

APPENDIX E

CULTURAL RESOURCES TECHNICAL REPORT AND PALEONTOLOGICAL RESOURCES ANALYSIS

This appendix provides the Historic Resources Evaluation prepared by the Applicant's Consultant Kaplan Chen Kaplan. This Historic Resources Evaluation was independently peer reviewed by Applied Earthworks. Applied Earthworks prepared a Cultural Resource Assessment for the Strand and Pier Hotel Project that summarized the findings of the Historic Resources Evaluation as well as Native American Communication and an Archaeological Sensitivity Assessment performed by Applied Earthworks. Additionally, Applied Earthworks prepared a Paleontological Resources Assessment for the proposed Project.

In compliance with AB 52 the City offered the Gabrieleño Band of Mission Indians-Kizh Nation and the Soboba Band of Luiseño Indians the opportunity for in-person consultation regarding possible significant effects of the proposed Project on tribal cultural resources. The City distributed a letter notifying the tribes of the proposed Project on December 8, 2016. This appendix also includes a copies of those letters.

E1: Historic Resources Evaluation (Kaplan Chen Kaplan 2017)

E2: Cultural Resource Assessment for the Strand and Pier Hotel Project (Applied Earthworks 2017)

Paleontological Resource Assessment for the Strand and Pier Hotel Project (Applied Earthworks 2016)

E3: AB 52 Consultation Letters

**11 & 19 Pier Avenue
1250 & 1272 The Strand
20 & 30-32 13th Street
Hermosa Beach, California
Historic Resource Evaluation**

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EXECUTIVE SUMMARY

Kaplan Chen Kaplan conducted a historic resources evaluation of the buildings at 1250 The Strand, 1272 The Strand, 11 Pier Avenue, 19 Pier Avenue, 20 13th Street, and 30 and 32 13th Street in Hermosa Beach, California. All of the buildings are over 50 years old.

The buildings on The Strand evolved from small restaurants on parts of parcels to grow into larger buildings on a consolidated lot. Through these iterations over the decades, the original historic character-defining features of the buildings have been lost. Those that date from the 1920s have undergone major alterations and no longer reflect their historic architectural designs. While the retail building at 19 Pier Avenue retains its original profile and some materials, all original storefronts have been removed and replaced by modern storefronts and the building at 20 13th Street has also undergone alterations. The buildings that date from the 1940s are unremarkable vernacular buildings with no historic architectural significance. There are no historic persons or events associated with any of these buildings.

These findings concur with the Historic Resources Survey conducted for the City of Hermosa Beach for the City's General Plan Update. None of the subject buildings were identified as potentially historic in that survey. None of the buildings rise to the level of historic or architectural significance to be designated as City of Hermosa Beach Landmarks under their unique criteria. None of the buildings meet the criteria for inclusion on the California Register of Historical Resources or the National Register of Historic Places.

PROJECT LOCATION



SUMMARY OF RESEARCH AND FIELD METHODOLOGY

Field research was conducted in December of 2016. Field research included observations of the subject buildings and adjacent buildings including field data collection and photography of the building and area. Other buildings and parcels on the

block were also observed and adjacent blocks were given a reconnaissance level review.

The Historic Resources Survey conducted for the City of Hermosa Beach for its General Plan Update Existing Conditions Report (2014) was reviewed. This study included a records search at the South Central Coastal Information Center at California State University, Fullerton. That records search did not find any previously recorded historical resources on the subject sites.

Sources researched included the collections of the Los Angeles Central Library, City Directories (note there is no source that has a complete run of City Directories), Los Angeles County Assessor data, as well as historic maps including Sanborn Maps and aerial photographs. Building permit records were reviewed at the City of Hermosa Beach. Building records in the files included recent additions and alterations from the 1970s onward. Building permit records from the early half of the 20th century were limited and no original building permits were available.

All of the field data and research data was analyzed by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for architectural history. A qualified architect who meets the Secretary of the Interior's Professional Qualification Standards for Historic Architecture also reviewed the buildings.

SUMMARY OF RECORDS SEARCH, SOUTH CENTRAL COASTAL INFORMATION CENTER

A records search was conducted at the South Central Coastal Information Center at California State University, Fullerton. The records search did not find any previously recorded historical resources on the sites.

AREA HISTORY INCLUDING HISTORY OF THE HERMOSA BEACH PROPERTIES

Hermosa Beach was originally part of an 1837 Mexican land grant known as *Rancho Sausal Redondo*, granted to Antonio Ygnacio Avila by then- governor Juan Alvarado. The 22,458-acre property included the areas today known as Hawthorne, Hermosa Beach, Inglewood, Lawndale, Manhattan Beach, and Redondo Beach. In 1855, the United States government recognized Avila as the rightful owner of the property. Upon his death in 1858 the property was sold to Scottish native Robert Burnett, who owned the *Rancho Aguaje de la Centinela* land grant. Burnett raised sheep and cattle on the land. In 1873 Burnett leased a portion of the land to Daniel Freeman and 12 years later Freeman bought the land and over the next 15 years divided the property selling it to various real estate developers. The land continued to change hands and eventually 1,500 acres were sold to developers, Moses Hazeltine Sherman and Eli Clark who had controlling interest of the Hermosa Beach Land and Water Company. At the turn of the 20th Century Hermosa Beach was primarily used for ranching and farming.

The first land survey in Hermosa Beach was conducted 1901 for the board walk on The Strand, Hermosa Avenue and Santa Fe Avenue (now known as Pier Avenue). A

boardwalk of planks was constructed on the Strand and ran for two-miles. In 1914 part of the this boardwalk, known as The Strand, was constructed in cement and the final portion at the north end was completed in 1926.

Hermosa Beach's first pier was built in 1904 by the Hermosa Beach Land and Water Company. The deck and pilings were wood and the Pier extended five hundred feet out into the ocean. In 1913 the pier was partly washed away and a new pier was eventually constructed.

The City of Hermosa Beach was incorporated in 1907. The new City acquired ownership of the two-mile stretch of ocean frontage, which was included in an original deed to the City from the Hermosa Beach Land and Water Company. However, 210 feet on each side of the pier were set in perpetuity as an area for recreation, free from commerce, and for the benefit of the public.

The first decade of the 20th Century saw the development of Hermosa Beach into a city. The first hotels, the Pioneer and Berth hotels were constructed. A city hall, police and fire departments, post office, schools, and library were all established. Soon the Santa Fe Railway and the Los Angeles Railway connected Hermosa Beach to the region and nation.

The 1908 Sanborn Map shows that the area of The Strand between 11th and 13th Streets had been divided into blocks and sub-divided into smaller parcels. The lots facing The Strand were oriented east-west and the lots along the numbered streets and Santa Fe Avenue (now known as Pier Avenue) were oriented north-south. Santa Fe Avenue was the first paved street to connect Hermosa Beach to its neighbors. The block of The Strand bounded by 13th Street on the north and Santa Fe Avenue on the south had been divided into seven parcels. A grocery store was sited on the northeast corner of The Strand and Santa Fe Avenue, on Parcel 1. Santa Fe Avenue was partially developed on its north side with an Episcopal Mission on the farthest east parcel; mid-block two vacant buildings are shown and an express office.

The 1912 Sanborn Map shows the northeast corner of The Strand and Santa Fe Avenue (Pier Avenue), Parcel 1, containing a grocery store, and Parcel 2-3 with a bath house and some small accessory buildings. The north side of Santa Fe Avenue was partially developed with a grocer at the far eastern end of the block. Mid-block was a restaurant and bakery, ice cream parlor, city offices and a post office. The south side of Santa Fe Avenue was not yet developed.

By 1927 the Sanborn Map shows Hermosa Beach a few years before the Great Depression. Most of the parcels on both sides of Pier Avenue had been developed. The subject building known as 19 Pier Avenue contained a vacant storefront, a restaurant, a beauty shop, a grocer and a confectionary shop. On the south side of the street at the intersection with Speedway, directly across from the subject property on Pier, was the Pier Hotel. All the parcels on the block of The Strand between 13th and Pier Avenue contained some development. Parcels 1, 2 and 3 had been combined and a large building held a bath house, restaurant, grocer and fishmonger, Parcel 4 had a small restaurant on it and Parcels 5, 6 and 7 also had small restaurants facing the beach.

The 1946 Sanborn Map shows Hermosa Beach just after the end of World War II. On

the 1200 block of The Strand, Parcels 1 to 3 still contained the large, former bath house building. Parcel 4 was vacant except for a small structure at the rear that appeared to be connected to the larger building to its south. Parcels 5, 6 and 7 each still contained small restaurants facing the beach. The 19 Pier Avenue building supported five storefronts. Across the street, the building on the southeast corner of the former Speedway, then renamed Beach Drive, was the former Pier Hotel, it having been renamed the Hermosa Hotel. The block of Pier to the west of this hotel contained one building with several storefronts.

The 1960 Sanborn Map is very similar to that of 1946 with many buildings, including 19 Pier Avenue remaining the same in plan view. However, there were changes on the block of The Strand between 13th and Pier Avenues. The large building that had been on Parcels 1 to 3 had been demolished and was vacant land. While the small restaurants on Parcels 6, and 7 remained, a new restaurant, taking up the whole lot, had been built on Parcel 4 and the restaurant on Parcel 5 had been expanded to take up most of that lot.

Today the basic configuration of the buildings remains the same on The Strand between 13th and Pier Avenue. Parcels 1 to 3 contain a parking lot with pergola for The Mermaid Restaurant. That restaurant is sited on Parcels 4 and 5 that appear to be separate parcels but the parcels have been consolidated. All of the subject buildings are over 50 years old.

The buildings on Parcels 6 and 7 are the two at the north end of the 1200 block of The Strand. These two lots were consolidated at some point in time and share the address of 1272 The Strand per Los Angeles County Assessor records. The original buildings on both lots were constructed in 1922. As the Sanborn Maps and aerial maps show, the 1922 versions were small buildings facing the beach. Over the years these structures were added onto, eventually filling out the whole lot, and upgraded into more modern restaurant and bar facilities.

The building on Parcel 6 has signage with its name, The Deck at 1250 The Strand. The Sanborn and aerial maps show this structure had a similar evolution from a small restaurant on the front of the parcel with later additions that take up most of the lot.

The first building on Parcel 5 appears on the Sanborn Map of 1927 as a small restaurant building. The Sanborn and aerial maps show how the building continued to grow over the decades to take up much of the parcel. The parcel to its south, Parcel 4 was consolidated with Parcels 1 through 3 and has the address per the Los Angeles County Assessor as 11 Pier Avenue. The first building on Parcel 4 was the smallest of all the restaurant buildings along this block of The Strand in 1927. By 1946 Parcel 4 was vacant but in the late 1940s/early 1950s a new building that took up the whole lot was constructed on Parcel 4. These two buildings, the enlarged and remodeled building on Parcel 5 and the newer building on Parcel 4 were combined into a single structure and operation known as the Mermaid Restaurant. The City of Hermosa Beach building permits records only contain information from the later 20th century; no original building permits for any of these buildings were extant. The City Directory from 1950 lists the Mermaid Café thus sometime in the late 1940s and early 1950s the new building was constructed and the existing building possibly enlarged and remodeled to create a single, perhaps larger, Mermaid restaurant. There is a building permit for a 25 by 75 foot structure abutting the existing building from 1989. In 1962 the owner was Quentin

Thelan who owned the building until recent years.

The building at 19 Pier Avenue is located to the east of the parking lot of 11 Pier Avenue. The 1912 Sanborn Map shows this north side of Pier Avenue with 11 parcels, 10 of fairly equal size, with the parcel at the east end of the block slightly larger. The 1927 Sanborn Map shows that two full parcels and a portion of another parcel at the west end of the block, adjacent to the alley on to its east, had been consolidated and a single building with multiple storefronts constructed. This is the subject building known as 19 Pier Avenue.

The building from its beginnings provided multiple storefronts for a wide variety of tenants. Tenants in the 1920s included a drug store, a sweet shop, a grocer, a dry goods store and in the 1930s and 1940s shops such as dress store, jeweler, beauty shop, and restaurant. In the later 20th Century Pier Avenue changes from a street with neighborhood serving businesses to a street of restaurants and tourist serving businesses. In each of the decades and periods, individual tenants made changes to the store fronts reflecting the various trends of each period. As a result all the original storefront display windows and entry doors have been replaced or altered. The storefronts today reflect late 20th century trends.

The rest of the block on both sides of Pier Avenue has a number of buildings that date from the 1920s. Many retain their basic historic profile but most have undergone major alterations that have removed historic character-defining features so there is not enough architectural integrity in the grouping of buildings to qualify as a historic district. The City of Hermosa Beach has produced a Historic Resources Map that identifies potential landmarks.

None of the buildings on the subject block, that is the north side of Pier Avenue between The Strand and Hermosa Avenue, and The Strand between 13th Court and Pier Avenue, are on the Historic Resources Map. The Map shows one parcel on the north side which is the site of the now demolished Insomniac Café. There are three buildings on the south side of Pier Avenue, west of Hermosa Avenue that are listed on the Historic Resources Map: the Bank of America Building (former National Bank of Hermosa Beach); the Lighthouse building; and the Hermosa Hotel.

On the other side of the block, on 13th Street, development of the west end of the block did not begin until the 1940s. The two-story building at 20 13th Street was constructed in 1941 on Parcel 8 and is shown on the 1946 Sanborn Map. This building has undergone alterations. A one-story multi-family apartment complex was constructed in 1948 with four units on Parcel 9 and another four units on a portion of Parcel 30.

BUILDING DESCRIPTIONS AND CONSTRUCTION HISTORY***30 and 32 13th Street***30-32 13th Street30-32 13th Street, rear

30 and 32 13th Street. These are two buildings that were constructed on separate parcels at the same time in 1948. Each parcel contains four units. The buildings are of the same design with units opening towards the adjacent parcel to create a common area shared by both parcels.

The buildings are vernacular with influences of the International Style in their simple front facades. Each building is one-story, stucco-clad with flat roof. The front facades are simple with horizontal band windows. Entry doors into individual units are from the common shared quasi-courtyard area. Entry into the courtyard from the street is from the area between the two buildings which is gated. The street facing elevation of each building is the same. That façade is divided into three modules with a center module clad in vertical wood and the other modules of painted brick. Each of these modules contains a set of tripartite windows. A slight flat canopy projects out over the windows.

20 13th Street



20 13th Street, north & west elevations



20 13th Street, window & door details



20 13th Street, exterior finish & window details



20 13th Street, south & west elevations

20 13th Street. This two-story building was constructed in 1941. The building is rectangular in plan, sited at the corner of 13th Street and Beach Drive. A one-story addition is located along the Beach Drive side.

While the building does not exhibit any architectural style, its property type is that of a vernacular two-part commercial building, the most common type of composition used for small commercial buildings. It is characterized by its horizontal division into two distinct zones, the lower zone at street level that supports public uses such as retail, and the upper zone for more private spaces such as offices, hotel rooms, or residential use.

Two entrances are located on the 13th Street elevation, one centered along the elevation and the other at the east end of the building. There are large plate glass windows to either side of the centered entry door. These display windows have a high bulkhead. The building is angled at the corner by the intersection of 13th Street and Beach Drive. The Beach Drive elevation is shorter and features a display window as does the short angled side of the building. Along the second floor on 13th Street are two windows. Two other window areas have been enclosed and stuccoed over. There is a window on the second floor of the angled side and two windows on the Beach Drive side. None of the window assemblies are original.

The building appears to have had an original brick façade with trim elements, horizontal banding that remains in relief, but has been stuccoed over with a rough texture finish.

These alterations, the enclosure of windows and replacement of original window assemblies and the addition of stucco exterior all have impacted the architectural integrity of the original building.

1272 The Strand



1272 The Strand, west elevation



1272 The Strand, north & west elevations



1272 The Strand, north elevation

1272 The Strand. The building at the corner of 13th Street and The Strand is a vernacular one-story building built in 1922 with an “effective date of construction” as 1955 per the Los Angeles County Assessor. The building property type is that of a one-part commercial block, a single-story simple box that is “urban in its undertones.” (Longstreth, p. 54)

This building is an unremarkable one-story, stucco-clad building, simple in form and styling. Based on Assessor records, it appears that the building was first remodeled in 1955 and over the decades modifications have been made. A large area for signage defines the upper horizontal band and below it is a series of windows and entry doors that are slightly recessed. The windows are not original. The building is of no specific architectural style and there are no historic character defining features.

1250 The Strand



1250 The Strand, west elevation



1250 The Strand, rear, east elevation

1250 The Strand. This building is a vernacular one-story building constructed in 1927 with an “effective date of construction” as 1935 per the Los Angeles County Assessor. The building property type is that of a one-part commercial block, a single-story simple box that is “urban in its undertones.” (Longstreth, p. 54)

1250 The Strand is a one-story building with its front façade divided into a horizontal upper level that contains signage for the building. This area has had a difference finish that mimics weathered wood siding and contains the business name; this design is a recent addition. Below the signage is a horizontal band of windows on each side of centered entry doors. None of the windows and doors are original; they are of a more modern style than that from 1927 or 1935. The area containing the windows is stucco-clad. This building is of no architectural style and there are there are no historic character defining features.

11 Pier Avenue



11 Pier Avenue, west elevation



11 Pier Avenue, south & west elevation



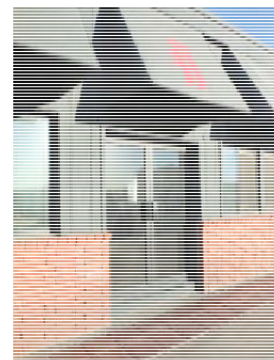
11 Pier Avenue, south elevation



11 Pier Avenue, rear elevation (east)



11 Pier Avenue, window & brick details



11 Pier Avenue, door detail

11 Pier Avenue. Known as the Mermaid Café, this building is the property type known as a one-part commercial block, a single-story simple box that is “urban in its undertones.” (Longstreth, p. 54) This building was constructed c1948; the commercial building is vernacular as it does not exhibit influences of any architectural style. The building is clad in brick and vertical wood siding, all materials commonly used for vernacular buildings in the mid-20th Century.

The one-story building has an upper band for signage and a middle band with windows.

The pattern on the building from north to south is that of door, window set, window set, door, window set, door, window set. The window set on the north includes more windows than those at the south end. The signage on this building is in the form of a canopy above each window. The width of each canopy is dictated by the width of the window or door below. The two door sets are slightly different with varying canopy widths.

There is a building permit for construction of the canopies in 1962. Each canopy contains one letter of the restaurant's name. The lower band, or bulkhead of the building is brick and the area above the brick is wide vertical wood siding. The brick is not painted but the wood is painted a dark matte black as are the canopies; the windows and doors are tinted dark. The building is not of any architectural style. A trellis is attached to the south side of the building in its parking lot.

The building is on a large lot (parcels were consolidated) with the building on the north portion of the lot and a surface parking lot at the south end. The surface parking lot is at the corner of The Strand and Pier Avenue.

19 Pier Avenue



19 Pier Avenue, south elevation

The building at 19 Pier Avenue was constructed in 1922. It is a one-part commercial block, a single-story simple box that is “urban in its undertones.” (Longstreet, p. 54) The front of the building, which includes five storefronts, is oriented along Pier Avenue.

The front façade of the building faces Pier Avenue. The building is one story, of masonry construction with a brick exterior. The building features a parapet that is highest at the center of the Pier Avenue façade and the parapet slightly steps down twice on each side. A decorative element of the original building design is the band of brickwork that runs below the parapet on the front and west elevations. The band is a simple design created by a row of headers, then a row of stretchers of two colors alternating, then a row of stretches of a single color, then another row of stretchers of two alternating colors, and lastly a row of headers. The use of alternating headers and stretchers of different colors is employed at each corner of the building. The header above the display window area consists of a band of headers placed vertically.

The building has undergone numerous alterations including tenant improvements over the decades. None of the original storefronts remain as many tenant improvements over the decades included remodels of the display area and storefronts. Currently the building is divided into five storefronts. The middle storefront (#3) is the narrowest: the storefronts to its east (#4 and #5) are of equal sizes while the storefronts to its west (#1 and #2) are unequal with storefront #1 being the wider of the two.



19 Pier Avenue, storefront #1



19 Pier Avenue, storefronts #2 & 3

Storefront #1 is at the west corner of the building (the east wall of the building is a party wall adjacent to the neighboring building). This storefront on Pier Avenue supports restaurant use with glazing at the street level and an opaque header band above that contains the signage name of the business.

Storefront #2 is a narrower bay than Storefront #1. The storefront assembly is not original. It is recessed with a glazed plate glass header area above containing the shop's name.

Storefront #3 is the narrowest bay with a slightly recessed storefront assembly with a glazed header area above.



19 Pier Avenue, storefronts #4



19 Pier Avenue, storefront #5

Storefronts #4 and #5 are similar to each other. These modern storefronts are flush with the building elevation and are composed of glass modules at the sides and above the centered entrances. The window sections are divided by aluminum frames.



19 Pier Avenue, west elevation



19 Pier Avenue, west elevation, window detail



19 Pier Avenue, west elevation
attached mural



19 Pier Avenue, rear elevation



19 Pier Avenue, rear elevation

On the west elevation a window is located at the corner with Pier Avenue. This appears to have been a window to serve “take-out” orders. It is not original to the building based on the later 20th Century window assembly and use of a different type and color of brick at its base.

There is a painting located on the west elevation of the building. Although it reads as a mural, the painting is on a frame that is attached to the building and does not appear integral to the building.

ELIGIBILITY CRITERIA

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide “used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and indicate what properties should be afforded protection from destruction or impairment.” (36 Code of Federal Regulations, Section 60.) Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is measured against the following established criteria:

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

Technical guidance is provided in *National Register Bulletin 15: How to Apply National Register Criteria for Evaluation*. In addition to meeting at least one of the above criteria, a resource must retain enough integrity to “convey its significance.” An analysis of integrity is based on: location, design, feeling, association, setting, workmanship and materials. Buildings may be eligible for inclusion on the National Register as an individual resource and/or as a contributor to a district. A resource that no longer reflects historic significance as a result of damage or alterations is not eligible for the National Register.

Regarding historic districts *National Register Bulletin 15* states “for a district to retain integrity as a whole, the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district’s components must be substantially unchanged since the period of significance. When evaluating the impact of intrusions upon the district’s integrity, take into consideration the relative number size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment. A component of a district cannot contribute to the significance if it has been substantially altered since the period of the district’s significance.”

The National Register of Historic Places is administered by the National Park Service. Owner consent is required for privately owned resources to be individually listed in the National Register. However, a resource that meets National Register criteria but lacks

owner consent may be given a formal “determination of eligibility.” Listing in the National Register recognizes a historic resource’s significance to the nation, state, or community.

Significance of Association

National Register Bulletin 32, *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, provides technical guidance to federal, state and local government about applying criteria to measure whether association with a person or persons meets the threshold for historic significance.

1. Specific individuals must have made contributions or played a role that can be justified as significant within a defined area of American history or prehistory.
2. For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.
3. Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field.

Bulletin 32, explains that “in order to determine how important the actions of an individual were in the evolution of any area of history in a community, state, or the United States, it is necessary to acquire background information on pertinent aspects of that area’s history.” It states that “it is necessary to research both the individuals and the area(s) of history in which they played important roles.” It notes that “the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant.”

Regarding contributions of a local individual, *Bulletin 32*, states that “it is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others. Otherwise, any property associated with any citizen who has attained the same level of success would meet National Register criteria. Unless that level can be demonstrated to have been distinctive, the concepts of leadership and significance have been lost.”

An evaluation of the property’s association with the individual must be made to determine if the property is “associated with the productive life of the individual in the field in which (s)he achieved significance” and “documentation must make clear how the nominated property represents an individual’s significant contributions.” In addition, “each property associated with someone important should be compared with other properties associated with that individual to identify those resources that are good representatives of the person’s historic contributions.”

Bulletin 32 also notes that most properties nominated for associations with significant persons also are nominated for other reasons, as indicated by the fact that almost two-thirds of the properties nominated under the association criterion are also significant in the area of architecture or for the area in which the individual(s) achieved recognition. *Bulletin 32* also states “associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property.”

Aspects of Integrity

The National Park Service Bulletin, *How to Apply the National Register Criteria for Evaluation*, defines seven “aspects of integrity” and provides technical information on their application. Integrity is defined as “the ability of a property to convey its significance.” To “retain historic integrity a property will always possess several, and usually most, of the aspects.” For resources that are significant for their association with historic events or persons to be eligible for the National Register the resource must retain “the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person.” For resources that are evaluated historic for their style or construction the “property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.

For a historic district to retain integrity as a whole, “the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district’s components must be substantially unchanged since the period of significance. When evaluating the impact of intrusions upon the district’s integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.”

The National Register recognizes seven aspects or qualities associated with integrity that, in various combinations, define integrity: feeling, association, workmanship, location, design, setting, and materials.

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural

system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

3. *Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historic role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.

4. *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

5. *Materials* are 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. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

7. *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and it is sufficiently intact to convey that relationship.

The California Register of Historical Resources

The State of California administers historic preservation programs through the Office of Historic Preservation in the Department of Parks and Recreation in the Resources Agency. State programs include the California Landmarks program that recognizes sites and structures of state-wide significance, and the Points of Historical Interest, which recognize sites and structures of local or county-wide significance.

The California Register, adopted in 1992 (official regulations effective January 1, 1998), is the "authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and indicate which properties are to be protected, to the extent prudent and feasible, from substantial adverse change." (*California Code of Regulations, Title 14, State Historical Resources Commission, Regulations for the Nomination of Historical Resources to the California Register of Historical Resources.*) State and local agencies may also determine which resources are to be considered in order to comply with California Environmental Quality Act (CEQA) requirements.

The California Register criteria are based on National Register criteria. As noted in *California Office of Historic Preservation Technical Assistance Series #6, California*

Register and National Register: A Comparison (based on California Code of Regulations (“CCR”), Title 14, Section 4852), “because the California Register was consciously designed on the model of the National Register, the two programs are extremely similar.” It further states “when trying to determine if a resource is eligible for the California Register, you may find it easier to first determine a resource’s eligibility for the National Register. Then, if you find it ineligible for the National Register—and keeping in mind the differences between the two programs—move on to determine if it may in fact be eligible for the California Register as a result of these differences.”

To be eligible for inclusion on the California Register, one of the following criteria must be met (as listed in CCR Title 14 Section 4852(b)(1)-(4)):

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

As noted in *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on CCR, Title 14, Section 4852) “integrity is the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.”

According to *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on CCR, Title 14): “It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.”

City of Hermosa Beach Landmark Criteria

The City of Hermosa Beach historic resources preservation program was established in 1998 and it encourages property owners of historically significant structures or sites to voluntarily apply for local landmark status. As of June 2009, three buildings have been designated for protection under the City's Historic Resources Preservation Ordinance. The '*Bijou Theater*' at 1229-1235 Hermosa Avenue is a local and state designated landmark. The *Bank of America Building* at 90 Pier Avenue and *Hermosa Hotel* at 20-26 Pier Avenue are designated as potential landmarks that warrant further study by Section 17.53.040(B) of the Historic Preservation ordinance (per Planning Commission Resolution No. 98-65). The *Community Center* was designated a locally significant landmark for the purposes of a grant application (City Council Resolution 02-6216).

