Under Title 36 of the Code of Federal Regulations, Part 800.2, HUD and LAHD/HACLA are seeking input from certain individuals, organizations and representatives of local government with demonstrated interest in the undertakings and their potential to affect historic properties within the project area. Your input is essential to informed decision-making in the Section 106 process.

The approximately 21.2-acre Project site is located at 275 West First Street in the community of San Pedro in the southwestern-most portion of Los Angeles. The Project site is relatively flat and encompasses approximately nine city blocks between West Santa Cruz Street, North Palos Verdes Street, North Beacon Street, North Harbor Boulevard, West First Street, West Second Street, West Third Street, North Mesa Street, and North Centre Street.

The Project site is currently developed with the Rancho San Pedro public housing community. Rancho San Pedro is one of the oldest public housing developments owned and managed by HACLA and was initially developed 1942, with subsequent development in 1953. The existing development includes 478 public housing units within 60 two-story buildings.

The Project would involve the demolition of the existing structures on the site and the construction of up to 1,600 multi-family residential units, 85,000 sf of services, amenities and administration uses, and 45,000 sf of local-serving commercial/retail uses. The proposed residential units would include a mixture of replacement units for the 478 existing Rancho San Pedro affordable housing units and market rate homeownership units. The 85,000 sf of services, amenities, and administration uses would be comprised of administrative offices and community facilities, including a health clinic, workforce development center, senior center, childcare center, business incubator, art and maker space, youth center and wellness center. The commercial/retail component of the Project would include businesses that serve local neighborhood needs, such as restaurants, grocery stores, pharmacies, and fitness studios. In addition, the Project would include a number of open space amenities including a linear park along Palos Verdes Street, a youth sports field, a linear

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promenade along Harbor Boulevard, and a number of courtyards and plazas interspersed throughout the Project buildings.


Architecturally, the development would be characterized by modern building materials with metal accents and a variety of textures. Ground floors with amenity and commercial/retail uses would have large expansive windows and would address the adjacent streets to integrate with the public right-of-way and activate the pedestrian environment. The residential portions of the Project site would include a mix of building types including townhome-style units and mid-rise buildings with a range of architectural styles. Residential buildings would encourage street level interaction through the provisioning of stoops and ground floor patios.

Construction of the proposed Project is anticipated to occur over three stages spanning approximately 14 years, with construction activities commencing in 2024 and ending in 2037. The maximum depth of excavation would be 25 feet below ground surface for the removal of fill and the construction of the two-level belowground parking structures. A total of 308,648 cubic yards of soil would be exported from the Project site during construction for the removal of uncertified fill. The attached maps (Figures 1 through 3) depict the project study area. Additional locational data can be provided upon your request.

A proposed Area of Potential Effects has been established in accordance with 36 CFR Part 800.3 of the NHPA. The proposed Project APE (See Figure 3) has been delineated to encompass areas that contain historic properties that may be directly or indirectly affected by the proposed undertaking. This includes temporary construction impacts and permanent impacts. The proposed APE includes all areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the Project.

If you have knowledge of cultural resources that may exist within or near the project site, please contact Shannon Carmack at Rincon Consultants Inc., at (501) 239-5860, or transmit e-mail to scarmack@rinconconsultants.com. The project team will compile your comments together with those received from other consulting parties and give them consideration as the project proceeds through design and construction. Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal S Bhandal
Date: 2022.08.18 16:44:30 -07'00'

Jinderpal S. Bhandal
Environmental Supervisor
Los Angeles Housing Department

Enclosures

- Figure 1 Project Location Map
- Figure 2 Project Vicinity Map
- Figure 3 Project Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

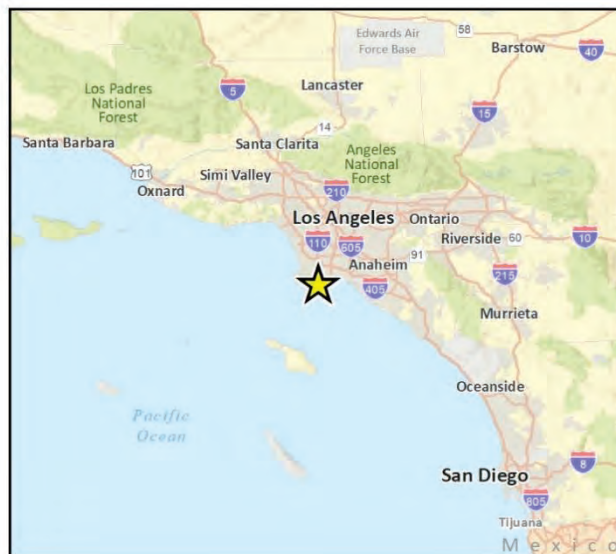


Figure 2 Project Location



Figure 3 Area of Potential Effects



Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

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August 10, 2022

San Pedro Bay Historical Society
Att: Mary Jo Walker
638 South Beacon Street #626
San Pedro, California 90731

Subject: Project Update to Section 106 Consulting Parties for the One San Pedro Specific Plan Project, San Pedro, City of Los Angeles

Dear Ms. Walker:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are in the process of preparing a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Section 106 consultation was initiated for the project via a letter dated September 10, 2021, which was sent to your organization via US mail. Since that time, the project description has revised to include development of two currently vacant, undeveloped Los Angeles County Assessor's Parcels (7449-014-013 and 7449-014-014) located at the southwest corner of West O'Farrell Street and Harbor Boulevard (327 Harbor Site) (Figure 2). In accordance with the 36 CFR Part 800.3 of the NHPA, the APE has also been expanded to encompass areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the project. The purpose of this letter is to provide each organization previously consulted with information about the expanded project site and revised project description.

The original project proposed in September 2021 consisted of demolition of the existing 478-unit Rancho San Pedro public housing community located on the original project site (OSP Specific Plan Site) and construction of new replacement housing and commercial/retail uses. The currently proposed project would still include redevelopment of the OSP Specific Plan Site, plus development of a new 66,210-sf, 47-unit multi-family residential building with a courtyard at the 327 Harbor Site. The currently proposed project would include a total of up to 1,600 residential units, 45,000 sf of commercial uses, and 85,000 sf of Neighborhood Serving Uses on the OSP Specific Plan Site and 327 Harbor Site.


Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. If you have knowledge of cultural resources that may exist within or near the project site, in particular the 327 Harbor Site, please contact Rachel Perzel at Rincon Consultants Inc. ([805] 947-4817/ rperzel@rinconconsultants.com). If your organization has already requested to participate as a consulting party, we will be in touch soon to set up a consultation meeting and you do not need to request consultation again. If your

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organization has not previously requested to participate as a consulting party but would now like to, please contact Rachel Perzel (contact information included above).

Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal S
Bhandal
Date: 2022.08.18 16:44:30 -07'00'

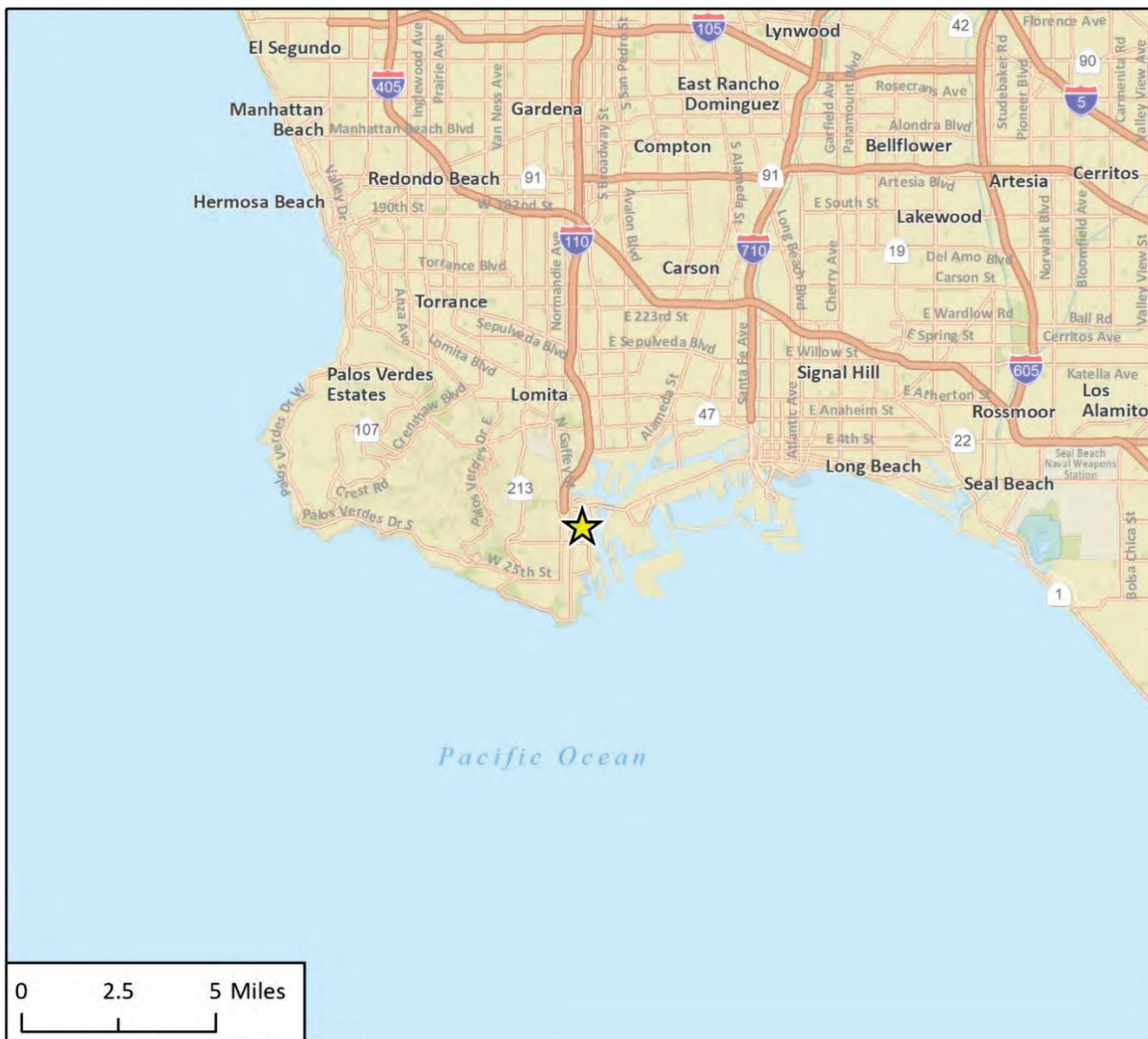
Jinderpal S. Bhandal
Environmental Affairs Officer
Los Angeles Housing Department

Enclosures

- Figure 1 Regional Project Location Map
- Figure 2 Project Location Map
- Figure 3 Updated Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

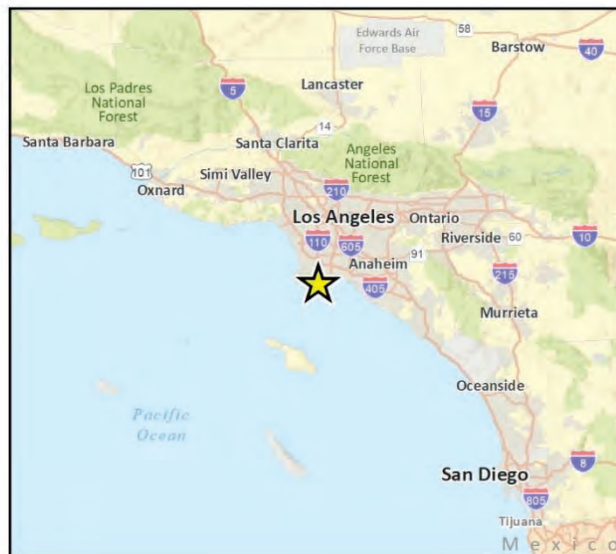


Figure 2 Project Location

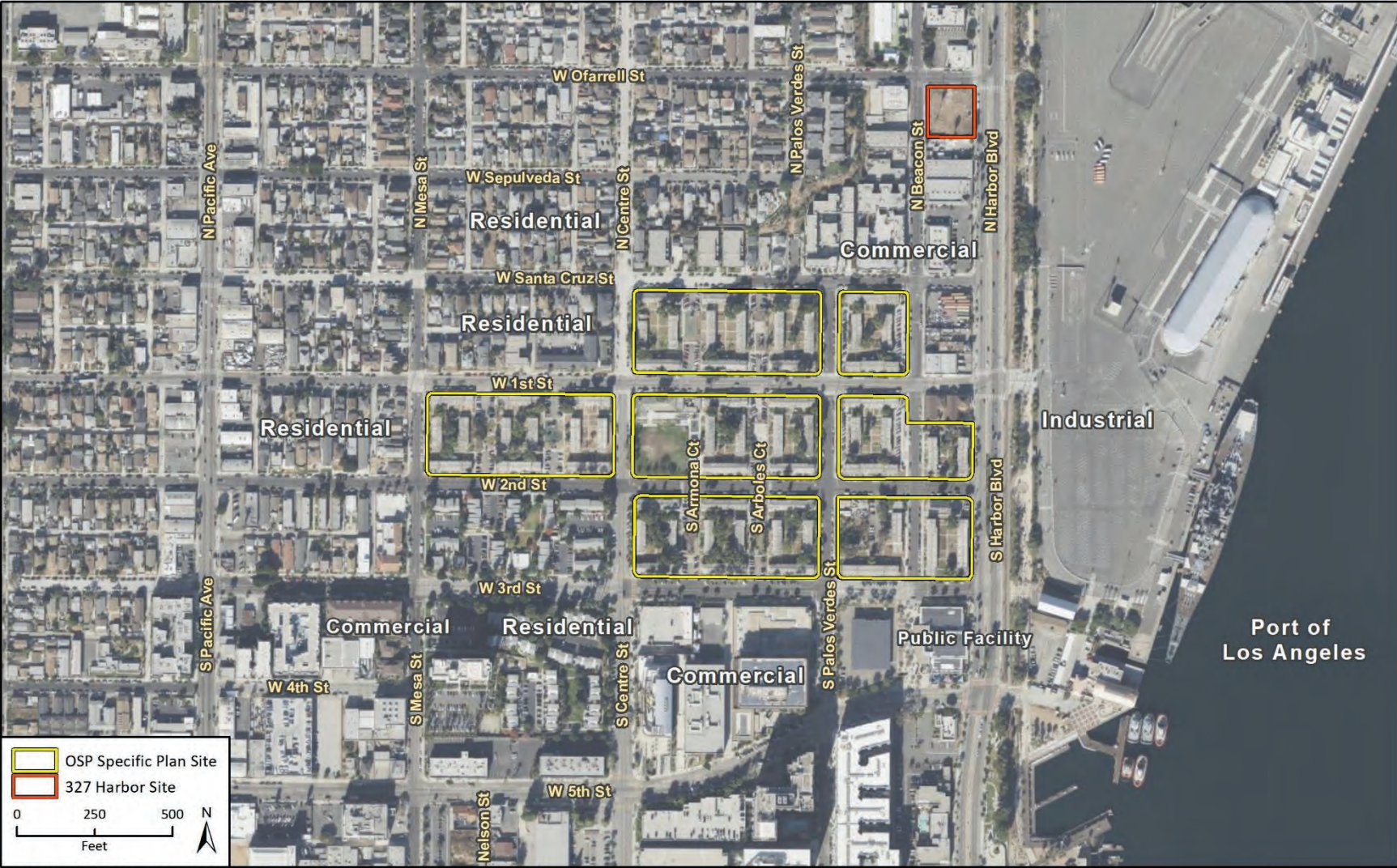


Figure 3 Updated Area of Potential Effects Map



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Rachel Perzel

From: Rachel Perzel
Sent: Friday, September 16, 2022 11:10 AM
To: 'maryjo_w@msn.com'
Subject: RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Hi Mary Jo,

I am just following up on the email below. I wanted to confirm you received the updated consultation letter regarding the One San Pedro Project. Please let me know if you wish to discuss any cultural resource concerns. You can call or email any time.

Thank you!

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Rachel Perzel
Sent: Monday, August 22, 2022 1:55 PM
To: maryjo_w@msn.com
Subject: RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Hi Mary Jo,

I hope you are well. Please see that attached consultation letter for the One San Pedro Project. We had corresponded with you about this project back in September and since that time, the project description has further developed to include an additional property, at 327 Harbor Boulevard, hence the attached letter. Please review the attached and let me know if you have any concerns regarding historic properties in the expanded project site or surrounding area or if you wish to be a consulting party for the project.

Thank you so much !

Best,

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Shannon Carmack <scarmack@rinconconsultants.com>
Sent: Friday, September 10, 2021 12:35 PM
To: maryjo_w@msn.com
Cc: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Good afternoon,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack
Principal / Architectural Historian
Rincon Consultants, Inc.
Environmental Scientists | Planners | Engineers
213 788 4842 ext 102
562 676 5485 - mobile
rinconconsultants.com



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Shannon Carmack

From: Shannon Carmack
Sent: Friday, September 10, 2021 12:37 PM
To: info@lacityhistory.org
Cc: Rachel Perzel
Subject: Historic Consultation for the One San Pedro Project, City and County of Los Angeles
Attachments: OneSanPedro_LACityHistoricalSociety_9.10.2021signed.pdf

Good afternoon,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack

Principal / Architectural Historian

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

213 788 4842 ext 102

562 676 5485 - mobile

rinconconsultants.com



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 Please consider the environment before printing this email.

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

September 10, 2021

Los Angeles City Historical Society
Att: Todd Gaydowski, President
P.O. Box 862311
Los Angeles, California 90086-2311

Subject: Section 106 Consulting Party Invitation for the One San Pedro Project, San Pedro, City of Los Angeles

Dear Mr. Gaydowski:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are initiating the preparation of a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (Project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the Project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Under Title 36 of the Code of Federal Regulations, Part 800.2, HUD and LAHD/HACLA are seeking input from certain individuals, organizations and representatives of local government with demonstrated interest in the undertakings and their potential to affect historic properties within the project area. Your input is essential to informed decision-making in the Section 106 process.

The approximately 21.2-acre Project site is located at 275 West First Street in the community of San Pedro in the southwestern-most portion of Los Angeles. The Project site is relatively flat and encompasses approximately nine city blocks between West Santa Cruz Street, North Palos Verdes Street, North Beacon Street, North Harbor Boulevard, West First Street, West Second Street, West Third Street, North Mesa Street, and North Centre Street.

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The Project would involve the demolition of the existing structures on the site and the construction of up to 1,600 multi-family residential units, 85,000 sf of services, amenities and administration uses, and 45,000 sf of local-serving commercial/retail uses. The proposed residential units would include a mixture of replacement units for the 478 existing Rancho San Pedro affordable housing units and market rate homeownership units. The 85,000 sf of services, amenities, and administration uses would be comprised of administrative offices and community facilities, including a health clinic, workforce development center, senior center, childcare center, business incubator, art and maker space, youth center and wellness center. The commercial/retail component of the Project would include businesses that serve local neighborhood needs, such as restaurants, grocery stores, pharmacies, and fitness studios. In addition, the Project would include a number of open space amenities including a linear park along Palos Verdes Street, a youth sports field, a linear

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promenade along Harbor Boulevard, and a number of courtyards and plazas interspersed throughout the Project buildings.


Architecturally, the development would be characterized by modern building materials with metal accents and a variety of textures. Ground floors with amenity and commercial/retail uses would have large expansive windows and would address the adjacent streets to integrate with the public right-of-way and activate the pedestrian environment. The residential portions of the Project site would include a mix of building types including townhome-style units and mid-rise buildings with a range of architectural styles. Residential buildings would encourage street level interaction through the provisioning of stoops and ground floor patios.

Construction of the proposed Project is anticipated to occur over three stages spanning approximately 14 years, with construction activities commencing in 2024 and ending in 2037. The maximum depth of excavation would be 25 feet below ground surface for the removal of fill and the construction of the two-level belowground parking structures. A total of 308,648 cubic yards of soil would be exported from the Project site during construction for the removal of uncertified fill. The attached maps (Figures 1 through 3) depict the project study area. Additional locational data can be provided upon your request.

A proposed Area of Potential Effects has been established in accordance with 36 CFR Part 800.3 of the NHPA. The proposed Project APE (See Figure 3) has been delineated to encompass areas that contain historic properties that may be directly or indirectly affected by the proposed undertaking. This includes temporary construction impacts and permanent impacts. The proposed APE includes all areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the Project.