The City's General Plan Land Use Element (Historic Preservation) designates 28 resources as potentially significant including those listed above, although several have been demolished and others have been significantly altered (See City of Hermosa Beach Historic Resources Map, attached).

A resource may be designated a City of Hermosa Beach Landmark, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- B. It is identified with persons or events significant in local, state, or national history; or
- C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- D. It is representative of the notable work of a builder, designer, or architect; or
- E. Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. (Ord. 98-1186 §4, 11/10/98)

EVALUATION OF SIGNIFICANCE OF SUBJECT PROPERTIES

City of Hermosa Beach Historic Resources Survey

The City of Hermosa Beach commissioned PCR Services Corporation to conduct a historic resources survey of the City for analysis in the Environmental Impact Report (EIR) for the General Plan Update. The Survey findings were included in that EIR as Appendix B3. The survey consisted of an initial Windshield Survey of the entire City conducted by PCR architectural historians along with members of the Hermosa Beach Historical Society. This was followed by a City-wide reconnaissance survey by PCR staff of "all potentially historic buildings within the survey area, including previously recorded resources as well as all unevaluated properties containing buildings 45 years of age or

older.”¹ None of the subject buildings studied in this report were identified in the City of Hermosa Beach Historic Resources Survey conducted for the City of Hermosa Beach.

Evaluation of Buildings for Historic Significance

All the buildings in the proposed project area, including 20 13th Street, 30 and 32 13th Street, 1250 The Strand, 1272 The Strand, 11 Pier Avenue, 19 Pier Avenue, are over 50 years old. The National Register of Historic Places, the California Register of Historical Resources and City of Hermosa Beach Landmark criteria will be used to evaluate these buildings for purposes of complying with the California Environmental Quality Act (CEQA). None of the buildings were identified as potential historic resources in the City of Hermosa Beach Historic Resources Survey conducted for a General Plan Update Existing Conditions Technical Report in 2014. The research conducted for an intensive historic resource study of these buildings, reported in the current report, did not find any additional information that would elevate any of the subject buildings to potential historic significance. KCK concurs with the City of Hermosa Beach Historic Resources Survey findings that did not include any of the subject buildings; none of the subject buildings meet federal, state or local criteria for historic designation based on the following findings.

30 and 32 13th Street

National Register Criterion A, California Register Criterion 1, and City of Hermosa Beach Criterion 1 relate to properties that may be identified with important events in the main currents of national, state or local history and addresses association with historic events and broad patterns of history. City of Hermosa Beach Criterion A adds that a resource may be eligible for local designation if it exemplifies or reflects special elements of the City of Hermosa Beach’s cultural, social, economic, political, aesthetic, engineering, or architectural history. The buildings at 30 and 32 13th Street served as residences since 1948 but do not exemplify any special attributes related to the City of Hermosa Beach. No historic events are associated with the buildings at 30 and 32 13th Street.

National Register Criterion B, California Register Criterion 2, and City of Hermosa Beach Criterion B address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. There are no historic persons associated with the buildings at 30 and 32 13th Street.

National Register Criterion C, California Register Criterion 3, and City of Hermosa Beach Criterion C address distinguishing characteristics of an architectural type, specimen, inherently valuable for 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 to establish historic architectural significance. The buildings at 30 and 32 13th Street were constructed in 1948 as simple apartment buildings. These buildings are vernacular influenced by modern architectural styles but itself is not a significant architectural style; the buildings are unremarkable in architectural style, design and construction.

¹ City of Hermosa Beach General Plan Update EIR, Existing Conditions Report, p. 7-2.

National Register Criterion D and California Register Criterion 4 and City of Hermosa Beach Criterion D address potential to yield information important to prehistory or history. These buildings were constructed in the mid-20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well documented were used to construct the subject buildings and thus there is no additional historic information that this building would yield. This report does not address the potential for prehistoric resources.

City of Hermosa Beach Criterion E addresses a unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. These buildings do not have any unique or singular physical characteristic that elevates them above other residential buildings in the City.

The residential buildings at 30 and 32 13th Street do not meet any criteria for designation as a historic resource.

20 13th Street

National Register Criterion A, California Register Criterion 1, and City of Hermosa Beach Criterion 1 relate to properties that may be identified with important events in the main currents of national, state or local history and addresses association with historic events and broad patterns of history. City of Hermosa Beach Criterion A adds that a resource may be eligible for local designation if it exemplifies or reflects special elements of the City of Hermosa Beach's cultural, social, economic, political, aesthetic, engineering, or architectural history. The building at 20 13th Street was constructed in 1941 serving multiple uses including retail. The building does not exemplify any special attributes related to the City of Hermosa Beach. No historic events are associated with the building at 20 13th Street.

National Register Criterion B, California Register Criterion 2, and City of Hermosa Beach Criterion B address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. There are no historic persons associated with the building at 20 13th Street.

National Register Criterion C, California Register Criterion 3, and City of Hermosa Beach Criterion C address distinguishing characteristics of an architectural type, specimen, inherently valuable for 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 to establish historic architectural significance. No architect is associated with this building. The building at 20 13th Street was constructed in 1941 and is a vernacular two-part commercial building. There are no significant architectural details or elements in the building's design and it is of no particular architectural style. The building is unremarkable in architectural style, design and construction. Thus, it is not a significant historic resource.

National Register Criterion D and California Register Criterion 4 and City of Hermosa Beach Criterion D address potential to yield information important to prehistory or history.

This building was constructed in the 20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well documented were used to construct the subject buildings and thus there is no additional historic information that this building would yield. This report does not address the potential for prehistoric resources.

City of Hermosa Beach Criterion E addresses a unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. The building at 20 13th Street does not have any unique or singular physical characteristic that elevates it above other commercial buildings in the City.

The building at 20 13th Street does not meet any criteria for designation as a historic resource.

1272 The Strand

National Register Criterion A, California Register Criterion 1, and City of Hermosa Beach Criterion 1 relate to properties that may be identified with important events in the main currents of national, state or local history and addresses association with historic events and broad patterns of history. City of Hermosa Beach Criterion A adds that a resource may be eligible for local designation if it exemplifies or reflects special elements of the City of Hermosa Beach's cultural, social, economic, political, aesthetic, engineering, or architectural history. The building at 1272 The Strand was constructed in 1922 with an effective date of construction as 1955. The building has served many businesses over the decades. The building and its uses have not exemplified any special attributes related to the City of Hermosa Beach. No historic events are associated with the building at 1272 The Strand.

National Register Criterion B, California Register Criterion 2, and City of Hermosa Beach Criterion B address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. There are no historic persons associated with the building at 1272 The Strand.

National Register Criterion C, California Register Criterion 3, and City of Hermosa Beach Criterion C address distinguishing characteristics of an architectural type, specimen, inherently valuable for 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 to establish historic architectural significance. The building at 1272 The Strand was constructed in 1922 with an effective date of construction of 1955. It is a vernacular one-part commercial building with none of its original 1922 features and details remaining. There are no significant architectural details or elements and it is of no particular architectural style. The building is unremarkable in architectural style, design and construction. Thus, it is not a significant historic resource in terms of architectural design.

National Register Criterion D and California Register Criterion 4 and City of Hermosa Beach Criterion D address potential to yield information important to prehistory or history. This building was constructed in the 20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well

documented were used to construct the subject buildings and thus there is no additional historic information that this building would yield. This report does not address the potential for prehistoric resources.

City of Hermosa Beach Criterion E addresses a unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. The building at 1272 The Strand does not have any unique or singular physical characteristics that elevates it above other residential buildings in the City.

The building at 1272 The Strand does not meet any criteria for designation as a historic resource.

1250 The Strand

National Register Criterion A, California Register Criterion 1, and City of Hermosa Beach Criterion 1 relate to properties that may be identified with important events in the main currents of national, state or local history and addresses association with historic events and broad patterns of history. City of Hermosa Beach Criterion A adds that a resource may be eligible for local designation if it exemplifies or reflects special elements of the City of Hermosa Beach's cultural, social, economic, political, aesthetic, engineering, or architectural history. The building at 1250 The Strand was constructed in 1927 with an effective date of construction as 1935. The building has served many businesses over the decades. The building and its uses have not exemplified any special attributes related to the City of Hermosa Beach. No historic events are associated with the building at 1250 The Strand.

National Register Criterion B, California Register Criterion 2, and City of Hermosa Beach Criterion B address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. There are no historic persons associated with the building at 1250 The Strand.

National Register Criterion C, California Register Criterion 3, and City of Hermosa Beach Criterion C address distinguishing characteristics of an architectural type, specimen, inherently valuable for 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 to establish historic architectural significance. No architect is associated with this building. It was constructed in 1927 with an effective date of construction of 1935. It is a vernacular one-part commercial building with none of its original 1927 features and details remaining. Thus there are no character-defining features remaining and it is of no particular architectural style. The building is unremarkable in design and construction. Thus, it is not a significant historic resource in terms of architecture.

National Register Criterion D and California Register Criterion 4 and City of Hermosa Beach Criterion D address potential to yield information important to prehistory or history. This building was constructed in the 20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well documented were used to construct the subject buildings and thus there is no additional

historic information that this building would yield. This report does not address the potential for prehistoric resources.

City of Hermosa Beach Criterion E addresses a unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. The building at 1250 The Strand does not have any unique or singular physical characteristics that elevates it above other commercial buildings in the City.

The building at 1250 The Strand does not meet any criteria for designation as a historic resource.

11 Pier Avenue

National Register Criterion A, California Register Criterion 1, and City of Hermosa Beach Criterion 1 relate to properties that may be identified with important events in the main currents of national, state or local history and addresses association with historic events and broad patterns of history. City of Hermosa Beach Criterion A adds that a resource may be eligible for local designation if it exemplifies or reflects special elements of the City of Hermosa Beach's cultural, social, economic, political, aesthetic, engineering, or architectural history. The building at 11 Pier Avenue was constructed in 1948 and consolidated with a building from 1922. The 1922 building served many businesses over the decades; the consolidated building served as a restaurant/bar along The Strand, an area that had been established as an entertainment and restaurant area in the early 20th Century. The building and its uses have not exemplified any special attributes related to the history of the City of Hermosa Beach. No historic events are associated with the building at 1250 The Strand.

National Register Criterion B, California Register Criterion 2, and City of Hermosa Beach Criterion B address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. There are no historic persons associated with the building at 11 Pier Avenue.

National Register Criterion C, California Register Criterion 3, and City of Hermosa Beach Criterion C address distinguishing characteristics of an architectural type, specimen, inherently valuable for 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 to establish historic architectural significance. The building at 11 Pier Avenue was constructed as a restaurant and bar in 1946 when it was merged with its neighboring building, that dated from 1922, and its exterior remodeled to create a large restaurant. The resultant building is of a functional and utilitarian design and not representative of any architectural style. There are no master or notable architects associated with the design of these buildings. The building at 11 Pier Avenue does not meet the criteria for designation as an historic resource based on architecture.

National Register Criterion D and California Register Criterion 4 and City of Hermosa Beach Criterion D address potential to yield information important to prehistory or history. This building was constructed in the 20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well

documented were used to construct the subject buildings and thus there is no additional historic information that this building would yield. This report does not address the potential for prehistoric resources.

City of Hermosa Beach Criterion E addresses a unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. The building at 11 Pier Avenue does not have any unique or singular physical characteristics that elevates it above other commercial restaurant buildings in the City.

The building at 11 Pier Avenue does not meet any criteria for designation as a historic resource.

19 Pier Avenue

National Register Criterion A, California Register Criterion 1, and City of Hermosa Beach Criterion 1 relate to properties that may be identified with important events in the main currents of national, state or local history and addresses association with historic events and broad patterns of history. City of Hermosa Beach Criterion A adds that a resource may be eligible for local designation if it exemplifies or reflects special elements of the City of Hermosa Beach's cultural, social, economic, political, aesthetic, engineering, or architectural history. The building at 19 Pier Avenue was constructed in 1922. The commercial building has served many businesses over the decades but none with any historic associations. The building and its uses have not exemplified any special attributes related to the City of Hermosa Beach. No historic events are associated with the building at 19 Pier Avenue.

National Register Criterion B, California Register Criterion 2, and City of Hermosa Beach Criterion B address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. There are no historic persons associated with the building at 19 Pier Avenue.

National Register Criterion C, California Register Criterion 3, and City of Hermosa Beach Criterion C address distinguishing characteristics of an architectural type, specimen, inherently valuable for 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 to establish historic architectural significance. The one-part commercial building was constructed in 1922; no architect is associated with the building.

The design for the retail building at 19 Pier Avenue was for brickwork to enframe the storefront assemblies with their areas for signage, display windows and entrances. While the original brick exterior remains around the storefronts, all the original storefronts have been removed and replaced with a variety of modern storefronts. This loss of the most significant feature of a commercial retail building, the storefronts, has caused a loss of the building's historic architectural integrity. The building at 19 Pier Avenue does not meet the criteria for designation as an historic resource based on architecture.

National Register Criterion D and California Register Criterion 4 and City of Hermosa Beach Criterion D address potential to yield information important to prehistory or history.

This building was constructed in the 20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well documented were used to construct the subject buildings and thus there is no additional historic information that this building would yield. This report does not address the potential for prehistoric resources.

City of Hermosa Beach Criterion E addresses a unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. The building at 19 Pier Avenue does not have any unique or singular physical characteristics that elevates it above other commercial buildings in the City.

The building at 19 Pier Avenue does not meet any criteria for designation as a historic resource.

POTENTIAL IMPACTS TO HISTORIC RESOURCES AND THE AREA

The buildings at 20 13th Street, 30 and 32 13th Street, 1250 The Strand, 1272 The Strand, 11 Pier Avenue and 19 Pier Avenue are proposed to be demolished. The proposed replacement project is a three-story hotel building. As none of the subject buildings meet the threshold to be designated as historic buildings, there will be no adverse impacts to historic buildings resulting from the demolition of the buildings currently on the project site.

At the west end of Pier Avenue at the Strand, the building adjacent to the subject building of 19 Pier Avenue is known as 39 Pier Avenue. It is a two-story building constructed in 1922. Next to it on its east at 53 Pier Avenue, a two-story building constructed in 1975. The proposed project will be one-story taller than 53 Pier Avenue. The placement of a slightly taller building adjacent to an existing two-story building will not have any adverse impact to any historic resource. The building at 53 Pier Avenue was not identified in the 2014 historic resources survey conducted for the General Plan Update. Even if the building at 53 Pier Avenue were to be found to be individually historic, that would be based on its own merits and not dependent on adjacent buildings to establish its significance. In an urban environment, historic patterns have buildings of varying heights built next to each other. There is no potential historic district along Pier Avenue so the proposed project would not impact any historic district.



West end of Pier Avenue between The Strand and Hermosa Avenue



Mid-block of Pier Avenue between
The Strand and Hermosa Avenue

In the vicinity of the proposed project, the City of Hermosa Beach has designated three buildings as historic. Two of the buildings, the Bijou Theater at 1229-1235 Hermosa Avenue and the Bank of America Building at 90 Pier Avenue at the intersection with Hermosa Avenue are at the far east end of the block on which the proposed project is planned. <http://www.hermosabch.org/modules/showdocument.aspx?documentid=1351>



East end of Pier Avenue between
The Strand and Hermosa Avenue with
Bank of America Building at far right



13th Street looking east from 20 13th Street; parking structure on left; Bijou Theater at end of the block is not visible. Parking Structure is on the left.

Neither the Bank of America building or the Bijoux Theater are visible from The Strand at the intersection of 13th Street or the intersection of Pier Avenue or from the east end of the proposed project on 13th Street or Pier Avenue. The 2014 Historic Resources Survey did not identify any historic district along 13th Street or Pier Avenue, so there is no visible or district relationship between the proposed project and the historic Bank of America Building or the historic Bijoux Theater. Thus there is no potential adverse impact to those historic resources.

The west elevation of the proposed project is along The Strand and faces the beachfront. There are no historic resources on the beach, so there would be no impact to historic resources to the west.



South and east elevations, 1300 The Strand

The north elevation of the proposed project faces 1300 The Strand. It is a multi-story residential building of 60 units that was constructed in 1998. To its east is a multi-story modern parking structure on 13th Street. Neither of these buildings are historic. Thus the proposed project will not impact any historic resources to its south and east.

The east elevation of the proposed project will be adjacent to a surface parking lot on the north end of its east side. As the surface parking lot is not historic, the proposed project will not impact any historic resources at the north end of its east side.



1138 The Strand and 22 Pier Avenue

The south elevation of the proposed project would face Pier Avenue at The Strand. Currently there is an open space at that northeast corner serving as surface parking. However, in the early half of the 20th Century this corner was occupied with buildings; there is no historic significance to the surface parking lot. The south side of the intersection of Pier Avenue and The Strand, on the southeast corner, contains buildings. The proposed project will complement that intersection with a building again on the northeast corner.

The building on the southeast corner of Pier Avenue and The Strand, 1138 The Strand, was constructed in 1915 but has an “effective date of construction” of 1975 per the County Assessor. The remodeled building has a modern exterior and a third story appears to have been added to its corner. The building to its east, across the alley known as Beach Drive, is 22 Pier Avenue constructed in 1924. This three-story building, formerly a hotel, is Art Deco in style and was identified in the 2014 Historic Resources survey as eligible as a City of Hermosa Beach landmark (but not eligible for the California Register or National Register). The building at 22 Pier Avenue

There are two three-story buildings at the west end of the south side of Pier Avenue across from the proposed project, the corner building at 1138 The Strand and next to it, 22 Pier Avenue. A new three story building would not have any adverse impact on the historic potential of the three-story building at 22 Pier Avenue as that historic building is three stories and historically it served as a hotel.

CONCLUSION

There is no concentration of historic buildings in the subject area, and thus there is no potential for a historic district. The buildings at 1250 The Strand, 1272 The Strand, 11 Pier Avenue, 19 Pier Avenue, 20 13th Street and 30-32 13th Street do not rise to the level

of historic or architectural significance to be designated as City of Hermosa Beach Landmarks. None of the buildings were identified in the City of Hermosa Beach Historic Resources Survey conducted in 2013-14. All of the buildings have been significantly altered. These buildings do not meet the criteria for inclusion on the California Register of Historical Resources or the National Register of Historic Places.

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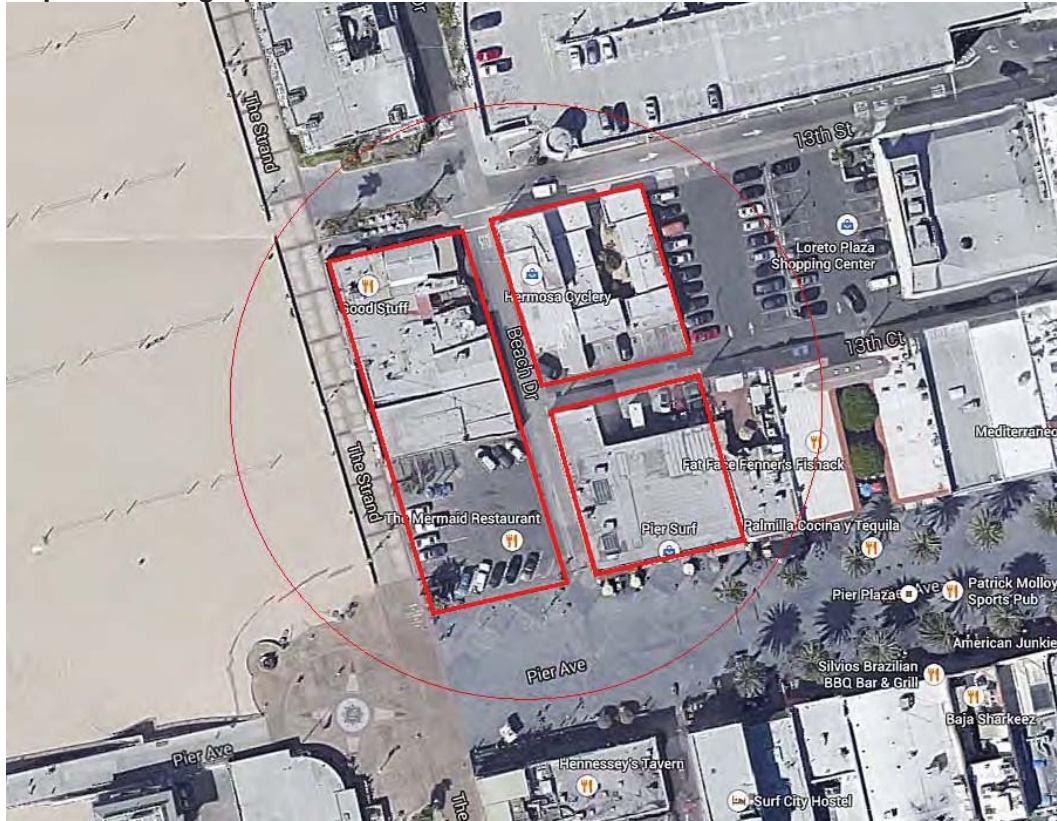
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Attachment A:
Maps & Photographs



Aerial photograph (ca, 2012) with project properties outlined.



Los Angeles County Assessor's Map.



1. 30 and 32 13th Street, north elevation



2. 20 13th Street, north and west elevations



3. 1272 The Strand, west elevation



4. 1250 The Strand, west elevation



5. 11 Pier Avenue, west elevation



6. 1271 The Strand, 1250 The Strand, 11 Pier Avenue, rear, east elevations



7. 11 Pier Avenue, south elevation and surface parking lot on northeast corner of Pier Avenue and The Strand



8. 19-31 Pier Avenue, west elevation and surface parking lot on northeast corner of Pier Avenue and The Strand



9. 19-31 Pier Avenue, west and south elevations



10. 19-31 Pier Avenue, south elevation



11. 19-31 Pier Avenue and 39 Pier Avenue



12. 53 and 57 Pier Avenue



13. 65, 73, and 81 Pier Avenue



14. The Strand, looking south from near Pier Avenue



15. The Strand, looking south from Pier Avenue



16. South side of Pier Avenue, looking east from corner of Pier Avenue and The Strand



17. South side of Pier Avenue, looking west from mid-block.



18. Looking east at Pier Avenue from The Strand



19. The Strand, looking north from 11 Pier Avenue



20. The Strand, looking north from 1250 The Strand towards 13th Street



21. The Strand, looking north from 1272 The Strand at 13th Street



22. 1300 The Strand, south and east elevations



23. 13th Street, looking west from 30 13th Street



24. North side of 13th Street, looking west



25. Parking structure across from 30-32 13th Street

**Attachment B:
Historic Aerial Photography and Sanborn Insurance Maps**



1928 aerial photo



1938 aerial photo



1947 aerial photo



1953 aerial photo



1963 aerial photo



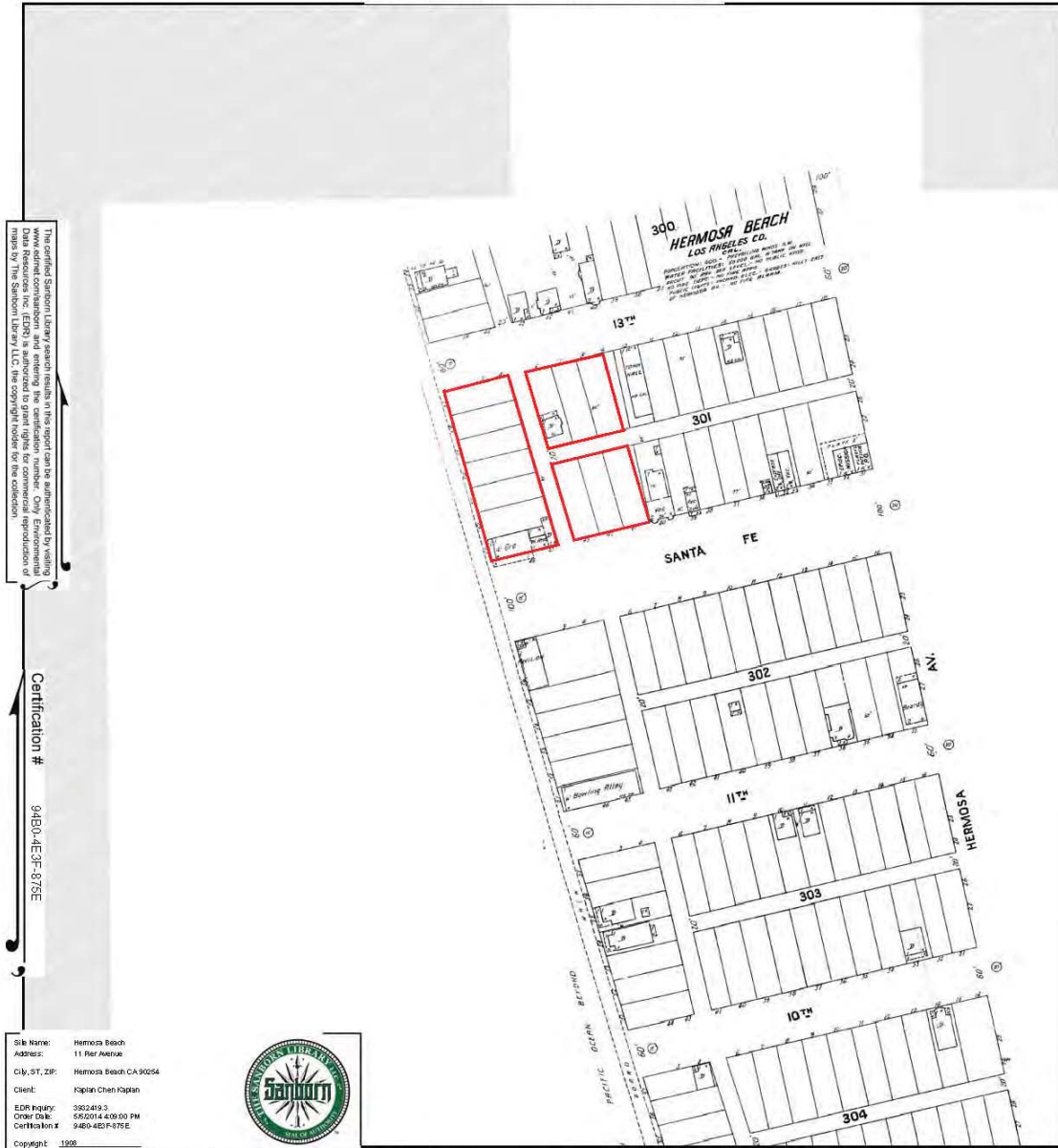
1972 aerial photo



1981 aerial photo

Sanborn Insurance Maps

1908 Certified Sanborn Map



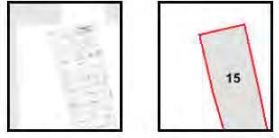
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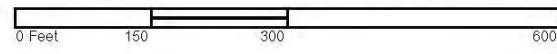
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 Address: 11 Pier Avenue
 City, ST, ZIP: Hermosa Beach CA 90254
 Client: Kaplan Chen Kaplan
 EDR Inquiry: 3/22/2015
 Order Date: 5/6/2014 4:09:00 PM
 Certification #: 9480-4E3F-875E
 Copyright: 1908