If you have knowledge of cultural resources that may exist within or near the project site, please contact Shannon Carmack at Rincon Consultants Inc., at (501) 239-5860, or transmit e-mail to scarmack@rinconconsultants.com. The project team will compile your comments together with those received from other consulting parties and give them consideration as the project proceeds through design and construction. Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal S Bhandal
Date: 2022.08.18 16:44:30 -07'00'

Jinderpal S. Bhandal
Environmental Supervisor
Los Angeles Housing Department

Enclosures

- Figure 1 Project Location Map
- Figure 2 Project Vicinity Map
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Figures

Figure 1 Regional Location



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★ Project Location

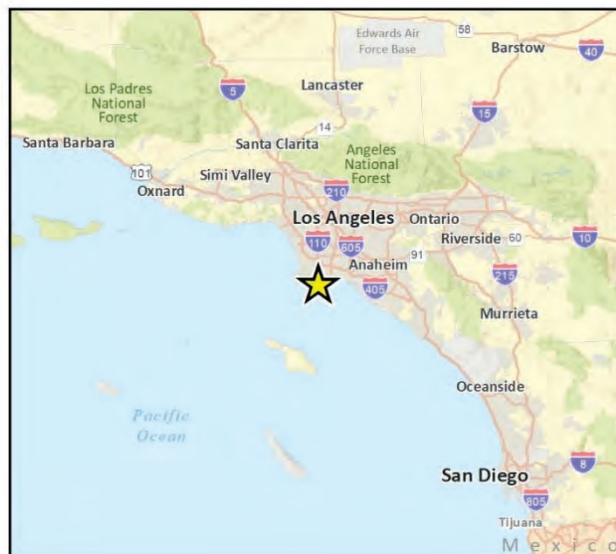


Figure 2 Project Location



Figure 3 Area of Potential Effects



Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

August 10, 2022

Los Angeles City Historical Society
Att: Todd Gaydowski, President
P.O. Box 862311
Los Angeles, California 90086-2311

Subject: Project Update to Section 106 Consulting Parties for the One San Pedro Specific Plan Project, San Pedro, City of Los Angeles

Dear Mr. Gaydowski:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are in the process of preparing a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Section 106 consultation was initiated for the project via a letter dated September 10, 2021, which was sent to your organization via US mail. Since that time, the project description has revised to include development of two currently vacant, undeveloped Los Angeles County Assessor's Parcels (7449-014-013 and 7449-014-014) located at the southwest corner of West O'Farrell Street and Harbor Boulevard (327 Harbor Site) (Figure 2). In accordance with the 36 CFR Part 800.3 of the NHPA, the APE has also been expanded to encompass areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the project. The purpose of this letter is to provide each organization previously consulted with information about the expanded project site and revised project description.

The original project proposed in September 2021 consisted of demolition of the existing 478-unit Rancho San Pedro public housing community located on the original project site (OSP Specific Plan Site) and construction of new replacement housing and commercial/retail uses. The currently proposed project would still include redevelopment of the OSP Specific Plan Site, plus development of a new 66,210-sf, 47-unit multi-family residential building with a courtyard at the 327 Harbor Site. The currently proposed project would include a total of up to 1,600 residential units, 45,000 sf of commercial uses, and 85,000 sf of Neighborhood Serving Uses on the OSP Specific Plan Site and 327 Harbor Site.


Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. If you have knowledge of cultural resources that may exist within or near the project site, in particular the 327 Harbor Site, please contact Rachel Perzel at Rincon Consultants Inc. ([805] 947-4817/ rperzel@rinconconsultants.com). If your organization has already requested to participate as a consulting party, we will be in touch soon to set up a consultation meeting and you do not need to request consultation again. If your

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organization has not previously requested to participate as a consulting party but would now like to, please contact Rachel Perzel (contact information included above).

Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal S
Bhandal
Date: 2022.08.18 16:44:30 -07'00'

Jinderpal S. Bhandal
Environmental Affairs Officer
Los Angeles Housing Department

Enclosures

- Figure 1 Regional Project Location Map
- Figure 2 Project Location Map
- Figure 3 Updated Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

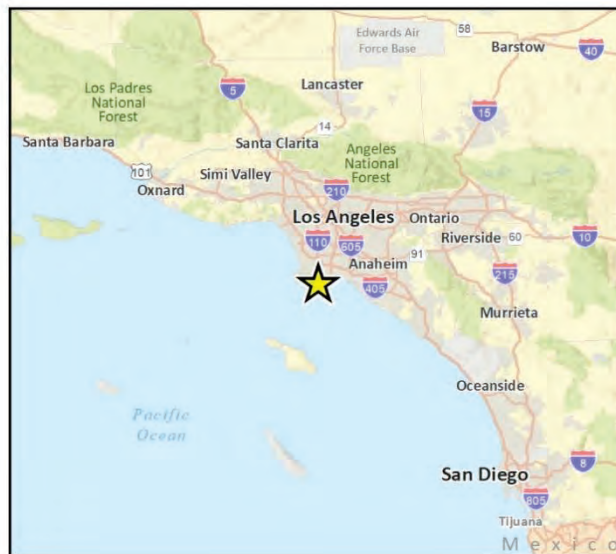
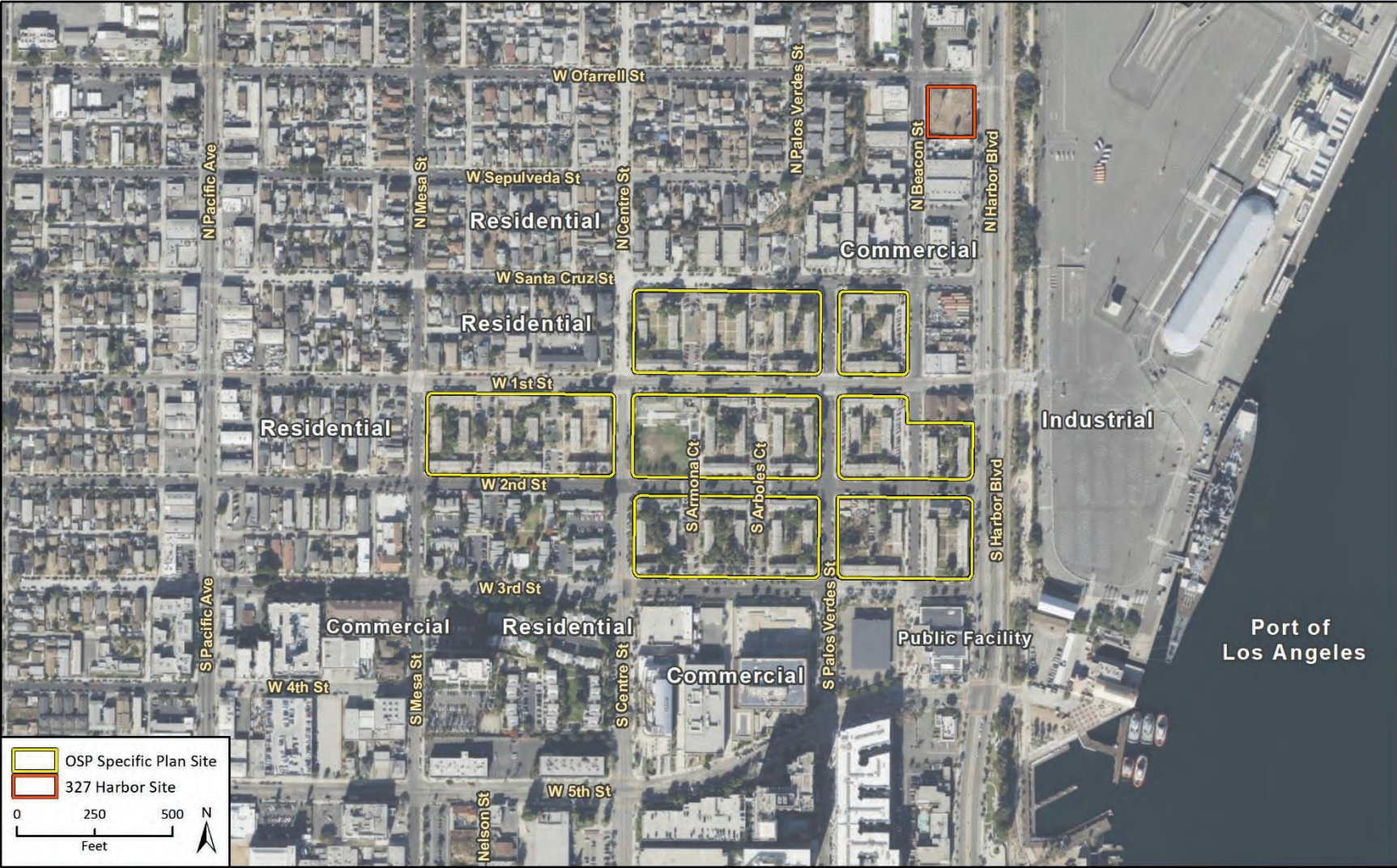


Figure 2 Project Location



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Fig 2-2 Project Location 2022/06/24

Figure 3 Updated Area of Potential Effects Map



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Rachel Perzel

From: Rachel Perzel
Sent: Friday, September 16, 2022 11:14 AM
To: info@lacityhistory.org
Subject: RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Hello,

I am just following up on the email below. I wanted to confirm you received the updated consultation letter regarding the One San Pedro Project. Please let me know if you wish to discuss any cultural resource concerns. You can call or email any time.

Best,

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Rachel Perzel
Sent: Monday, August 22, 2022 2:01 PM
To: info@lacityhistory.org
Subject: RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Hello!

Please see that attached consultation letter for the One San Pedro Project. We had corresponded with you about this project back in September and since that time, the project description has further developed to include an additional property, at 327 Harbor Boulevard, hence the attached letter. Please review the attached and let me know if you have any concerns regarding historic properties in the expanded project site or surrounding area or if you wish to be a consulting party for the project.

Thank you so much !

Best,

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Shannon Carmack <scarmack@rinconconsultants.com>

Sent: Friday, September 10, 2021 12:37 PM

To: info@lacityhistory.org

Cc: Rachel Perzel <rperzel@rinconconsultants.com>

Subject: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Good afternoon,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack

Principal / Architectural Historian

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

213 788 4842 ext 102

562 676 5485 - mobile

rinconconsultants.com



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 Please consider the environment before printing this email.

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

September 10, 2021

Los Angeles Maritime Museum
Att: Marifrances Trivelli, Director
600 Sampson Way (Berth 84)
San Pedro, California 90731

Subject: Section 106 Consulting Party Invitation for the One San Pedro Project, San Pedro, City of Los Angeles

Dear Ms. Trivelli:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are initiating the preparation of a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (Project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the Project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Under Title 36 of the Code of Federal Regulations, Part 800.2, HUD and LAHD/HACLA are seeking input from certain individuals, organizations and representatives of local government with demonstrated interest in the undertakings and their potential to affect historic properties within the project area. Your input is essential to informed decision-making in the Section 106 process.

The approximately 21.2-acre Project site is located at 275 West First Street in the community of San Pedro in the southwestern-most portion of Los Angeles. The Project site is relatively flat and encompasses approximately nine city blocks between West Santa Cruz Street, North Palos Verdes Street, North Beacon Street, North Harbor Boulevard, West First Street, West Second Street, West Third Street, North Mesa Street, and North Centre Street.

The Project site is currently developed with the Rancho San Pedro public housing community. Rancho San Pedro is one of the oldest public housing developments owned and managed by HACLA and was initially developed 1942, with subsequent development in 1953. The existing development includes 478 public housing units within 60 two-story buildings.

The Project would involve the demolition of the existing structures on the site and the construction of up to 1,600 multi-family residential units, 85,000 sf of services, amenities and administration uses, and 45,000 sf of local-serving commercial/retail uses. The proposed residential units would include a mixture of replacement units for the 478 existing Rancho San Pedro affordable housing units and market rate homeownership units. The 85,000 sf of services, amenities, and administration uses would be comprised of administrative offices and community facilities, including a health clinic, workforce development center, senior center, childcare center, business incubator, art and maker space, youth center and wellness center. The commercial/retail component of the Project would include businesses that serve local neighborhood needs, such as restaurants, grocery stores, pharmacies, and fitness studios. In addition, the Project would include a number of open space amenities including a linear park along Palos Verdes Street, a youth sports field, a linear

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promenade along Harbor Boulevard, and a number of courtyards and plazas interspersed throughout the Project buildings.


Architecturally, the development would be characterized by modern building materials with metal accents and a variety of textures. Ground floors with amenity and commercial/retail uses would have large expansive windows and would address the adjacent streets to integrate with the public right-of-way and activate the pedestrian environment. The residential portions of the Project site would include a mix of building types including townhome-style units and mid-rise buildings with a range of architectural styles. Residential buildings would encourage street level interaction through the provisioning of stoops and ground floor patios.

Construction of the proposed Project is anticipated to occur over three stages spanning approximately 14 years, with construction activities commencing in 2024 and ending in 2037. The maximum depth of excavation would be 25 feet below ground surface for the removal of fill and the construction of the two-level belowground parking structures. A total of 308,648 cubic yards of soil would be exported from the Project site during construction for the removal of uncertified fill. The attached maps (Figures 1 through 3) depict the project study area. Additional locational data can be provided upon your request.

A proposed Area of Potential Effects has been established in accordance with 36 CFR Part 800.3 of the NHPA. The proposed Project APE (See Figure 3) has been delineated to encompass areas that contain historic properties that may be directly or indirectly affected by the proposed undertaking. This includes temporary construction impacts and permanent impacts. The proposed APE includes all areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the Project.

If you have knowledge of cultural resources that may exist within or near the project site, please contact Shannon Carmack at Rincon Consultants Inc., at (501) 239-5860, or transmit e-mail to scarmack@rinconconsultants.com. The project team will compile your comments together with those received from other consulting parties and give them consideration as the project proceeds through design and construction. Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal S Bhandal
Date: 2022.08.18 16:44:30 -07'00'

Jinderpal S. Bhandal
Environmental Supervisor
Los Angeles Housing Department

Enclosures

- Figure 1 Project Location Map
- Figure 2 Project Vicinity Map
- Figure 3 Project Area of Potential Effects Map

Figures

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2020.

★ Project Location

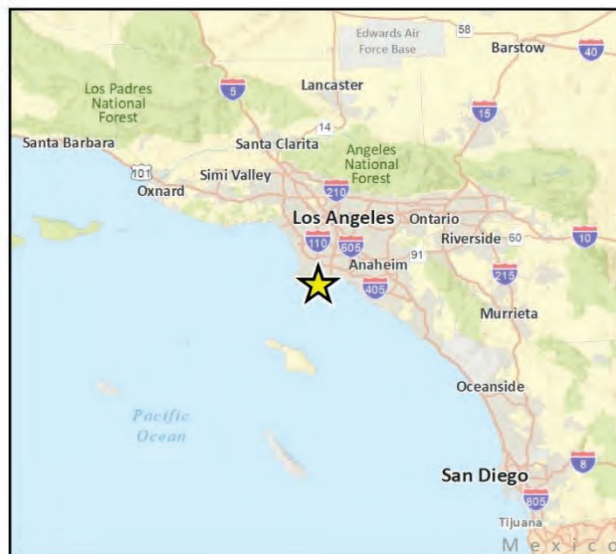


Figure 2 Project Location



Figure 3 Area of Potential Effects



Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

August 10, 2022

Los Angeles Maritime Museum
Attn: Ms. Marifrances Trivelli, Director
600 Sampson Way (Berth 84)
San Pedro, California 90731

Subject: Project Update to Section 106 Consulting Parties for the One San Pedro Specific Plan Project, San Pedro, City of Los Angeles

Dear Ms. Trivelli:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are in the process of preparing a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Section 106 consultation was initiated for the project via a letter dated September 10, 2021, which was sent to your organization via US mail. Since that time, the project description has revised to include development of two currently vacant, undeveloped Los Angeles County Assessor's Parcels (7449-014-013 and 7449-014-014) located at the southwest corner of West O'Farrell Street and Harbor Boulevard (327 Harbor Site) (Figure 2). In accordance with the 36 CFR Part 800.3 of the NHPA, the APE has also been expanded to encompass areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the project. The purpose of this letter is to provide each organization previously consulted with information about the expanded project site and revised project description.

The original project proposed in September 2021 consisted of demolition of the existing 478-unit Rancho San Pedro public housing community located on the original project site (OSP Specific Plan Site) and construction of new replacement housing and commercial/retail uses. The currently proposed project would still include redevelopment of the OSP Specific Plan Site, plus development of a new 66,210-sf, 47-unit multi-family residential building with a courtyard at the 327 Harbor Site. The currently proposed project would include a total of up to 1,600 residential units, 45,000 sf of commercial uses, and 85,000 sf of Neighborhood Serving Uses on the OSP Specific Plan Site and 327 Harbor Site.


Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. If you have knowledge of cultural resources that may exist within or near the project site, in particular the 327 Harbor Site, please contact please Perzel at Rincon Consultants Inc. ([805] 947-4817/ rperzel@rinconconsultants.com). If your organization has already requested to participate as a consulting party, we will be in touch soon to set up a consultation meeting and you do not need to request consultation again. If your

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organization has not previously requested to participate as a consulting party but would now like to, please contact Rachel Perzel (contact information included above).

Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal S
Bhandal
Date: 2022.08.18 16:44:30 -07'00'

Jinderpal S. Bhandal
Environmental Affairs Officer
Los Angeles Housing Department

Enclosures

- Figure 1 Regional Project Location Map
- Figure 2 Project Location Map
- Figure 3 Updated Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

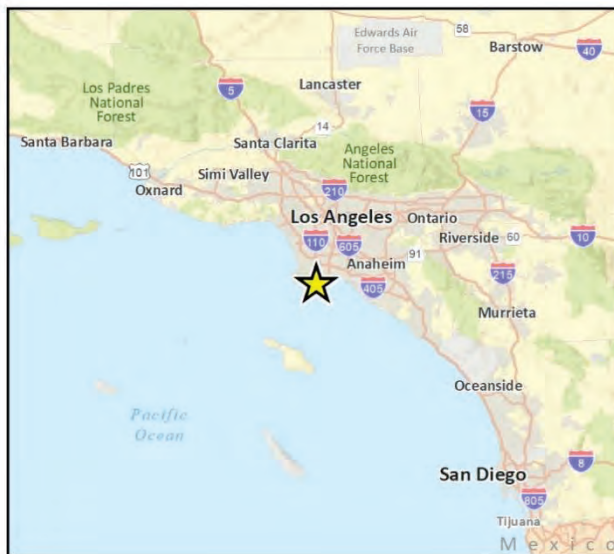
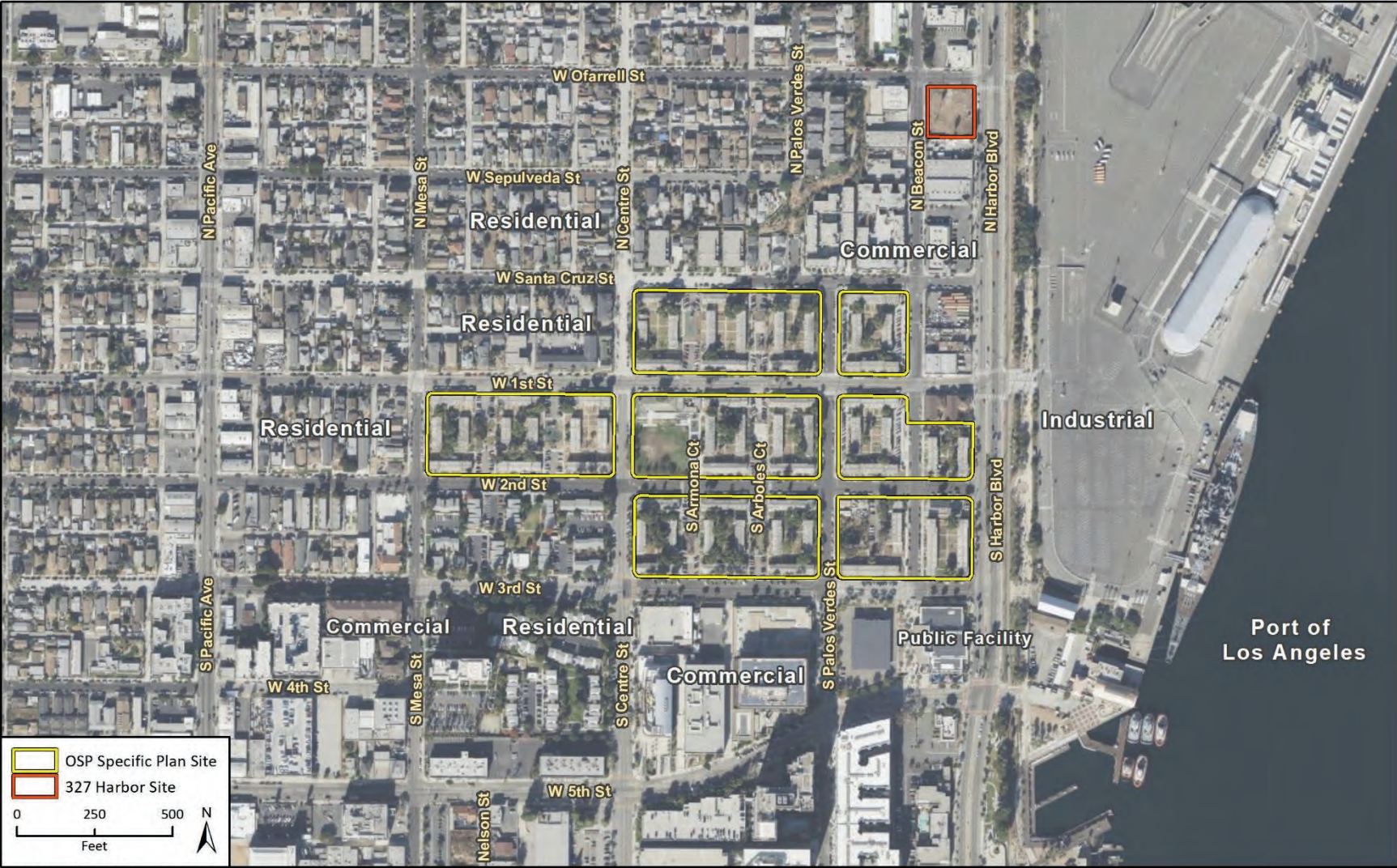


Figure 2 Project Location



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Fig. 2-2 Project Location 2022/06/24

Figure 3 Updated Area of Potential Effects Map



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Fig X APE with 20220712 Additions

Shannon Carmack

From: Shannon Carmack
Sent: Tuesday, September 14, 2021 9:31 AM
To: 'environmental@portla.org'
Cc: Rachel Perzel
Subject: FW: Historic Consultation for the One San Pedro Project, City and County of Los Angeles
Attachments: OneSanPedro_PortofLA_9.10.2021signed.pdf

Good morning,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack
Principal / Architectural Historian
Rincon Consultants, Inc.
213-788-4842 ext 102
562-676-5485 Mobile
scarmack@rinconconsultants.com



*Ranked 2021 "Best Environmental Services Firm
to Work For" by Zweig Group*

From: Shannon Carmack
Sent: Friday, September 10, 2021 12:40 PM
To: geninfo@portoflosangeles.com
Cc: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Good afternoon,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

September 10, 2021

Port of Los Angeles
Att: Christopher Cannon, Director
P.O. Box 151
San Pedro, California 90733

Subject: Section 106 Consulting Party Invitation for the One San Pedro Project, San Pedro, City of Los Angeles

Dear Mr. Cannon:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are initiating the preparation of a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (Project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the Project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Under Title 36 of the Code of Federal Regulations, Part 800.2, HUD and LAHD/HACLA are seeking input from certain individuals, organizations and representatives of local government with demonstrated interest in the undertakings and their potential to affect historic properties within the project area. Your input is essential to informed decision-making in the Section 106 process.

The approximately 21.2-acre Project site is located at 275 West First Street in the community of San Pedro in the southwestern-most portion of Los Angeles. The Project site is relatively flat and encompasses approximately nine city blocks between West Santa Cruz Street, North Palos Verdes Street, North Beacon Street, North Harbor Boulevard, West First Street, West Second Street, West Third Street, North Mesa Street, and North Centre Street.

The Project site is currently developed with the Rancho San Pedro public housing community. Rancho San Pedro is one of the oldest public housing developments owned and managed by HACLA and was initially developed 1942, with subsequent development in 1953. The existing development includes 478 public housing units within 60 two-story buildings.

The Project would involve the demolition of the existing structures on the site and the construction of up to 1,600 multi-family residential units, 85,000 sf of services, amenities and administration uses, and 45,000 sf of local-serving commercial/retail uses. The proposed residential units would include a mixture of replacement units for the 478 existing Rancho San Pedro affordable housing units and market rate homeownership units. The 85,000 sf of services, amenities, and administration uses would be comprised of administrative offices and community facilities, including a health clinic, workforce development center, senior center, childcare center, business incubator, art and maker space, youth center and wellness center. The commercial/retail component of the Project would include businesses that serve local neighborhood needs, such as restaurants, grocery stores, pharmacies, and fitness studios. In addition, the Project would include a number of open space amenities including a linear park along Palos Verdes Street, a youth sports field, a linear

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promenade along Harbor Boulevard, and a number of courtyards and plazas interspersed throughout the Project buildings.


Architecturally, the development would be characterized by modern building materials with metal accents and a variety of textures. Ground floors with amenity and commercial/retail uses would have large expansive windows and would address the adjacent streets to integrate with the public right-of-way and activate the pedestrian environment. The residential portions of the Project site would include a mix of building types including townhome-style units and mid-rise buildings with a range of architectural styles. Residential buildings would encourage street level interaction through the provisioning of stoops and ground floor patios.

Construction of the proposed Project is anticipated to occur over three stages spanning approximately 14 years, with construction activities commencing in 2024 and ending in 2037. The maximum depth of excavation would be 25 feet below ground surface for the removal of fill and the construction of the two-level belowground parking structures. A total of 308,648 cubic yards of soil would be exported from the Project site during construction for the removal of uncertified fill. The attached maps (Figures 1 through 3) depict the project study area. Additional locational data can be provided upon your request.

A proposed Area of Potential Effects has been established in accordance with 36 CFR Part 800.3 of the NHPA. The proposed Project APE (See Figure 3) has been delineated to encompass areas that contain historic properties that may be directly or indirectly affected by the proposed undertaking. This includes temporary construction impacts and permanent impacts. The proposed APE includes all areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the Project.

If you have knowledge of cultural resources that may exist within or near the project site, please contact Shannon Carmack at Rincon Consultants Inc., at (501) 239-5860, or transmit e-mail to scarmack@rinconconsultants.com. The project team will compile your comments together with those received from other consulting parties and give them consideration as the project proceeds through design and construction. Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal S Bhandal
Date: 2022.08.18 16:44:30 -07'00'

Jinderpal S. Bhandal
Environmental Supervisor
Los Angeles Housing Department

Enclosures

- Figure 1 Project Location Map
- Figure 2 Project Vicinity Map
- Figure 3 Project Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

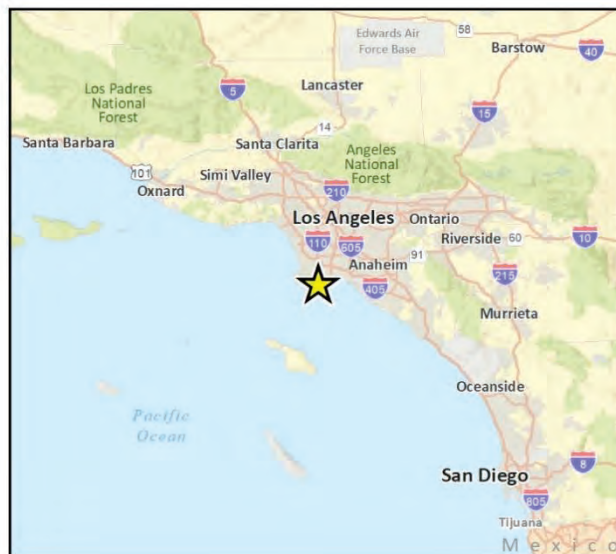


Figure 2 Project Location



Figure 3 Area of Potential Effects



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Fig 3 APE

From: [Rachel Perzel](#)
Sent: Thursday, October 14, 2021 3:10 PM
To: [Enciso, Nicole](#); [Kohler, Leah](#)
Cc: jinderpal.bhandal@lacity.org; [Cannon, Chris](#); [Wunder, Lisa](#); [Lindsay Pucke.](#); [Jenny Scanlin](#); [Shannon Carmack](#)
Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Ok, thank you so much for the response; it's helpful to at least know that's the case.
If you happen to come across anything, please reach out.
Thanks again!

From: Enciso, Nicole <NEnciso@portla.org>
Sent: Thursday, October 14, 2021 2:58 PM
To: Rachel Perzel <rperzel@rinconconsultants.com>; Kohler, Leah <LKohler@portla.org>
Cc: jinderpal.bhandal@lacity.org; [Cannon, Chris <CCannon@portla.org>](mailto:CCannon@portla.org); Wunder, Lisa <LWunder@portla.org>; [Lindsay Puckett <Lindsay.Puckett@bbklaw.com>](mailto:Lindsay.Puckett@bbklaw.com); [Jenny Scanlin <Jenny.Scanlin@hacla.org>](mailto:Jenny.Scanlin@hacla.org); [Shannon Carmack <scarmack@rinconconsultants.com>](mailto:scarmack@rinconconsultants.com)
Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Hi Rachel,

Unfortunately, we have tried to locate additional files on Duffy's Landing ourselves and were unsuccessful.

Regards,

Nicole Enciso
Acting Marine Environmental Supervisor - CEQA
Office: (310) 732-3615
Mobile: (424) 342-3199
Port of Los Angeles
Environmental Management Division

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use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.

From: Rachel Perzel <rperzel@rinconconsultants.com>
Sent: Thursday, October 14, 2021 1:56 PM
To: Kohler, Leah <LKohler@portla.org>
Cc: jinderpal.bhandal@lacity.org; Cannon, Chris <CCannon@portla.org>; Wunder, Lisa <LWunder@portla.org>; Enciso, Nicole <NEnciso@portla.org>; Lindsay Puckett <Lindsay.Puckett@bbklaw.com>; Jenny Scanlin <Jenny.Scanlin@hacla.org>; Shannon Carmack <scarmack@rinconconsultants.com>
Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

CAUTION: External email.

Hi Leah,

Thank you for the information you provided below. I am assisting Shannon in sorting through everything you provided.

Everything looks in order but I do have one question regarding Duffy's Landing. I see that as part of the San Pedro Waterfront Redevelopment Project Cultural Resources Technical Report Duffy's was determined to be significant by the lead agency (LAHD). I was wondering if you happen to know if there is any additional documentation regarding the potential significance of Duffy's, perhaps a previously prepared historical report or set of DPR forms? Anything you may be able to provide would likely help us out. Please let me know if you'd like to discuss further.

Thanks so much!

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.

805-947-4817 Direct

732-233-3997 Mobile | 805-644-4455 Main

rperzel@rinconconsultants.com



Trusted | Fair | Transparent | Accountable | Disciplined | Entrepreneurial

From: Kohler, Leah <LKohler@portla.org>
Sent: Wednesday, September 15, 2021 12:23 PM
To: Shannon Carmack <scarmack@rinconconsultants.com>

Cc: jinderpal.bhandal@lacity.org; Cannon, Chris <CCannon@portla.org>; Wunder, Lisa <LWunder@portla.org>; Enciso, Nicole <NEnciso@portla.org>; Lindsay Puckett <Lindsay.Puckett@bbklaw.com>; Jenny Scanlin <Jenny.Scanlin@hacla.org>; Rachel Perzel <rperzel@rinconconsultants.com>
Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good afternoon Shannon,

Please find the requested records either attached or linked

below:
1. Duffy's Ferry Landing- Link to Report:

https://kentico.portoflosangeles.org/getmedia/33557b3c-6ae6-4b75-a4db-c3e011be4477/AppxF-3_historic-built_techreport

2. Harbor Department Headquarters- Report attached.
3. Liberty Hill Plaza- Report attached.
4. Maritime Marine Museum- Link to NRHP form:
<https://catalog.archives.gov/id/123859486>
5. Ralph J. Scott Fireboat- Link to NRHP form:
<https://catalog.archives.gov/id/123857938>
6. U.S.S. Los Angeles Naval Monument- Link to Historic Places LA listing (Unable to locate report at this time):
<http://historicplacesla.org/reports/67fbe0e6-8fd6-459c-8f5f-67f534b99806>

Please let me know if you have any questions.

Thank you.

Respectfully,

Leah Kohler
Environmental Specialist
Office: (310) 732-7673
Port of Los Angeles
Environmental Management Division

**Please note that response to telephone messages may be delayed and that e-mail is the preferred mode of communication at this time.*

-----Confidentiality Notice-----

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From: Shannon Carmack <scarmack@rinconconsultants.com>
Sent: Wednesday, September 15, 2021 9:24 AM
To: Kohler, Leah <LKohler@portla.org>
Cc: jinderpal.bhandal@lacity.org; Cannon, Chris <CCannon@portla.org>; Wunder, Lisa <LWunder@portla.org>; Enciso, Nicole <NEnciso@portla.org>; Lindsay Puckett <Lindsay.Puckett@bbklaw.com>; Jenny Scanlin <Jenny.Scanlin@hacla.org>; Rachel Perzel <rperzel@rinconconsultants.com>
Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

CAUTION: External email.

Thank you for this information Leah. We would like to have copies of these records (DPRs) and any additional supporting data on the properties below.
Regards,

Shannon Carmack
Principal / Architectural Historian
Rincon Consultants, Inc.
213-788-4842 ext 102
562-676-5485 Mobile
scarmack@rinconconsultants.com



*Ranked 2021 "Best Environmental Services Firm
to Work For" by Zweig Group*

From: Kohler, Leah <LKohler@portla.org>
Sent: Tuesday, September 14, 2021 2:00 PM
To: Shannon Carmack <scarmack@rinconconsultants.com>
Cc: jinderpal.bhandal@lacity.org; Cannon, Chris <CCannon@portla.org>; Wunder, Lisa <LWunder@portla.org>; Enciso, Nicole <NEnciso@portla.org>
Subject: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

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Good afternoon Ms. Carmack,

In response to the Section 106 Consulting Party Request Letter for the One San Pedro Project (dated September 10, 2021), the Port of Los Angeles' Environmental Management Division would like to provide information on nearby historic resources.

The project location (Direct Area of Potential Effect) is not located within Port Property. For this reason, we do not have any records of historic resources within this area.

We have identified six eligible or listed historic resources in the Indirect Area of Potential Effect noted in Figure 3 of the letter. Please find these listed in the table below. Copies of the associated historic reports are available upon request.

| Resource Name | Location | Structure Type | Eligibility |
|-----------------------------------|--|---|--------------------|
| Duffy's Ferry | Berth 84-85 - End of 5th Street | Monument | State - Eligible |
| Harbor Department Headquarters | 425 S. Palos Verdes Street | Office Building-Five story | State - Eligible |
| Liberty Hill Plaza | 100 West 5th Street | Monument - Liberty Hill Site | State - Listed |
| Maritime Marine Museum | Berth 84 | Municipal building-Two story | Federal - Listed |
| Ralph J. Scott Fireboat | Berth 87 | Fireboat | Federal - Listed |
| U.S.S. Los Angeles Naval Monument | 550 South Harbor Blvd - John S Gibson Jr. Park | Monument - Ship's mast, anchors, mooring bitts and capstan. | Local - Listed |

Please let me know if you have any questions.

Thank you.

Respectfully,

Leah Kohler
Environmental Specialist
Office: (310) 732-7673
Port of Los Angeles
Environmental Management Division

**Please note that response to telephone messages may be delayed and that e-mail is the preferred mode of communication at this time.*

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please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.

From: Shannon Carmack <scarmack@rinconconsultants.com>
Sent: Tuesday, September 14, 2021 9:31 AM
To: Environmental <Environmental@portla.org>
Cc: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: FW: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

CAUTION: External email.

Good morning,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack
Principal / Architectural Historian
Rincon Consultants, Inc.
213-788-4842 ext 102
562-676-5485 Mobile
scarmack@rinconconsultants.com



*Ranked 2021 "Best Environmental Services Firm
to Work For" by Zweig Group*

From: Shannon Carmack
Sent: Friday, September 10, 2021 12:40 PM
To: geninfo@portoflosangeles.com
Cc: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Good afternoon,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If

you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack
Principal / Architectural Historian
Rincon Consultants, Inc.
Environmental Scientists | Planners | Engineers
213 788 4842 ext 102
562 676 5485 – mobile
rinconconsultants.com



Ranked 2019 "Hot Firm" and "Best Firm to Work For" by Zweig Group
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Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

August 10, 2022

Port of Los Angeles
Att: Christopher Cannon, Director
Environmental Management Division
P.O. Box 151
San Pedro, California 90733

Subject: Project Update to Section 106 Consulting Parties for the One San Pedro Specific Plan Project, San Pedro, City of Los Angeles

Dear Mr. Cannon:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are in the process of preparing a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Section 106 consultation was initiated for the project via a letter dated September 10, 2021, which was sent to your organization via US mail. Since that time, the project description has revised to include development of two currently vacant, undeveloped Los Angeles County Assessor's Parcels (7449-014-013 and 7449-014-014) located at the southwest corner of West O'Farrell Street and Harbor Boulevard (327 Harbor Site) (Figure 2). In accordance with the 36 CFR Part 800.3 of the NHPA, the APE has also been expanded to encompass areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the project. The purpose of this letter is to provide each organization previously consulted with information about the expanded project site and revised project description.

The original project proposed in September 2021 consisted of demolition of the existing 478-unit Rancho San Pedro public housing community located on the original project site (OSP Specific Plan Site) and construction of new replacement housing and commercial/retail uses. The currently proposed project would still include redevelopment of the OSP Specific Plan Site, plus development of a new 66,210-sf, 47-unit multi-family residential building with a courtyard at the 327 Harbor Site. The currently proposed project would include a total of up to 1,600 residential units, 45,000 sf of commercial uses, and 85,000 sf of Neighborhood Serving Uses on the OSP Specific Plan Site and 327 Harbor Site.


Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. If you have knowledge of cultural resources that may exist within or near the project site, in particular the 327 Harbor Site, please contact Rachel Perzel at Rincon Consultants Inc. ([805] 947-4817/ rperzel@rinconconsultants.com). If your organization has already requested to participate as a consulting party, we will be in touch soon to set up a consultation meeting and you do not need to request consultation again. If your

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organization has not previously requested to participate as a consulting party but would now like to, please contact Rachel Perzel (contact information included above).

Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal S
Bhandal
Date: 2022.08.18 16:44:30 -07'00'

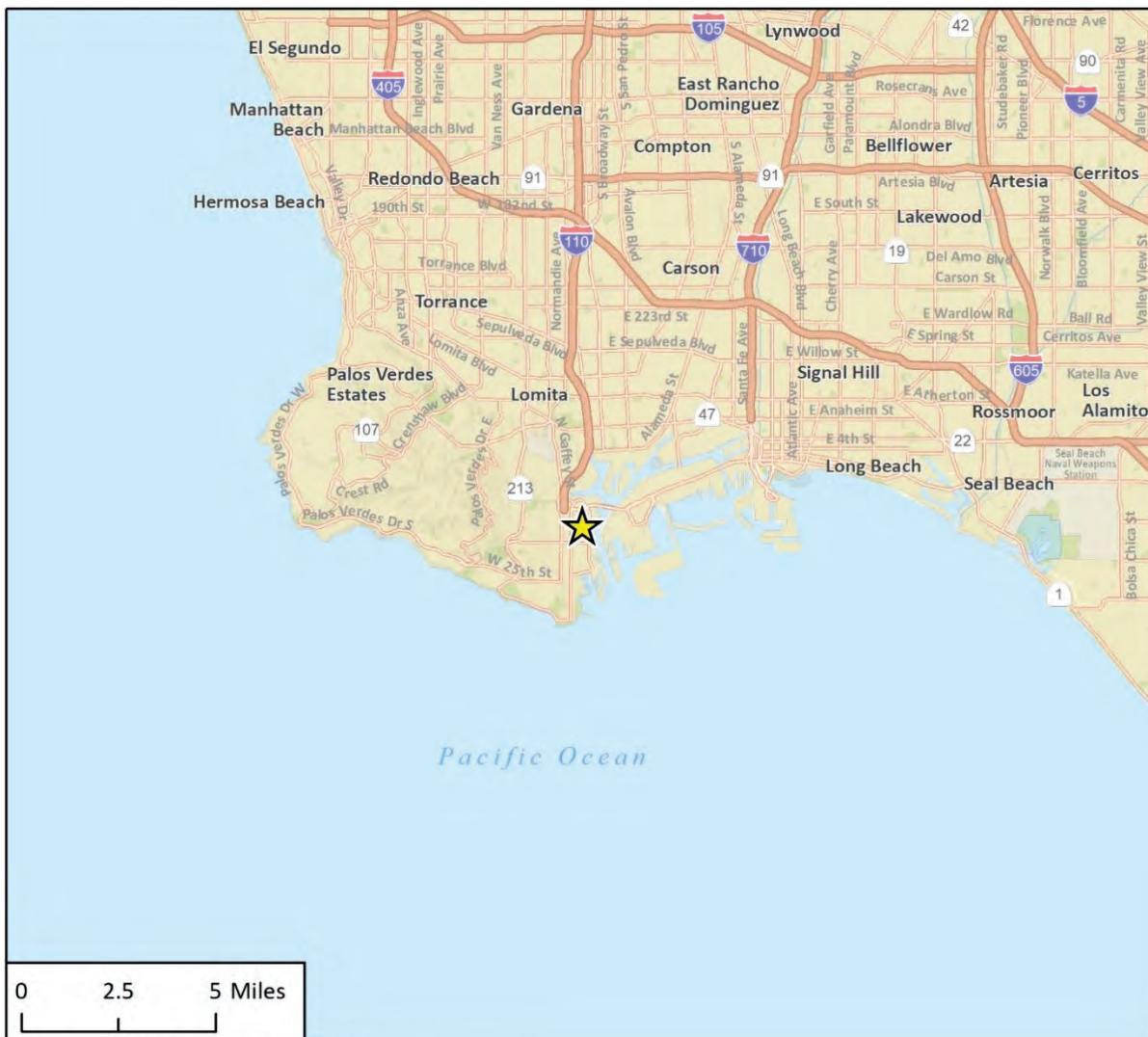
Jinderpal S. Bhandal
Environmental Affairs Officer
Los Angeles Housing Department

Enclosures

- Figure 1 Regional Project Location Map
- Figure 2 Project Location Map
- Figure 3 Updated Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

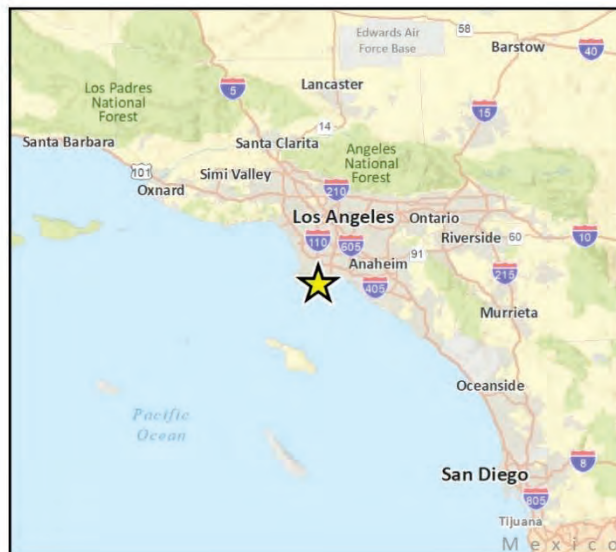
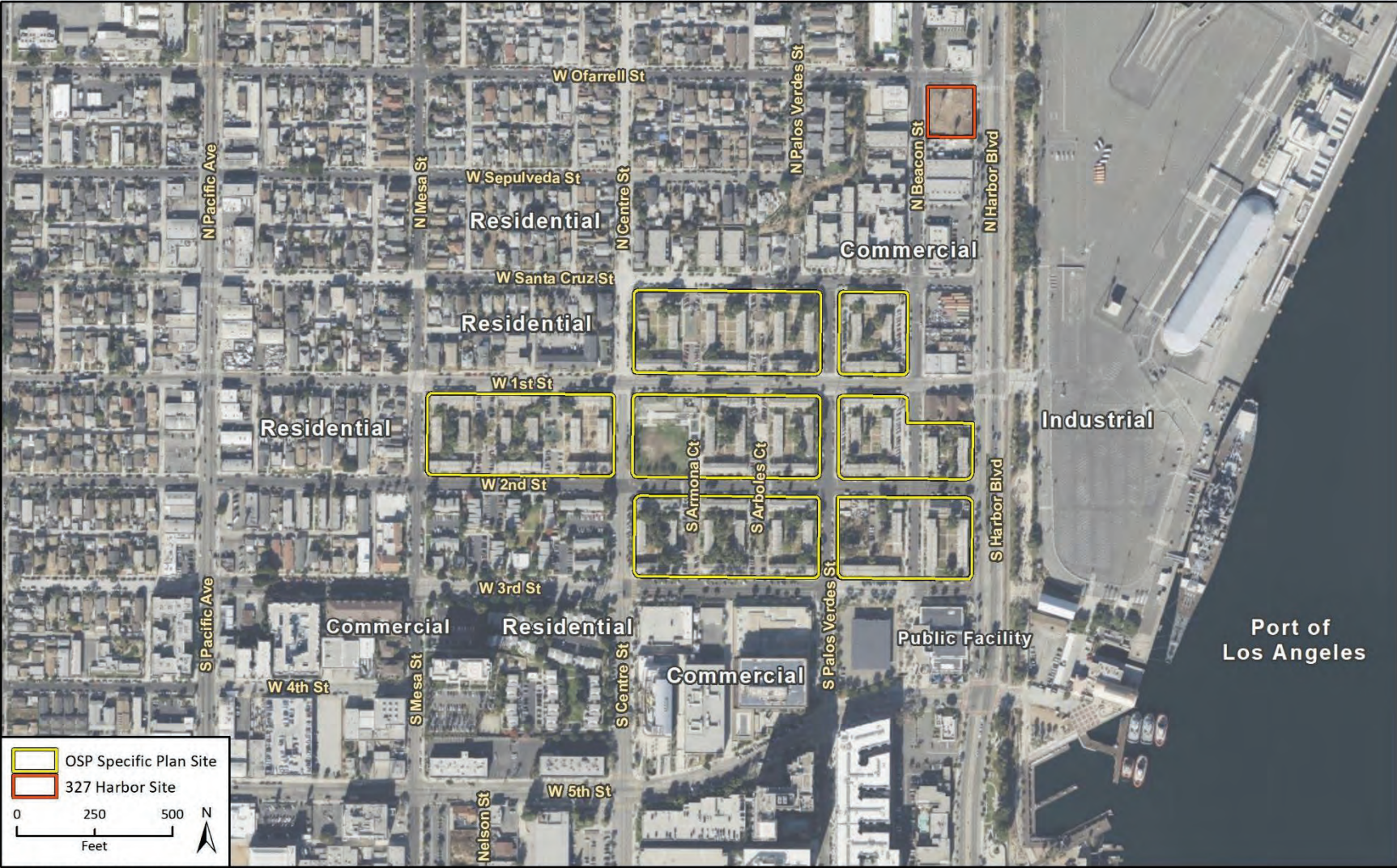


Figure 2 Project Location



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Fig. 2-2 Project Location 2022/06/24

Figure 3 Updated Area of Potential Effects Map



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Fig X APE with 20220712 Additions

Rachel Perzel

From: Rachel Perzel
Sent: Monday, September 19, 2022 11:29 AM
To: 'Enciso, Nicole'
Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Thank you Nicole!
Have a good one!

From: Enciso, Nicole <NEnciso@portla.org>
Sent: Monday, September 19, 2022 10:55 AM
To: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

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Good Morning Rachel,

Your letter has been received and there are no other comments at this time.

Regards,

Nicole Enciso
Marine Environmental Supervisor - CEQA
Office: (310) 732-3615
Mobile: (424) 342-3199
Port of Los Angeles
Environmental Management Division

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From: Rachel Perzel <rperzel@rinconconsultants.com>
Sent: Friday, September 16, 2022 11:29 AM
To: Enciso, Nicole <NEnciso@portla.org>; Kohler, Leah <LKohler@portla.org>
Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

CAUTION: External email.

Hi Both,

I am just following up on the email below. I just wanted to confirm you received the updated consultation letter for the One San Pedro Project. Please let me know if the changes to the project description present any additional cultural resources concerns we have not previously discussed. Thanks so much for your time and have a nice weekend!

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Rachel Perzel

Sent: Monday, August 22, 2022 2:11 PM

To: Enciso, Nicole <NEnciso@portla.org>; Kohler, Leah <LKohler@portla.org>

Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Hi Nicole and Leah,

I hope you are both doing well. Please see that attached consultation letter for the One San Pedro Project. We had corresponded with you about this project back in September and since that time, the project description has further developed to include an additional property, at 327 Harbor Boulevard, hence the attached letter. Please review the attached and let me know if you have any concerns regarding historic properties in the expanded project site or surrounding area or if you wish to be a consulting party for the project.

Thanks so much!

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Enciso, Nicole <NEnciso@portla.org>

Sent: Thursday, October 14, 2021 2:58 PM

To: Rachel Perzel <rperzel@rinconconsultants.com>; Kohler, Leah <LKohler@portla.org>

Cc: jjinderpal.bhandal@lacity.org; Cannon, Chris <CCannon@portla.org>; Wunder, Lisa <LWunder@portla.org>; Lindsay Puckett <Lindsay.Puckett@bbklaw.com>; Jenny Scanlin <Jenny.Scanlin@hacla.org>; Shannon Carmack <scarmack@rinconconsultants.com>

Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

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Hi Rachel,

Unfortunately, we have tried to locate additional files on Duffy's Landing ourselves and were unsuccessful.

Regards,

Nicole Enciso
Acting Marine Environmental Supervisor - CEQA
Office: (310) 732-3615
Mobile: (424) 342-3199
Port of Los Angeles
Environmental Management Division

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From: Rachel Perzel <rperzel@rinconconsultants.com>

Sent: Thursday, October 14, 2021 1:56 PM

To: Kohler, Leah <LKohler@portla.org>

Cc: jinderpal.bhandal@lacity.org; Cannon, Chris <CCannon@portla.org>; Wunder, Lisa <LWunder@portla.org>; Enciso, Nicole <NEnciso@portla.org>; Lindsay Puckett <Lindsay.Puckett@bbklaw.com>; Jenny Scanlin <Jenny.Scanlin@hacla.org>; Shannon Carmack <scarmack@rinconconsultants.com>

Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

CAUTION: External email.

Hi Leah,

Thank you for the information you provided below. I am assisting Shannon in sorting through everything you provided. Everything looks in order but I do have one question regarding Duffy's Landing. I see that as part of the San Pedro Waterfront Redevelopment Project Cultural Resources Technical Report Duffy's was determined to be significant by the lead agency (LAHD). I was wondering if you happen to know if there is any additional documentation regarding the potential significance of Duffy's, perhaps a previously prepared historical report or set of DPR forms? Anything you may be able to provide would likely help us out. Please let me know if you'd like to discuss further.

Thanks so much!

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Kohler, Leah <LKohler@portla.org>
Sent: Wednesday, September 15, 2021 12:23 PM
To: Shannon Carmack <scarmack@rinconconsultants.com>
Cc: jinderpal.bhandal@lacity.org; Cannon, Chris <CCannon@portla.org>; Wunder, Lisa <LWunder@portla.org>; Enciso, Nicole <NEnciso@portla.org>; Lindsay Puckett <Lindsay.Puckett@bbklaw.com>; Jenny Scanlin <Jenny.Scanlin@hacla.org>; Rachel Perzel <rperzel@rinconconsultants.com>
Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

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Good afternoon Shannon,

Please find the requested records either attached or linked below:

- 1} Duffy's Ferry Landing- Link to Report: https://kentico.portoflosangeles.org/getmedia/33557b3c-6ae6-4b75-a4db-c3e011be4477/AppxF-3_historic-built_techreport
- 2} Harbor Department Headquarters- Report attached.
- 3} Liberty Hill Plaza- Report attached.
- 4} Maritime Marine Museum- Link to NRHP form: <https://catalog.archives.gov/id/123859486>
- 5} Ralph J. Scott Fireboat- Link to NRHP form: <https://catalog.archives.gov/id/123857938>
- 6} U.S.S. Los Angeles Naval Monument- Link to Historic Places LA listing (Unable to locate report at this time): <http://historicplacesla.org/reports/67fbe0e6-8fd6-459c-8f5f-67f534b99806>

Please let me know if you have any questions.

Thank you.

Respectfully,

Leah Kohler
Environmental Specialist
Office: (310) 732-7673
Port of Los Angeles
Environmental Management Division

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From: Shannon Carmack <scarmack@rinconconsultants.com>
Sent: Wednesday, September 15, 2021 9:24 AM
To: Kohler, Leah <LKohler@portla.org>
Cc: jinderpal.bhandal@lacity.org; Cannon, Chris <CCannon@portla.org>; Wunder, Lisa <LWunder@portla.org>; Enciso, Nicole <NEnciso@portla.org>; Lindsay Puckett <Lindsay.Puckett@bbklaw.com>; Jenny Scanlin <Jenny.Scanlin@hacla.org>; Rachel Perzel <rperzel@rinconconsultants.com>
Subject: RE: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

CAUTION: External email.

Thank you for this information Leah. We would like to have copies of these records (DPRs) and any additional supporting data on the properties below.

Regards,

Shannon Carmack
Principal / Architectural Historian
Rincon Consultants, Inc.
213-788-4842 ext 102
562-676-5485 Mobile
scarmack@rinconconsultants.com



*Ranked 2021 "Best Environmental Services Firm
to Work For" by Zweig Group*

From: Kohler, Leah <LKohler@portla.org>
Sent: Tuesday, September 14, 2021 2:00 PM
To: Shannon Carmack <scarmack@rinconconsultants.com>
Cc: jinderpal.bhandal@lacity.org; Cannon, Chris <CCannon@portla.org>; Wunder, Lisa <LWunder@portla.org>; Enciso, Nicole <NEnciso@portla.org>
Subject: [EXT] RE: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

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Good afternoon Ms. Carmack,

In response to the Section 106 Consulting Party Request Letter for the One San Pedro Project (dated September 10, 2021), the Port of Los Angeles' Environmental Management Division would like to provide information on nearby historic resources.

The project location (Direct Area of Potential Effect) is not located within Port Property. For this reason, we do not have any records of historic resources within this area.

We have identified six eligible or listed historic resources in the Indirect Area of Potential Effect noted in Figure 3 of the letter. Please find these listed in the table below. Copies of the associated historic reports are available upon request.

| Resource Name | Location | Structure Type | Eligibility |
|-----------------------------------|--|---|------------------|
| Duffy's Ferry | Berth 84-85 - End of 5th Street | Monument | State - Eligible |
| Harbor Department Headquarters | 425 S. Palos Verdes Street | Office Building-Five story | State - Eligible |
| Liberty Hill Plaza | 100 West 5th Street | Monument - Liberty Hill Site | State - Listed |
| Maritime Marine Museum | Berth 84 | Municipal building-Two story | Federal - Listed |
| Ralph J. Scott Fireboat | Berth 87 | Fireboat | Federal - Listed |
| U.S.S. Los Angeles Naval Monument | 550 South Harbor Blvd - John S Gibson Jr. Park | Monument - Ship's mast, anchors, mooring bitts and capstan. | Local - Listed |

Please let me know if you have any questions.

Thank you.

Respectfully,

Leah Kohler
Environmental Specialist
Office: (310) 732-7673
Port of Los Angeles
Environmental Management Division

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From: Shannon Carmack <scarmack@rinconconsultants.com>
Sent: Tuesday, September 14, 2021 9:31 AM
To: Environmental <Environmental@portla.org>
Cc: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: FW: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

CAUTION: External email.

Good morning,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack
Principal / Architectural Historian

Rincon Consultants, Inc.
213-788-4842 ext 102
562-676-5485 Mobile
scarmack@rinconconsultants.com



*Ranked 2021 "Best Environmental Services Firm
to Work For" by Zweig Group*

From: Shannon Carmack
Sent: Friday, September 10, 2021 12:40 PM
To: geninfo@portoflosangeles.com
Cc: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Good afternoon,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack

Principal / Architectural Historian

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

213 788 4842 ext 102

562 676 5485 - mobile

rinconconsultants.com



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Angela Romero
President, San Pedro Heritage Museum

On Fri, Sep 10, 2021 at 12:42 PM Shannon Carmack <scarmack@rinconconsultants.com> wrote:

Good afternoon Ms. Romero,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack

Principal / Architectural Historian

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

213 788 4842 ext 102

562 676 5485 - mobile

rinconconsultants.com



Ranked 2019 "Hot Firm" and "Best Firm to Work For" by Zweig Group

 Please consider the environment before printing this email.

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

September 10, 2021

San Pedro Heritage Museum

Att: Angela Romero

Via email: angela@sanpedroheritage.org

Subject: Section 106 Consulting Party Invitation for the One San Pedro Project, San Pedro, City of Los Angeles

Dear Ms. Romero:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are initiating the preparation of a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (Project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the Project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Under Title 36 of the Code of Federal Regulations, Part 800.2, HUD and LAHD/HACLA are seeking input from certain individuals, organizations and representatives of local government with demonstrated interest in the undertakings and their potential to affect historic properties within the project area. Your input is essential to informed decision-making in the Section 106 process.

The approximately 21.2-acre Project site is located at 275 West First Street in the community of San Pedro in the southwestern-most portion of Los Angeles. The Project site is relatively flat and encompasses approximately nine city blocks between West Santa Cruz Street, North Palos Verdes Street, North Beacon Street, North Harbor Boulevard, West First Street, West Second Street, West Third Street, North Mesa Street, and North Centre Street.

The Project site is currently developed with the Rancho San Pedro public housing community. Rancho San Pedro is one of the oldest public housing developments owned and managed by HACLA and was initially developed 1942, with subsequent development in 1953. The existing development includes 478 public housing units within 60 two-story buildings.

The Project would involve the demolition of the existing structures on the site and the construction of up to 1,600 multi-family residential units, 85,000 sf of services, amenities and administration uses, and 45,000 sf of local-serving commercial/retail uses. The proposed residential units would include a mixture of replacement units for the 478 existing Rancho San Pedro affordable housing units and market rate homeownership units. The 85,000 sf of services, amenities, and administration uses would be comprised of administrative offices and community facilities, including a health clinic, workforce development center, senior center, childcare center, business incubator, art and maker space, youth center and wellness center. The commercial/retail component of the Project would include businesses that serve local neighborhood needs, such as restaurants, grocery stores, pharmacies, and fitness studios. In addition, the Project would include a number of open space amenities including a linear park along Palos Verdes Street, a youth sports field, a linear promenade along Harbor Boulevard, and a number of courtyards and plazas interspersed throughout the Project buildings.

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Architecturally, the development would be characterized by modern building materials with metal accents and a variety of textures. Ground floors with amenity and commercial/retail uses would have large expansive windows and would address the adjacent streets to integrate with the public right-of-way and activate the pedestrian environment. The residential portions of the Project site would include a mix of building types including townhome-style units and mid-rise buildings with a range of architectural styles. Residential buildings would encourage street level interaction through the provisioning of stoops and ground floor patios.

Construction of the proposed Project is anticipated to occur over three stages spanning approximately 14 years, with construction activities commencing in 2024 and ending in 2037. The maximum depth of excavation would be 25 feet below ground surface for the removal of fill and the construction of the two-level belowground parking structures. A total of 308,648 cubic yards of soil would be exported from the Project site during construction for the removal of uncertified fill. The attached maps (Figures 1 through 3) depict the project study area. Additional locational data can be provided upon your request.

A proposed Area of Potential Effects has been established in accordance with 36 CFR Part 800.3 of the NHPA. The proposed Project APE (See Figure 3) has been delineated to encompass areas that contain historic properties that may be directly or indirectly affected by the proposed undertaking. This includes temporary construction impacts and permanent impacts. The proposed APE includes all areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the Project.

If you have knowledge of cultural resources that may exist within or near the project site, please contact Shannon Carmack at Rincon Consultants Inc., at (501) 239-5860, or transmit e-mail to scarmack@rinconconsultants.com. The project team will compile your comments together with those received from other consulting parties and give them consideration as the project proceeds through design and construction. Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. Thank you for your assistance.