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 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 15



1908 Sanborn map

1912 Certified Sanborn Map



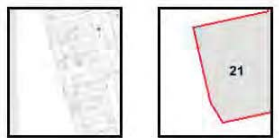
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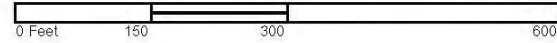
Site Name: Hermosa Beach
 Address: 11 Pier Avenue
 City, ST, ZIP: Hermosa Beach CA 90254
 Client: Kaplan Chen Kaplan
 EDR Inquiry: 3932419.3
 Order Date: 5/6/2014 4:59:00 PM
 Certification #: 9480-EDR-875E
 Copyright: 12/12



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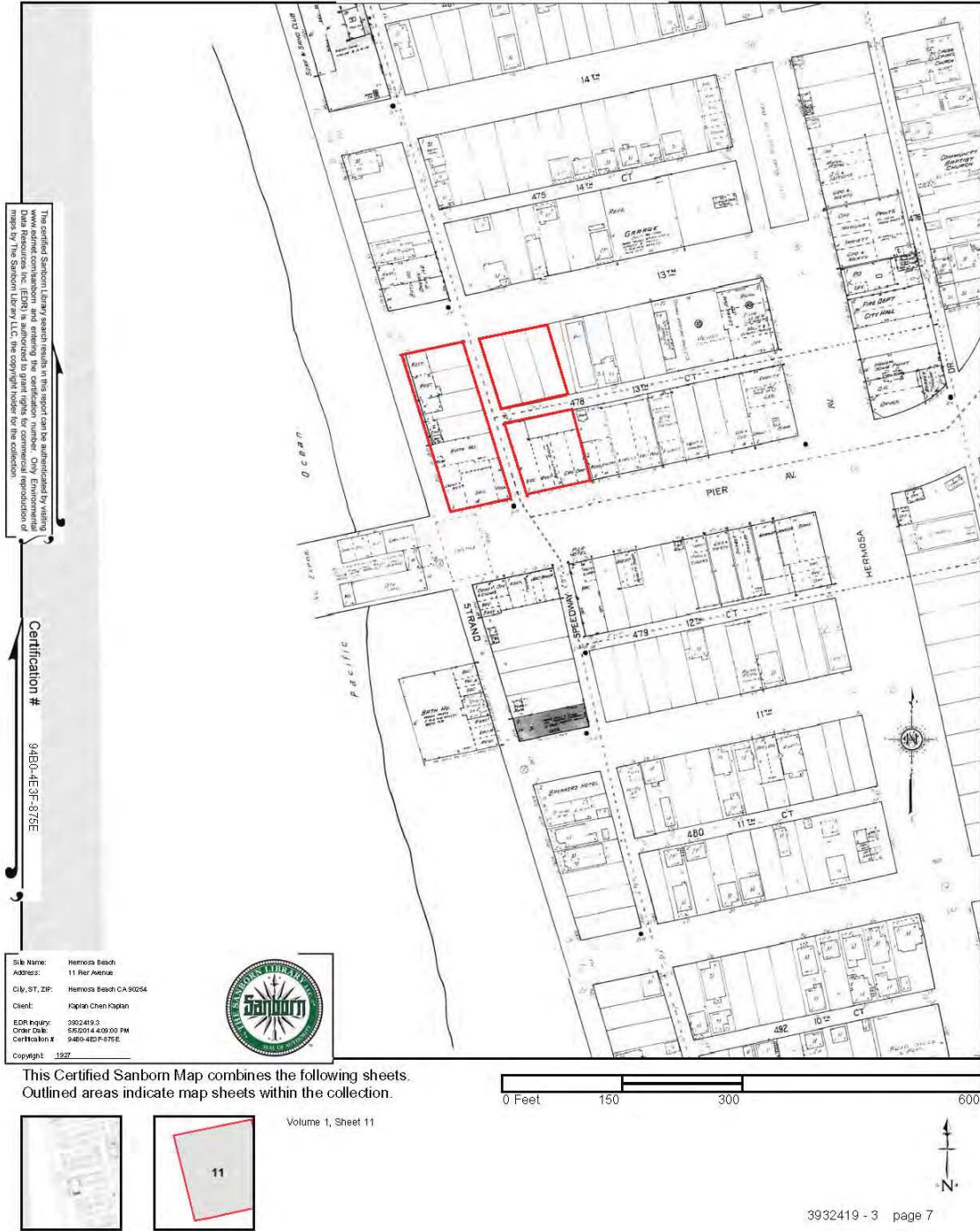


Volume 1, Sheet 21



1912Sanborn map

1927 Certified Sanborn Map



1927 Sanborn map

1946 Certified Sanborn Map



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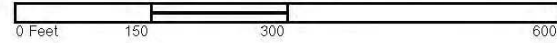
Site Name: Hermosa Beach
 Address: 11 Pier Avenue
 City, ST, ZIP: Hermosa Beach CA 90254
 Client: Kaplan Chen Kaplan
 EDR Inquiry: 3932419.3
 Order Date: 5/6/2014 4:09:00 PM
 Certification #: 9480-EDP-875E
 Copyright: 1946



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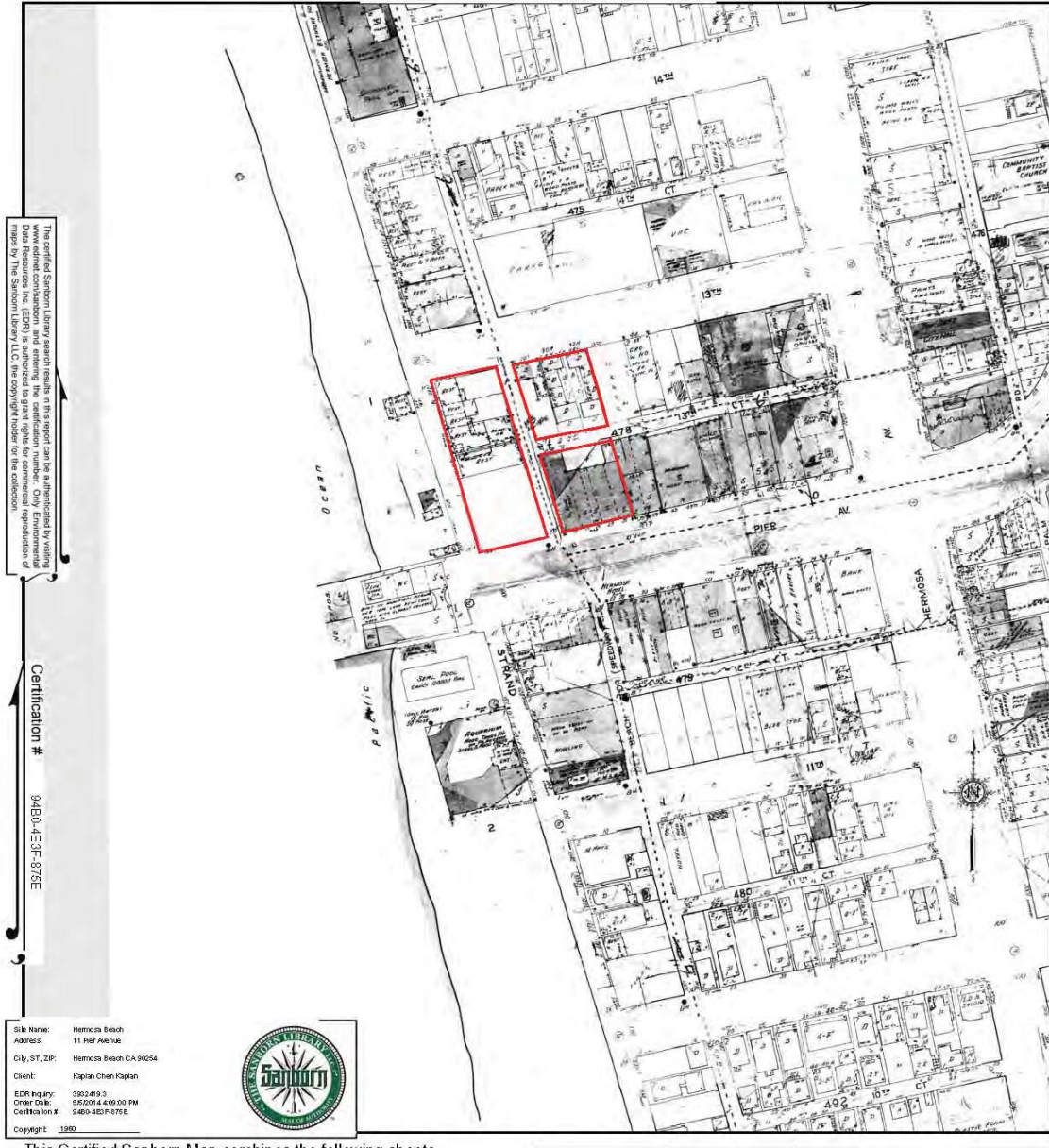
Volume 1, Sheet 11



3932419 - 3 page 6

1946Sanborn map

1960 Certified Sanborn Map



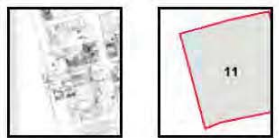
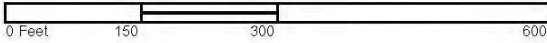
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Certification # 9480-ECF-875E

Site Name: Hermosa Beach
 Address: 11 Pier Avenue
 City, ST, ZIP: Hermosa Beach CA 90254
 Client: Kaplan Chen Kaplan
 EDR Inquiry: 3932419-3
 Order Date: 5/6/2014 4:09:00 PM
 Certification #: 9480-ECF-875E
 Copyright: 1960



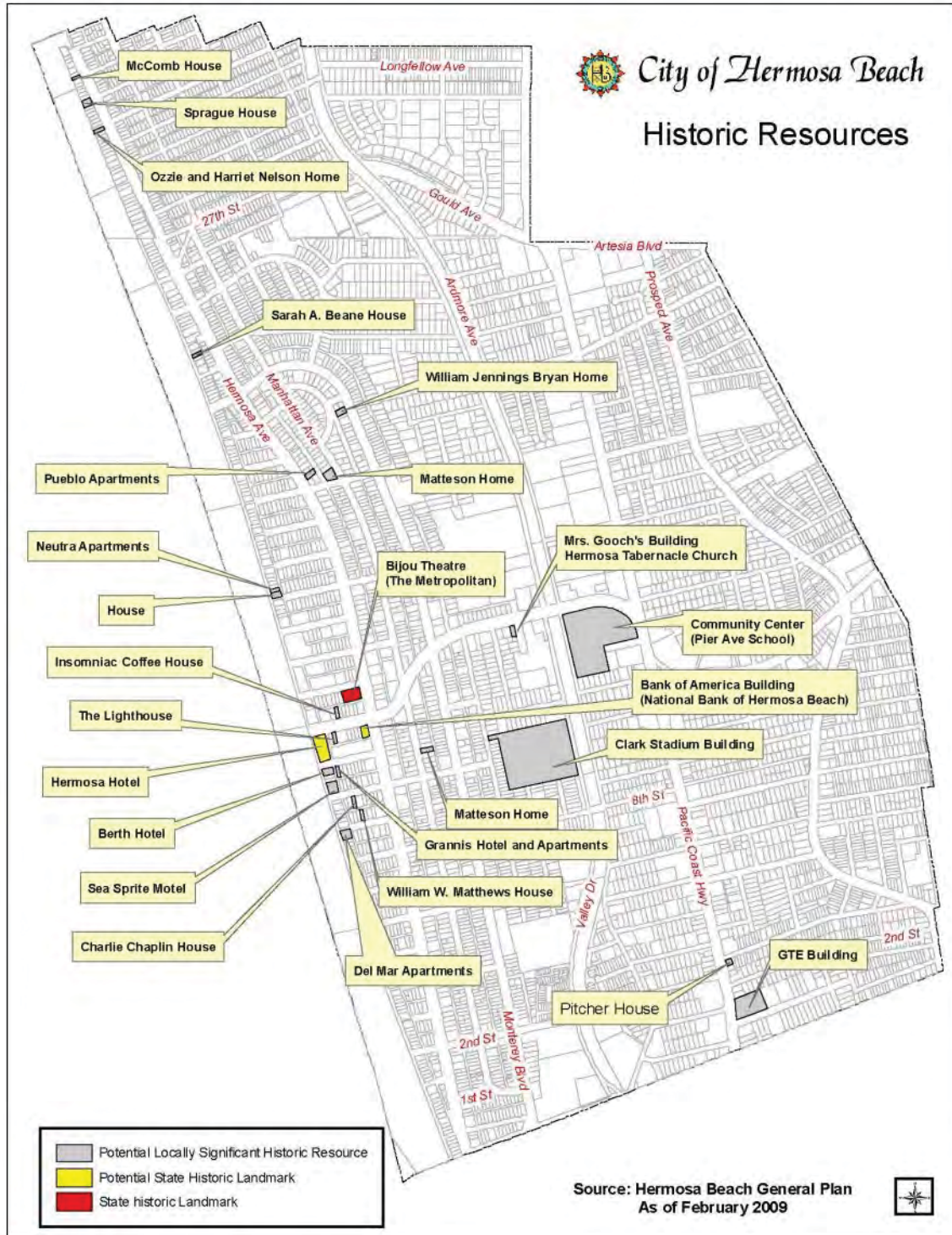
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 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 11



1960Sanborn map



Historic Resources, City of Hermosa Beach,
<http://www.hermosabch.org/modules/showdocument.aspx?documentid=794>

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

Primary #
 HRI #
 Trinomial
NRHP Status Code
 Review Code Reviewer Date

Other Listings

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1272 The Strand, Hermosa Beach

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T; R; of of Sec; B.M.

c. Address 1272 The Strand, Hermosa Beach City Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN: 4183-002-003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The building at the corner of 13th Street and The Strand is a vernacular one-story building built in 1922 with an "effective date of construction" as 1955 per the Los Angeles County Assessor. The building property type is that of a one-part commercial block, a single-story simple box that is "urban in its undertones." (Longstreth, p. 54). This building is an unremarkable one-story, stucco-clad building, simple in form and styling. Based on Assessor records, it appears that the building was first remodeled in 1955 and over the decades modifications made. A large area for signage defines the upper horizontal band and below it is a series of windows and entry doors that are slightly recessed. The windows are not original. The building is of no specific architectural style and there are no historic character defining features.

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



50400290175040029017

*P3b. Resource Attributes: (List attributes and codes) HP6

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)
 P5b. Description of Photo: (view, date, accession #)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1922/1955

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St, Santa Monica, Ca 90405

*P9. Date Recorded: 12/2016

Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resource Evaluation, 30 and 32 13th St, 20 13th St., 1250 The Strand, 1272 The

Strand, 11 Pier Ave, 19 Pier Ave., Hermosa Beach, Jan 2017

*Attachments: NONE Location 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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code
 Review Code Reviewer Date

Other Listings

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1250 The Strand, Hermosa Beach

P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T; R; of of Sec; B.M.

c. Address 1250 The Strand, Hermosa Beach City Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN: 4183-002-002

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

This building is a vernacular one-story building constructed in 1927 with an "effective date of construction" as 1935 per the Los Angeles County Assessor. The building property type is that of a one-part commercial block, a single-story simple box that is "urban in its undertones." (Longstreth, p. 54) 1250 The Strand is a one-story building with its front façade divided into a horizontal upper level that contains signage for the building. This area has had a difference finish that mimics weathered wood siding and contains the business name; this design is a recent addition. Below the signage is a horizontal band of windows on each side of centered entry doors. None of the windows and doors are original; they are of a more modern style than that from 1927 or 1935. The area containing the windows is stucco-clad. This building is of no architectural style and there are no historic character defining features.

***P3b. Resource Attributes:** (List attributes and codes) HP6

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

P5b. Description of Photo: (view, date, accession #)

*P6. Date Constructed/Age and Source: Historic Prehistoric

Both

1927/1935

***P7. Owner and Address:**

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan
Chen Kaplan, 2526 18th St,
Santa Monica, Ca 90405

*P9. Date Recorded: 12/2016

Survey Type: (Describe)

Intensive

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

Historic Resource Evaluation, 30 and 32 13th
St, 20 13th St., 1250 The Strand, 1272 The
Strand, 11 Pier Ave, 19 Pier Ave., Hermosa

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



50400290175040029017

Beach, Jan 2017

*Attachments: NONE Location 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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code
 Review Code Reviewer Date

Other Listings

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 11 Pier Avenue, Hermosa Beach

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T; R; of of Sec; B.M.

c. Address 11 Pier Avenue, Hermosa Beach City Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN: 4183-002-001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This building is the property type known as a one-part commercial block, a single-story simple box that is "urban in its undertones." (Longstreth, p. 54)
 This building was constructed c1948; the commercial building is vernacular as it does not exhibit influences of any architectural style. The one-story building is clad in brick and vertical wood siding, all materials commonly used for vernacular buildings in the mid-20th Century. It has an upper band for signage and a middle band with windows. The pattern on the building from north to south is that of door, window set, window set, door, window set, door, window set. The window set on the north includes more windows than those at the south end. The signage on this building is in the form of a canopy above each window. The width of each canopy is dictated by the width of the window or door below. The two door sets are slightly different with varying canopy widths. There is a building permit for construction of the canopies in 1962. Each canopy contains one letter of the restaurant's name. The lower band, or bulkhead of the building is brick and the area above the brick is wide vertical wood siding. The brick is not painted but the wood is painted a dark matte black as are the canopies; the windows and doors are tinted dark. The building is not of any architectural style. A trellis is attached to the south side of the building in its parking lot. The building is on a large lot (parcels were consolidated) with the building on the north portion of the lot and a surface parking lot at the south end. The surface parking lot is at the corner of The Strand and Pier Avenue

*P3b. Resource Attributes: (List attributes and codes) HP6

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

P5b. Description of Photo: (view, date, accession #)

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

1948

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan
Chen Kaplan, 2526 18th St,
Santa Monica, Ca 90405

*P9. Date Recorded: 12/2016

Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resource Evaluation, 30 and 32 13th
St, 20 13th St., 1250 The Strand, 1272 The

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



50400290175040029017

Strand, 11 Pier Ave, 19 Pier Ave., Hermosa Beach, Jan 2017.

*Attachments: NONE Location 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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings

Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 19-31 Pier Avenue, Hermosa Beach

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T; R; of of Sec; B.M.

c. Address 19 Pier Avenue, Hermosa Beach City Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN: 4183-002-017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The building at 19 Pier Avenue was constructed in 1922. It is a one-part commercial block, a single-story simple box that is "urban in its undertones." (Longstreet, p. 54). The front of the building, which includes five storefronts, is oriented along Pier Avenue. The building is one story, of masonry construction with a brick exterior. The building features a parapet that is highest at the center of the Pier Avenue façade and the parapet slightly steps down twice on each side. A decorative element of the original building design is the band of brickwork that runs below the parapet on the front and west elevations. The band is a simple design created by a row of headers, then a row of stretchers of two colors alternating, then a row of stretchers of a single color, then another row of stretchers of two alternating colors, and lastly a row of headers. The use of alternating headers and stretchers of different colors is employed at each corner of the building. The header above the display window area consists of a band of headers placed vertically. The building has undergone numerous alterations including tenant improvements over the decades. None of the original storefronts remain as many tenant improvements over the decades included remodels of the display area and storefronts. Currently the building is divided into five storefronts. The middle storefront is the narrowest: the storefronts to its east are of equal sizes while the storefronts to its west OF unequal sizes. None of the original storefronts remain; all have been replaced with a variety of modern storefronts. The building has low architectural integrity.

*P3b. Resource Attributes: (List attributes and codes) HP6

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

P5b. Description of Photo: (view, date, accession #)

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

1922

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St, Santa Monica, Ca 90405

*P9. Date Recorded: 12/2016

Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resource Evaluation, 30 and 32 13th St, 20 13th St., 1250 The Strand, 1272 The

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



50400290175040029017

Strand, 11 Pier Ave, 19 Pier Ave., Hermosa Beach, Jan 2017.

*Attachments: NONE Location 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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings

Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 20 13th Street, Hermosa Beach

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T; R; □ of □ of Sec; B.M.

c. Address 20 13th Street, Hermosa Beach City Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN: 4183-002-004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This two-story building was constructed in 1941. The is rectangular in plan, sited at the corner of 13th Street and Beach Drive. A one-story addition is located along the Beach Drive side. While the building does not exhibit any architectural style, its property type is that of a vernacular two-part commercial building, the most common type of composition used for small commercial buildings. It is characterized by its horizontal division into two distinct zones, the lower zone at street level that supports public uses such as retail, and the upper zone for more private spaces such as offices, hotel rooms, or residential use. Two entrances are located on the 13th Street elevation, one centered along the elevation and the other at the east end of the building. There are large plate glass windows to either side of the centered entry door. These display windows have a high bulkhead. The building is angled at the corner by the intersection of 13th Street and Beach Drive. The Beach Drive elevation is shorter and features a display window as does the short angled side of the building. Along the second floor on 13th Street are two windows. Two other window areas have been enclosed and stuccoed over. There is a window on the second floor of the angled side and two windows on the Beach Drive side. None of the window assemblies are original. The building appears to have had an original brick façade with trim elements, horizontal banding that remains in relief, but it has been stuccoed over with a rough texture finish. These alterations, the enclosure of windows and replacement of original window assemblies and the addition of stucco exterior all have impacted the architectural integrity of the original building.

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



*P3b. Resource Attributes: (List attributes and codes) HP6

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

P5b. Description of Photo: (view, date, accession #)

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

1941

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St, Santa Monica, Ca 90405

*P9. Date Recorded: 12/2016

Survey Type: (Describe)

Intensive

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

Historic Resource Evaluation, 30 and 32 13th St, 20 13th St., 1250 The Strand, 1272 The Strand, 11 Pier Ave., 19 Pier Ave., Hermosa Beach, Jan 2017.

*Attachments: NONE Location 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):

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 20 13th Street, Hermosa Beach

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T; R; of of Sec; B.M.

c. Address 30 AND 32 13th Street, Hermosa Beach City Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 4183-002-018, 4183-002-019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
These are two buildings that were constructed on separate parcels at the same time in 1948. Each parcel contains four units. The buildings are of the same design with units opening towards the adjacent parcel to create a common area shared by both parcels. The buildings are vernacular with influences of the International Style in their simple front facades. Each building is one-story, stucco-clad with flat roof. The front facades are simple with horizontal band windows. Entry doors into individual units is from the common shared quasi-courtyard area. Entry into the courtyard from the street is from the area between the two buildings which is gated. The street facing elevation of each building is the same. That façade is divided into three modules with a center module clad in vertical wood and the other modules of painted brick. Each of these modules contains a set of tripartite windows. A slight flat canopy projects out over the windows.

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

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

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

1948

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St, Santa Monica, Ca 90405

*P9. Date Recorded: 12/2016

Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resource Evaluation, 30 and 32 13th St, 20 13th St., 1250 The Strand, 1272 The Strand, 11 Pier Ave., 19 Pier Ave., Hermosa Beach, Jan 2017.

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



50400290175040029017

*Attachments: NONE Location 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):



Kaplan Chen Kaplan

Architects & Planners
2526 Eighteenth Street
Santa Monica CA 90405

David Kaplan
Principal Historic Architect

Education

University of California, Los Angeles, School of Architecture and Urban Planning,
Master of Architecture, 1979
University of Pennsylvania, Philadelphia, Pennsylvania
Bachelor of Arts in Design of the Environment, honors major, cum laude, 1975

Professional Experience

Registered Architect, State of California C12875, LEED AP
Kaplan Chen Kaplan, Santa Monica, California, Principal, 1986 to present
Mellon and Associates, Riverside, California, Consultant, 1994 to 2000
Moore Ruble Yudell Architects and Planners, Santa Monica, Associate, 1984 - 1993
Welton Becket Associates, Santa Monica, California, Designer, 1981 - 1983
Urban Innovations Group, Los Angeles, California, Designer, 1977 - 1980

Selected Projects

El Pueblo Siqueiros Mural & Interpretive Center, Historic Architect. 2009 - 2013
Sixth & Lucas Adaptive Re-use (1926, 8 story) Historic Documentation & Monitor 2013-2014
Occidental College Swan Hall, Historic Impacts Evaluations & Monitor, 2010-2012
Rancho Los Amigos Master Plan and Power Building Adaptive Re-use, 2007 - current
Greystone Mansion, Commercial Kitchen and HVAC, City of Beverly Hills, 2009-2010
LAUSD Ambassador Hotel Site, Historic Documentation, Mitigation Monitor, 2006-2009
Santa Anita Park Racetrack, Historic Resource Evaluation, 2005
Chinese American Museum, Condition Assessment Report, Los Angeles, 2005
LAUSD Armory Building/Science Center School, Historic survey & Monitor, 2000-2005
Shadow Ranch Recreation Center (LA Monument #9), Seismic Rehabilitation, 2001
Los Angeles City Hall Seismic Rehabilitation, Historic Preservation Monitor, 1997-2001,
and Historic Architect, Project Restore, Council Chambers & Furniture, 2001
University of California Los Angeles (UCLA) Historic Buildings, Historic Architect,
Construction Monitoring, Seismic Repair: Powell Library, Kerckhoff Hall, Royce Hall,
Haines Hall, Kinsey Hall, Men's Gym, Kaufman Hall (Dance), Mira Hershey Hall,
Geffen Playhouse, Chancellor's Residence, Clark Library, 1995-2007
University of Southern California, Historic Buildings, Historic Architect, Seismic Repair:
Doheny Memorial Library, Student Union, Mudd Hall, Kerckhoff House, Cockins
House, Town & Gown, Physical Education, Business Administration, North Science,
Hancock Hall, and Alumni House (Relocation) 1995-2007
Mackey Apartments (Rudolf Schindler), Condition Assessment Report, 2002

Awards

Los Angeles Conservancy, American Tropical, Presidents Award, 2013
California Preservation Foundation, UCLA Kaufman Hall Rehabilitation, 2007
Los Angeles Conservancy, Wallis Annenberg Bldg. for Science (Armory), Honor Award, 2006
Los Angeles Conservancy, Geffen Playhouse Rehabilitation, Honor Award, 2006
Los Angeles Conservancy, USC Mudd Hall Seismic Upgrade, Honor Award, 2004
California Preservation Foundation, USC Doheny Library Seismic Renovation, 2002
Governor's Award for Historic Preservation, Powell Library Ceiling Restoration, UCLA, 1997

Telephone 310.452.7505

Facsimile 310.452.1494



Kaplan Chen Kaplan

Architects & Planners
2526 Eighteenth Street
Santa Monica CA 90405

Pam O'Connor

Principal Preservation Planner

Education:

Master of Science, Planning/Historic Preservation, Eastern Michigan University, 1986
Master of Liberal Studies, Technology Management, Eastern Michigan University, 1986
Bachelor Science, Journalism, Southern Illinois University, 1971

Selected Consulting Projects:

Burbank Bob Hope Airport Historic Resource Evaluations, Burbank, CA, 2014
Ikea Site, Historic Evaluation, (37 Buildings), Burbank, CA, 2013
Swan Hall, Occidental College, Historic Evaluation and Environmental Impact Analysis, 2011
Santa Barbara Botanical Gardens, Historic Resource Evaluation, Santa Barbara, 2008-2010
LAUSD site studies, historic evaluations, design review, Los Angeles, 2003-2009
Nurses' Home Historic Evaluation, Good Samaritan Hospital, Los Angeles, 2008
Glendale Fidelity Federal Bank, Historic Impacts Evaluation, 2007
Santa Anita Park, Historic Resource Evaluation and Project Impacts, 2005
Rancho Los Amigos Medical Center, North Campus Historic Resource Survey, 2004
California Endowment, Context Report, North Main/Alameda Streets Area, Los Angeles, 2002
Los Angeles City Hall Seismic Rehabilitation, Historic Preservation & Monitor, 1997-2001
University of California Los Angeles (UCLA) Historic Buildings, Resources Surveys, Seismic Repair & Construction Projects, 1991-2004, Campus Historic Evaluation 2010
University of Southern California (USC) Historic Buildings, Resources Surveys, Seismic Repair Studies and Construction Projects, 1994-2004
CSU, Channel Islands, Historic Resources Survey (Camarillo State Hospital), 1999
Warner Brothers Studios Historic Resources Survey, Burbank, 1993

Awards:

California Preservation Foundation (CPF) Design Awards: USC Doheny Library, 2002; CSU Channel Islands, 2000; UCLA Royce Hall, 1998; UCLA Powell Library, 1997, CPF Milton Marks Legislator of the Year Award, 1999. LA Conservancy Award, UCLA Royce Hall, 1999. Governor's Award for Historic Preservation, UCLA Powell Library Ceiling Restoration, 1996.

Other Experience:

Program Manager, National Trust for Historic Preservation, Historic Preservation Partners for Earthquake Response, Northridge Earthquake Recovery Program, 1994
Planner, City of Pasadena, Growth Management and Urban Conservation, 1988-1990
Research Associate, Institute for Social Research, University of Michigan, 1978-1987

Professional Affiliations:

American Planning Association, National Trust for Historic Preservation, California Preservation Foundation, Society for Architectural Historians Southern California Chapter, Vernacular Architecture Foundation, Association for Preservation Technology

Other Affiliations and Activities:

Councilmember, City of Santa Monica (1994-present; Mayor 1997, 1999, 2014); Director, Los Angeles County Metropolitan Transportation Authority (2001-present); Southern California Association of Governments Regional Council (1996-present); various speaking engagements including: USC Historic Preservation Program (1999-2002)

Telephone 310.452.7505

Facsimile 310.452.1494

CULTURAL RESOURCE ASSESSMENT FOR THE STRAND AND PIER HOTEL PROJECT, CITY OF HERMOSA BEACH, LOS ANGELES COUNTY, CALIFORNIA

USGS Redondo Beach 7.5' Quadrangle; Sausal Redondo Landgrant

Prepared for:

Amec Foster Wheeler

104 West Anapamu Street, Suite 204A
Santa Barbara, California 93101

Prepared by:

Justin Castells, Tiffany Clark, and Michael Mirro

Applied EarthWorks, Inc.

133 N. San Gabriel Blvd, Suite 201
Pasadena, CA 91107



May 2017

Keywords: 0.917 acres; APNs 4183-002-001, -002, -003, -004, -017, -018, and -019; City of Hermosa Beach; Los Angeles County; seven architectural resources (1250 The Strand; 1272 The Strand; 11 Pier Avenue; 19 Pier Avenue; 20 13th Street; and 30 and 32 13th Street)

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MANAGEMENT SUMMARY

The Strand and Pier Holding Company, LLC, together with Provenance Hotels, proposes to construct a three-story hotel on 0.917 acres of land in Downtown Hermosa Beach in Los Angeles County, California (Figure 1). Applied EarthWorks, Inc. (Æ) was retained by Amec Foster Wheeler (AMEC) to conduct a cultural resource assessment of the Pier and Strand Hotel Project (Project). The proposed Project is subject to the California Environmental Quality Act (CEQA). The City of Hermosa Beach (City) is the lead agency for the purposes of CEQA.

The purpose of the cultural resource study was to identify and evaluate known archaeological and built environment resources within the Project area and to determine the potential for additional unidentified cultural resources that may be impacted by the implementation of the proposed Project. The archaeological assessment primarily relied on data obtained from a literature review and site records search conducted at the South Central Coastal Information Center of the California Historical Resources Information System and outreach with local Native American groups. Given the developed nature of the Project site, no fieldwork was undertaken for the archaeological study. Using data on known cultural resources, in combination with extant geological, historical, and geographic information, the sensitivity of the Project area was assessed for prehistoric and historical archaeological resources. Results obtained from the study indicate that native, undisturbed sediments within the Project area have the potential to contain buried prehistoric cultural deposits. The analysis also concluded that the southwest corner of the Project site (APN 4183-002-001), which currently is being used as a parking lot, has a moderate to high potential for containing intact historical archaeological remains.

The cultural resource report also summarizes the results of a built-environment study that was conducted for the Project by Kaplan Chen Kaplan (Kaplan and O'Connor 2017). Their analysis identified and documented a total of seven historical buildings located on six properties within the Project area. The study found that none of the buildings meet the criteria for listing as a City of Hermosa Beach Landmark or for inclusion on the California Register of Historical Resources or the National Register of Historic Places. In addition, Kaplan Chen Kaplan concluded that the Project will have no indirect visual impacts on the nearby Bijou Theater, Hermosa Hotel, and Bank of America Building, all of which have been previously determined to be significant or potential significant historical resources by the City.

Based on the findings of the prehistoric archaeological sensitivity study, it is recommended that a qualified archaeological monitor is present during Project-related construction activities that extend into undisturbed native sediments. In addition, given the moderate to high sensitivity for buried historical remains in the southwestern portion of the Project site, it is further recommended that a qualified archaeological monitor is present during Project-related construction activities in this area.

1 INTRODUCTION

The Strand and Pier Holding Company, LLC, together with Provenance Hotels, proposes to construct a three-story hotel on 0.917 acres of land in Downtown Hermosa Beach in Los Angeles County, California (Figures 1 and 2). Applied EarthWorks, Inc. (Æ) was retained by Amec Foster Wheeler (AMEC) to conduct an assessment of the potential cultural resource impacts of the Pier and Strand Hotel Project (Project). The proposed Project is subject to the California Environmental Quality Act (CEQA). The City of Hermosa Beach (City) is the lead agency for the purposes of CEQA. This report summarizes the methods and results of the cultural resource study and provides management recommendations.

1.1 PROJECT LOCATION AND DESCRIPTION

The proposed Project consists of seven parcels, which are currently developed with existing buildings (APN 4183-002-001, -002, -003, -004, -017, -018, and -019). The Project is in Section 36; Township 3 South, Range 15 West [T3S / R15W] as shown on the Redondo Beach (1953, Photo Revised 1979) 7.5' USGS quadrangle (Figure 2). The Project area is east of the Pacific Ocean and north of the Hermosa Beach Pier. The Project site is approximately 0.917 acres and is bounded by 13th Street to the north, The Strand to the west, Pier Plaza to the south, and commercial buildings and parking lot to the east; the Project site is bisected by Beach Drive (Figure 3). The elevation of the Project area ranges from approximately 15 to 30 feet (ft) above mean sea level (amsl).

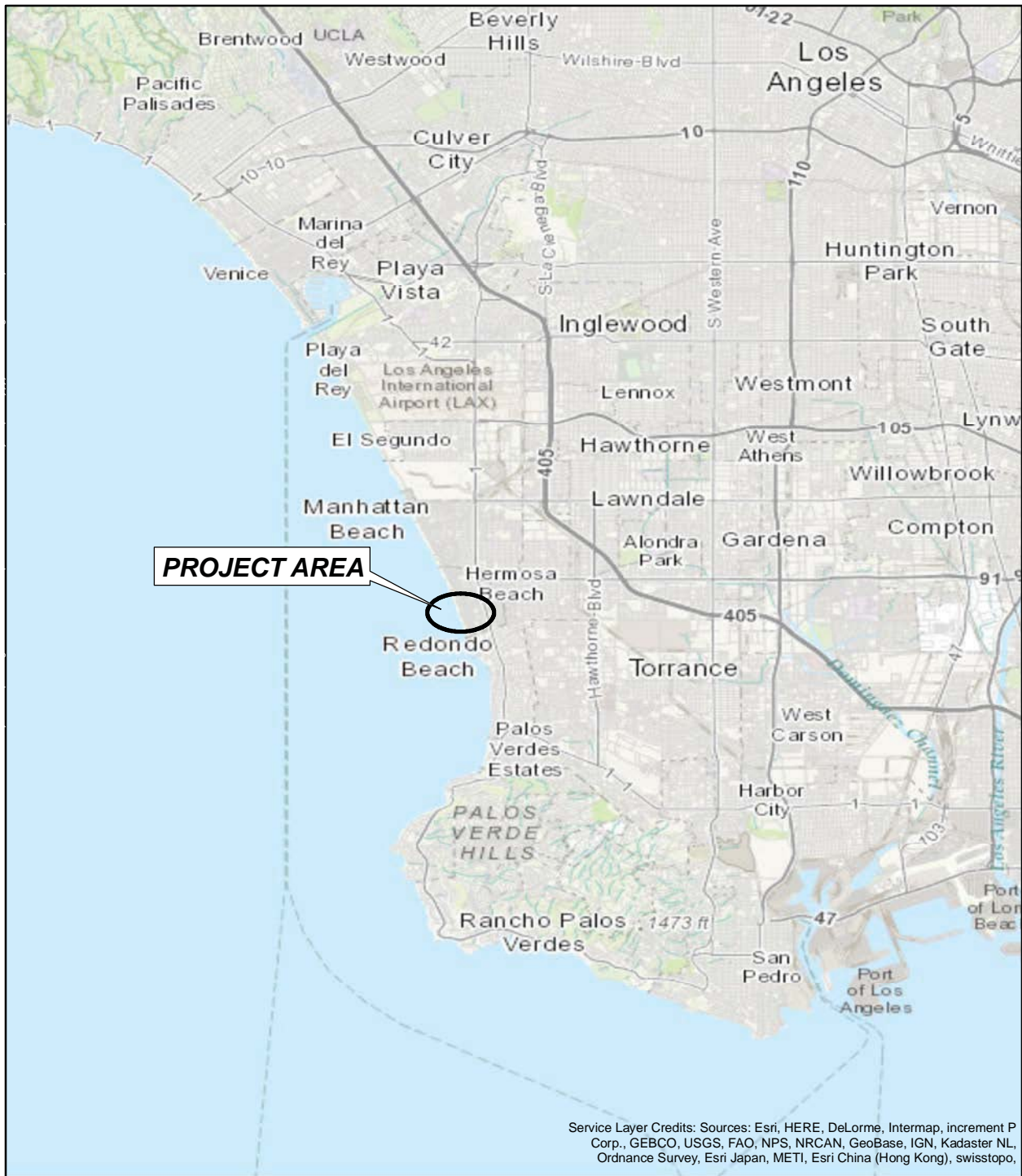
The proposed Project involves the demolition of existing buildings and structures in the Project area and the construction of a three-story mixed-use boutique hotel. The 155,030 square foot hotel will be approximately 30 feet in height with a 24-foot subterranean basement. The hotel will provide approximately 100 guest rooms, 178 on-site parking spaces, and 22,461 square feet of retail, restaurant, and public uses. Ground-disturbing activities during these improvements will include grading of the hotel site, excavation of the basement level, and trenching for utilities and ancillary components. Current Project design indicates that the maximum depth of excavation will reach at least 24 feet below ground surface (bgs) for the basement level.

1.2 REGULATORY CONTEXT

1.2.1 State

1.2.1.1 California Environmental Quality Act (CEQA)

The proposed Project is subject to compliance with CEQA, as amended. Therefore, cultural resource management work conducted as part of the proposed Project shall comply with the CEQA Statute (Public Resources Code [PRC] 21000–21777) and Guidelines (14 California Code of Regulations [CCR] 15064.5), which directs lead agencies to first determine whether cultural resources are historically significant resources. 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 (PRC 21084.1). Generally, a cultural resource shall be considered historically significant if the resource is 45 years old or older, possesses integrity of



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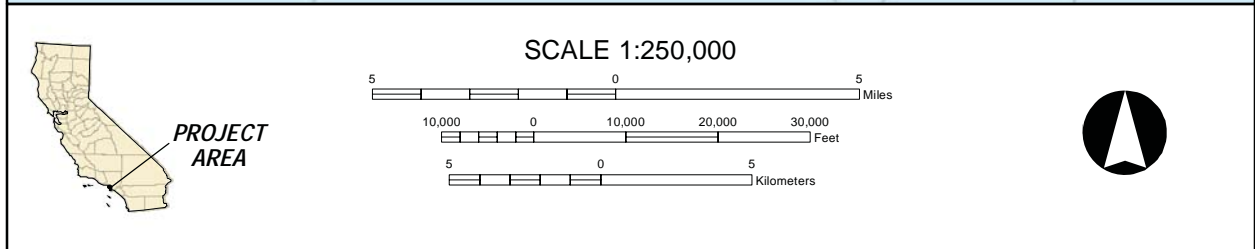


Figure 1 Project vicinity map.



Figure 2 Project location map.



- | | |
|-------------------------|-------------------|
| ① 30 and 32 13th Street | ④ 1272 The Strand |
| ② 20 13th Street | ⑤ 11 Pier Avenue |
| ③ 19 Pier Avenue | ⑥ 1250 The Strand |

 Project Site



1 inch equals 100 feet

0 20 40 60 80 Feet

0 10 20 30 Meters

Service Layer Credits: Image courtesy of LAR-IAC 2017 Microsoft Corporation 2017 HERE AND

Figure Project Site Showing Locations of Built-Environment Resources.

location, design, setting, materials, workmanship, feeling, and association, and meets the requirements for listing on the California Register of Historical Resources (CRHR) under any one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (2) Is associated with the lives of persons important in our past;
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,
- (4) Has yielded, or may be likely to yield, information important in prehistory or history (14 CCR 4852).

The cited statutes and guidelines specify how cultural resources are to be managed in the context of proposed projects, such as the Strand and Pier Hotel Project. Briefly, archival and/or field surveys are conducted, and identified cultural resources are inventoried and evaluated in prescribed ways. Prehistoric and historical archaeological resources as well as historical built-environment resources such as standing structures and other built-environment features deemed "historically significant" must be considered in project planning and development. Resources listed on the National Register of Historic Places (NRHP) are automatically listed in the CRHR.

1.2.2 Local

1.2.2.1 City of Hermosa Beach General Plan

The 1994 Land Use Element Revision of the City of Hermosa Beach General Plan states that the City has the following objectives and implementation policies regarding historic preservation:

Primary Objective 1: Establish a historic preservation program.

Implementation Objective 1.1: Establish a set of guidelines to determine what criteria should apply in determining what type of buildings, structures, or sites should be considered for historical preservation.

Implementation Objective 1.2: Investigate State and federal historic preservation programs applicable to local resources.

Implementation Policy 1.2: Participation in any program shall be voluntary and if possible, a building that qualifies for historical preservation should be made afforded the opportunity for tax exemptions as an incentive.

Implementation Policy 1.3-1: Examine what is to be achieved by the preservation of various historical sites.

1.2.2.2 City of Hermosa Beach Historic Resources Preservation Ordinance

The City's Historic Resources Preservation Ordinance in Municipal Code Chapter 17.53 is intended to identify and ensure the long-term preservation and use of historic resources, such as buildings and structures, sites and places within the City that reflect special elements of the City's architectural, artistic, cultural, historical, political, and social heritage.

To be considered as a historic landmark, a historic resource must be at least 50 years old. However, a historic resource at least 30 years old may be eligible if the City Council determines it is exceptional or is threatened by demolition, removal, relocation, or inappropriate alteration.

The resource must also meet one or more of the following criteria:

- (A) It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- (B) It is identified with persons or events significant in local, state, or national history; or
- (C) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- (D) It is representative of the notable work of a builder, designer, or architect; or
- (E) Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City.

As of June 2009, four buildings have been designated for protection under the City's Historic Resources Preservation Ordinance.

- The '*Bijou Theater*' at 1229-1235 Hermosa Avenue is a local and state designated landmark.
- The *Bank of America Building* at 90 Pier Avenue and *Hermosa Hotel* at 20-26 Pier Avenue are designated as potential landmarks that warrant further study by Section 17.53.040(B) of the Historic Preservation ordinance (per Planning Commission Resolution No. 98-65).
- The *Community Center* was designated a locally significant landmark for the purposes of a grant application (City Council Resolution 02-6216).

The City's General Plan Land Use Element (Historic Preservation) designates 28 resources as potentially significant including those listed above, although several have been demolished and others have been significantly altered.

1.3 REPORT ORGANIZATION

This report documents the results of the cultural resource investigation of the Project area. Chapter 1 has introduced the scope of the work and stated regulatory context. Chapter 2 synthesizes the natural and cultural setting of the Project area and surrounding region. Chapter 3 presents the results of the archaeological literature and records search conducted at the South Central Coastal Information Center (SCCIC) of the California Historical Resource Information System (CHRIS), housed at the California State University, Fullerton. Chapter 4 summarizes the *Sacred Lands File* (SLF) search with the Native American Heritage Commission (NAHC) and Native American communications. The methods and results of an archaeological sensitivity assessment of the Project area are discussed in Chapter 5 with the findings of the built-environment evaluation conducted by Kaplan Chen Kaplan (Kaplan and O'Connor 2017) summarized in Chapter 6. Management recommendations are included in Chapter 7, followed by bibliographic references and appendices.

2 SETTING

This chapter describes the prehistoric, ethnographic, and historical cultural setting of the Project area to provide a context for understanding the nature and significance of cultural properties identified within the Project area. Prior to a discussion of the cultural setting, the environmental setting of the area is summarized below, as the nature and distribution of human activities in the region have been affected by such factors as topography and the availability of water and biological resources.

2.1 ENVIRONMENTAL SETTING

The Proposed Project site is located along the coastal portion of the Santa Monica Bay, within the southwestern Los Angeles Basin, approximately 480 feet inland from the Pacific Ocean and approximately 30 feet inland from the beach. The Project area is directly underlain by Holocene coastal sediments that consist of unconsolidated, well sorted, fine-grained dune sand and beach sand (Dibblee, 1999). It is likely that these young surficial deposits shallowly overlie older Pleistocene marine deposits referred to as the San Pedro Sand, a unit within the fossiliferous San Pedro Formation (Jacobs, 2005; Woodring et al., 1946). The San Pedro Sand is primarily composed of horizontally- and cross-bedded fine-to medium- grained, tan to orange sand and silt deposited in a shallow marine environment (Powell and Stevens, 2000).

2.2 PREHISTORIC SETTING

A number of cultural chronologies and archaeological sequences have been proposed for coastal and littoral southern California since the 1920s. These have attempted to track the development of terrestrial hunting-foraging and marine resource exploitation adaptations among populations in the area since at least the beginning of the Holocene. These proposed sequences have generally been based on changes in artifact types rather than linkage to socio-cultural systems in the region. In other words, the archaeological materials show cultural continuity for much of the Holocene, despite population increase, intensification of resource use, and techno-economic innovations in maritime and terrestrial resource exploitation (e.g., circular shell fish hooks, bow and arrow, and mortar and pestle). Lacking unequivocal archaeological evidence for major episodes of cultural change, researchers have proposed a range of different cultural periods for the region. Variants of the southern California prehistoric chronology include those proposed by King (1990) for the Santa Barbara Channel, Koerper and Drover (1983) for Coastal Orange County, and Erlandson and Colten (1991) for southern California, and generally reflected the common use of an essentially tripartite division of early, middle, and late development for Holocene cultures in the region. Chronologies developed by Mason and Peterson (1994) for coastal Orange County, and by Altschul and others (2007) for coastal Los Angeles County have been followed here, with a few modifications.

2.2.1 Early Period (Millingstone Horizon) Phase I: 10,500–8000/7500 Before Present (B.P.)

Research in the Santa Barbara Channel region and elsewhere on the southern California coast has pushed back dates for early human occupation of the coastal region to 10,500 B.P. or earlier.

This change reflects apparent canoe travel to the Channel Islands, and a human presence in the northern Channel Islands as early as 13,000 years ago (Erlandson et al. 2008; Rick et al. 2001). The presence of migrants using watercraft during the Terminal Pleistocene or Early Holocene has also been proposed (Jones et al. 2002). New data on early Holocene exploitation of marine fauna suggest the use of ocean-going craft (Dallas 2004). The nature of these watercraft and the antiquity of the plank canoe in southern California have been subjects of debate, with some scholars proposing a Late Holocene date for planked vessels, while others recommend an Early Holocene date (Fagan 2004; Gamble 2002). Parallel to this development has been disagreement about the antiquity of open-water fishing from canoes using nets, and by extension, the importance of fish in Early Holocene coastal subsistence (Rick and Erlandson 2000). Rick and Erlandson (2000) recovered fish remains from several sites on the Santa Barbara coast and in the northern Channel Islands dating to 8000–9000 B.P., and believe that nets were being used at that time.

Several cultural chronologies (Koerper and Drover 1983; Mason and Peterson 1994) have assigned the greater part of the early and middle Holocene, from 8500–8000 B.P. to 3000 B.P., as a millingstone period or horizon, characterized by the increase of millingstones and handstones found in sites of this period. However, Wallace (1955), who helped develop the Millingstone Horizon concept and excavated several sites in the 1950s, places the terminal date for this period at 5000 B.P. This change, proposed as occurring between 5000 and 3000 B.P., has created some confusion in the literature, although the chronology used here ends the Early Period or Millingstone Horizon at 3000 B.P.

A distinction has traditionally been made between a pre-millingstone occupation in southern California, expressed as a “hunting” culture in the interior (San Dieguito), and a pre-millingstone shellfish-based subsistence on the coast. This phase was proposed to have later been followed by the development of a millingstone-based adaptation dependent on hard seed and shellfish exploitation after about 8000–7000 B.P. However, there is some disagreement over the time period represented and the magnitude of this change. Researchers on the Santa Barbara coast have recently treated the period before 8000 B.P. as an early phase of millingstone cultural expression (Erlandson et al. 2008). The discovery of the earliest large millingstone assemblage on the California coast (or interior) at Cross Creek, San Luis Obispo County, dating before 10,000 B.P., has caused a reevaluation of dates for the commencement of the Millingstone Horizon (Jones et al. 2002). In the Los Angeles region, at Malaga Cove at Redondo Beach, the earliest occupation of the site may date from the end of this Early Period–Phase I. While it lacks ground stone assemblages, recovered artifacts include crude chert flake tools such as scrapers and dart points, cores and hammerstones, clamshell and *Olivella* beads, some incised stones, and bone artifacts, including bone beads (Moratto 1984:13–132).

2.2.2 Early Period (Millingstone Horizon) Phase II: 8000/7500–5000 B.P.

Southern California coastal and littoral sites after 8000–7500 B.P. were typified by an increase in relative quantities of millingstones and handstones, although some sites on San Clemente and the Catalina Islands lacked such assemblages (Meighan 2000). Sites from this phase of the Millingstone Horizon have also been observed to contain crude scraper planes, scrapers and choppers, and large projectile points. Millingstones and handstones were associated with a subsistence regime based on the exploitation of hard seeds, although they were also used to

process other resources. The coastal environment was shaped by early Holocene rising sea levels which did not stabilize until 5000 B.P. (Altschul et al. 2007). This delayed the full development of estuarine marshes and the onset of sedimentation of open estuaries and lagoons.

Resultant instability of water levels in stream outfalls and estuaries may have caused the frequent movement of sites between estuary bank and bluff top. Early Millingstone Horizon sites in coastal western Los Angeles County featured exploitation of fish and shellfish and coastal prairie grasses, supplemented with opportunistic terrestrial hunting. The coastal foraging populations in the Ballona Creek area at this time were small and liable to move between lagoon bank and bluff top camps (Altschul et al. 2007). Sites CA-VEN-1 and CA-LAN-92, located up the Los Angeles County coast west of Malibu, show a dependence on marine resources and the processing of seeds with ground stone. Sea mammal remains were recovered, and the procurement of fish was a major activity at CA-VEN-1, with bone gorges having been used. It is presumed that canoes were employed to catch the deep-water fish species identified at the site (Dallas 2004). Shell beads, worked bone, and choppers were also encountered. In contrast, at CA-LAN-958 at Malibu, an early Millingstone ground stone assemblage was accompanied by shellfish and very little evidence of either terrestrial fauna or fish exploitation (Porcasi and Porcasi 2002). Radiometric data from coastal sites across a broad expanse of the southern California coast from San Luis Obispo to Orange counties has suggested a drop in the number of coastal sites that is most pronounced between 6000–5500 B.P. (Dallas 2004; Glassow 1999). It is not known, of course, if this trend denotes a decline in coastal population or the aggregation of population in a smaller number of sites. Sites at the Ballona Creek estuary were reportedly abandoned from 6000 to 5000 B.P. (Altschul et al. 1992:43).

2.2.3 Early Period (Millingstone Horizon) Phase III: 5000–3000 B.P.

Later on during the Millingstone Horizon, coastal sites present evidence of a diversification of subsistence strategies, with increased procurement of small terrestrial game. From 5000 through 3500 B.P. there is a substantial increase in the number of southern California coastal sites especially notable in Orange County (Glassow 1999). Later sites of the Millingstone complex dating from after 5000 B.P. also include cogged stones and discoidals. Cairns of ground stone tools have been found atop flexed or extended primary interments and secondary reburials which possibly reflect the importance of the tool type (Koerper et al. 2006). Smaller-sized dart points have also been recovered. Bone artifacts are not abundant, but include bone awls, antler flakers, and atlatl hooks. Tarring pebbles and asphaltum with basketry impressions, along with the bone awls, attest to basketry manufacture. Glassow (1996) has suggested that the increased frequency of mortars and pestles late in the Millingstone period may be linked to processing of foods other than acorns, but that evidence of the use of basketry hoppers on mortars marks the proliferation of acorn processing. He dated these hopper mortars in the Santa Barbara region to after 4500 B.P., while the earliest crude mortars and pestles are dated from 5500–4500 B.P. (Glassow 1996:18). The hopper mortars became more common during the following Intermediate Period.