Sincerely,

Jinderpal S. Bhandal
Environmental Supervisor
Los Angeles Housing Department

Enclosures

- Figure 1 Project Location Map
- Figure 2 Project Vicinity Map
- Figure 3 Project Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

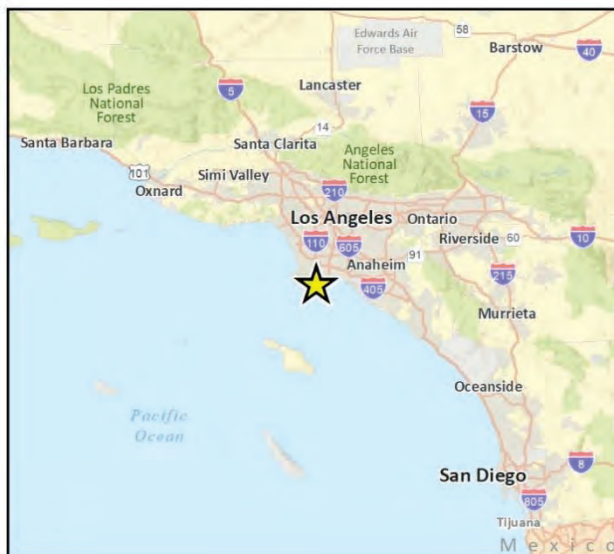


Figure 2 Project Location



Figure 3 Area of Potential Effects



Shannon Carmack

From: Shannon Carmack
Sent: Tuesday, September 14, 2021 8:47 AM
To: Angela Romero
Subject: RE: [EXT] Re: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Hello Angela,

Thank you for the information about the Church, we will incorporate this information into our analysis. I am happy to answer questions related to potential mitigation. Feel free to call me at 501-239-5860.

Thank you,

Shannon Carmack
Principal / Architectural Historian
Rincon Consultants, Inc.
scarmack@rinconconsultants.com



*Ranked 2021 "Best Environmental Services Firm
to Work For" by Zweig Group*

From: Angela Romero <angela@sanpedroheritage.org>
Sent: Friday, September 10, 2021 4:16 PM
To: Shannon Carmack <scarmack@rinconconsultants.com>
Subject: [EXT] Re: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

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Hello Ms. Carmack,

I have read the attached letter and I find no cultural resources in the project parcels because they are all part of the housing project. However, there is a cultural resource located adjacent to the project area on the southwest corner of Harbor Blvd. and 1st Street, the Union Missionary Baptist Church building. That building was the former home of State Representative and City of San Pedro attorney, Judge William Savage. It eventually became a place for merchant sailors to board and receive services while in San Pedro. Famed author Louis Lamour writes about staying there in his memoir. The building predates the razing of Nob Hill and the creation of Harbor Boulevard.

I have a question regarding photo documentation of the site prior to demolition and potential preservation of artifacts like signage. Do you know who I might speak to regarding that?

Thank you,

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

August 10, 2022

San Pedro Heritage Museum

Attn: Angela Romero

via email: angela@sanpedroheritage.org

Subject: Project Update to Section 106 Consulting Parties for the One San Pedro Specific Plan Project, San Pedro, City of Los Angeles

Dear Ms. Romero:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are in the process of preparing a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Section 106 consultation was initiated for the project via a letter dated September 10, 2021, which was sent to your organization via US mail. Since that time, the project description has revised to include development of two currently vacant, undeveloped Los Angeles County Assessor's Parcels (7449-014-013 and 7449-014-014) located at the southwest corner of West O'Farrell Street and Harbor Boulevard (327 Harbor Site) (Figure 2). In accordance with the 36 CFR Part 800.3 of the NHPA, the APE has also been expanded to encompass areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the project. The purpose of this letter is to provide each organization previously consulted with information about the expanded project site and revised project description.


The original project proposed in September 2021 consisted of demolition of the existing 478-unit Rancho San Pedro public housing community located on the original project site (OSP Specific Plan Site) and construction of new replacement housing and commercial/retail uses. The currently proposed project would still include redevelopment of the OSP Specific Plan Site, plus development of a new 66,210-sf, 47-unit multi-family residential building with a courtyard at the 327 Harbor Site. The currently proposed project would include a total of up to 1,600 residential units, 45,000 sf of commercial uses, and 85,000 sf of Neighborhood Serving Uses on the OSP Specific Plan Site and 327 Harbor Site.

Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. If you have knowledge of cultural resources that may exist within or near the project site, in particular the 327 Harbor Site, please contact Rachel Perzel at Rincon Consultants Inc. ([805] 947-4817/ rperzel@rinconconsultants.com). If your organization has already requested to participate as a consulting party, we will be in touch soon to set up a consultation meeting and you do not need to request consultation again. If your organization has not previously requested to participate as a consulting party but would now like to, please contact Rachel Perzel (contact information included above).

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Thank you for your assistance.

Sincerely,

 Digitally signed by Jinderpal
S Bhandal
Date: 2022.08.18 17:04:14
-07'00'

Jinderpal S. Bhandal
Environmental Affairs Officer

Los Angeles Housing Department

Enclosures

- Figure 1 Regional Project Location Map
- Figure 2 Project Location Map
- Figure 3 Updated Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

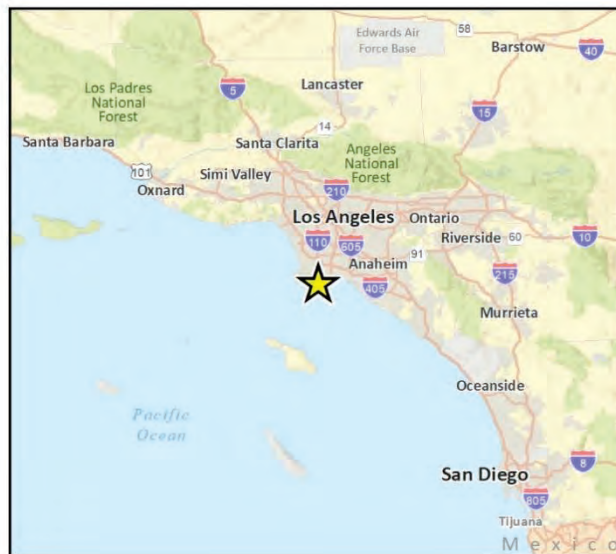
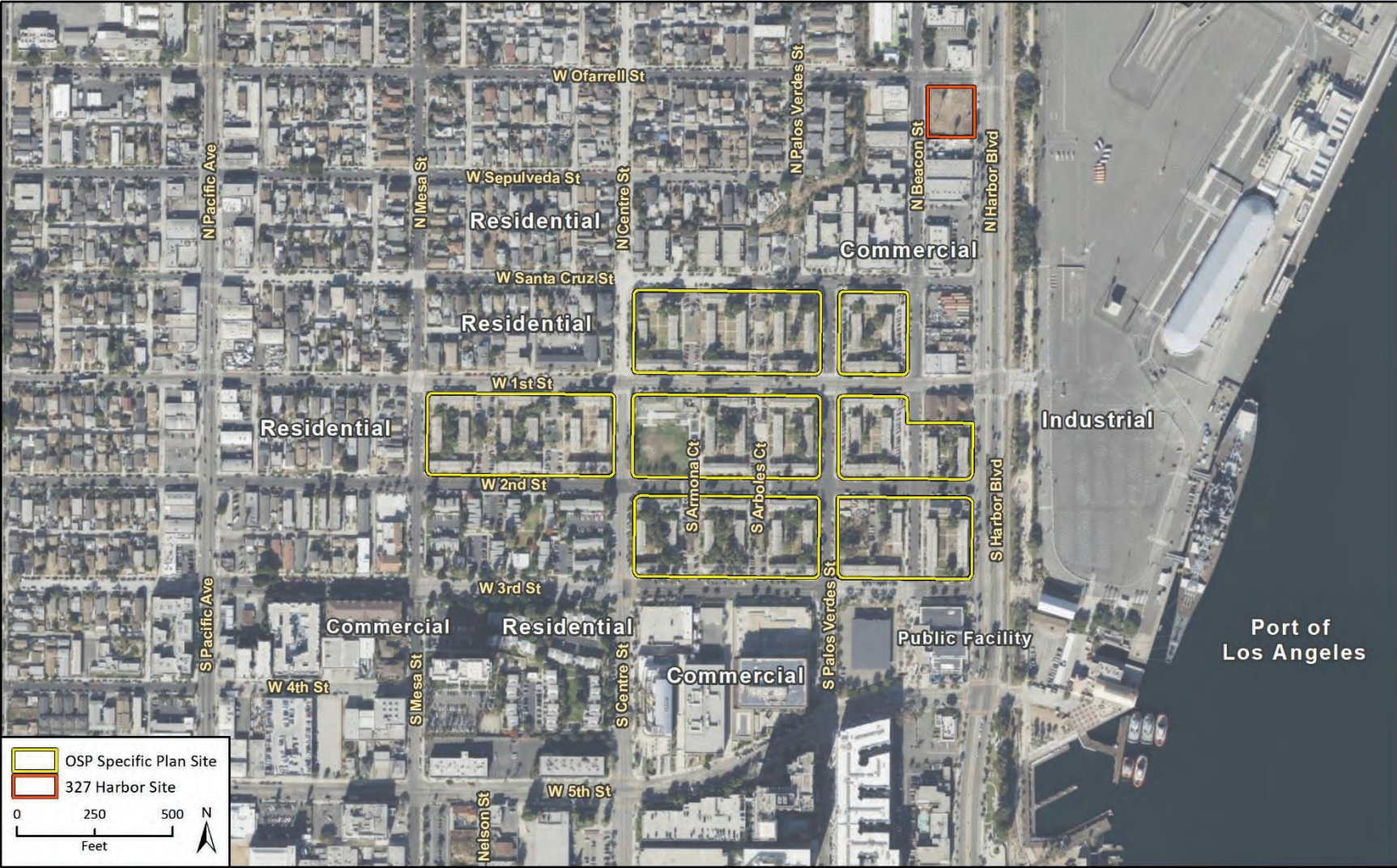


Figure 2 Project Location



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Fig. 2-2 Project Location 2022/06/24

Figure 3 Updated Area of Potential Effects Map



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Fig X APE with 20220712 Additions

Rachel Perzel

From: Rachel Perzel
Sent: Friday, September 16, 2022 11:31 AM
To: 'angela@sanpedroheritage.org'
Subject: RE: [EXT] Re: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Hi Angela,

I am just following up on the email below. I just wanted to confirm you received the updated consultation letter for the One San Pedro Project. Please let me know if the changes to the project description present any additional cultural resources concerns we have not previously discussed. Thanks so much for your time and have a nice weekend!

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Rachel Perzel
Sent: Monday, August 22, 2022 2:15 PM
To: angela@sanpedroheritage.org
Subject: RE: [EXT] Re: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

Hi Angela,

I hope you are well. Please see that attached consultation letter for the One San Pedro Project. We had corresponded with you about this project back in September and since that time, the project description has further developed to include an additional property, at 327 Harbor Boulevard, hence the attached letter. Please review the attached and let me know if you have any concerns regarding historic properties in the expanded project site or surrounding area or if you wish to be a consulting party for the project. Thanks so much!

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Angela Romero <angela@sanpedroheritage.org>

Sent: Friday, September 10, 2021 4:16 PM

To: Shannon Carmack <scarmack@rinconconsultants.com>

Subject: [EXT] Re: Historic Consultation for the One San Pedro Project, City and County of Los Angeles

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Hello Ms. Carmack,

I have read the attached letter and I find no cultural resources in the project parcels because they are all part of the housing project. However, there is a cultural resource located adjacent to the project area on the southwest corner of Harbor Blvd. and 1st Street, the Union Missionary Baptist Church building. That building was the former home of State Representative and City of San Pedro attorney, Judge William Savage. It eventually became a place for merchant sailors to board and receive services while in San Pedro. Famed author Louis Lamour writes about staying there in his memoir. The building predates the razing of Nob Hill and the creation of Harbor Boulevard.

I have a question regarding photo documentation of the site prior to demolition and potential preservation of artifacts like signage. Do you know who I might speak to regarding that?

Thank you,

Angela Romero
President, San Pedro Heritage Museum

On Fri, Sep 10, 2021 at 12:42 PM Shannon Carmack <scarmack@rinconconsultants.com> wrote:

Good afternoon Ms. Romero,

Attached please find a letter for the One San Pedro Project, inquiring about cultural resources that may be located within the project area. Hard copies of the letter are also being sent to your address. If you have knowledge of cultural resources that may be present within the project area or vicinity, please contact me at this email or numbers provided below.

Thank you,

Shannon Carmack

Principal / Architectural Historian

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

213 788 4842 ext 102

562 676 5485 - mobile

rinconconsultants.com



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 Please consider the environment before printing this email.

((
Angela Romero
President, San Pedro Heritage Museum

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

August 10, 2022

Mexican Hollywood Historical Landmark Committee
Attn: Richard Gettler
Via email: richiyoma@yahoo.com

Subject: Project Update to Section 106 Consulting Parties for the One San Pedro Specific Plan Project, San Pedro, City of Los Angeles

Dear Mr. Gettler:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are in the process of preparing a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Section 106 consultation was initiated for the project in September 2021. While your organization was not included in the original outreach effort, the project description has since been revised and outreach efforts have expanded accordingly. The project description now includes the development of two currently vacant, undeveloped Los Angeles County Assessor's Parcels (7449-014-013 and 7449-014-014) located at the southwest corner of West O'Farrell Street and Harbor Boulevard (327 Harbor Site) (Figure 2). In accordance with the 36 CFR Part 800.3 of the NHPA, the APE has also been expanded to encompass areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the project. The purpose of this letter is to provide each organization previously consulted with information about the expanded project site and revised project description.

The original project proposed in September 2021 consisted of demolition of the existing 478-unit Rancho San Pedro public housing community located on the original project site (OSP Specific Plan Site) and construction of new replacement housing and commercial/retail uses. The currently proposed project would still include redevelopment of the OSP Specific Plan Site, plus development of a new 66,210-sf, 47-unit multi-family residential building with a courtyard at the 327 Harbor Site. The currently proposed project would include a total of up to 1,600 residential units, 45,000 sf of commercial uses, and 85,000 sf of Neighborhood Serving Uses on the OSP Specific Plan Site and 327 Harbor Site.

Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. If you have knowledge of cultural resources that may exist within or near the project site, in particular the 327 Harbor Site, please contact Rachel Perzel at Rincon Consultants Inc. ([805] 947-4817/ rperzel@rinconconsultants.com).

Thank you for your assistance.

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Sincerely,

 Digitally signed by Jinderpal S
Bhandal
Date: 2022.08.18 17:07:02 -0700'

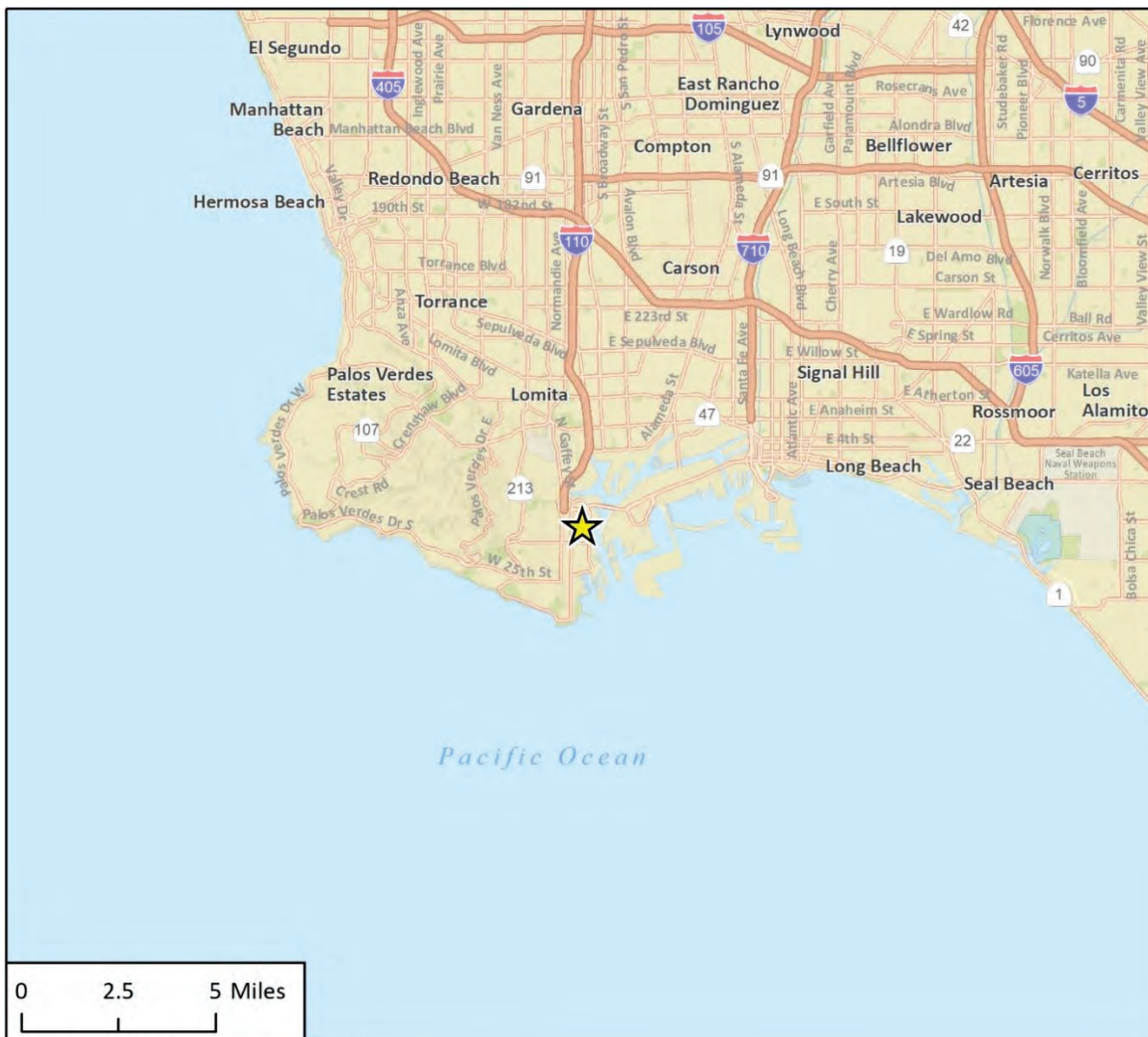
Jinderpal S. Bhandal
Environmental Affairs Officer
Los Angeles Housing Department

Enclosures

- Figure 1 Regional Project Location Map
- Figure 2 Project Location Map
- Figure 3 Updated Area of Potential Effects Map

Figures

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2020.