2.2.4 Intermediate Period: 3000–1300 B.P.

Early in the Intermediate Period, both on the coast and in the littoral zones, mortars and pestles tend to replace millingstones and handstones in ground stone assemblages. As noted above, this is believed to reflect a long-term shift from hard seed exploitation to acorn processing, although

the exploitation of grasses and hard seeds continued to figure in the coastal and interior subsistence regimes. In Los Angeles County and elsewhere, this shift is earlier and more prevalent at coastal sites as opposed to interior sites. On the Santa Barbara coast, millingstones were completely replaced by mortars and pestles by 2200 B.P. (Glassow 1996:18). In some areas of the southern California interior, millingstones and handstones remained common through historic times, although mortars and pestles (and bedrock mortars) were also found.

It was also formerly supposed that during the first 1,500 years of the Intermediate Period, there was a decrease in intensity of occupation of coastal sites, ending around A.D. 400–500 with the arrival of Takic groups from the interior deserts. While cases of a settlement hiatus can be found in the southern California coastal region—at the Newport Bay estuary in Orange County, for example—this is not a generalized phenomenon (Grenda et al. 1998). Paleoclimate data have suggested a period of heavier than average rainfall between circa (ca.) 3000 and 1700 B.P. in coastal Los Angeles and Orange counties, followed by variable but drier conditions until the end of this period (Davis 1992).

At the Ballona Creek lagoon, by around 2000 B.P., coastal habitation sites became more numerous, larger, and more complex, featuring house features, associated hearths, and mortuary areas. The diversity of faunal assemblages increased, and mortars, pestles, and stone bowls became more abundant. Primary and secondary inhumations and secondary cremations have been encountered at bluff-top sites in this area. At Malaga Cove, bone harpoon barbs were recovered, along with circular shell fishhooks. These fishhooks first appeared in coastal archaeological assemblages during the Intermediate Period, the oldest dates for these artifacts came from the southern Channel Islands (Raab et al. 1995).

By ca. 2500 B.P., after the beginning of the Intermediate Period, settlement and population levels in interior areas in Los Angeles County, such as the San Fernando Valley, had also increased. While the Santa Monica Mountains, for example, were close enough to the coast to depend on Millingstone Horizon subsistence patterns, this was not true farther inland (Keller and Ciolek-Torello 2006). This interior settlement has been linked to the gradual spread of acorn processing, an increase in exploited subsistence resources, and more moderate rainfall conditions. By ca. 1500 B.P. or perhaps a little earlier, the bow and arrow were introduced.

One major issue in regard to Intermediate Period occupation of the coastal littoral zones in Los Angeles County was the timing of the arrival of groups of Takic language affiliation in the region. It was long hypothesized that the arrival of these linguistic ancestors of the Gabrielino/Tongva, Serrano, Cahuilla, Luiseño, and other southern California Takic language groups was coeval with the appearance of arrow points and the use of the bow, around circa A.D. 500. The idea of a “Takic wedge” descending from the interior deserts at around this time or even later has been generally accepted (Moratto 1984). However, based on linguistic and archaeological evidence, a number of investigators have recommended an earlier presence of Takic groups in the region dating to as early as ca. 3000–3500 B.P. (Kowta 1969; Sutton 2009). This earlier arrival appears plausible, in part because of the relative timing of the presence of Numic and Tubatulabal Uto-Aztecan groups in the southern California interior.

2.2.5 Late Prehistoric Phase I: 1300–700 B.P.

During the period from 1100–700 B.P., unstable and intermittently dry climate conditions affected the southern California region. A period of heavy precipitation from 1300–1100 B.P. has been proposed for the beginning of this period, followed by prolonged episodes of extreme drought. These droughts represented a widespread global warming episode, referred to as the Medieval Climatic Anomaly, which also impacted native cultures in the North American southwest and elsewhere. The effects of this xeric episode and of a proposed rise in seawater temperatures at around this time on the southern California coast and interior have been widely studied and debated during the last 20 years. Persistent severe drought episodes have been dated as having occurred from ca. A.D. 900–1000 through A.D. 1300 (Erlandson et al. 2008:95–96; Kennett 2005; Kennett and Kennett 2000; Raab and Larson 1997; Stine 1994). It has been argued that these persistent droughts and rise in seawater temperatures caused subsistence and nutritional stress, increased inter-group conflict in both the southern California interior and on the coast, and resulted in a decrease in availability of both terrestrial and marine subsistence resources (Arnold 1997; Arnold et al. 1997; Lambert and Walker 1991; Lambert 1993).

The proposed subsistence crisis during this era has been viewed as leading to the emergence of more highly ranked social systems with more complex patterns of specialized craft production and distribution; that is, “emergent social complexity” among the Island Chumash of the northern Channel Islands. This has been seen as generating a Late Prehistoric pattern of relative social complexity among the Chumash and, to a perhaps lesser degree, among their Gabrielino/Tongva and Serrano neighbors to the east in Los Angeles County (King 2004). The severity of the subsistence impact for coastal settlements due to alleged long-term increases in average seawater temperatures has been debated. Some researchers have provided evidence that while negative changes in seawater temperatures and marine productivity during this period may have occurred, these were not severe enough to devastate coastal fisheries (Kennett 2005; Kennett and Kennett 2000).

2.2.6 Late Prehistoric Period Phase II: 700–240 B.P.

By the beginning of Phase II of the Late Prehistoric period, rainfall conditions increased with some researchers arguing for greater available moisture than at present, the so-called “Little Ice Age,” after ca. A.D. 1400 (Boxt et al. 1999). There is agreement about a substantial expansion of coastal and littoral populations in southern California after 700 B.P. (A.D. 1300). Interestingly, there are indications of an expansion of numbers of sites in several near-coastal areas in the Long Beach and Newport Beach areas during the A.D. 1400–1660 period, and a subsequent decline from A.D. 1600–1800 (Altschul et al. 1998:27; Boxt et al. 1999:27).

During this period, the northern Channel Islands populations further developed craft specializations, including shell bead manufacture, that sustained trade with mainland settlements and with far-distant trade destinations to the east, and provided an exchange medium for the regional economy. Steatite quarried on Santa Catalina Island was used to make stone bowls, pipes, comals, sucking tubes, pendants, beads, and effigies. A festival system, developed in part around periodic mourning ceremonies, involved the amassing of wealth in beads and other resources, particularly among political elites.

Many major settlements documented after the Spanish conquest were occupied during this period. In areas of inland settlement, by the end of the Intermediate Period, mobility and long distance migration towards the coast from seasonal camps was replaced by the development of permanent settlements. The pattern of settlement at this time included a permanent winter village with a cemetery, sweat lodge, chief's house, dance and sacred enclosure, and a variety of subsidiary temporary camps and activity areas (Mason and Peterson 1994). Some village sites from this period have preserved elements of site structure, including the floors and foundations of residential units and sweat lodges (Ciolek-Torello 1998). Marriage ties and political alliances linked individual village territories, while alliances allowed communities to, in effect, "lend" access to resources to other communities. The development of the large coastal and littoral territorial villages of the Gabrielino/Tongva recorded in ethnohistoric accounts has fueled speculation about the achievement of a completely sedentary type of settlement. Temporary seasonal camps appear to have been utilized even in coastal areas where large village sites were located close to one another.

2.3 ETHNOGRAPHIC SETTING

During the protohistoric period, the Los Angeles area was inhabited by the Gabrielino (Tongva) people, a Uto-Aztecan (or Shoshonean) group that may have entered the Los Angeles Basin as recently as 1500 B.P. from the southern Great Basin or interior California deserts; it is also possible that the Gabrielino peoples migrated into the Los Angeles region in successive waves over a lengthy period of time beginning as early as 4000 B.P. Gradually these Uto-Aztecan peoples began to displace the previous Hokan occupants of the southern coastal region (Kroeber 1925:578–580). In the protohistoric period, the Gabrielino were flanked by speakers of Hokan languages: the Chumash to the north and the Diegueño to the south (Kroeber 1925:578–580). A cursory review of the Gabrielino territory and their culture, prepared for the Metropolitan Water District's Headquarters Project in Los Angeles (Goldberg et al. 1999), is presented below. For a detailed review of the Gabrielino, the reader is referred to William McCawley's book *The First Angelinos* (1996).

It is believed that the Gabrielino territory covered more than 1,500 square miles and included the watersheds of the Los Angeles River, San Gabriel River, Santa Ana River, and Rio Hondo. The Gabrielino also occupied the islands of Santa Catalina, San Clemente, and San Nicolas. Within this large territory were more than 50 residential communities with populations that ranged from approximately 50 to 150 individuals. Each community consisted of one or more lineages which maintained a permanent geographic territory that included a permanent settlement and a variety of hunting and gathering areas as well as ritual sites. A typical Gabrielino settlement contained a variety of structures used for religious, residential, and recreational purposes. In the larger communities, a sacred enclosure surrounded by the houses of the chief and other members of the elite community was generally located near the center of the community. Surrounding these structures were the smaller homes occupied by the rest of community. Other features common at residential sites were sweathouses, and level clearings used as playing fields and dance grounds as well as cemeteries (McCawley 1996:32–33). Gabrielino territory offered a rich and diverse resource. Subsistence items described in ethnohistorical sources include large numbers of native grass seeds, six or more types of acorns, pinyon pine nuts, seeds and berries from various shrubs, fresh greens and shoots, mule deer, pronghorn, mountain sheep, rabbits and rodents, quail and

waterfowl, snakes, lizards, insects, and freshwater fish, plus a wide variety of marine fish, shellfish, and sea mammals in coastal zones. This wealth of resources, coupled with an effective technology and a well-developed trade and ritual system, resulted in a society that was among one of the most materially wealthy and culturally sophisticated cultural groups in California (McCawley 1996:141). The management of food resources by the chief was the heart of the Gabrielino economy; a portion of each day's hunting, fishing, or gathered food resources was given to the chief who was responsible for managing the community's food reserves. Each family also kept a food supply for use in lean times.

The material culture of the Gabrielino is elaborate in many ways. An excellent descriptive source is Blackburn's (1963) compendium of Gabrielino material culture, which is intended for an archaeological audience and exhaustively summarizes Padre Geronimo Boscana's accounts of the Juaneño farther south in the vicinity of San Juan Capistrano (Boscana 1978), Hugo Reid's 1852 letters to the *Los Angeles Star* (Reid 1968), and Harrington's early twentieth-century interviews (Harrington 1986), among a number of other sources. Shell ornaments and beads, baskets, bone tools, flint weapons and drills, fishhooks, mortars and pestles, wooden bowls and paddles, shell spoons, wooden war clubs, and a variety of steatite items (cooking vessels, comals, ornaments, etc.) are among the many artifact types common in descriptions of Gabrielino culture (Blackburn 1963). Highly developed artisanship is particularly evident in the many technomic implements inlaid with shell (using asphaltum) and in the steatite items from production centers on Catalina Island.

Trade was an important element of the Gabrielino economy. While the principal Gabrielino produced commodity (steatite vessels from centers on Catalina Island) originated well outside the defined study region, trade in steatite items was conducted throughout the local territory and involved external relations with cultural groups beyond Gabrielino borders, including the Cahuilla, Serrano, Luiseño, Chumash, and Mojave. Additionally, *Olivella* shell callus beads, manufactured on the northern Channel Islands by the Chumash and their predecessors, were reportedly used quite frequently as a currency by the Gabrielino and other southern California groups, particularly in situations when bartering methods were inappropriate or ineffective.

In general, the Gabrielino cultivated alliances with other groups, including a Chumash-Salinan-Gabrielino alliance (Bean 1976:104), and also maintained cult or ritual centers (such as the village *Povongna*, presumed to be located in the vicinity of Long Beach) where trade fairs, mourning ceremonies, and other sorts of social and economic interaction linked villages of many environmental zones into exchange and social partnerships. Strong (1929:98) indicated that there was a "loose ceremonial union" among the Cahuilla, Luiseño, Serrano, and Gabrielino, manifested in gifts of shell money sent by all to leaders of clans in which a death had occurred. Blackburn (1976:240) notes that ceremonialism in general provided a context for far-ranging social interaction, especially between the Gabrielino and several neighboring groups, and resulted in strong unity against external enemies. However, Bean and Smith (1978:546) conclude that the Gabrielino peoples quarreled constantly among themselves and that intervillage conflict was frequent and deadly, although rarely extended. Marriage ties usually dictated affiliations during conflicts.

2.4 HISTORICAL SETTING

This historic context focuses on the exploration, settlement, and development of the region since the Spanish period of occupation in Southern California beginning in 1769 and continuing through the American Period which began in 1848. From there, the discussion turns to a more localized historical background focused specifically on the Hermosa Beach area where the Project is located.

2.4.1 History of Early California and the Los Angeles Region

During the sixteenth and seventeenth centuries, the Spanish Empire had little interest in what is now known as California, limiting its activities to a handful of exploratory trips and surveys into the region. In 1542, the Portuguese explorer Juan Rodriguez Cabrillo led a Spanish group from Mexico to explore the lands of what is now California. It was during this expedition that Europeans first came in contact with the region's native peoples.

The first direct contact between Europeans and Gabrielino is thought to have occurred in 1542 with the arrival of Cabrillo's small fleet at Santa Catalina Island, and later in 1602 when the Sebastian Vizcaíno expedition visited San Clemente and Santa Catalina islands and the mainland near present-day San Pedro (McCawley 1996:207). Later, in 1769, the Gaspar de Portolá expedition crossed the Gabrielino homeland twice in his exploration for suitable settlement sites.

With the success of these expeditions and in response to Russian and French presence in parts of North America, Spain adopted an aggressive colonization campaign in what they perceived as their Las Californias territories in the second half of the eighteenth century. With the intent to establish a series of presidios and missions along the west coast, the Spanish sent de Portolá and Franciscan priests Junípero Serra and Juan Crespi in search of locations for settlement in Alta California, resulting in the founding of the Mission San Gabriel Arcángel at its first location near present-day Whittier Narrows along the San Gabriel River in 1771. The founding of El Pueblo de Los Angeles near present-day Los Angeles Plaza soon followed in 1781.

Because of conflict, recruitment and conversion of the Indians remained slow for the first few years of the mission's existence. Sometime around 1774, Mission San Gabriel was moved to its present location to obtain more suitable land for agriculture. A second mission, San Fernando, was established within Gabrielino territory in 1797.

The ethnographic evidence suggests that several Gabrielino settlements were located on the Los Angeles plain. Chester King identified several areas where archaeological remains of village sites dating to the ethnohistoric contact period may be located (Stone and Sheets 1993). Two of these vaguely defined areas include *Ha'utnga* in the Lynwood/South Gate/Watts area and *Amupunga* near the Rancho San Pedro (Dominguez) Adobe. A third village area known as *Yaanga* (or *Yaangna*), is believed to have been located on the west bank of the Los Angeles River slightly south of the old Spanish Plaza of El Pueblo de Los Angeles in the vicinity of Union Station. Mission life was highly regimented and contrasted sharply with the traditional Gabrielino lifeway. As a result, colonization had a dramatic and negative effect on Gabrielino society, resulting in fugitivism. The traditional Indian communities were depopulated and

epidemics caused by the introduction of European diseases further reduced the local Indian population.

Throughout the first half of the nineteenth century, the Pueblo's Anglo population grew. By the 1820s, Los Angeles and the surrounding areas had gained prominence as an agricultural and cattle-ranching center. Along with people from eastern parts of the United States, a large influx of immigrants from Mexico, Europe, and other parts of the world contributed to its population, industry, and commerce. By 1827, Los Angeles had gained so much prominence that it had become the largest center in Alta California.

Between 1832 and 1834, the Mexican government implemented a series of Secularization Acts that were theoretically designed to turn the mission lands back to the native populations; however, most of this land was taken over by Mexican civilians. The primary result of secularization was increased fugitivism among the Gabrielino (McCawley 1996:208). The later American takeover of California brought further hardships to the Gabrielino who eventually settled at small Indian and Mexican settlements in the Eagle Rock and Highland Park districts of Los Angeles as well as farther inland at Pauma, Pala, Temecula, Pechanga, and San Jacinto.

By the mid 1840s Los Angeles emerged as the territorial capital for Las Californias under Mexico's control. In December of 1847, the United States Army invaded the plaza under the command of Major John Frémont. Then on January 13, 1848, Frémont and Mexican Commander Andrés Pico signed the Treaty of Cahuenga, which ended the conflict in California between the two nations. The Mexican-American War officially came to an end on February 2, 1848, when both sides signed the Treaty of Guadalupe Hidalgo, granting the United States ownership of the Las Californias territories that encompassed parts of California, Nevada, Utah, Arizona, Texas, Kansas, Colorado, Wyoming, Oklahoma, and New Mexico.

Following this transfer and the Land Act of 1851, previous land owners under the Mexican government could file a claim with the Public Land Commission to officiate previously held titles (Robinson 1948). The Treaty of Guadalupe Hidalgo stipulated transfer of all but the very latest land grants (Robinson 1948:105–107). Seventeen years was the average length of time taken for the Board of Land Commissioners to review a land claim. During this time land was not available for sale, squatters moved in, and claimants went bankrupt in trying to prove-up their claim (Robinson 1948:105–107). Many of those who had held and worked land for the period before the Treaty did not outlast the review process and much of the land passed into the hands of influential Americans.

2.4.2 History of Hermosa Beach

The area encompassing present-day Hermosa Beach was originally part of an 1837 Mexican land grant known as *Rancho Sausal Redondo*, which was granted to Antonio Ygnacio Avila by then governor Juan Alvarado. The 22,458-acre property included present-day Hawthorne, Hermosa Beach, Inglewood, Lawndale, Manhattan Beach, and Redondo Beach. In 1855, the United States patented the land grant to Avila, recognizing him as the rightful owner of the property.

When Avila died in 1858, his heirs sold the property to Scotland native Robert Burnett, who also owned another land grant, the *Rancho Aguaje de la Centinela*. He combined both properties to

raise sheep and cattle, and leased a portion to Daniel Freeman in 1873. In 1885, Freeman purchased all of the land from Burnett. At some point in the last 15 years of the nineteenth century, Freeman sold his property to various real estate developers. Among them was A. E. Pomroy, who eventually owned most of *Rancho Sausal Redondo* and sold 1,500 acres to agents of the developers, Moses Hazeltine Sherman and Eli Clark. Sherman and Clark had controlling interest of the Hermosa Beach Land and Water Company (Rhein 1933). In the early 1900s, Hermosa Beach, like the surrounding region, was primarily used for sheep grazing and the cultivation of barley.

The official survey for the Hermosa Beach boardwalk was conducted in 1901, and the construction of the wood plank boardwalk followed shortly along the 2-mile stretch of the Strand. In 1904, the Hermosa Beach Land and Water Company built the City's first pier. Constructed of wood and extending 500 feet into the Pacific waters, it was partially washed away and replaced in 1913. Following the first election for city officers on Christmas Eve of 1906, the City of Hermosa Beach was incorporated and chartered on January 14, 1907. During this time, the City also acquired its 2-mile stretch of coastal property by deed from the Hermosa Beach Land and Water Company. The deed included a clause to hold the property in perpetuity as a public place for recreation and general enjoyment, as it remains today. In 1914, tides had again washed away portions of the boardwalk; these sections were then replaced with a cement walkway. In 1926, another 2,000 ft of cement walkway was added to the north end of the boardwalk (City of Hermosa Beach 2017).

Development of the City came relatively quickly at the turn of the twentieth century. By the end of the first decade, the City had its first primary school, with plans for another to accommodate third through ninth grades. The Pioneer and Berth hotels were established by 1907, and by the end of the second decade, the City had a fully functioning city hall, police and fire departments, post office, street and sewer maintenance departments, civic club, and library (Rhein 1933). The establishment of a railroad through Hermosa Beach by the Santa Fe Railway and the Los Angeles Railway, which later merged with the Pacific Electric Railway, cemented Hermosa Beach as a popular destination on the Pacific Coast. A review of Sanborn Fire Insurance (Sanborn) maps show that the streets were laid out and residential neighborhoods were planted by 1927. Few changes in the street pattern have since occurred.

2.4.3 Project Area Specific History

The following section summarizes the specific history of use of the Project area. This summary is taken directly from the built-environment assessment report entitled *11 & 19 Pier Avenue; 1250 & 1272 The Strand; 20 & 30-32 13th Street, Hermosa Beach, California Historic Resource Evaluation* that has been prepared by Kaplan Chen Kaplan for the Project (Kaplan and O'Connor 2017).

The 1908 Sanborn Map shows that the area of The Strand between 11th and 13th Streets had been divided into blocks and sub-divided into smaller parcels (see Attachment A: Maps in Kaplan and O'Connor [2017]). The lots facing The Strand were oriented east-west with the lots along the numbered streets and Santa Fe Avenue (now known as Pier Avenue) oriented north-south. Santa Fe Avenue was the first paved street to connect Hermosa Beach to its neighbors. The block of The Strand bounded by 13th Street on the north and Santa Fe Avenue on the south

had been divided into seven parcels. A grocery store was sited on the northeast corner of The Strand and Santa Fe Avenue, on Parcel 1. Santa Fe Avenue was partially developed on its north side with an Episcopal Mission on the farthest east parcel; mid-block two vacant buildings are shown and an express office.

The 1912 Sanborn Map shows the northeast corner of The Strand and Santa Fe Avenue (Pier Avenue), Parcel 1, containing a grocery store, and Parcel 2-3 with a bath house and some small accessory buildings. The north side of Santa Fe Avenue was partially developed with a grocer at the far eastern end of the block. Mid-block was a restaurant and bakery, ice cream parlor, city offices and a post office. The south side of Santa Fe Avenue was not yet developed.

By 1927 the Sanborn Map shows Hermosa Beach a few years before the Great Depression. Most of the parcels on both sides of Pier Avenue had been developed. The subject building known as 19 Pier Avenue contained a vacant storefront, a restaurant, a beauty shop, a grocer and a confectionary shop. On the south side of the street at the intersection with Speedway, directly across from the subject property on Pier, was the Pier Hotel. All the parcels on the block of The Strand between 13th and Pier Avenue contained some development. Parcels 1, 2 and 3 had been combined and a large building held a bath house, restaurant, grocer and fishmonger, Parcel 4 had a small restaurant on it and Parcels 5, 6 and 7 also had small restaurants facing the beach.

The 1946 Sanborn Map shows Hermosa Beach just after the end of World War II. On the 1200 block of The Strand, Parcels 1 to 3 still contained the large, former bath house building. Parcel 4 was vacant except for a small structure at the rear that appeared to be connected to the larger building to its south. Parcels 5, 6 and 7 each still contained small restaurants facing the beach. The 19 Pier Avenue building supported five storefronts. Across the street, the building on the southeast corner of the former Speedway, then renamed Beach Drive, was the former Pier Hotel, it having been renamed the Hermosa Hotel. The block of Pier to the west of this hotel contained one building with several storefronts.

The 1960 Sanborn Map is very similar to that of 1946 with many buildings, including 19 Pier Avenue remaining the same in plan view. However, there were changes on the block of The Strand between 13th and Pier Avenues. The large building that had been on Parcels 1 to 3 had been demolished and was vacant land. While the small restaurants on Parcels 6, and 7 remained, a new restaurant, taking up the whole lot, had been built on Parcel 4 and the restaurant on Parcel 5 had been expanded to take up most of that lot.

Today the basic configuration of the buildings remains the same on The Strand between 13th and Pier Avenue. Parcels 1 to 3 contain a parking lot with pergola for The Mermaid Restaurant. That restaurant is sited on Parcels 4 and 5 that appear to be separate parcels but the parcels have been consolidated. All of the subject buildings are over 50 years old.

The buildings on Parcels 6 and 7 are the two at the north end of the 1200 block of The Strand. These two lots were consolidated at some point in time and share the address of 1272 The Strand per Los Angeles County Assessor records. The original buildings on both lots were constructed in 1922. As the Sanborn Maps and aerial maps show, the 1922 versions were small buildings facing the beach. Over the years these structures were added onto, eventually filling out the whole lot, and upgraded into more modern restaurant and bar facilities.

The building on Parcel 6 has signage with its name, The Deck at 1250 The Strand. The Sanborn and aerial maps show this structure had a similar evolution from a small restaurant on the front of the parcel with later additions that take up most of the lot.

The first building on Parcel 5 appears on the Sanborn Map of 1927 as a small restaurant building. The Sanborn and aerial maps show how the building continued to grow over the decades to take up much of the parcel. The parcel to its south, Parcel 4 was consolidated with Parcels 1 through 3 and has the address per the Los Angeles County Assessor as 11 Pier Avenue. The first building on Parcel 4 was the smallest of all the restaurant buildings along this block of The Strand in 1927. By 1946 Parcel 4 was vacant but in the late 1940s/early 1950s a new building that took up the whole lot was constructed on Parcel 4. These two buildings, the enlarged and remodeled building on Parcel 5 and the newer building on Parcel 4 were combined into a single structure and operation known as the Mermaid Restaurant. The City of Hermosa Beach building permits records only contain information from the later 20th century; no original building permits for any of these buildings were extant. The City Directory from 1950 lists the Mermaid Café thus sometime in the late 1940s and early 1950s the new building was constructed and the existing building possibly enlarged and remodeled to create a single, perhaps larger, Mermaid restaurant. There is a building permit for a 25 by 75 foot structure abutting the existing building from 1989. In 1962 the owner was Quentin Thelan who owned the building until recent years.

The building at 19 Pier Avenue is located to the east of the parking lot of 11 Pier Avenue. The 1912 Sanborn Map shows this north side of Pier Avenue with 11 parcels, 10 of fairly equal size, with the parcel at the east end of the block slightly larger. The 1927 Sanborn Map shows that two full parcels and a portion of another parcel at the west end of the block, adjacent to the alley on to its east, had been consolidated and a single building with multiple storefronts constructed. This is the subject building known as 19 Pier Avenue.

The building from its beginnings provided multiple storefronts for a wide variety of tenants. Tenants in the 1920s included a drug store, a sweet shop, a grocer, a dry goods store and in the 1930s and 1940s shops such as dress store, jeweler, beauty shop, and restaurant. In the later 20th Century Pier Avenue changes from a street with neighborhood serving businesses to a street of restaurants and tourist serving businesses. In each of the decades and periods, individual tenants made changes to the store fronts reflecting the various trends of each period. As a result all the original storefront display windows and entry doors have been replaced or altered. The storefronts today reflect late 20th century trends.

3 SOURCES CONSULTED

Various sources were consulted as part of this cultural resource study. A detailed discussion of the sources consulted and results of these investigations are provided below, as well as in subsequent sections of this report that discuss the historical development of the Project area. It should be noted that AEC only completed research as it pertained to archeological resources. All research pertaining to above-ground built-environment resources was conducted by Kaplan Chen Kaplan with the information included in the following sections that addresses built environment resources was taken directly from Kaplan and O'Connor's (2017) report.

3.1 ARCHAEOLOGICAL RESOURCES LITERATURE AND RECORDS SEARCH

An archaeological resource literature and records search encompassing the Project area, along with a surrounding ½-mile buffer, was conducted by staff of the South Central Coastal Information Center (SCCIC) on October 19, 2016. The objective of the records search was to determine whether any prehistoric or historical archaeological resources had been previously recorded within or near the Project area. Data sources for the records search included historic maps and aerial photographs of the Project vicinity, the NRHP, CRHR, California Points of Historical Interest, CHL, Historic Properties Directory, and the California Inventory of Historical Resources. Results of this search indicate that no less than 12 cultural resource investigations have been conducted within a ½-mile radius of the Project area between 1974 and 2006 (Table 1). Seven of these studies consist of overview surveys that encompass the current Project area. No archaeological resources have been documented within a ½-mile radius of the Project area.

**Table 1
Previous Cultural Studies within ½-Mile of Project Area**

SCCIC Reference #	Author(s)	Date	Title	Summary of Work
LA-02904	Stickel, Gary E.	1993	Draft Report a Phase I Cultural Resources Literature Search for the West Basin Water Reclamation Project	No resources
LA-03265	Hatheway, Roger G.	1983	Cultural Resources Assessment of the General Plan and Zone Changes for the Hermosa Beach School District Properties Hermosa Beach, California	No resources
LA-03511*	Romani, John F.	1977	Assessment of the Archaeological Impact by the Development of the Waste Water Facilities Plan W.O. 31389	Overview study; Project area comprised multiple locations within LA county, 18 resources identified, no resources located within Project area

Table 1 (continued)
Previous Cultural Studies within ½-Mile of Project Area

SCCIC Reference #	Author(s)	Date	Title	Summary of Work
LA-03583*	Bucknam, Bonnie M.	1974	The Los Angeles Basin and Vicinity: a Gazetteer and Compilation of Archaeological Site Information	Overview study; Project area comprised multiple locations within LA and Orange counties, 285 resources identified, no resources located within Project area
LA-04323*	Hill, James N.	1985	Cultural Evolution in the Archaic/Mesolithic: a Research Design for the Los Angeles Basin	Overview study; no resources
LA-04756	Gray, Deborah	1999	Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 474-02, in the County of Los Angeles, California	No resources
LA-06207	Duke, Curt	2002	Cultural Resource Assessment at & T Wireless Services Facility No. D158d Los Angeles County, California	No resources
LA-11138	Pierson, Larry; Shiner, Gerald; and Slater, Richard	1987	California Outer Continental Shelf, Archaeological Resource Study: Morro Bay to Mexican Border, Final Report.	No resources
LA-11406*	Unknown	2003	Completing the California Coastal Trail (also OR-4148 & VN-3011)	Overview study; no resources
LA-11484*	Walker, E.F. and Robinson, Eugene	Unknown	Partial List of Indian Village Sites in Lost [sic] Angeles County, with a few in Orange County. (Information from Eugene Robinson, Handwritten, in "Reconnaissance Sites 15F" looseleaf notebook of Mr. E.F. Walker, Southwest Museum, Los Angeles, California	Overview study; no resources
LA-11747*	Sakai, Rodney	2006	Programmatic Agreement Compliance Report, twenty-first Reporting Period, July 1, 2005-- March 31, 2006	Overview study; no resources
LA-11748*	Sakai, Rodney	2003	Programmatic Agreement Compliance Report, twenty-first Reporting Period, July 1-- December 31, 2002	Overview study; no resources

* Indicates previous studies that include the current Project area

3.2 BUILT-ENVIRONMENT RESOURCES LITERATURE AND RECORDS SEARCH

Kaplan Chen Kaplan completed a built-environment records search at the SCCIC. The objective of the records search was to determine whether any historical architectural resources had been previously recorded within the Project area. The findings of this record search identified no previously recorded historic resources within the Project area.

In addition, Kaplan Chen Kaplan reviewed the City of Hermosa Beach Historic Resources Survey completed by PCR Services Corporation on behalf of the City of Hermosa Beach (City of Hermosa Beach 2016). This survey consisted of a city-wide reconnaissance survey of potentially historic resources including previously recorded resources as well all unevaluated properties containing buildings 45 years of age or older. Based on Kaplan Chen Kaplan's review of the City of Hermosa Beach Historic Resources Survey, no historic resources were identified within the Project area, however; three buildings in the immediate vicinity of the Project area were identified by the City of Hermosa Beach as historic: The Bijou Theater located at 1229-1235 Hermosa Avenue, the Bank of America Building located at 90 Pier Avenue, and the Hermosa Hotel at 22 Pier Avenue.

Other sources researched by Kaplan Chen Kaplan included the collections of the Los Angeles Central Library, City Directories, Los Angeles County Assessor data, as well as historic maps including Sanborn Maps and aerial photographs. Building permit records were reviewed at the City of Hermosa Beach. Building records in the files included recent additions and alterations from the 1970s onward. Building permit records from the early half of the 20th century was limited and no original building permits were available.

4

NATIVE AMERICAN COMMUNICATION

Æ contacted the NAHC on September 23, 2106, for a review of the SLF, to determine if any known Native American cultural properties (e.g., traditional use or gathering areas, places of religious or sacred activity, etc.) are present within or adjacent to the Project area. The NAHC responded on September 27, 2016, stating that the SLF search was completed with negative results. The NAHC requested that Native American individuals and organizations be contacted to elicit information and/or concerns regarding cultural resource issues related to the proposed Project. A letter describing the Project and asking these individuals and organizations for their input was sent via United States Postal Service (USPS) and electronic mail on October 26, 2016. Follow-up emails and phone calls were made on November 11, 2016. A copy of the letters sent, the list of contacts, and responses received are included in Appendix A.

Five individuals/organizations were contacted including:

- Andrew Salas, Chairperson, Gabrieleno Band of Mission Indians-Kizh Nation;
- Anthony Morales, Chairperson, Gabrieleno/Tongva San Gabriel Band of Mission Indians;
- Sandonne Goad, Chairperson, Gabrielino/Tongva Nation;
- Robert F. Dorame, Chairperson, Gabrielino Tongva of California Tribal Council; and
- Linda Candelaria, Co-Chairperson, Gabrielino-Tongva Tribe.

To date, four responses have been received. Andrew Salas of Gabrieleno Band of Mission Indians-Kizh Nation responded via email and noted that the Project lies within an area of Gabrieleno villages, such as *Engnovangna* and *Waachnga*. Mr. Salas requested that a tribal monitor from the Gabrieleno Band of Mission Indians-Kizh Nation be present during ground disturbing construction work. Anthony Morales of the Gabrieleno/Tongva San Gabriel Band of Mission Indians stated that given the project location along the coast, the area is sensitive for Native American resources. Mr. Morales recommended that an archeological monitor and a Native American monitor from the Gabrieleno/Tongva San Gabriel Band of Mission Indians be present during construction activities. Sandonne Goad of the Gabrielino/Tongva Nation stated that she would forward the information request to Sam Dunlap, who was the Cultural Director for the tribe. She stated he would respond if he has any information on Native American resources within the Project area; as of the date of this report, no response from Mr. Dunlap has been received. Robert F. Dorame of the Gabrielino Tongva Indians of California noted that he had completed a survey in the Hermosa Beach area and had recorded a large site in the location of a proposed desalination plant. Mr. Dorame provided Æ with a copy of a letter he sent on November 8, 2015 to the West Basin Municipal Water District regarding the cultural materials he has located near the proposed desalination plant located about three miles north of the current Project area. The letter stated that the entire area is considered culturally sensitive as Redondo Beach had been a salt gathering and trading site for the Gabrielino Tongva. The letter also stated that Mr. Dorame performed a survey on the border of Hermosa Beach and Redondo Beach and had observed a shell midden; Mr. Dorame also provided Æ with four photographs of artifacts from a shell midden he identified during the survey. As of the time of this report, no response has been received from Linda Candelaria, Co-Chairperson of the Gabrielino-Tongva Tribe.

5

ARCHAEOLOGICAL SENSITIVITY ASSESSMENT

Due to the developed nature of proposed Project site, an archaeological survey of the area was not warranted. To evaluate the potential of intact archaeological features and deposits to be present within the Project area, an archaeological sensitivity assessment was completed using information compiled on known cultural resources, historical maps, geologic maps, soils maps, and hydrological information. The methods and findings of the archaeological sensitivity assessment are discussed below.

5.1 METHODS

Buried site sensitivity for prehistoric resources within the Project area was assessed by creating a landscape model that focused on landform type and age, hydrology, and depositional setting. The model was primarily based on geological maps and literature of the Los Angeles Basin, soil maps in the vicinity of Hermosa Beach, as well as topographic data. Historical maps were reviewed to determine the nature of the surface prior to development, to identify potential sources of water, to examine man-made impact to the extant surface, and delineate the extent of Holocene sediments found within the Project area. Prehistoric archaeological sensitivity was based on proximity to known cultural and natural resources, depositional setting, potential for intact Holocene sediments, and modern disturbance.

Assessments regarding the potential to find buried historical features were primarily made by reviewing 20th century maps and aerial imagery. Table 2 lists the geologic resources and historical maps that were consulted in this effort. Using information obtained from these archival sources, a general history of the property's development and uses was reconstructed through time in order to determine if subsurface features from former buildings may be present within the Project area.

5.2 RESULTS

The Project is situated on the lowest and youngest of 13 wave-cut marine terraces resultant from Pleistocene sea level fluctuations and regional uplift. Older dissected terrace surfaces rise east and north of the Project area as a series of low hills approximate 200 to 300 feet above mean sea level (amsl). The terrace underlying the Project has a relatively flat uniform surface that slopes gently towards the sea; late Holocene age unconsolidated eolian deposits (Qe) comprising the former coastal dune system overlie this terrace. A narrow strip of active beach deposits is situated to the west. The Qe deposits found within the Project site consist of very well sorted fine- to medium-grained sand that grades into older deposits with depth (Saucedo et. al 2016). These typically stratified sediments are loose near the surface and would have formerly supported low shrubs and annual grasses (Soil Survey Staff 2017). According to Dibblee (1999), it is likely that these young surficial deposits shallowly overlie older Pleistocene marine deposits referred to as the San Pedro Sand; however, depth to this contact is unknown.

Diseños and early maps of the Rancho Sausal Redondo (184-?; n.d.) depict this lower coastal terrace, with one map labeling it in Spanish as “*mengano*,” which translates to marginal land.

Table 2
List of Maps Used in the Sensitivity Analysis.

Map	Author	Scale
Geologic Map of the Long Beach 30 x 60 Quadrangle, California	Saucedo et. al 2016	1:100,000
Geologic Map of the Palos Verdes Peninsula and Vicinity, Redondo Beach, Torrance, and San Pedro Quadrangles	Dibblee et. al 2009	1:100,000
Diseños of the Rancho Sausal Redondo	United States District Court (California: Southern District), 184-?	n.a.
Map of the Centinela and Sausal Redondo ranches in Los Angeles County, Cal	Anonymous Cartography, n.d.	n.a.
Map of Sausal Redondo Rancho, Centinela Rancho and part of Rancho La Ballona	Howland, Chas. H. (Charles H.), Cartographer, 1901	n.a.
Map of the Ranchos Centinela and Sausal Redondo	Solano, Alfred, Cartographer, 1875	n.a.
Redondo, CA	USGS 1896	1:62,500
Torrance, CA	USGS 1924	1:24,000
Torrance, CA	USGS 1934a	1:24,000
Torrance, CA	USGS 1934b	1:20,000
Redondo Beach, CA	USGS 9151	1:24,000
Sanborn Map Company, Hermosa Beach, CA	1908	n.a.
Sanborn Map Company, Hermosa Beach, CA	1912	n.a.
Sanborn Map Company, Hermosa Beach, CA	1924 (1946)	n.a.
Point St Vincent Northwards (T-1231)	US Coast Survey Map, 1871	1:10,000
Point Vincent to Redondo Beach (T-4826)	US Coast Survey Map, 1933	1:10,000
HistoricalAerials.com (Netronline)	1957, 1961, 1967, 1970, 1978, 1993, 1997, 2010	n.a.

An 1871 T-sheet providing highly detailed topographic details of the Project area indicates that at the time, the lower coastal terrace was undeveloped coastal dunes; the map depicts a north-south road followed the shoulder of the second terrace less than half a mile inland. No creeks, springs, water sources, or other noteworthy natural features that may form potential resource bases for prehistoric people were mapped in the area. A small salt pond with several associated structures is located about a mile south with a small creek in a narrow canyon situated six miles to the south at the base of Palo Verde Hills. An 1875 (Solano) map shows the Los Angeles and Pacific Electric Railroad alignment reaching the coast south of the Project area near a pond labeled “Salt Works.” The map also depicts the entirety of the Rancho as subdivided into lots with a town center where the modern airport is located; 80-acre lots are shown in the vicinity of the Project area. On an 1896 USGS quadrangle, the Project area appears as undeveloped dunes though a railroad is noted in the location of the above-mentioned road that runs along the second terrace further inland. This map also shows Ballona Lagoon, located 7 miles north, which would have provided estuarine habitat and access to fresh water.

Examination of these maps indicates that prehistoric habitation sites would have likely been located near Ballona Lagoon or south near the canyon where fresh water is more available. In

contrast, smaller gathering and processing loci are expected to be found in the coastal dune habitats that characterized the Project area prehistorically. This finding suggests that the Project area has low to moderate sensitivity for prehistoric resources. However, since the depth of Holocene sediments is unknown in this area, if native undisturbed sediments are found below historic period deposits, then a potential exists for encountering buried prehistoric sites.

After the turn of the century, development of the town began with the construction of the first pier in 1905 and beach houses located in the coastal dunes. The 1908 Sanborn map shows a single building on the southwest corner of the Project area with a second building located south of 13th Street and immediately west of Beach Drive. The 1912 Sanborn map shows two additional buildings constructed along the Strand in the southwest corner of the Project area. By the mid-1920s, Hermosa Beach had a developed downtown with the segment of Pier Avenue between the Strand and Hermosa Avenue containing several large buildings (USGS 1924). The 1927 Sanborn map shows that all of the previous buildings in the Project area had been demolished with nine restaurants and an apartment building constructed on the three western parcels adjacent to the Strand and a pipeline running down Beach Drive. Historical photos dating to the 1920s (Hermosa Beach Historical Society) show a large rectangular building occupying the southwest parcel with a smaller building to the north and a row of building occupying the entire strip between Beach Avenue and Hermosa Avenue. On the 1934 Torrance quadrangle, the entire western section of the Project has a large building located on it, likely corresponding to the Sanborn maps. A review of a series of aerial images dating between 1953 to present on historicalaerials.com indicates that the building on the southwest parcel was torn down and the parcel was converted to a parking lot, which lasted from middle to the 20th century to the present. The other buildings appear to change little through this same time.

The examination of historic maps and aerial photographs indicates that the southwest corner of the Project area (APN 4183-002-001) exhibits a moderate to high potential for containing intact historical archaeological remains. For the past 60 to 70 years, this area has contained a parking lot that appears to have undergone little to no modification. As such, it is possible that the parking lot is capping historical deposits related to the building that was extant between the 1920s and 1950s. At the time the building was demolished, limited regulation allowed developers to bury structural refuse and leave subsurface portions of foundations intact. In addition, construction methods at the time allowed for only limited excavation to provide a stable surface for the parking. The severe cracking and poor shape of the parking lot surface seen today may be an indication that buried materials underlying the pavement are settling as they decompose. While there is a moderate to high possibility of finding buried material associated with the former building, no historical map or aerial photograph was found that could provide enough detail to show the exact location of features within the lots such as privies, basements, or outbuildings.

6

BUILT ENVIRONMENT ASSESSMENT

This chapter summarizes the research, field methodology, and recommendation of eligibility of the built-environment resources located within the Project area. The data presented below is based entirely on information provided in the report by Kaplan and O'Connor (2017). Æ did not conduct a field survey nor develop eligibility recommendations of the built environment resources for the Project.

6.1 METHODS

The primary purpose of the historical built-environment assessment was to inspect and document buildings and structures within the Project area, assess their age, uses, and condition, research their construction history, and evaluate their significance to develop recommendations as to whether any are eligible for listing on the local, state, or national level. As previously discussed in Chapter 4, Kaplan Chen Kaplan completed research at the Los Angeles Central Library, city directories, Los Angeles County Assessor Data, historic maps including Sanborn Fire Insurance maps, historic aerials, and building permit records maintained by the City of Hermosa Beach. Kaplan Chen Kaplan also completed a field inspection of the Project area in December 2016. The purpose of this visit was to document and assess the current conditions of any historic period buildings and structures within the Project area. Kaplan Chen Kaplan compiled appropriate DPR 523 series forms to document the historic age buildings that were identified within the Project area (Attachment C: DPR Record in Kaplan and O'Connor [2017]).

6.2 RESULTS

Kaplan Chen Kaplan identified seven potential built-environment resources located on six properties within the Project area that meet or exceeded the 50-year eligibility threshold for listing on the CRHR. Based on a review of available historic materials, Kaplan Chen Kaplan recommended that none of the buildings within the Project area are eligible for inclusion on the CRHR or for local listing in the City of Hermosa Beach. In addition, Kaplan Chen Kaplan determined that there are three historic buildings within the immediate vicinity of the Project area that have been designated for protection under the City's Historic Resources Preservation Ordinance. According to Kaplan Chen Kaplan, none of these buildings will be adversely impacted by the proposed Project.

Building descriptions and summaries of Kaplan Chen Kaplan's eligibility determinations are provided below. The reader is referred to Kaplan Chen Kaplan's report (Kaplan and O'Connor [2017]) for more detailed information regarding the building descriptions and eligibility recommendations. Locations of each building within the Project site are shown in Figure 3.

6.2.1 Built-Environment Resources within the Project Area

6.2.1.1 30 and 32 13th Street

This resource is comprised of two identical buildings with a shared courtyard. Each building is a one-story vernacular-style residential building with International-style influences constructed in

1948. Each building features stucco siding and a flat roof. The front façade of each building is simple with horizontal band windows. Entry doors are from the common shared quasi-courtyard area. Entry into the courtyard from the street is from the area between the two buildings which is gated. The street facing elevation of each building is the same. That façade of each building is divided into three modules with a center module clad in vertical wood and the other modules of painted brick. Each of these modules contains a set of tripartite windows. A slight flat canopy projects out over the windows.

Kaplan Chen Kaplan recommend that 30 and 32 13th Street is not eligible under CRHR Criterion 1/City of Hermosa Beach Criterion A because the property does not exemplify any special attributes related to the City of Hermosa Beach nor were there any historic events associated with the buildings. Kaplan Chen Kaplan further suggest that the buildings are not eligible under CRHR Criterion 2/City of Hermosa Beach Criterion B because there are no historic persons associated with the buildings. Kaplan Chen Kaplan argue that the buildings are not eligible under CRHR Criterion 3/City of Hermosa Beach Criterion C because they do not represent a significant architectural style and are unremarkable examples of vernacular architecture. Kaplan Chen Kaplan indicate that the buildings are also not eligible under CRHR Criterion 4/City of Hermosa Beach Criterion D because they are unlikely to yield historic information in the future. Finally, Kaplan Chen Kaplan conclude that the buildings are not eligible under City of Hermosa Beach Criterion E because they do not have any unique or singular physical characteristics that elevate them above other residential buildings in the City.

6.2.1.2 20 13th Street

This building is a two-story vernacular-style two-part commercial building constructed in 1941 with a one-story addition. Two entrances are located on the 13th Street elevation, one centered along the elevation and the other at the east end of the building. There are large plate glass windows to either side of the centered entry door. These display windows have a high bulkhead. The building is angled at the corner by the intersection of 13th Street and Beach Drive. The Beach Drive elevation is shorter and features a display window as does the short angled side of the building. Along the second floor on 13th Street are two windows. Two other window areas have been enclosed and stuccoed over. There is a window on the second floor of the angled side and two windows on the Beach Drive side. None of the window assemblies are original. The building appears to have had an original brick façade with trim elements, horizontal banding that remains in relief, but has been stuccoed over with a rough texture finish.

Kaplan Chen Kaplan suggest that 20 13th Street is not eligible under CRHR Criterion 1/City of Hermosa Beach Criterion A because the building does not exemplify any special attributes related to the City of Hermosa Beach nor are there any historic events associated with the building. Kaplan Chen Kaplan further argue that the building is not eligible under CRHR Criterion 2/City of Hermosa Beach Criterion B because there are no historic persons associated with the building. Kaplan Chen Kaplan suggest that the building is not eligible under CRHR Criterion 3/City of Hermosa Beach Criterion C because it does not represent a significant architectural style and is an unremarkable example of vernacular architecture. Kaplan Chen Kaplan recommend that the building is not eligible under CRHR Criterion 4/City of Hermosa Beach Criterion D because it is unlikely to yield historic information in the future. Finally, Kaplan Chen Kaplan recommend that the building is not eligible under City of Hermosa Beach

Criterion E because it does not have any unique or singular physical characteristics that elevate them above other buildings in the City.

6.2.1.3 1272 The Strand

This building is a vernacular-style one-story commercial building constructed in 1922. This building is an unremarkable one-story, stucco-clad building, simple in form and styling. Based on Assessor records, it appears that the building was first remodeled in 1955 and over the decades modifications have been made. A large area for signage defines the upper horizontal band and below it is a series of windows and entry doors that are slightly recessed. The windows are not original. The building is of no specific architectural style and there are no historic character defining features.

Kaplan Chen Kaplan recommend that 1272 The Strand is not eligible under CRHR Criterion 1/City of Hermosa Beach Criterion A because it does not exemplify any special attributes related to the City of Hermosa Beach nor were there any historic events associated with the building. Kaplan Chen Kaplan conclude that the building is not eligible under CRHR Criterion 2/City of Hermosa Beach Criterion B because there are no historic persons associated with the building. Kaplan Chen Kaplan suggest that the building is not eligible under CRHR Criterion 3/City of Hermosa Beach Criterion C because it does not represent a significant architectural style and is an unremarkable example of vernacular architecture. Kaplan Chen Kaplan argue that the building is not eligible under CRHR Criterion 4/City of Hermosa Beach Criterion D because it is unlikely to yield historic information in the future. Finally, Kaplan Chen Kaplan found that the building is not eligible under City of Hermosa Beach Criterion E because it does not have any unique or singular physical characteristics that elevate them above other buildings in the City.

6.2.1.4 1250 The Strand

This building is a vernacular-style one-story commercial building constructed in 1927. The front façade divided into a horizontal upper level that contains signage for the building. This area has had a difference finish that mimics weathered wood siding and contains the business name; this design is a recent addition. Below the signage is a horizontal band of windows on each side of centered entry doors. None of the windows and doors are original; they are of a more modern style than that from 1927 or 1935. The area containing the windows is stucco-clad. This building is of no architectural style and there are there are no historical character-defining features.

Kaplan Chen Kaplan recommend that 1250 The Strand is not eligible CRHR Criterion 1/City of Hermosa Beach Criterion A because it does not exemplify any special attributes related to the City of Hermosa Beach nor were there any historic events associated with the building. Kaplan Chen Kaplan argue that the building is not eligible under CRHR Criterion 2/City of Hermosa Beach Criterion B because there are no historic persons associated with the building. Kaplan Chen Kaplan suggest that the building is not eligible under CRHR Criterion 3/City of Hermosa Beach Criterion C because it does not represent a significant architectural style and is an unremarkable example of vernacular architecture. Kaplan Chen Kaplan argue that the building is not eligible under CRHR Criterion 4/City of Hermosa Beach Criterion D because it is unlikely to yield historic information in the future. Finally, Kaplan Chen Kaplan suggest that the building is

not eligible under City of Hermosa Beach Criterion E because it does not have any unique or singular physical characteristics that elevate them above other buildings in the City.

6.2.1.5 11 Pier Avenue

This property contains a vernacular-style one-story commercial building constructed ca. 1948. The building is clad in brick and vertical wood siding, all materials commonly used for vernacular buildings in the mid-20th Century. The building has an upper band for signage and a middle band with windows. The pattern on the building from north to south is that of door, window set, window set, door, window set, door, window set. The window set on the north includes more windows than those at the south end. The signage on this building is in the form of a canopy above each window. The width of each canopy is dictated by the width of the window or door below. The two door sets are slightly different with varying canopy widths. There is a building permit for construction of the canopies in 1962. Each canopy contains one letter of the restaurant's name. The lower band, or bulkhead of the building is brick and the area above the brick is wide vertical wood siding. The brick is not painted but the wood is painted a dark matte black as are the canopies; the windows and doors are tinted dark. The building is not of any architectural style. A trellis is attached to the south side of the building in its parking lot. Historical photographs and maps of the area indicate that the surface parking lot was constructed between 1946 and 1953.

Kaplan Chen Kaplan recommend that 11 Pier Avenue is not eligible under CRHR Criterion 1/City of Hermosa Beach Criterion A because the property does not exemplify any special attributes related to the City of Hermosa Beach nor are there any historic events associated with the building. Kaplan Chen Kaplan argue that the building is not eligible under CRHR Criterion 2/City of Hermosa Beach Criterion B because there are no historic persons associated with the building. Kaplan Chen Kaplan suggest that the building is not eligible under CRHR Criterion 3/City of Hermosa Beach Criterion C because it does not represent a significant architectural style and is an unremarkable example of vernacular architecture. Kaplan Chen Kaplan conclude that the building is not eligible under CRHR Criterion 4/City of Hermosa Beach Criterion D because it is unlikely to yield historic information in the future. Finally, Kaplan Chen Kaplan argue that the building is not eligible under City of Hermosa Beach Criterion E because it does not have any unique or singular physical characteristics that elevate them above other buildings in the City.

6.2.1.6 19 Pier Avenue

This building is a single-story one-part commercial block constructed in 1922. The front façade of the building faces Pier Avenue. The building is one story, of masonry construction with a brick exterior. The building features a parapet that is highest at the center of the Pier Avenue façade and the parapet slightly steps down twice on each side. A decorative element of the original building design is the band of brickwork that runs below the parapet on the front and west elevations. The band is a simple design created by a row of headers, then a row of stretchers of two colors alternating, then a row of stretches of a single color, then another row of stretchers of two alternating colors, and lastly a row of headers. The use of alternating headers and stretchers of different colors is employed at each corner of the building. The header above the display window area consists of a band of headers placed vertically. The building has undergone

numerous alterations including tenant improvements over the decades. None of the original storefronts remain as many tenant improvements over the decades included remodels of the display area and storefronts. Currently the building is divided into five storefronts. The middle storefront (#3) is the narrowest: the storefronts to its east (#4 and #5) are of equal sizes while the storefronts to its west (#1 and #2) are unequal with storefront #1 being the wider of the two.