★ Project Location

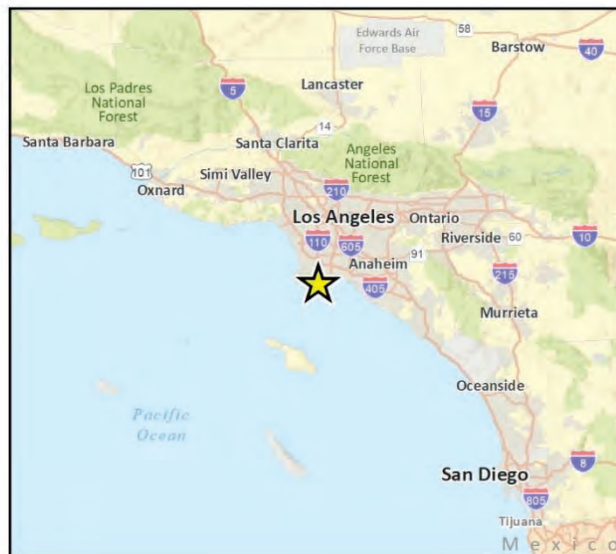
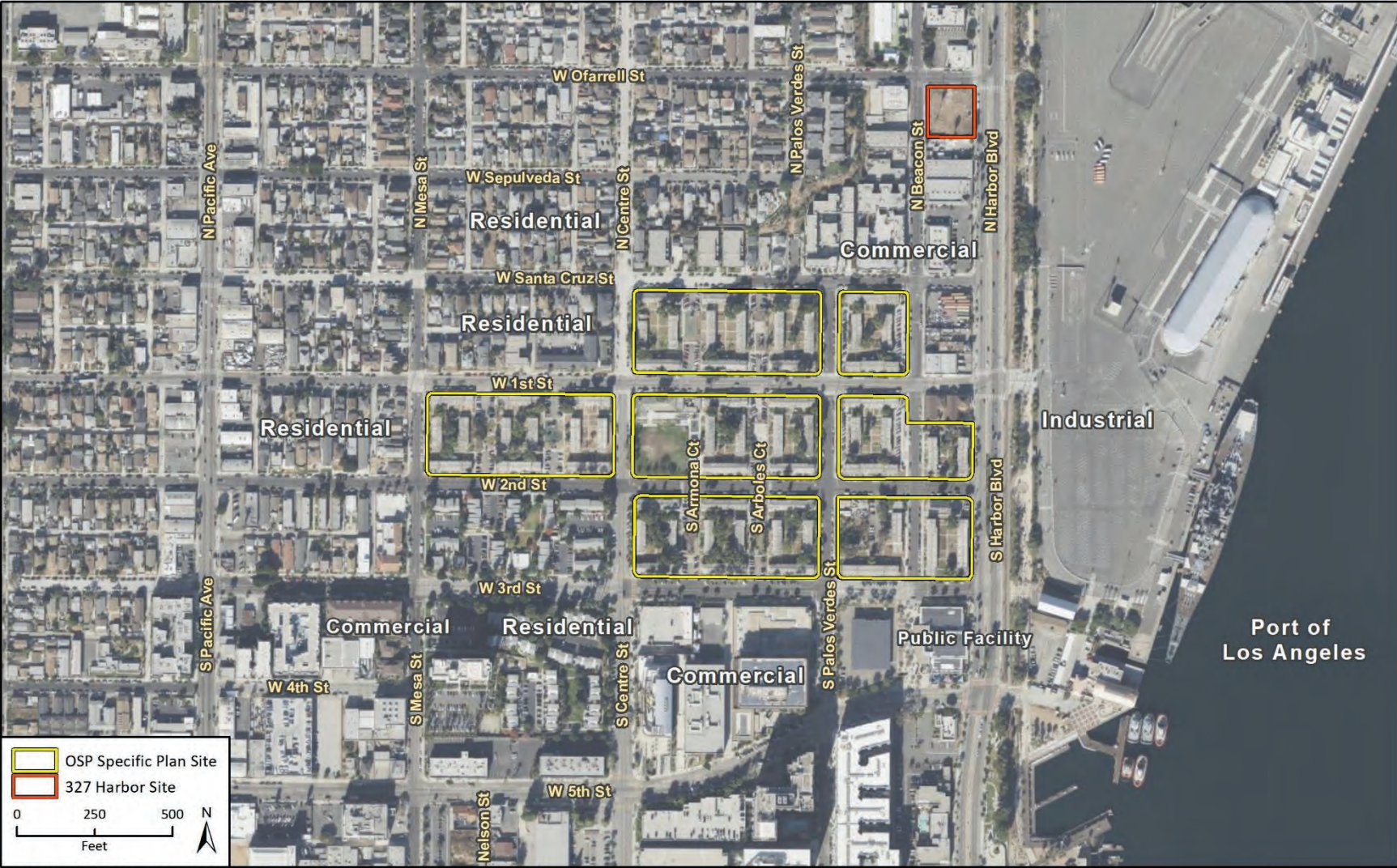


Figure 2 Project Location



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Fig. 2-2 Project Location 2022/06/24

Figure 3 Updated Area of Potential Effects Map



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Fig X APE with 20220712 Additions

Rachel Perzel

From: Rachel Perzel
Sent: Friday, September 16, 2022 11:35 AM
To: Richard Gettler & Yomaria De Santiago
Subject: RE: [EXT] RE: Local Interested Party Consultation for the One San Pedro Project

Hi Richard,

Thank you for your email. I just wanted to follow up with you regarding this project and where things are at. Our team is working on archaeological testing at the 327 Harbor Site to confirm if previously identified historic period building foundations in that area are potentially historically significant. We have a lot of information regarding the former location of Mexican Hollywood that we are working with. If you have an info you think may be useful and/or if you wish to discuss any cultural resources concerns you may have as they relate to the project, please feel free to call or email me so that we can discuss.

Thanks so much!

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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From: Richard Gettler & Yomaria De Santiago <richiyoma@yahoo.com>
Sent: Monday, August 22, 2022 7:29 PM
To: Rachel Perzel <rperzel@rinconconsultants.com>
Subject: [EXT] RE: Local Interested Party Consultation for the One San Pedro Project

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Thank you Rachel. Keep me up to date on everything.

[Sent from Yahoo Mail on Android](#)

On Mon, Aug 22, 2022 at 2:23 PM, Rachel Perzel <rperzel@rinconconsultants.com> wrote:

I apologize Mr. Gettler but I believe I attached the wrong letter to my first email; here is the correct one.

Thanks so much !

From: Rachel Perzel

Sent: Monday, August 22, 2022 2:19 PM

To: richiyoma@yahoo.com

Subject: Local Interested Party Consultation for the One San Pedro Project

Good Afternoon Mr. Gettler,

You and I have corresponded briefly via Facebook. Please see the attached letter and if you wouldn't mind, please pass it along to anyone pertinent within your organization.

Thank you so much and have a nice day!

Best,

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.

805-947-4817 Direct

732-233-3997 Mobile | 805-644-4455 Main

rperzel@rinconconsultants.com



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Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

August 10, 2022

La Historia Historical Society Museum
3240 Tyler Avenue
El Monte, California 91731

Subject: Project Update to Section 106 Consulting Parties for the One San Pedro Specific Plan Project, San Pedro, City of Los Angeles

To Whom it May Concern:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are in the process of preparing a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Section 106 consultation was initiated for the project in September 2021. While your organization was not included in the original outreach effort, the project description has since been revised and outreach efforts have expanded accordingly. The project description now includes the development of two currently vacant, undeveloped Los Angeles County Assessor's Parcels (7449-014-013 and 7449-014-014) located at the southwest corner of West O'Farrell Street and Harbor Boulevard (327 Harbor Site) (Figure 2). In accordance with the 36 CFR Part 800.3 of the NHPA, the APE has also been expanded to encompass areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the project. The purpose of this letter is to provide each organization previously consulted with information about the expanded project site and revised project description.

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Please note that the Section 106 process is concerned solely with the effects of the proposed project on historic properties within the project area. If you have knowledge of cultural resources that may exist within or near the project site, in particular the 327 Harbor Site, please contact Rachel Perzel at Rincon Consultants Inc. ([805] 947-4817/ rperzel@rinconconsultants.com).

Thank you for your assistance.

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Sincerely,

 Digitally signed by Jinderpal S
Bhandal
Date: 2022.08.18 16:44:30 -07'00'

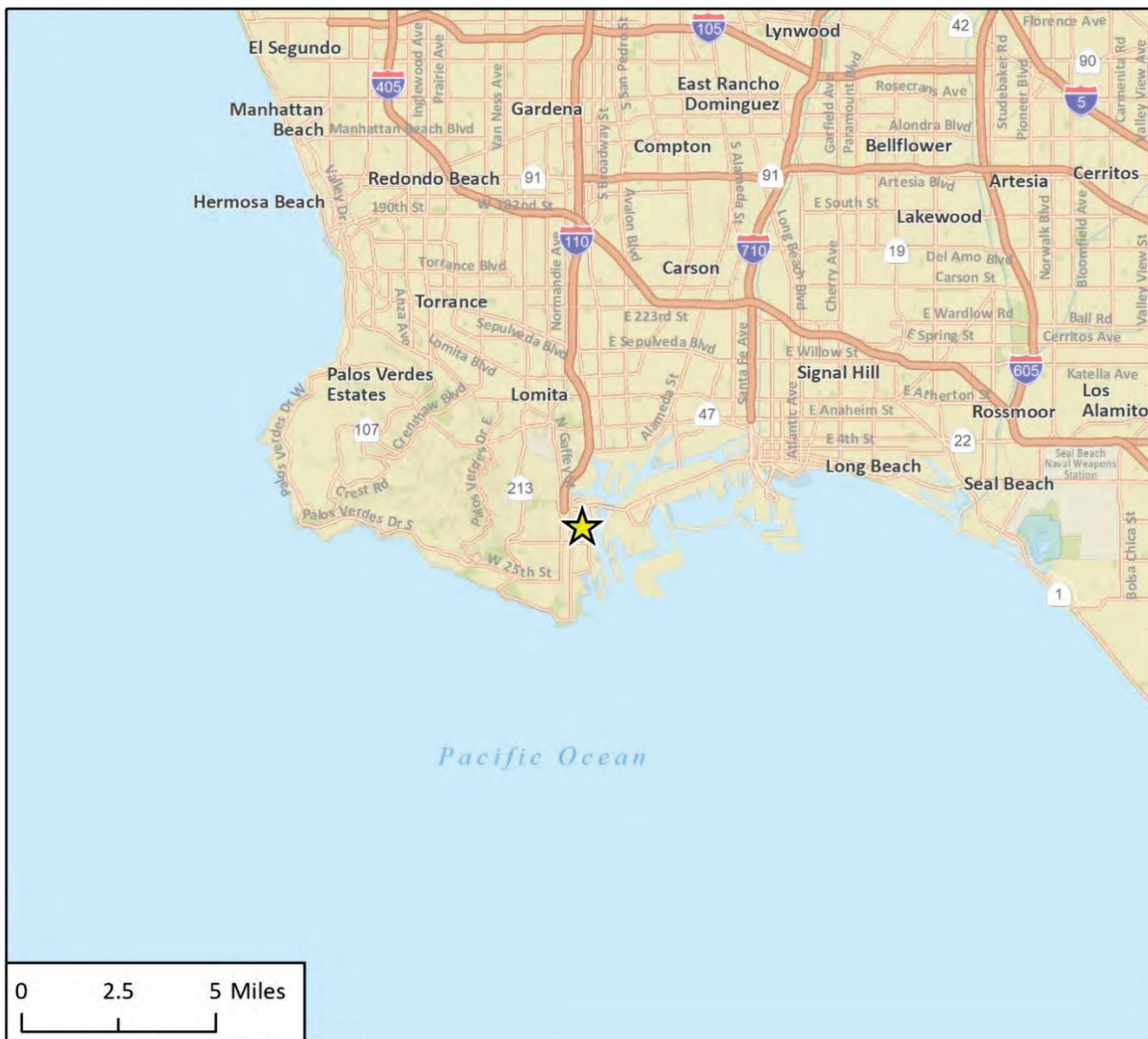
Jinderpal S. Bhandal
Environmental Affairs Officer
Los Angeles Housing Department

Enclosures

- Figure 1 Regional Project Location Map
- Figure 2 Project Location Map
- Figure 3 Updated Area of Potential Effects Map

Figures

Figure 1 Regional Location



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★ Project Location

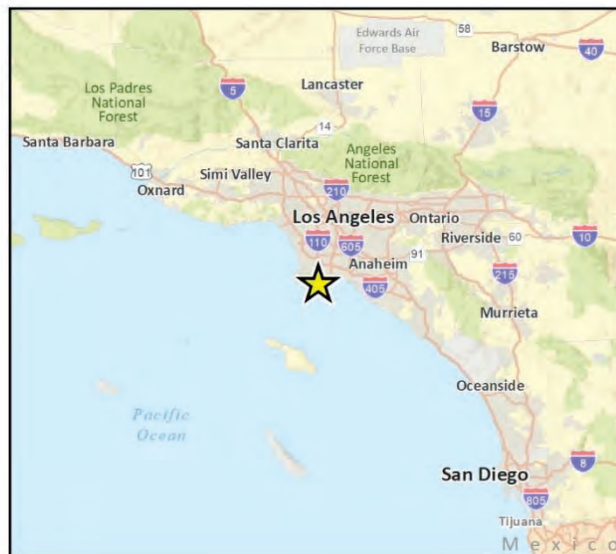
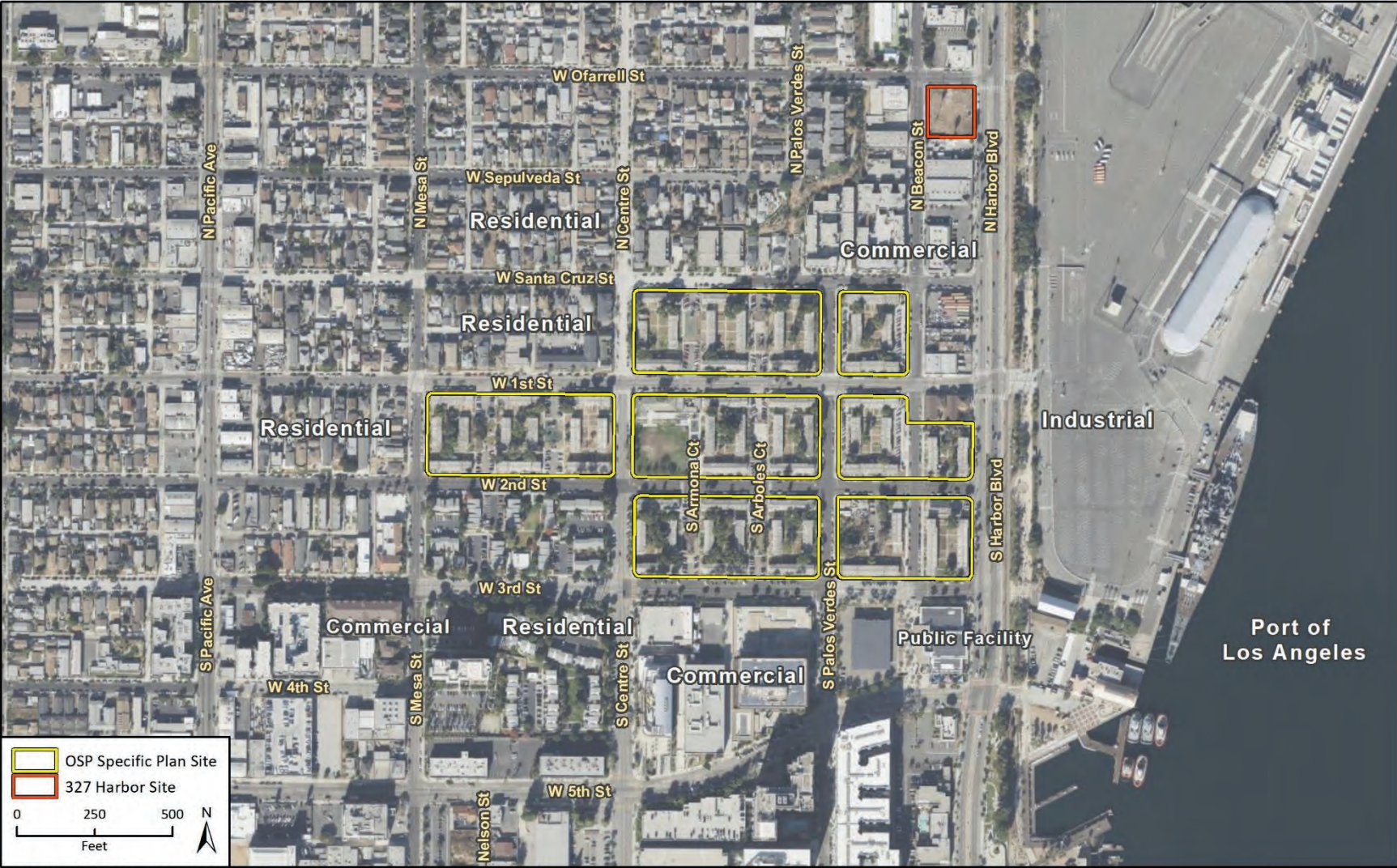


Figure 2 Project Location



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Fig. 2-2 Project Location 2022/06/24

Figure 3 Updated Area of Potential Effects Map



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Rachel Perzel

From: Rachel Perzel
Sent: Friday, September 16, 2022 11:41 AM
To: lahistoriasociety@gmail.com
Subject: RE: Local interested party consultation for the One San Pedro Project

Good Afternoon,

I just called and left a message but thought I would try to follow up here as well in case this is more convenient. I am reaching out to confirm you received the consultation letter for the One San Pedro Project, attached to the email below, and to confirm if you have any potential cultural resource concerns you may wish to discuss.

You can feel free to call or email me should you wish to discuss the project or any additional details.

Thanks so much and have a nice weekend.

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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Environmental Scientists | Planners | Engineers
rinconconsultants.com

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From: Rachel Perzel
Sent: Monday, August 22, 2022 2:23 PM
To: lahistoriasociety@gmail.com
Subject: Local interested party consultation for the One San Pedro Project

Hello,

Please see the attached letter and if you wouldn't mind, please pass it along to anyone pertinent within your organization.

Thank you so much and have a nice day!

Best,

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
805-947-4817 Direct
732-233-3997 Mobile | 805-644-4455 Main
rperzel@rinconconsultants.com



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Confidential Appendix H

Assembly Bill 52 Consultation Documentation

Confidential Appendix H

Assembly Bill 52 Consultation Documentation

Appendix I

State Historic Preservation Officer Correspondence Documentation

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

September 9, 2021

Ms. Julianne Polanco
California State Historic Preservation Officer
Office of Historic Preservation
California Department of Parks and Recreation
1725 23rd Street, Suite 100
Sacramento, California 95816

Subject: Section 106 Consultation for the One San Pedro Specific Plan Project, City of Los Angeles, California

Dear Ms. Polanco:

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) are initiating the preparation of a Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the One San Pedro Specific Plan Project (Project) in the community of San Pedro in the City of Los Angeles. HACLA and LAHD are seeking federal funding for the Project through the United States Department of Housing and Urban Development (HUD); therefore, HUD serves as the Federal Lead Agency under the National Environmental Policy Act (NEPA) and for compliance with Section 106 of the National Historic Preservation Act (NHPA). LAHD is the Responsible Entity (RE) for the proposed undertaking and HACLA is the recipient of HUD's grant funding. HACLA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Pursuant to Section 106 of the NHPA and its implementing regulations (36 Code of Federal Regulations [CFR] Part 800) "Protection of Historic Properties," this letter is intended to initiate the Section 106 consultation process for the Project and to seek SHPO concurrence on the Area of Potential Effects (APE) and identification methodologies. Cultural resources identification and analysis will be prepared in compliance with Section 106 of the NHPA, as amended and its implementing regulations, and applicable sections of the CEQA and NEPA. The Historic Resources Screening Methodology section outlines the methods proposed to identify and evaluate historic properties within the proposed indirect APE.

Project Location and Description

The approximately 21.2-acre Project site is located at 275 West First Street in the community of San Pedro in the southwestern-most portion of Los Angeles. The Project site is relatively flat and encompasses approximately nine city blocks between West Santa Cruz Street, North Palos Verdes Street, North Beacon Street, North Harbor Boulevard, West First Street, West Second Street, West Third Street, North Mesa Street, and North Centre Street (See Attachment A).

The Project site is currently developed with the Rancho San Pedro public housing community. Rancho San Pedro is one of the oldest public housing developments owned and managed by HACLA and was initially developed 1942, with subsequent development in 1953. The existing development includes 478 public housing units within 60 two-story buildings. The residential unit breakdown currently includes 101 one-bedroom, 258 two-bedroom, 78 three-bedroom, 30 four-bedroom, and 11 five-bedroom units. Rancho San Pedro also includes approximately 8,000 square feet (sf) of amenities, services, and administration land uses including a management/leasing office, computer center and resident

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leadership office, social hall, maintenance building, community room, playground, sports field, grilling area, picnic tables and a community garden.

The Project would involve the demolition of the existing structures on the site and the construction of up to 1,600 multi-family residential units, 85,000 sf of services, amenities and administration uses, and 45,000 sf of local-serving commercial/retail uses. The proposed residential units would include a mixture of replacement units for the 478 existing Rancho San Pedro affordable housing units and market rate homeownership units. The 85,000 sf of services, amenities, and administration uses would be comprised of administrative offices and community facilities, including a health clinic, workforce development center, senior center, childcare center, business incubator, art and maker space, youth center and wellness center. The commercial/retail component of the Project would include businesses that serve local neighborhood needs, such as restaurants, grocery stores, pharmacies, and fitness studios. In addition, the Project would include a number of open space amenities including a linear park along Palos Verdes Street, a youth sports field, a linear promenade along Harbor Boulevard, and a number of courtyards and plazas interspersed throughout the Project buildings.