Kaplan Chen Kaplan suggest that 19 Pier Avenue is not eligible under CRHR Criterion 1/City of Hermosa Beach Criterion A because the property does not exemplify any special attributes related to the City of Hermosa Beach nor were there any historic events associated with the building. Kaplan Chen Kaplan argue that the building is not eligible under CRHR Criterion 2/City of Hermosa Beach Criterion B because there are no historic persons associated with the building. Kaplan Chen Kaplan indicate that the building is not eligible under CRHR Criterion 3/City of Hermosa Beach Criterion C because it does not represent a significant architectural style and is an unremarkable example of vernacular architecture. Kaplan Chen Kaplan conclude that the building is not eligible under CRHR Criterion 4/City of Hermosa Beach Criterion D because it is unlikely to yield historic information in the future. Finally, Kaplan Chen Kaplan suggest that the building is not eligible under City of Hermosa Beach Criterion E because it does not have any unique or singular physical characteristics that elevate them above other buildings in the City.

6.3 POTENTIAL IMPACTS TO HISTORIC RESOURCES IN THE PROJECT VICINITY

Kaplan Chen Kaplan identified three buildings (The Bijou Theater located at 1229-1235 Hermosa Avenue, the Bank of America Building located at 90 Pier Avenue, and the Hermosa Hotel at 22 Pier Avenue) within the Project vicinity that were previously determined to be significant or potentially significant historical resources by the City. Kaplan Chen Kaplan noted that the first two buildings are located at the far eastern end of the block on which the proposed Project is planned. Neither the Bijou Theater nor the Bank of America Building are visible from The Strand at the intersection of 13th Street or the intersection of Pier Avenue or from the east end of the Project area on 13th Street or Pier Avenue. Furthermore, Kaplan Chen Kaplan note that there are two existing three-story buildings in the vicinity of the Project area. These include the corner building at 1139 The Strand and the Hermosa Hotel at 22 Pier Avenue. Given the presence of other three-story buildings within the Project vicinity, a new three-story building in the vicinity of the Hermosa Hotel would not have any adverse visual impact on the historical property. As such, Kaplan Chen Kaplan concluded that the proposed Project will have no potential indirect visual impact on these resources.

7

MANAGEMENT RECOMMENDATIONS

The cultural resource assessment identified no significant built-environment resources within the Project area. However, an archaeological sensitivity study indicates a moderate to high potential for encountering intact historical archaeological deposits in the southwest corner of the Project site (APN 4183-002-001) that is currently being used as a parking lot. Furthermore, this analysis also concluded that if native undisturbed sediments are found below historic period deposits, then there is a potential to encounter buried prehistoric remains within the Project area. As construction associated with the Project have the potential to impact these buried archaeological resources, it is recommended that a qualified archaeological monitor be present during ground-disturbing activities in the southwest portion of the Project area. It is further recommended that a qualified archaeological monitor be present during any Project-related ground disturbing activities that extend into undisturbed sediments.

In the event that potentially significant archaeological materials are encountered during Project-related ground-disturbing activities, all work must be halted in the vicinity of the archaeological discovery until a qualified archaeologist can visit the site of discovery and assess the significance of the archaeological site. Additionally, Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98 mandate the process to be followed in the unlikely event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Finally, if the Project area is expanded to include areas not covered by this survey or other recent cultural resource studies, additional cultural resource studies may be required.

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United States District Court (California: Southern District).

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APPENDIX A
NATIVE AMERICAN COMMUNICATION

LIST OF NATIVE AMERICAN CONTACTS AND RECORD OF RESPONSES

Name	Date and Time	Responses
Andrew Salas, Chairperson Gabrieleno Band of Mission Indians – Kizh Nation	10/26/2016; 10:41 AM Letter received October 27, 2016	Scoping letter sent via email. Received a letter via email from Mr. Salas. He noted that the project lies within an area of Gabrieleño villages, such as Engnovangna and Waachnga. Mr. Salas requested that his Tribe monitor ground disturbing construction work.
Anthony Morales, Chairperson Gabrieleno/Tongva San Gabriel Band of Mission Indians	10/26/2016; 10:41 AM 11/11/2016; 11:12 AM	Scoping letter sent via email. Called and discussed the Project with Mr. Morales. He stated that given its location along the coast, the area is sensitive for Native American resources, including encampments and settlements. Although he hasn't done any research on this area specifically, he believes that it is culturally sensitive. He recommends having an archaeological monitor and a Native American monitor from the Gabrieleno/Tongva San Gabriel Band of Mission Indians present during construction activities.
Sandonne Goad, Chairperson Gabrielino/Tongva Nation	10/26/2016; 10:42 AM 11/11/2016; 11:20 AM	Scoping letter sent via email [<i>No response received</i>]. Called and discussed the Project with Ms. Sandonne. She stated that Mr. Sam Dunlap is responsible for responding to information requests regarding cultural resources for the Gabrielino/Tongva Nation. She stated that she would forward the email that I sent to her on October 26, 2016 to Sam Dunlap and that he would respond if he has information on Native American resources within the Project area [<i>No response received</i>].

Name	Date and Time	Responses
Robert F. Dorame, Chairperson Gabrielino Tongva Indians of California Tribal Council	<p>10/26/2016; 10:40 AM</p> <p>11/11/2016; 11:25 AM</p> <p>11/11/2016; 11:41 AM</p> <p>11/11/2016; 3:32 PM</p> <p>11/11/2016; 3:37 PM</p>	<p>Scoping letter sent via email [<i>No response received</i>].</p> <p>Called Mr. Dorame to discuss project. He stated he had completed a survey in Hermosa Beach area and noted there was a large site in the area. He provided no specific information on the location or nature of the archaeological site. He also asked that the information request letter be resent to his new email address at gtongva@gmail.com.</p> <p>E-mailed a copy of the scoping letter to Mr. Dorame's updated email address.</p> <p>Mr. Dorame responded via email and attached a letter he had sent on November 8, 2015, to the West Basin Municipal Water District regarding a proposed desalination plant located in the vicinity of the current Project area. The letter stated that the entire area is considered culturally sensitive. He noted that the area of El Redondo Beach was a salt gathering and trading site for the Gabrielino Tongva. The letter also stated that Mr. Dorame had performed a survey on the border of Hermosa and Redondo Beach and observed a shell midden.</p> <p>Mr. Dorame emailed four photographs of artifacts from a shell midden from a survey he completed in Hermosa.</p>
Linda Candelaria, Co-Chairperson Gabrielino-Tongva Tribe	<p>10/26/2016</p> <p>11/11/2016; 11:42 AM</p>	<p>Scoping letter sent via United States Postal Service (USPS) [<i>No response received</i>].</p> <p>Left a message on voice mail describing the Project and requesting that Ms. Candelaria call or email if she has information regarding sensitive Native American resources that may be present in the Project vicinity [<i>No response received</i>].</p>

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

915 Capitol Mall, RM 364
Sacramento, CA 95814
(916) 653-4082
(916) 657-5390 – Fax
nahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

Date: September 23, 2016

Project: AMEC – Pier and Strand Hotel Project AE #3320

County: Los Angeles

USGS Quadrangle Name: Redondo Beach

Township/Range Section(s) (Landgrants?) Unsectioned land within the Sausal Redondo Landgrant (see accompanying figure for reference)

Company/Firm/Agency: Applied EarthWorks, Inc.

Contact Person: Roberta Thomas

Street Address: 133 N. San Gabriel Blvd, Suite 201

City: Pasadena

Zip: 91107

Phone: (626) 578-0119

Fax:

Email: rthomas@appliedearthworks.com

Project Description:

The Pier and Strand Hotel Project location in downtown Hermosa Beach is fully developed with existing restaurant and retail buildings and surface parking structures. However, the Project proponent understands that the potential exists for significant cultural resources to be present. As a result, Æ was contracted to conduct a cultural resource assessment for the Project area in support of an Environmental Impact Report.

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
Fax (916) 373-5471



September 27, 2016

Roberta Thomas
Applied EarthWorks, Inc.

Sent by E-mail: rthomas@appliedearthworks.com

RE: Proposed AMEC – Pier and Strand Hotel Cultural Resource Assessment (AE #3320)
Project, Community of Hermosa Beach; Redondo Beach USGS Quadrangle, Los
Angeles County, California

Dear Ms. Thomas:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

Attached is a list of tribes culturally affiliated to the project area. I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: gayle.totton@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Gayle Totton".

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

Native American Heritage Commission
Native American Contact List
Los Angeles County
9/27/2016

**Gabrieleno Band of Mission
Indians - Kizh Nation**

Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723
Phone: (626)926-4131
gabrielenoindians@yahoo.com

duplicate

**Gabrieleno Band of Mission
Indians - Kizh Nation**

Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina, CA, 91723
Phone: (626)926-4131
gabrielenoindians@yahoo.com

**Gabrieleno/Tongva San Gabriel
Band of Mission Indians**

Anthony Morales, Chairperson
P.O. Box 693 Gabrielino
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626)286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., Gabrielino
#231
Los Angeles, CA, 90012
Phone: (951)807-0479
sgoad@gabrielino-tongva.com

**Gabrielino Tongva Indians of
California Tribal Council**

Robert F. Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562)761-6417
Fax: (562)761-6417
gtongva@verizon.net

Gabrielino-Tongva Tribe

Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite Gabrielino
1100
Los Angeles, CA, 90067
Phone: (626) 676 - 1184

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed AMEC - Pier and Strand Hotel Project, Los Angeles County.

From: [Tiffany Clark](#)
To: "gtongva@gmail.com"
Subject: FW: Pier and Strand Hotel Project with map
Date: Friday, November 11, 2016 11:41:00 AM
Attachments: [Dorame Letter.pdf](#)
[image001.png](#)

Dear Mr. Dorame,

As a follow-up to our phone conversation, here is the letter and original email I send to your Verizon email on October 26, 2016. Please let me know if you have any additional information you would like to provide regarding Native American resources located within the Project vicinity.

Sincerely,

Tiffany Clark

Tiffany Clark | Applied EarthWorks, Inc.
Senior Archaeologist/Project Manager
626.578.0119 ext. 102

From: Tiffany Clark [mailto:tclark@appliedearthworks.com]
Sent: Wednesday, October 26, 2016 10:56 AM
To: 'gtongva@verizon.net'
Subject: Pier and Strand Hotel Project with map

Dear Mr. Dorame,

I inadvertently sent the letter for the Pier and Strand Hotel Project without the accompanying map. I apologize for the oversight. I am resending you the letter and map. Please let me know if you have any questions.

Sincerely,

Tiffany Clark

Tiffany Clark | Applied EarthWorks, Inc.
Senior Archaeologist/Project Manager

133 N. San Gabriel Blvd., Ste. 201
Pasadena, CA 91107-3414
626.578.0119 ext. 102 office
<http://www.appliedearthworks.com>

October 26, 2016

Robert Dorame
Chairperson
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA 90707

Re: Cultural Resource Investigation for the Pier and Strand Hotel Project, Hermosa Beach, Los Angeles County, California

Dear Mr. Dorame,

On behalf of Amec Foster Wheeler, Applied EarthWorks, Inc. (Æ) is conducting an archaeological resource assessment, in compliance with the California Environmental Quality Act (CEQA), for the proposed Pier and Strand Hotel Project (Project) within the city of Hermosa Beach, in Los Angeles County, California. The Project involves the construction of a 111-room hotel located north of Pier Avenue and east of the Strand on the Redondo Beach, Calif. 7.5' USGS quadrangle map, within an unsectioned area of the Sausal Redondo Land Grant (see attached map).

An archaeological literature review and records search conducted at the South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton, on October 19, 2016, indicates that no less than 12 cultural resource studies have been conducted within a ½-mile radius of the Project area. None of these studies intersect the Project area. The records search also indicated that no archaeological resources (sites or isolated finds) have been identified within a ½-mile radius of the Project area.

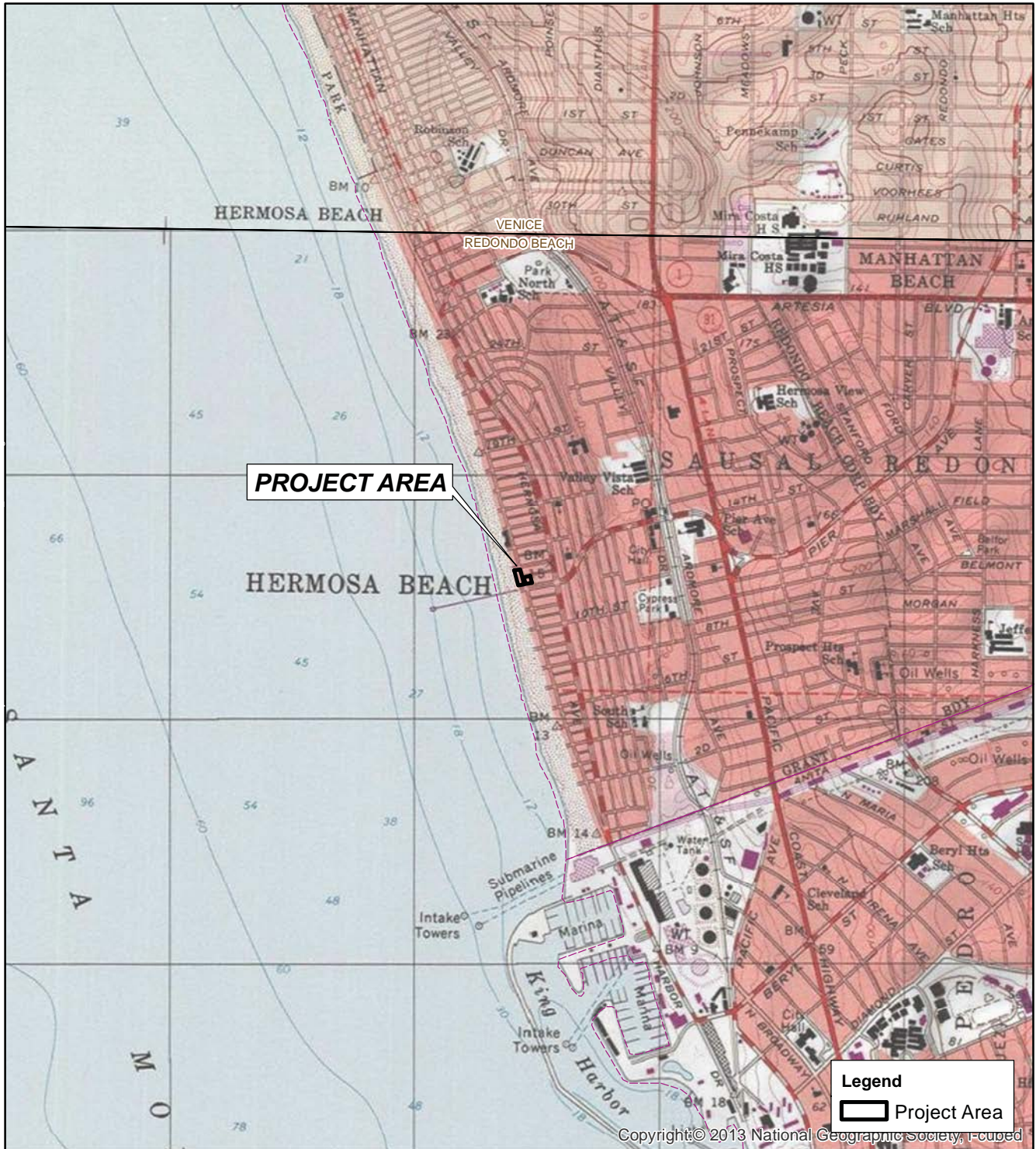
As part of the cultural resource assessment of the Project area, Æ requested a search of the Native American Heritage Commission's (NAHC's) *Sacred Lands File* on September 23, 2016. The NAHC responded on September 27, 2016 indicating that the results of the record search of the *Sacred Lands File* were negative. Should your records show that sensitive Native American resources exist within or near the Project area shown on the enclosed map, or if you have any concerns regarding Native American issues related to the overall Project, please contact me at (626) 578-0119 or via letter expressing your concerns. You may also e-mail me at tclark@appliedearthworks.com. If I do not hear from you within in the next two weeks, I will contact you with a follow-up phone call or email.

Your comments are very important to us, and to the successful completion of this Project. I look forward to hearing from you in the near future. Thank you, in advance, for taking the time to review this request.

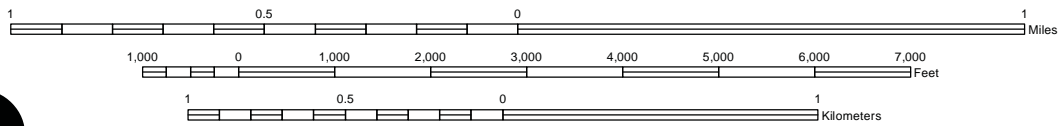
Respectfully yours,



Tiffany Clark, PhD., RPA
Senior Archaeologist/Project Manager
Applied EarthWorks, Inc.



SCALE 1:24,000



Sausal Redondo Landgrant
 Redondo Beach (1953-PR1979), CA 7.5' USGS Quadrangle

Records Search location map for the *Strand and Pier Hotel Project - AE3320*.

From: [Tiffany Clark](#)
To: ["sgoad@gabrielino-tongva.com"](mailto:sgoad@gabrielino-tongva.com)
Subject: Pier and Strand Hotel Project
Date: Wednesday, October 26, 2016 10:42:00 AM
Attachments: [Goad Letter.pdf](#)
[image001.png](#)

Dear Mr. Goad,

Please find attached an information request for the Pier and Strand Hotel Project in the City of Hermosa Beach. If you have any comments or questions, please don't hesitate to call or email.

Sincerely,

Tiffany Clark

Tiffany Clark | **Applied EarthWorks, Inc.**
Senior Archaeologist/Project Manager

133 N. San Gabriel Blvd., Ste. 201
Pasadena, CA 91107-3414
626.578.0119 ext. 102 office
<http://www.appliedearthworks.com>

October 26, 2016

Sandonne Goad
Chairperson
Gabrieleno/Tongva Nation
106 ½ Judge John Aiso Street, #231
Los Angeles, CA 90012

Re: Cultural Resource Investigation for the Pier and Strand Hotel Project, Hermosa Beach, Los Angeles County, California

Dear Mr. Goad,


On behalf of Amec Foster Wheeler, Applied EarthWorks, Inc. (Æ) is conducting an archaeological resource assessment, in compliance with the California Environmental Quality Act (CEQA), for the proposed Pier and Strand Hotel Project (Project) within the city of Hermosa Beach, in Los Angeles County, California. The Project involves the construction of a 111-room hotel located north of Pier Avenue and east of the Strand on the Redondo Beach, Calif. 7.5' USGS quadrangle map, within an unsectioned area of the Sausal Redondo Land Grant (see attached map).

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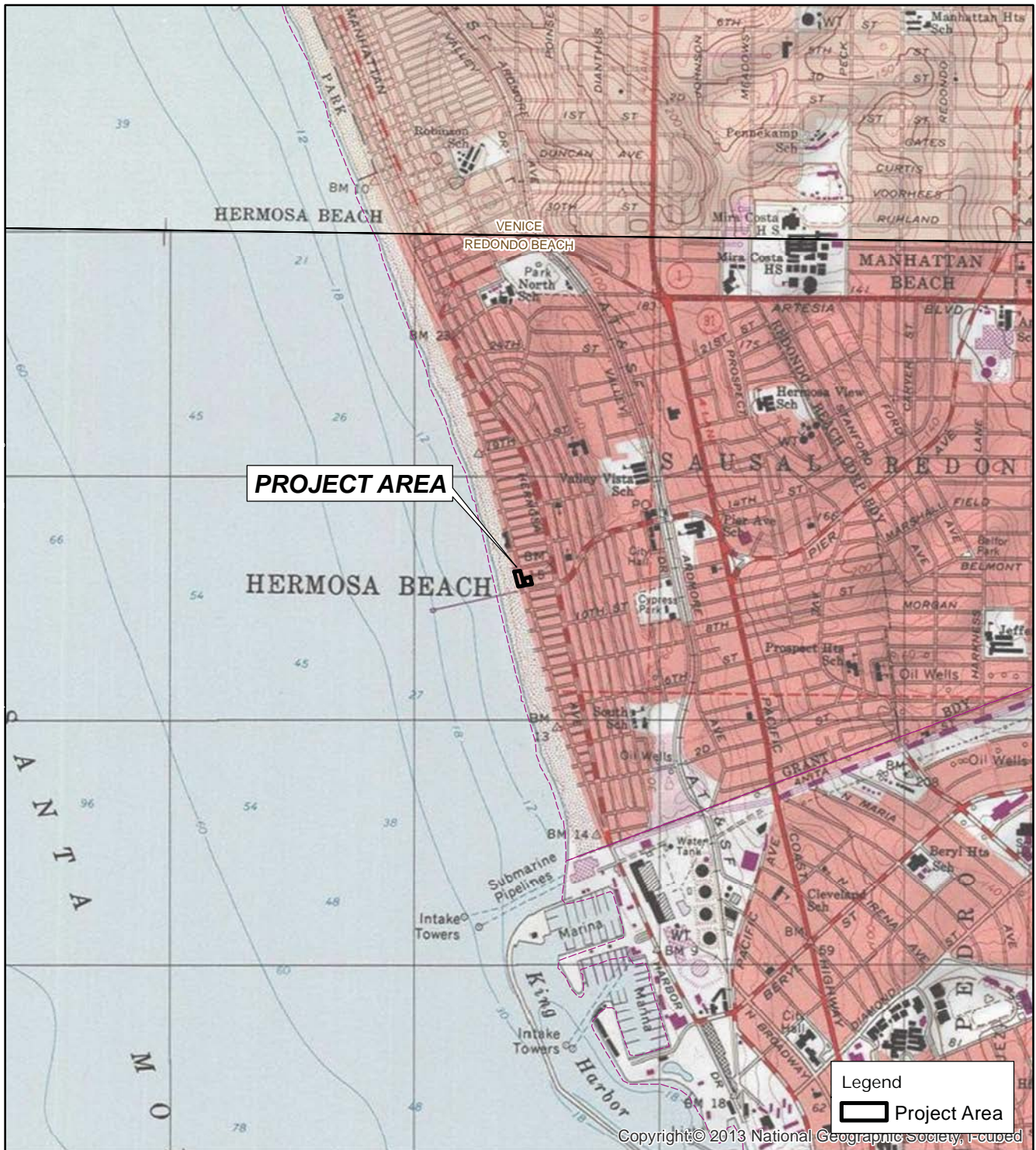
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Your comments are very important to us, and to the successful completion of this Project. I look forward to hearing from you in the near future. Thank you, in advance, for taking the time to review this request.

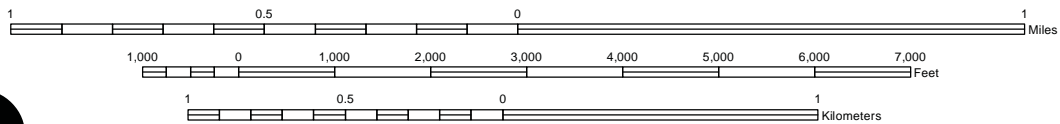
Respectfully yours,



Tiffany Clark, PhD., RPA
Senior Archaeologist/Project Manager
Applied EarthWorks, Inc.



SCALE 1:24,000



Sausal Redondo Landgrant
Redondo Beach (1953-PR1979), CA 7.5' USGS Quadrangle

Records Search location map for the *Strand and Pier Hotel Project - AE3320*.

From: [Tiffany Clark](#)
To: ["GTtribalcouncil@aol.com"](mailto:GTtribalcouncil@aol.com)
Subject: Pier and Strand Hotel Project
Date: Wednesday, October 26, 2016 10:41:00 AM
Attachments: [Morales Letter.pdf](#)
[image001.png](#)

Dear Mr. Morales,

Please find attached an information request for the Pier and Strand Hotel Project in the City of Hermosa Beach. If you have any comments or questions, please don't hesitate to call or email.

Sincerely,
Tiffany Clark

Tiffany Clark | **Applied EarthWorks, Inc.**
Senior Archaeologist/Project Manager

133 N. San Gabriel Blvd., Ste. 201
Pasadena, CA 91107-3414
626.578.0119 ext. 102 office
<http://www.appliedearthworks.com>

October 26, 2016

Anthony Morales
Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA 91778

Re: Cultural Resource Investigation for the Pier and Strand Hotel Project, Hermosa Beach, Los Angeles County, California

Dear Mr. Morales,

On behalf of Amec Foster Wheeler, Applied EarthWorks, Inc. (Æ) is conducting an archaeological resource assessment, in compliance with the California Environmental Quality Act (CEQA), for the proposed Pier and Strand Hotel Project (Project) within the city of Hermosa Beach, in Los Angeles County, California. The Project involves the construction of a 111-room hotel located north of Pier Avenue and east of the Strand on the Redondo Beach, Calif. 7.5' USGS quadrangle map, within an unsectioned area of the Sausal Redondo Land Grant (see attached map).

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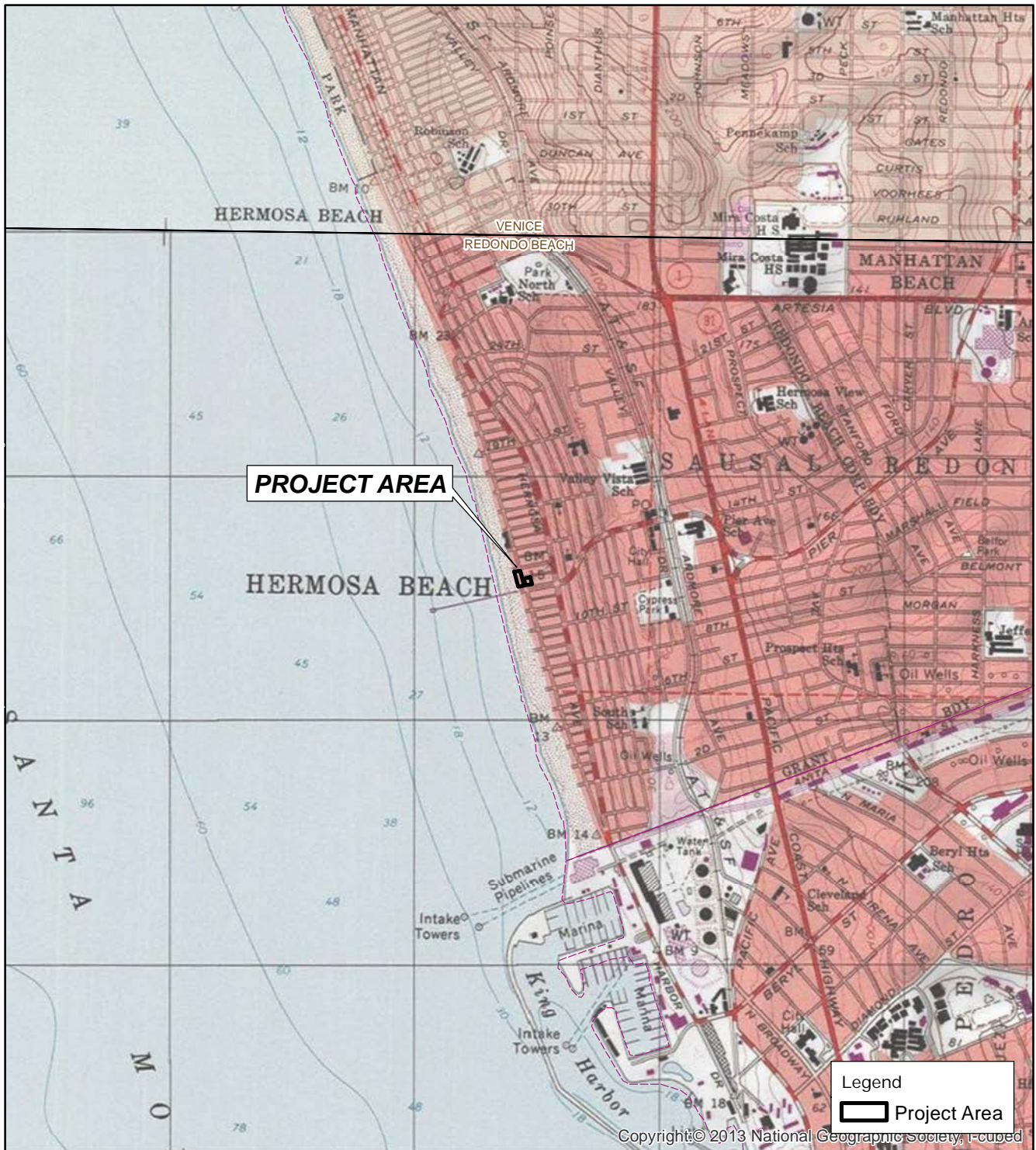
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Your comments are very important to us, and to the successful completion of this Project. I look forward to hearing from you in the near future. Thank you, in advance, for taking the time to review this request.