Architecturally, the development would be characterized by modern, building materials with metal accents and a variety of textures. Ground floors with amenity and commercial/retail uses would have large expansive windows and would address the adjacent streets to integrate with the public right-of-way and activate the pedestrian environment. The residential portions of the Project site would include a mix of building types including townhome-style units and mid-rise buildings with a range of architectural styles. Residential buildings would encourage street level interaction through the provisioning of stoops and ground floor patios.

Construction of the proposed Project is anticipated to occur over three stages spanning approximately 14 years, with construction activities commencing in 2024 and ending in 2037. The maximum depth of excavation would be 25 feet below ground surface (bgs) for the removal of fill and the construction of the two-level belowground parking structures. A total of 308,648 cubic yards (cy) of soil would be exported from the Project site during construction for the removal of uncertified fill.

Area of Potential Effects

A proposed APE has been established in accordance with 36 CFR Part 800.3. The APE is defined as:

“the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and many be different for different kinds of effects caused by the undertaking.”

The proposed Project APE (See Attachment A) has been delineated to encompass areas that contain historic properties that may be directly or indirectly affected by the proposed undertaking. This includes temporary construction impacts and permanent impacts. The proposed APE includes all areas that may be subject to direct or indirect effects, including potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the Project.

The direct APE encompasses all areas where demolition, ground disturbance, permanent and temporary construction and staging would occur. The direct APE encompasses areas with potential direct ground disturbance, accounting for Project elements such as excavation, subterranean parking, and landscaping. The proposed direct APE also includes areas with permanent site improvements and construction staging areas. The proposed vertical APE extends from approximately the existing ground surface to 180 feet above the existing ground surface to accommodate the height of the tallest proposed structures and approximately 25 feet below the existing ground surface to account for the estimated maximum depth of disturbance.

The proposed indirect APE includes all areas that may be subject to potential visual, noise, vibration and/or ground settlement effects that may result from construction or implementation of the Project. The indirect APE is defined as the first row of adjacent parcels surrounding the direct Project footprint. See APE Map, Attachment A.

Identification of Historic Properties

The identification of historic properties within the proposed APE is currently underway. In 2019, a Historic Properties Inventory Report (HPIR) was prepared for the Project by Environmental Science Associates (ESA 2019). The report included the development of a draft direct and indirect APE (as identified above), a site visit of the direct APE and a cultural resources records search of the California Historical Resources Information System (CHRIS) that included the APE and 0.5-mile radius from the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The records search included a review of the Archaeological Determinations of Eligibility list and available historical maps, which assist in determining the potential to encounter archaeological resources in areas with no ground visibility. See HPIR report, Attachment B.

The results of the records search identified one historic property within the APE; Rancho San Pedro (P-19-188237), which was previously determined eligible for listing in the National Register of Historic Places (NRHP) by a consensus through Section 106 process in 2004. The Office of Historic Preservation (OHP) assigned the property a status code of 2S2. The property was found eligible for listing in the NRHP under Criteria A and C as one of the first ten public housing projects in Los Angeles. The determination of eligibility encompassed only the original portion of the development and did not include the 1953 extension of the property; however, the HPIR provided additional research and analysis to extend the eligibility finding to the 1953 extension. Although the HPIR included the results of the Built Environment Resources Directory (BERD) and the results from the Survey LA San Pedro Community Plan Area (the City of Los Angeles' comprehensive citywide historic resources survey), it did not include a detailed survey and documentation of the built environment resources within the indirect APE. Additionally, no archaeological resources were identified within the APE or the records search; the HPIR noted that a possible prehistoric village may be located within the vicinity. The HPIR does not provide further detail on the potential village site, however, multiple village sites have been identified as being in the general San Pedro area by various Gabrielino groups. This Project will continue working with the local tribes to gather additional information as to the potential locations of these potential village sites.

A supplemental report is currently being prepared by Rincon Consultants Inc. (Rincon) to initiate Section 106 consultation, update the APE, and conduct surveys of the indirect APE. It is anticipated that following the preparation of the supplemental identification report, a Finding of Adverse Effect as related to the Project site will be developed to address minimization measures of the proposed undertaking.

Indirect APE Historic Resources Screening Methodology

In accordance with 36 CFR Part 800.4(a)(2) all existing and potential built environment resources that are located within a project's indirect APE will be identified. Within the APE, LAHD and HACLA will identify historic properties, which are those that are listed in or eligible for inclusion in the NRHP. Property identification efforts are being conducted in accordance with the CFR and will be conducted by qualified architectural historians who meet the National Park Service Professional Qualification Standards (PQS) per 36 CFR Part 61. The cultural resources field investigations will follow California OHP guidelines for documenting historic resources and the appropriate National Park Service National Register Bulletins for evaluating historic properties.

LAHD and HACLA have proposed a streamlined identification methodology for built environment properties within the indirect APE. In brief, those built environment properties that are found to lack historic significance or integrity would be exempt from evaluation. Preparation of DPR 523 Series forms would be substituted with an appendix table depicting a photo of each property, its construction date, parcel number, address and summary of the reasons for the exemption.

Properties lacking historic significance or sufficient integrity are defined as those either lacking an association with a specific SurveyLA context or theme, or those lacking the critical essential physical features that convey a property's significance. All exemptions will be made by a senior-level architectural historian meeting the Secretary's PQS.

Background research will be conducted to provide context for the identification of potential historic properties and to verify field data. The SCCIC records search will be supplemented with local survey data including SurveyLA and archival research including but not limited to historic aerial photographs, building permit data, city directories and newspaper articles. An intensive-level survey of the indirect APE will be completed for properties found to possess sufficient integrity. Field documentation will consist of digital photographs and notes using tablets. The architectural history fieldwork will include a survey of each property containing built environment resources.

Section 106 Outreach

In accordance with 36 CFR Part 800.4(a)(3), LAHD and HACLA are currently identifying historic preservation groups, Native American tribes and potential consulting parties that may want to participate in the Section 106 consultation process. Native Americans and Tribes that may have an interest in the Project will be contacted to gather information on historic resources within the APE. On April 4, 2021, the Native American Heritage Commission (NAHC) responded to a request for a Sacred Lands File search of the project vicinity and list of Native American consultation contacts. LAHD and HACLA are currently developing a consultation plan that will include information on the Project, historic properties, and potential effects. The consultation plan will be provided to the Native American Tribes and consulting parties for review and comment. Letters detailing the Project will be sent to each of the identified interested parties, and follow-up calls will be placed to ensure that stakeholders are given the opportunity to comment. Should any stakeholders have an interest in meeting in person, LAHD and HACLA will accommodate their request. The results of this consultation will be summarized in the supplemental cultural resources report.

Findings

In accordance with 36 CFR Part 800.4, LAHD and HACLA, on behalf of HUD are requesting your concurrence with the APE and survey identification methodology.

Enclosed you will find the Project Location and APE maps for the Project. If you have questions or wish to discuss this project, please contact Jinderpal S. Bhandal, Environmental Supervisor, at (213) 808-8558, or transmit e-mail to jinderpal.bhandal@lacity.org.

Sincerely,

Jinderpal S. Bhandal
Environmental Supervisor
Los Angeles Housing Department

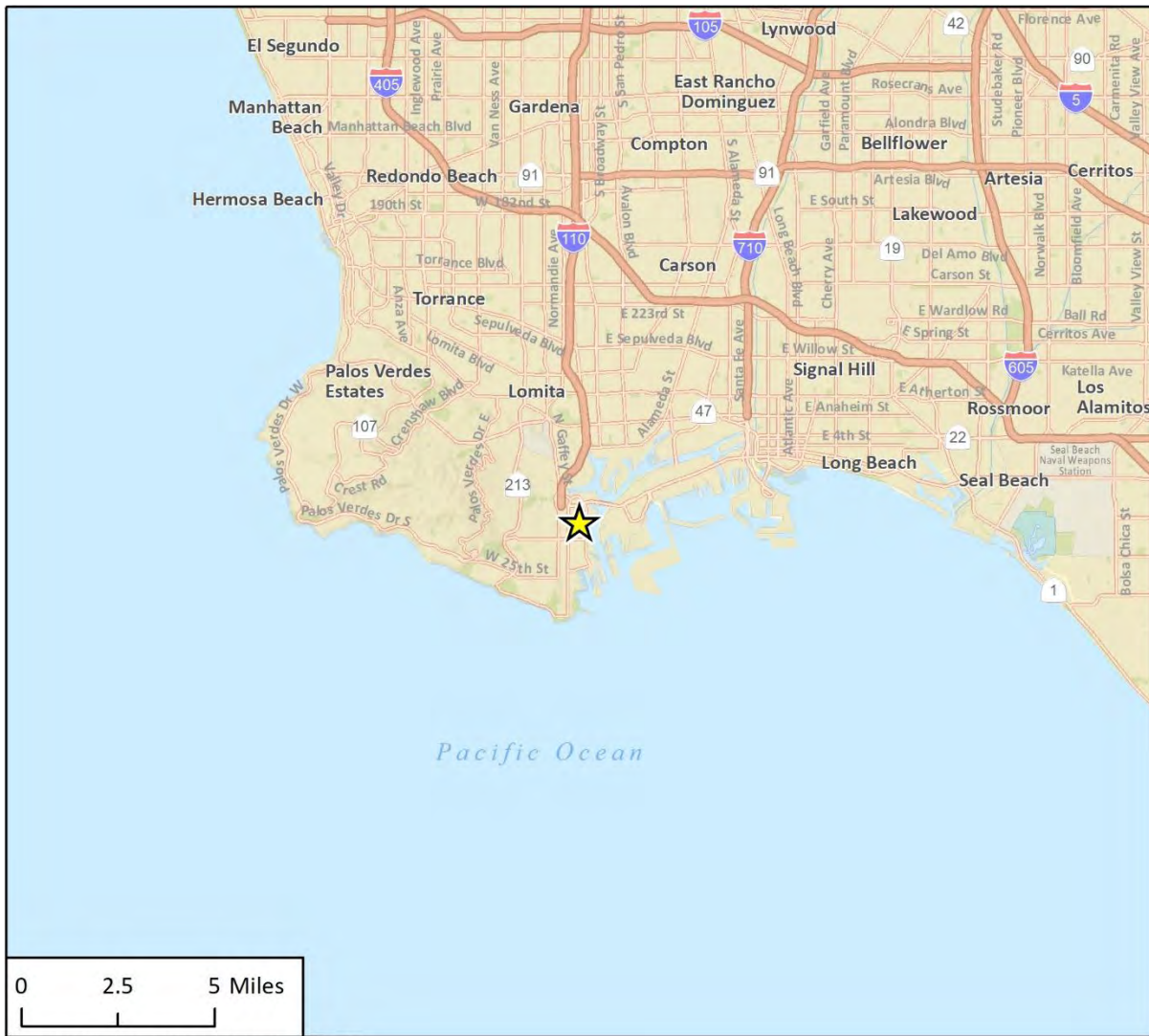
Attachments

- Attachment A Project Location and APE Maps
- Attachment B Historic Properties Inventory Report, One San Pedro Master Plan Project, San Pedro California

Attachment A

Project Location and APE Maps

Figure 1 Regional Location



★ Project Location

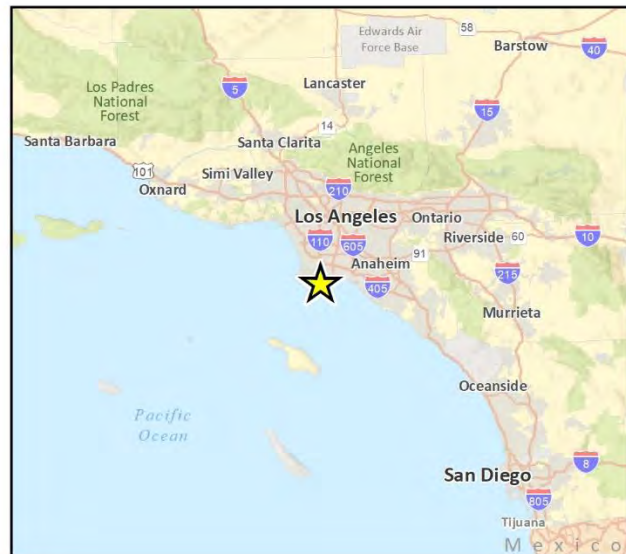


Fig. E-Proposed Location

Figure 2 Project Location



Fig 2-2 Project Location

Figure 3 Area of Potential Effects



Fig X APE

Attachment B

Historic Properties Inventory Report, One San Pedro Master Plan Project, San Pedro California

From: [Pries, Shannon@Parks](mailto:Pries,Shannon@Parks)
Sent: Monday, September 27, 2021 12:01 PM
To: [Shannon Carmack](mailto:Shannon.Carmack)
Cc: [Jinderpal Bhandal](mailto:Jinderpal.Bhandal); [Jenny Scanlin](mailto:Jenny.Scanlin); [Lindsay Puckett](mailto:Lindsay.Puckett); [Danielle Griffith](mailto:Danielle.Griffith); [Emily Marino](mailto:Emily.Marino); [Rachel Perzel](mailto:Rachel.Perzel)
Subject: [EXT] RE: Section 106 Consultation for the One San Pedro Project, City and County of Los Angeles, CA
Attachments: [HUD_2021_0909_002_LosAngeles275W1stStRanchoSanPedroSpecificPlanDemoRedevelopment_21.09.27.pdf](#)

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good afternoon Ms. Carmack and Mr. Bhandal,

Attached here you will find the California SHPO's comments under Section 106 of the National Historic Preservation Act regarding the definition of the APE, and the survey identification methodology, for the One San Pedro project referenced above. Our office agrees with the definition of the APE and believes the proposed survey methodology will result in the City making an appropriate level of effort to identify historic properties within the APE for this undertaking.

Please let me know if you have any questions or concern about our comments. We look forward to continuing consultation under Section 106 of the NHPA for this undertaking.

Best,
Shannon
Shannon Lauchner Pries
Historian II
Local Government & Environmental Compliance Unit
California Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
916.445.7013
shannon.pries@parks.ca.gov

From: Shannon Carmack <scarmack@rinconconsultants.com>
Sent: Thursday, September 9, 2021 6:43 PM
To: Pries, Shannon@Parks <Shannon.Pries@parks.ca.gov>
Cc: Jinderpal Bhandal <jinderpal.bhandal@lacity.org>; Jenny Scanlin <Jenny.Scanlin@hacla.org>; Lindsay Puckett <Lindsay.Puckett@bbklaw.com>; Danielle Griffith <dgriffith@rinconconsultants.com>;

Emily Marino <emarino@rinconconsultants.com>; Rachel Perzel <rperzel@rinconconsultants.com>
Subject: Sec on 106 Consulta on for the One San Pedro Project, City and County of Los Angeles, CA

Good afternoon Shannon,

On behalf of the Los Angeles Housing Department and the Housing Authority of the City of Los Angeles, attached is the Sec on 106 Consulta on for the One San Pedro Project. Please note that Appendix B for the letter can be accessed via the FTP link below. Thank you, and we look forward to discussing the project with you and your colleagues.

Regards,

Shannon Carmack

Principal / Architectural Historian

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

213 788 4842 ext 102

562 676 5485 – mobile

rinconconsultants.com

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**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

September 27, 2021
[VIA EMAIL]

Refer to HUD_2021_0909_002

Mr. Jinderpal S. Bhandal
Environmental Supervisor
Los Angeles Housing Department
City of Los Angeles
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017

Re: One San Pedro Specific Plan- Future Rancho San Pedro Redevelopment Project-
Located at 275 West First Street, Los Angeles, CA

Dear Mr. Bhandal:

The California State Historic Preservation Officer (SHPO) received the consultation submittal for the above referenced undertaking for our review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at www.achp.gov.

The City of Los Angeles has informed us that the undertaking involves the demolition of the existing approximately-21.2-acre Rancho San Pedro public housing community, located at 275 West First Street, followed by the construction of up to 1,600 multifamily residential units, 85,000 square feet of services, and 45,000 square feet of local serving commercial and retail space.

Pursuant to 36 CFR Part 800.4(a)(1) the City has defined the area of potential effects (APE) for the undertaking as the subject site and all adjacent parcels. The SHPO believes this is an appropriate APE for the undertaking.

The City has also asked SHPO to concur with the survey identification methodology. The proposed methodology includes a streamlined process presenting details about ineligible properties in spreadsheet format, rather than completing full DPR 523 forms for each. The methodology allows the focus and more extensive documentation to be reserved for significant properties within the APE. Pursuant to 36 CFR Part 800.4(a) and (b), the SHPO believes that the proposed survey identification methodology will result in the City making an appropriate *Level of Effort* to identify historic properties within the APE.

Mr. Bhandal
September 27, 2021
Page 2 of 2

The SHPO looks forward to continuing consultation with the City for the One San Pedro undertaking. We appreciate the City of Los Angeles's consideration of historic properties in the project planning process. If you have questions please contact Shannon Lauchner Pries, Historian II, with the Local Government & Environmental Compliance Unit at (916)445-7013 or by email at shannon.pries@parks.ca.gov .

Note that we are only sending this letter in electronic format. Please confirm receipt of this letter. If you would like a hard copy mailed to you, respond to this email to request a hard copy be mailed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Julianne Polanco', with a long horizontal line extending to the right.

Julianne Polanco
State Historic Preservation Officer



M e e t i n g M i n u t e s

Date: August 31, 2022

Subject: State Historic Preservation Office Consultation for the One San Pedro Specific Plan Project, San Pedro Community Plan Area, Los Angeles, CA

Attendees:

California State Preservation Office:

Shannon Lauchner Pries, Historian II

The Housing Authority of the City of Los Angeles (HACLA):

Zoe Kranemann, Development Officer

Alisha Winterswyk, Partner, BBK Law

Jenny Scanlin, Chief Development Officer

Rincon:

Shannon Carmack, Principal/Architectural Historian

Melissa Whittemore, Supervising Environmental Planner

Rachel Perzel, Architectural Historian

Emily Marino, Environmental Planner

Meeting Minutes

- I. Introductions: All of those on the call performed a brief introduction.
- II. Projects Overview/Status: Rincon provided a brief overview of the following: the project's original APE delineation which included only the One San Pedro (OSP) Specific Plan Site; initial tasks performed by Rincon including SHPO consultation regarding APE delineation and streamlined screening methodology for built environment properties in the APE, review of CHRIS search results, background research, built environment field survey of APE, and Section 106 consultation letters sent to Native American Tribes and local interested parties; historic property identification prior to the addition of the 327 Harbor Site, which identified the following in the APE: six built environment historic properties, two additional built environment resources, one prehistoric archaeological resource (P-19-000146) consisting of shell midden and one historic-period archaeological resources known as Mexican Hollywood (P-19-003801).
- III. Rincon presented preliminary findings, as follows: demolition of the RSP complex would result in an adverse effect and no other historic properties would be adversely affected. The project would



result in no adverse effects to Mexican Hollywood due to the site's location in relation to the project site have been identified at this time

- IV. Rincon presented an updated project description, which includes the addition of the 327 Harbor Site to the project site and described that the following has occurred thus far as a result of the addition: APE expansion, updated CHRIS search and background research, updated Section 106 consultation letters sent to Native American Tribes and local interested parties, an additional built environment field survey, an archaeological field survey of the 327 Harbor Site, which was positive for prehistoric and historic period components, Extended Phase 1 testing of the 327 Harbor Site .
- V. Rincon presented preliminary updated findings for built environment, as follows: the additional built environment effort did not identify any additional historic properties and the preliminary findings remain the same.
- VI. Open Discussion: in an open discussion, the following topics were discussed:
 - a. The project timeline was discussed; Shannon Lauchner Pries recommended that the team Notify Advisory Council on Historic Preservation ASAP to let them know there will be an adverse effect. She stated that they will have 15 days to respond and indicate if want to participate.
 - b. Ms. Carmack broached the topic of which agreement document would be appropriate for the project and Ms. Pries indicated that a Programmatic Agreement (PA) document would be appropriate. Ms. Pries recommended that the team start consultation while working on draft PA, that will eventually go to SHPO for review. Ms. Pries stated that PA's have been taking a long time to get through the SHPO's office. She recommended that the team let her know when she can anticipate a draft PA, as it would aid in the internal SHPO office review.
 - c. The consultation process was discussed. Ms. Pries noted that the consultation process for the project was likely to be substantial. She stated further that the team is not required to include HUD because HACLA is the legally responsible entity. She advised that the team use HUD as more of a resource versus a consulting party
 - d. The team discussed the way the report would be packaged and decided that the analysis for the 327 Harbor Site would be integrated into the existing report and that the Phase II and original ESA report would be presented as appendices.
 - e. The meeting was adjourned.

Confidential Appendix J

Extended Phase I/Phase II Cultural Resources Assessment, One San Pedro Specific Plan – 327 Harbor Site

**PROGRAMMATIC AGREEMENT
BETWEEN THE
CITY OF LOS ANGELES HOUSING DEPARTMENT
AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
REGARDING THE ONE SAN PEDRO SPECIFIC PLAN PROJECT
CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA**

WHEREAS, the United States Department of Housing and Urban Development (HUD) has assigned the City of Los Angeles Housing Department (LAHD) to act as Agency Official and LAHD has assumed HUD responsibility for environmental review, consultation, and coordination pursuant to 24 Code of Federal Regulations (CFR) part 58 (Part 58); and

WHEREAS, the Rancho San Pedro Complex was determined eligible for listing in the National Register of Historic Places (NRHP) by consensus with the State Historic Preservation Officer (SHPO) and is considered a historic property eligible for listing in the NRHP under Criteria A for its association with the development of public housing in Los Angeles between the years of 1937 and 1955 and under Criteria C, as a representative example of the Garden Apartment property type as applied to defense/public housing; and

WHEREAS, LAHD has been asked to approve funding subject to regulation by Part 58 for the redevelopment of the Rancho San Pedro Complex and 327 Harbor Boulevard (Undertaking), located at 275 West First Street and 327 Harbor Boulevard in the City of Los Angeles, respectively, proposed by the Housing Authority of the City of Los Angeles (HACLA) in cooperation with One San Pedro Collaborative (Developer); and

WHEREAS, the Undertaking includes demolition of the existing 478 public housing units at the Rancho San Pedro Complex which constitutes an adverse effect on the historic property; and

WHEREAS, the Undertaking includes the construction of up to 1,553 residential units, 85,000 square feet (sf) of neighborhood serving uses, and 45,000 sf of commercial retail uses across three phased planning areas in the current location of the Rancho San Pedro Complex, in addition to a four story, 66,210-sf, 47-unit multifamily affordable residential building with a courtyard at 327 Harbor Boulevard, which may have an effect on yet undisturbed subsurface properties; and

WHEREAS, the Area of Potential Effects (APE) for the Undertaking encompasses areas that contain potential historic properties that may be directly or indirectly affected by the undertaking; the direct (or archaeological) APE includes all areas where demolition, ground disturbance, permanent and temporary construction, and staging would occur and the indirect (or architectural) APE includes all areas that may be subject to potential visual, noise, vibration, and/or ground settlement effects that may result from construction or implementation of the project.

WHEREAS, the City of Los Angeles is a Certified Local Government pursuant to Section 101(c)(1) of the National Historic Preservation Act (NHPA); and

WHEREAS, LAHD has consulted with the SHPO pursuant to the existing Programmatic Agreement (PA) among the City of Los Angeles, SHPO and the Advisory Council on Historic Preservation (ACHP) regarding Historic Properties affected by the use of Community Development Block Grants; Rental Rehabilitation Block Grants; McKinney Act Homeless Programs Including the Emergency Shelter Grant Program, Transitional Housing, Permanent Housing for the Homeless Handicapped, and Supplemental

Assistance for Facilities to Assist the Homeless; Home Investment Partnership Funds, and the Shelter Plus Care Program (Section 106 PA), executed September 1995; and

WHEREAS, pursuant to the Section 106 PA, LAHD and SHPO have agreed that the resolution of adverse effects cannot be achieved through a Standard Mitigation Measures Agreement (SMAA); and

WHEREAS, in accordance with 36 CFR part 800.6(a)(1), LAHD has informed the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specified documentation and the ACHP has chosen not to participate in consultation pursuant to 36 CFR part 800.6(a)(1)(iii); and

WHEREAS, in accordance with 36 CFR part 800.6(c)(2), HACLA, as the project proponent, has been invited to be a signatory to this agreement as an Invited Signatory; and

WHEREAS, in accordance with 36 CFR part 800.6(c)(3), Developer, as one of the Project Sponsors has been invited to be a signatory to this agreement as a Concurring Party; and

WHEREAS, LAHD and HACLA, have consulted with interested parties including the City of Los Angeles Office of Historic Resources and the Los Angeles Conservancy regarding the undertaking and have taken all views expressed into account; and

WHEREAS, LAHD and HACLA, have consulted with Native American groups, including the Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrieleno/Tongva San Gabriel Band of Mission Indians and the Gabrielino Tongva Indians of California Tribal Council regarding the Undertaking and have taken all views expressed into account; and

WHEREAS, the Gabrieleño Band of Mission Indians – Kizh Nation and the Gabrielino/Tongva Indians of California Tribal Council have advised LAHD and HACLA that there is a possibility of identifying late prehistoric and/or historic period archaeological resources within the project area; and

WHEREAS, LAHD and HACLA, have consulted with interested parties through public meetings, stakeholder meetings and written correspondence regarding the Undertaking and taken all views expressed into account; and

WHEREAS, LAHD pursuant to the Stipulations of this Project PA will outline actions to be taken if historical or cultural deposits are discovered during implementation of the Undertaking; and

WHEREAS, LAHD will send a copy of this executed amendment to the ACHP; and

NOW THEREFORE, LAHD and SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations to take into account the effect of the Undertaking on historic properties, and further agree that these stipulations will govern the Undertaking and all of its parts until this Project PA expires or is terminated.

STIPULATIONS

LAHD/HACLA shall ensure that the following measures are carried out:

I. ADDRESSING ADVERSE EFFECTS OF THE UNDERTAKING ON HISTORIC BUILT ENVIRONMENT PROPERTIES

- A. HACLA shall ensure that the project Applicant prepares and installs an interpretive display in the Phase 1 Community Room, which will be open to the public. The interpretive display shall be completed to coincide with the opening of the Phase 1 Community Room. It shall include a brief history of the historical resource, its significance in the contexts of public and defense worker housing in Los Angeles during the Second World War and public housing design related to the Garden City and Modern movements, and a description of the project which led to the demolition of the historical resource. The display shall be professionally written, illustrated, and designed, and shall include the website address associated with the informational website created by implementation of Mitigation Measure CUL-2. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for history or architectural history in coordination with the City of Los Angeles Office of Historic Resources. The Interpretive Display may be rotated amongst Community Rooms and/or public outdoor spaces throughout the OSP Specific Plan Site with approval by HACLA.
- B. HACLA and/or the project Applicant shall add to their existing website a section dedicated to the history of Rancho San Pedro Complex and public housing in Los Angeles within six months of the issuance of the Certificate of Occupancy for the Phase 1 Community Room. The website shall be maintained by HACLA and shall provide content on the history of Rancho San Pedro Complex, the significance of public housing in the city, and notable examples of public housing architecture and site planning. It shall include links to other scholarly sources of information on the history and design of the site within the context of public housing in the city. The new website section shall be professionally written, illustrated, and designed. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for history or architectural history and shall be periodically updated, as needed, if new scholarly information related to the history or significance of Rancho San Pedro and public housing become available following the initial publishing of the website.

II. STANDARDS FOR ARCHAEOLOGY AND HISTORIC PRESERVATION

- A. All actions prescribed by this Project PA that involve the identification, evaluation, analysis, recordation, treatment, monitoring, and disposition of historic properties and that involve the reporting and documentation of such actions in the form of reports, forms or other records, shall be carried out by or under the direct supervision of a person or persons meeting, at a minimum, the Secretary of the Interior's Professional Qualification Standards (PQS), for the appropriate discipline (48 FR 44739, September 29, 1983). Tribal consultants who are available to perform monitoring duties are assigned and approved by each Tribal Organization. Native American monitors representing the two consulting Native American Tribes shall be invited to monitor during ground-disturbing activities for project construction. Monitoring logs shall be prepared by the Native American representatives on site and provide the location, type, and description of the ground-disturbing construction activities performed, soil types, and cultural materials, if discovered. The daily monitoring logs shall describe Native American artifacts, remains, and places of significance, as well as any Native

American human remains or burial goods, if identified. The Native American monitor shall submit weekly updates to HACLA. In addition, the Native American monitors shall prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the project.

- B. All preservation activities carried out pursuant to the PA shall meet the Secretary of the Interior's Standards for Archeology and Historic Preservation (48 FR 44716-44740, September 29, 1983).

III. ARCHAEOLOGICAL EVALUATION PROGRAM

- A. HACLA shall retain a Project Archaeologist who meets the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS) for archaeology (NPS 1983) to ensure mitigation and/or conditions of approval for the project, as they relate to archaeological resources, are completed. The Project Archaeologist shall oversee and implement the Worker's Environmental Awareness Program (WEAP) and cultural resources monitoring (bullets B and C below). The Project Archaeologist shall be responsible for preparing and executing any testing and/or reporting programs necessary in the event of a find during project execution.
- B. A qualified archaeologist and Native American representative shall be retained to conduct a WEAP training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities associated with the project. The training shall be conducted by an archaeologist who meets or exceeds the SOI PQS for archaeology (NPS 1983) and a locally affiliated Native American representative. Archaeological sensitivity training shall include a description of the types of cultural materials that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of materials in the event of a find.
- C. Working under the direct supervision of the Project Archaeologist, an archaeological monitor shall be present during ground-disturbing activity for project construction, including but not limited to site clearing, grubbing, demolition, trenching, and excavation, for the duration of the aforementioned activities or until the Project Archaeologist, in consultation with HACLA and monitoring tribes, determines monitoring is no longer necessary (e.g., initial ground disturbance is complete, soils are sterile for cultural resources). The archaeological monitor shall prepare daily logs to be submitted at the completion of the project as part of the Cultural Resources Monitoring Report. In the event that previously unidentified prehistoric or historical archaeological materials or human remains are encountered during project construction, the archaeological monitor shall retain the authority to halt and/ or redirect work up to 100 feet away from the discovery until an evaluation of the resource is complete and the location of the find has been cleared for further activity by the Project Archaeologist.

A Native American monitor representing one of the consulting Native American Tribes shall be present during ground-disturbing activity for project construction, including but not limited to site clearing, grubbing, demolition, trenching, and excavation, for the duration of the proposed project or until the Project Archaeologist determines monitoring is no longer necessary. The Native American monitor shall prepare daily logs and submit weekly updates to the Project Archaeologist. In addition, the Native American monitor shall prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the project. The Project Archaeologist and HACLA shall review and include the statement as part of the Cultural Resources Monitoring Report prepared for the project.

At the completion of monitoring, the Project Archaeologist shall prepare a Cultural Resources Monitoring Report to document the findings during the monitoring effort for the project. The report shall include the monitoring logs completed for the project and document any discoveries made during construction monitoring. The report shall also include the monitoring logs prepared by the Native American monitor for the project. The Cultural Resources Monitoring Report shall be submitted to HACLA and the South Central Coastal Information Center.

- D. If cultural resources are encountered during ground-disturbing activities that have not been previously identified, work in a 100-foot radius of the find shall be halted and redirected. The Project Archaeologist or the archaeological monitor shall provide recommendations regarding the resource's potential significance and potential treatment in consultation with the Native American monitor. If the discovery is identified to be a site (generally more than three artifacts), the evaluation shall require preparation of an Archaeological Testing Plan (ATP) to determine if the resource qualifies for California Register of Historical Resources (CRHR) and/or National Register of Historic Places (NRHP) listing. Such evaluations will be used to determine if the project may have a significant impact/adverse effect on the resource. Following the execution of the ATP, if the lead agency in consultation with the Project Archaeologist, determines the discovery is significant and cannot be avoided by the project, additional work such as an Archaeological Data Recovery Program (ADRP) shall be completed prior to the resumption of ground-disturbing activities in the immediate area to mitigate any significant impacts to cultural resources. The ATP and ADRP are described in further detail below.

NRHP/CRHR criteria for evaluating the significance of archaeological resources shall be used in the event a cultural resource is discovered. If resources are discovered that the Project Archaeologist recommends the resource meets the significance criteria of NRHP Criterion D and or the CRHR Criterion 4, and if preservation in place is not feasible, an ADRP shall be implemented. If resources are found to meet NRHP criteria A and/or B and/or C and or the CRHR criteria 1 and/or 2 and/or 3, then representatives of the appropriate descent community or the appropriate community members shall be notified upon the determination.

▪ **Archaeological Testing Program (ATP)**

The purpose of the ATP will be to determine the extent and possible presence/absence of archaeological resources and to identify whether the resources constitute an historic property or historical resource using the criteria of the NRHP/CRHR.

- The ATP shall be conducted in accordance with an approved ATP that will be reviewed by the consulting Native American Tribes.
- At the completion of the ATP, the Project Archaeologist and Staff Archaeologists shall submit a written report of the findings.
- If the Project Archaeologist determines that a significant archaeological resource is present and that the resource could be adversely affected by the project, at the discretion of the project sponsors either:
 - The project shall be re-designed as to avoid any adverse effects; or
 - A data recovery program shall be implemented.

▪ **Archaeological Data Recovery Program (ADRP)**

Should a cultural resource that qualified for NRHP/CRHR listing under Criterion D/4 for data potential be identified and cannot be avoided by the project, an ADRP shall be

completed to comprehensively document the resource and exhaust the data potential. The ADRP shall be conducted by the Project Archaeologist in accordance with the California Office of Historic Preservation's (OHP) 1990 *Archaeological Resource Management Reports: Recommended Contents and Format*.

Prior to implementing the field component of the ADRP, a Data Recovery Plan (Plan) shall be prepared by the Project Archaeologist selected to carry out the ADRP. The Plan shall be prepared in consultation with Native American groups who have participated in consultation for the project and reviewed and approved by HACLA. The Plan shall, at minimum, include the following:

- Field Methods and Procedures
- Thresholds for Achieving Data Redundancy
- Cataloguing and Laboratory Analysis
- Discard and Deaccession Policy
- Interpretive Program
- Security Measures
- Final Report
- Curation

- E. In the event human remains are unexpectedly discovered at any time during the implementation of the project, HACLA, the Project Archaeologist and the project sponsors shall follow the California Health and Human Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. Therefore, in the event of an unanticipated discovery of human remains, the Los Angeles County Coroner must be notified immediately. If the human remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC). Native American human remains are defined in PRC 5097.98(d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with human remains that are placed or buried with Native American human remains are to be treated in the same manner as the remains in accordance with PRC 5097.98(d)(2). The NAHC shall notify a Most Likely Descendant (MLD), and the MLD shall complete the inspection of the site within 48 hours of being granted site access to make recommendations. The landowner shall reinter the remains in an area of the property secure from subsequent disturbance. Any discovery of human remains or grave goods shall be kept confidential to prevent further disturbance.

IV. CONSULTATION WITH DESCENDANT COMMUNITIES

In the event that archaeological remains associated with descendant Native Americans or other potentially interested descendant group(s) are unexpectedly discovered, appropriate representatives of the descendant group(s) and the Project Archaeologist(s) shall be contacted. Representative(s) of the descendant group(s) shall be given the opportunity to monitor archaeological field investigations of the remains and to consult with the Project Archaeologist regarding appropriate treatment of the remains, of the recovered data, and if applicable, any analysis, interpretive treatment, cataloguing, curation, reporting, and/or repatriation of the associated archaeological remains. A copy of the Final Archaeological Resources Report shall be provided to the representatives of the descendant groups when requested.

V. TREATMENT OF HUMAN REMAINS OF NATIVE AMERICAN ORIGIN

If human remains are unexpectedly discovered at any time during the implementation of the Undertaking, HACLA, the Project Archaeologist and the other Project Sponsors shall follow the provisions of the California Health and Human Safety Code (Human Remains) Section 7050.5, as well as the local laws as appropriate. This shall include immediate notification of the Los Angeles County Coroner, and in the event of the Coroner's determination that the human remains are prehistoric Native American remains, notification of the California State Native American Heritage Commission (NAHC) shall ensue. The NAHC shall appoint a Most Likely Descendant (MLD) (PRG Section 5097.98). The Project Archaeologist, LAHD, Project Sponsors and MLD shall develop an agreement for the treatment of, with appropriate dignity, human remains and associated funerary objects and items of cultural patrimony. The agreement shall take into consideration the appropriate excavation, removal, recordation analysis, documentation, custodianship, curation, and final disposition (including repatriation) of the human remains and associated or unassociated funerary objects and items of cultural patrimony.

VI. DISCOVERIES AND UNANTICIPATED EFFECTS

If LAHD determines after construction of the Undertaking has commenced that either the Undertaking will affect a previously unidentified property that may be eligible for the NRHP or affect a known historic property in an unanticipated manner, LAHD will address the discovery or unanticipated effect in accordance with 36 CFR Part 800.13(c).

VII. OBJECTIONS

- A. Should any signatory, including the Concurring Parties, object at any time to the manner in which the terms of this agreement are implemented, LAHD shall consult with the objecting party(ies) to resolve the objection and inform the other signatories of the objection. If LAHD determines within fifteen (15) calendar days of receipt that such objections cannot be resolved, LAHD shall forward all documentation relevant to the dispute to the ACHP in accordance with 36 CFR part 800.2(b)(2). LAHD in reaching a final decision regarding the dispute shall take any ACHP comments provided into account. LAHD's responsibility to carry out all other actions under this Project PA that are not the subjects of the dispute shall remain unchanged.
- B. At any time during the implementation of the measures situated in this agreement, should an objection to any such measure or its manner of implementation be raised in writing by a member of the public, LAHD shall take the objection into account and consult, as needed, with the objecting party, the SHPO, and the Concurring Parties as needed, for a period of time not to exceed fifteen (15) calendar days and inform the other signatories of the objection. If HCD is unable to resolve the conflict, LAHD shall forward all documentation relevant to the dispute to the ACHP in accordance with 36 CFR Part 800.2(b)(2).

VIII. DURATION OF THE AGREEMENT

This Project PA is in effect for thirty (30) years from the date of execution. At any time, the signatories can agree to amend this Project PA in accordance with the amendment process referenced in Stipulation X, below.

IX. DISPUTE RESOLUTION

- A. Should any signatory object at any time to the manner in which the terms of this Project PA are implemented, the ACHP shall be asked to comment in accordance with 36 CFR Part 800.2(b)(2).
- B. At any time during the implementation of the stipulations outlined in this Project PA should any objection to any such stipulation or its manner of implementation be raised in writing by a member of the public, LAHD/HACLA shall take the objection into account and consult, as needed, with the objecting party, the SHPO, and the Concurring Parties, as needed, for a period of time not to exceed fifteen (15) calendar days. If LAHD is unable to resolve the conflict, LAHD shall forward all documentation relevant to the dispute to the ACHP pursuant to 36 CFR part 800.2(b)(2).

X. AMENDMENTS, NON-COMPLIANCE, AND TERMINATION

- A. If any signatory believes that the terms of this Project PA cannot be carried out or that an amendment to its terms should be made, that signatory shall immediately consult with the other parties to develop amendments pursuant to 36 CFR part 800.6(c)(7). If this Project PA is not amended as provided for in this stipulation, any signatory may terminate it with 30 days written notice, whereupon LAHD shall proceed in accordance with 36 CFR part 800.6(c)(8).
- B. If either the terms of this Project PA or the Undertaking have not been carried out within the thirty (30) years of the execution of this agreement, the PA will expire unless the signatories extend the PA by amendment.
- C. Execution and implementation of this Project PA shall serve as evidence that LAHD has afforded the ACHP a reasonable opportunity to comment on the Undertaking and its effects on historic properties, and LAHD has satisfied its responsibilities under Section 106 of the NHPA.

SIGNATORIES:

City of Los Angeles Housing Department

By: _____ **Date:** _____
Jinderpal S. Bhandal, Environmental Affairs Officer
Los Angeles Housing Department

California State Historic Preservation Officer

By: _____ **Date:** _____
Julianne Polanco, State Historic Preservation Officer
California Office of Historic Preservation

INVITED SIGNATORIES:

By: _____ **Date:** _____
Housing Authority of the City of Los Angeles

CONCURRING PARTIES:

By: _____ **Date:** _____