Respectfully yours,

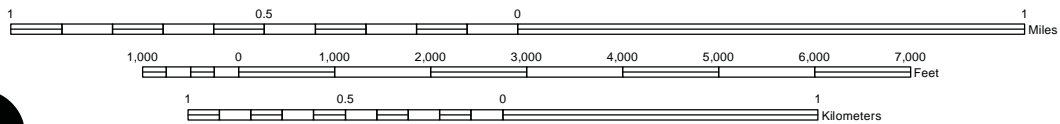


Tiffany Clark, PhD., RPA
Senior Archaeologist/Project Manager
Applied EarthWorks, Inc.



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SCALE 1:24,000



Sausal Redondo Landgrant
Redondo Beach (1953-PR1979), CA 7.5' USGS Quadrangle

Records Search location map for the *Strand and Pier Hotel Project - AE3320*.

From: [Tiffany Clark](#)
To: "Andy"
Subject: Pier and Strand Hotel Project
Date: Wednesday, October 26, 2016 10:41:00 AM
Attachments: [Salas Letter.pdf](#)
[image001.png](#)

Dear Mr. Salas,

Please find attached an information request for the Pier and Strand Hotel Project in the City of Hermosa Beach. If you have any comments or questions, please don't hesitate to call or email.

Sincerely,

Tiffany Clark

Tiffany Clark | **Applied EarthWorks, Inc.**
Senior Archaeologist/Project Manager

133 N. San Gabriel Blvd., Ste. 201
Pasadena, CA 91107-3414
626.578.0119 ext. 102 office
<http://www.appliedearthworks.com>

October 26, 2016

Andrew Salas
Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
P. O. Box 393
Covina, CA 91723

Re: Cultural Resource Investigation for the Pier and Strand Hotel Project, Hermosa Beach, Los Angeles County, California

Dear Mr. Salas,

On behalf of Amec Foster Wheeler, Applied EarthWorks, Inc. (Æ) is conducting an archaeological resource assessment, in compliance with the California Environmental Quality Act (CEQA), for the proposed Pier and Strand Hotel Project (Project) within the city of Hermosa Beach, in Los Angeles County, California. The Project involves the construction of a 111-room hotel located north of Pier Avenue and east of the Strand on the Redondo Beach, Calif. 7.5' USGS quadrangle map, within an unsectioned area of the Sausal Redondo Land Grant (see attached map).

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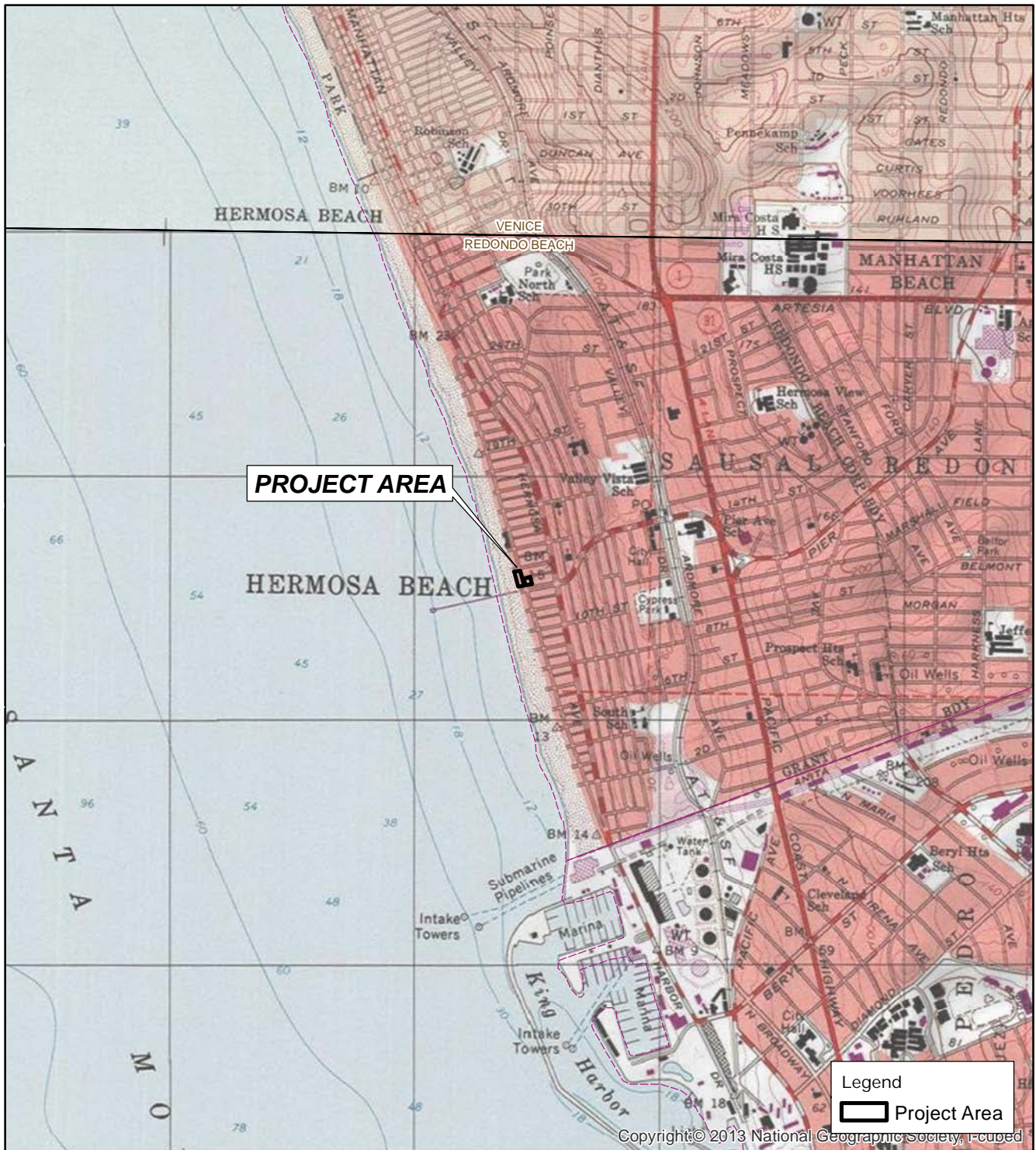
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Your comments are very important to us, and to the successful completion of this Project. I look forward to hearing from you in the near future. Thank you, in advance, for taking the time to review this request.

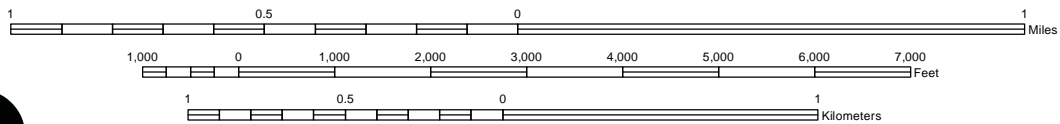
Respectfully yours,



Tiffany Clark, PhD., RPA
Senior Archaeologist/Project Manager
Applied EarthWorks, Inc.



SCALE 1:24,000



Sausal Redondo Landgrant
Redondo Beach (1953-PR1979), CA 7.5' USGS Quadrangle

Records Search location map for the *Strand and Pier Hotel Project - AE3320*.



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians

Recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Dear Tiffany Clark, PhD; RPA
Senior archeologist/Project Manager

Subject: Cultural Resource Investigation for the Pier and Strand Hotel Project, Hermosa Beach, long Beach, Los Angeles County, California.

"The project locale lies in an area where the Ancestral & traditional territories of the Kizh(Kitc) Gabrieleno villages Such as Engnovangna & Waachnga adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh (Kitc) Gabrielenos , probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. Therefore, in order to protect our resources, we're requesting one of our experienced & certified Native American monitors to be on site during any & all ground disturbances (this includes but is not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching).

Note; Engnovangna at Redondo took its title from the mineral sodium chloride itself. The Gabrielenos were among the Indians who used salt in this form, although it was told too much of it would turn your hair gray.

In all cases, when the NAHC states there are "No" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are "NOT" the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.

In addition, we are also often told that an area has been previously developed or disturbed and thus there are no concerns for cultural resources and thus minimal impacts would be expected. I have two major recent examples of how similar statements on other projects were proven very inadequate. An archaeological study claimed there would be no impacts to an area adjacent to the Plaza Church at Olvera Street, the original Spanish settlement of Los Angeles, now in downtown Los Angeles. In fact, this site was the Gabrieleno village of Yangna long before it became what it is now today. The new development wrongfully began their construction and they, in the process, dug up and desecrated 118 burials. The area that was dismissed as culturally sensitive was in fact the First Cemetery of Los Angeles where it had been well documented at the Huntington Library that 400 of our Tribe's ancestors were buried there along with the founding families of Los Angeles (Pico's, Sepulveda's, and Alvarado's to name a few). In addition, there was another inappropriate study for the development of a new sports complex at Fedde Middle School in the City of Hawaiian Gardens could commence. Again, a village and burial site were desecrated despite their mitigation measures. Thankfully, we were able to work alongside the school district to quickly and respectfully mitigate a mutually beneficial resolution.

Given all the above, the proper thing to do for your project would be for our Tribe to monitor ground disturbing construction work. Native American monitors and/or consultant can see that cultural resources are treated appropriately from the Native American point of view. Because we are the lineal descendants of the vast area of Los Angeles and Orange Counties, we hold sacred the ability to protect what little of our culture remains. We thank you for taking seriously your role and responsibility in assisting us in preserving our culture.

With respect,

Please contact our office regarding this project to coordinate a Native American Monitor to be present. Thank You

Andrew Salas, Chairman

Albert Perez, treasurer I

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians@yahoo.com

gabrielenoindians@yahoo.com

Andrew Salas, Chairman
Cell (626) 926-4131

Addendum: clarification regarding some confusions regarding consultation under AB52:

AB52 clearly states that consultation must occur with tribes that claim traditional and cultural affiliation with a project site. Unfortunately, this statement has been left open to interpretation so much that neighboring tribes are claiming affiliation with projects well outside their traditional tribal territory. The territories of our surrounding Native American tribes such as the Luiseno, Chumash, and Cahuilla tribal entities. Each of our tribal territories has been well defined by historians, ethnographers, archaeologists, and ethnographers – a list of resources we can provide upon request. Often, each Tribe as well educates the public on their very own website as to the definition of their tribal boundaries. You may have received a consultation request from another Tribe. However we are responding because your project site lies within our Ancestral tribal territory, which, again, has been well documented. What does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors <http://www.thefreedictionary.com/ancestral>. . If you have questions regarding the validity of the “traditional and cultural affiliation” of another Tribe, we urge you to contact the Native American Heritage Commission directly. Section 5 section 21080.3.1 (c) states “...the Native American Heritage Commission shall assist the lead agency in identifying the California Native American tribes that are traditionally and culturally affiliated with the project area.” In addition, **please see the map below.**

CC: NAHC

APPENDIX 1: Map 1-2; Bean and Smith 1978 map.

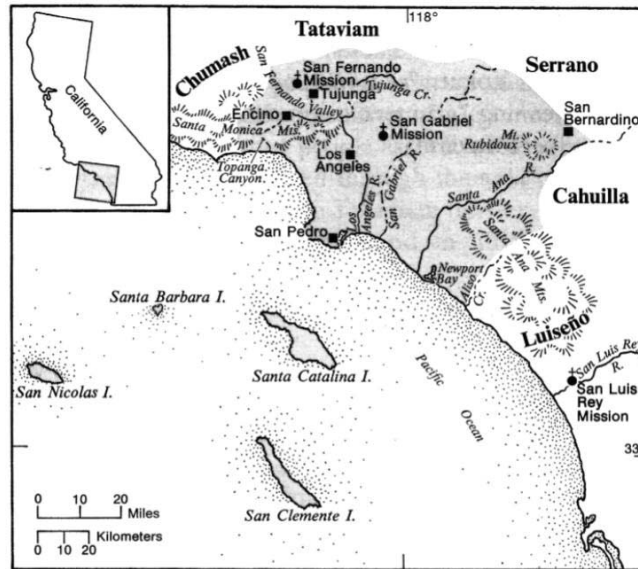


Fig. 1. Tribal territory.

The United States National Museum's Map of Gabrielino Territory:

Bean, Lowell John and Charles R. Smith
1978 Gabrielino IN *Handbook of North American Indians, California*, Vol. 8, edited by R.F. Heizer, Smithsonian Institution Press, Washington, D.C., pp. 538-549

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders



133 N. San Gabriel Blvd, Suite 102
Pasadena, CA 91107-3414
O: (626) 578-0119 | F: (951) 766-0020

PHONE LOG

Call to:
Anthony Morales, Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians

(626) 483-3564

RE: AMEC Pier and Strand Hotel Project, Hermosa Beach, Los Angeles County

Time and Date: 11:12 AM; November 11, 2016

I discussed the Project with Mr. Morales. He stated that given its location along the coast, the area is sensitive for Native American resources, including encampments and settlements. Although he hasn't done any research on this area specifically, he believes that it is culturally sensitive. He recommends having an archaeological monitor and a Native American monitor from the Gabrieleno/Tongva San Gabriel Band of Mission Indians present during construction activities.

A handwritten signature in black ink that reads "Tiffany C. Clark".

Tiffany C. Clark
Applied Earthworks



133 N. San Gabriel Blvd, Suite 102
Pasadena, CA 91107-3414
O: (626) 578-0119 | F: (951) 766-0020

PHONE LOG

Call to:
Sandonne Goad, Chairperson
Gabrielino/Tongva Nation

(951) 807-0479

RE: AMEC Pier and Strand Hotel Project, Hermosa Beach, Los Angeles County

Time and Date: 11:20 AM; November 11, 2016

I discussed the Project with Ms. Sandonne. She stated that Mr. Sam Dunlap is responsible for responding to information requests regarding cultural resources for the Gabrielino/Tongva Nation. She stated that she would forward the email that I sent to her on October 26, 2016 to Sam Dunlap and that he would respond if he has information on Native American resources within the Project area.

A handwritten signature in black ink that reads "Tiffany C. Clark".

Tiffany C. Clark
Applied Earthworks



133 N. San Gabriel Blvd, Suite 102
Pasadena, CA 91107-3414
O: (626) 578-0119 | F: (951) 766-0020

PHONE LOG

Call to:
Robert Dorame
Gabrielino Tongva Indians of California Tribal Council

(562) 761-6417

RE: AMEC Pier and Strand Hotel Project, Hermosa Beach, Los Angeles County

Time and Date: 11:25 AM; November 11, 2016

I discussed the Project with Mr. Dorame. He stated he had completed a survey in Hermosa Beach and said there was a large site in the area. He provided no specific information on the location or nature of the archaeological site. He also asked that the information request letter be resent to his new email address (gtongva@gmail.com). He stated that if he had additional information, he would respond via email.

A handwritten signature in black ink that reads "Tiffany C. Clark".

Tiffany C. Clark
Applied Earthworks



133 N. San Gabriel Blvd, Suite 102
Pasadena, CA 91107-3414
O: (626) 578-0119 | F: (951) 766-0020

PHONE LOG

Call to:
Linda Candelaria, Co-Chairperson
Gabrielino-Tongva Tribe

(626) 676-1184

RE: AMEC Pier and Strand Hotel Project, Hermosa Beach, Los Angeles County

Time and Date: 11:42 AM; November 11, 2016

Left a message on voicemail describing the Project and requesting that Ms. Candelaria call or email if she has information regarding sensitive Native American resources that may be present in the Project vicinity.

A handwritten signature in black ink that reads "Tiffany Clark".

Tiffany C. Clark
Applied Earthworks

From: [Tiffany Clark](#)
To: "gtongva@gmail.com"
Subject: FW: Pier and Strand Hotel Project with map
Date: Friday, November 11, 2016 11:41:00 AM
Attachments: [Dorame Letter.pdf](#)
[image001.png](#)

Dear Mr. Dorame,

As a follow-up to our phone conversation, here is the letter and original email I send to your Verizon email on October 26, 2016. Please let me know if you have any additional information you would like to provide regarding Native American resources located within the Project vicinity.

Sincerely,

Tiffany Clark

Tiffany Clark | Applied EarthWorks, Inc.
Senior Archaeologist/Project Manager
626.578.0119 ext. 102

From: Tiffany Clark [mailto:tclark@appliedearthworks.com]
Sent: Wednesday, October 26, 2016 10:56 AM
To: 'gtongva@verizon.net'
Subject: Pier and Strand Hotel Project with map

Dear Mr. Dorame,

I inadvertently sent the letter for the Pier and Strand Hotel Project without the accompanying map. I apologize for the oversight. I am resending you the letter and map. Please let me know if you have any questions.

Sincerely,

Tiffany Clark

Tiffany Clark | Applied EarthWorks, Inc.
Senior Archaeologist/Project Manager

133 N. San Gabriel Blvd., Ste. 201
Pasadena, CA 91107-3414
626.578.0119 ext. 102 office
<http://www.appliedearthworks.com>

From: [Robert Dorame](#)
To: [Tiffany Clark](#)
Subject: Re: FW: Pier and Strand Hotel Project with map
Date: Friday, November 11, 2016 3:32:20 PM
Attachments: [pg 2 - Municipal Water District.jpg](#)
[pg 1 - letter to Municipal Water District.jpg](#)

Hi Tiffany: I just spoke with Coleen about a letter I sent her in the past year (possibly) and cannot locate it in my files. However, the attached letter for a municipal water district planning construction of a desalination plant due south of the Applied Earthworks' site may be helpful because they are less than a half mile apart. I have a few photos of shell midden from the survey a friend and I made in Hermosa. I will send those in another email because Google won't send too many bites at a time. Sorry I can't find the letter to Coleen but I will keep looking.

Thanks
Robert

On Fri, Nov 11, 2016 at 11:41 AM, Tiffany Clark <tclark@appliedearthworks.com> wrote:

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[626.578.0119](tel:626.578.0119) ext. 102

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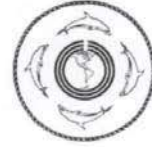
133 N. San Gabriel Blvd., Ste. 201

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<http://www.appliedearthworks.com>

ROBERT F. DORAME
POB 490, Bellflower, CA 90707
562-761-6417 gtongva@verizon.net



West Basin Municipal Water District
Ms. Diane Gatzka
17140 South Avalon Boulevard, Suite 210
Carson, CA 90746

November 8, 2015

Dear Ms. Gatzka:

As a Gabrielino Tongva Native American on the California Native American Commission's contact list, I am sending you a response to your request for information on the proposed site for the desalination plant your water district is proposing to build.

The entire area from south Redondo Beach to El Segundo Beach is considered culturally sensitive.

The first area, El Redondo Beach/ Las Salinas, (American Indian village place name Ongoovanga) was a salt gathering location as well as a trading site for the Gabrielino Tongva. A 1939 Redondo Beach Harbor photograph depicts Salt Lake, also known earlier as Ongoova due to the earlier village site.

Dr. William J. Wallace, a renowned archaeologist who focused on Southern California Indian tribes, did a study of the village sites in this area of impact. Trade among other tribes is well documented with the Guasna Indians of Playa Vista and the Chowigna of Redondo Beach. Evidence of this being a trading site was large caches of trade beads found at the southern portion of the Edison plant.

Trading salt from the lake with the Pimu Indians on Catalina Island brought steatite pipes, bowls and soap stone effigies. All of these and more were pot hunted by local citizens of Redondo Beach, including a Dr. F. M. Palmer, who donated his collection to the Southwest Museum, back in the day when it wasn't illegal to gather artifacts.

While there are many museums who have acquired cultural material for their collections from this site, including the Smithsonian in Washington D.C. and the Natural History Museum in Los Angeles, the fact is that everything has not been removed, in spite of development and pot hunters.

In the past year, I performed a surface survey on the border of Hermosa and Redondo Beach, within a half mile inland of the site. I observed shell midden in an area of high development. In case you are not aware, midden from village sites does not look like shell children will collect from the beach.

Due to the documented prehistoric and historic records and artifacts of this location, along with the stories of the past three generations of Dorames who lived or worked along this coastline, I recommend that Native monitors are

integrated into all phases of soil disturbances, including the initial archaeological surveys you will be performing prior to the actual development of the site for the plant.

I would appreciate being notified of the progress of this project and to have the opportunity to participate as a cultural consultant/monitor when work commences.

While I wish this site could be avoided, I approve of the concept of desalination and wish we could build them throughout the world. With sea levels rising, desalination is the most sensible plan to create potable water. I wish you the best with your endeavor.

Best regards

A handwritten signature in black ink, appearing to read 'Robert F. Dorame', written over the typed name.

Robert F. Dorame
Cultural Consultant
Gabrielino Tongva Indians of CA

From: [Robert Dorame](#)
To: [Tiffany Clark](#)
Subject: Re: FW: Pier and Strand Hotel Project with map
Date: Friday, November 11, 2016 3:37:30 PM
Attachments: [004.JPG](#)
[006.JPG](#)
[013.JPG](#)
[009.JPG](#)

Here are the photos with a reference location.
Thanks again. Robert

On Fri, Nov 11, 2016 at 3:32 PM, Robert Dorame <gtongva@gmail.com> wrote:

Hi Tiffany: I just spoke with Coleen about a letter I sent her in the past year (possibly) and cannot locate it in my files. However, the attached letter for a municipal water district planning construction of a desalination plant due south of the Applied Earthworks' site may be helpful because they are less than a half mile apart. I have a few photos of shell midden from the survey a friend and I made in Hermosa. I will send those in another email because Google won't send too many bites at a time. Sorry I can't find the letter to Coleen but I will keep looking.

Thanks
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Senior Archaeologist/Project Manager

[626.578.0119](tel:626.578.0119) ext. 102

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<http://www.appliedearthworks.com>





APPENDIX B

KAPLAN CHEN KAPLAN BUILT-ENVIRONMENT STUDY

**11 & 19 Pier Avenue
1250 & 1272 The Strand
20 & 30-32 13th Street
Hermosa Beach, California
Historic Resource Evaluation**

January 9, 2017

Submitted by:

**Kaplan Chen Kaplan
2526 Eighteenth Street
Santa Monica, CA 90405**

**David Kaplan, Principal
Pam O'Connor, Architectural Historian**

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EXECUTIVE SUMMARY

Kaplan Chen Kaplan conducted a historic resources evaluation of the buildings at 1250 The Strand, 1272 The Strand, 11 Pier Avenue, 19 Pier Avenue, 20 13th Street, and 30 and 32 13th Street in Hermosa Beach, California. All of the buildings are over 50 years old.

The buildings on The Strand evolved from small restaurants on parts of parcels to grow into larger buildings on a consolidated lot. Through these iterations over the decades, the original historic character-defining features of the buildings have been lost. Those that date from the 1920s have undergone major alterations and no longer reflect their historic architectural designs. While the retail building at 19 Pier Avenue retains its original profile and some materials, all original storefronts have been removed and replaced by modern storefronts and the building at 20 13th Street has also undergone alterations. The buildings that date from the 1940s are unremarkable vernacular buildings with no historic architectural significance. There are no historic persons or events associated with any of these buildings.

These findings concur with the Historic Resources Survey conducted for the City of Hermosa Beach for the City's General Plan Update. None of the subject buildings were identified as potentially historic in that survey. None of the buildings rise to the level of historic or architectural significance to be designated as City of Hermosa Beach Landmarks under their unique criteria. None of the buildings meet the criteria for inclusion on the California Register of Historical Resources or the National Register of Historic Places.

PROJECT LOCATION



SUMMARY OF RESEARCH AND FIELD METHODOLOGY

Field research was conducted in December of 2016. Field research included observations of the subject buildings and adjacent buildings including field data collection and photography of the building and area. Other buildings and parcels on the

block were also observed and adjacent blocks were given a reconnaissance level review.

The Historic Resources Survey conducted for the City of Hermosa Beach for its General Plan Update Existing Conditions Report (2014) was reviewed. This study included a records search at the South Central Coastal Information Center at California State University, Fullerton. That records search did not find any previously recorded historical resources on the subject sites.

Sources researched included the collections of the Los Angeles Central Library, City Directories (note there is no source that has a complete run of City Directories), Los Angeles County Assessor data, as well as historic maps including Sanborn Maps and aerial photographs. Building permit records were reviewed at the City of Hermosa Beach. Building records in the files included recent additions and alterations from the 1970s onward. Building permit records from the early half of the 20th century were limited and no original building permits were available.

All of the field data and research data was analyzed by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for architectural history. A qualified architect who meets the Secretary of the Interior's Professional Qualification Standards for Historic Architecture also reviewed the buildings.

SUMMARY OF RECORDS SEARCH, SOUTH CENTRAL COASTAL INFORMATION CENTER

A records search was conducted at the South Central Coastal Information Center at California State University, Fullerton. The records search did not find any previously recorded historical resources on the sites.

AREA HISTORY INCLUDING HISTORY OF THE HERMOSA BEACH PROPERTIES

Hermosa Beach was originally part of an 1837 Mexican land grant known as *Rancho Sausal Redondo*, granted to Antonio Ygnacio Avila by then- governor Juan Alvarado. The 22,458-acre property included the areas today known as Hawthorne, Hermosa Beach, Inglewood, Lawndale, Manhattan Beach, and Redondo Beach. In 1855, the United States government recognized Avila as the rightful owner of the property. Upon his death in 1858 the property was sold to Scottish native Robert Burnett, who owned the *Rancho Aguaje de la Centinela* land grant. Burnett raised sheep and cattle on the land. In 1873 Burnett leased a portion of the land to Daniel Freeman and 12 years later Freeman bought the land and over the next 15 years divided the property selling it to various real estate developers. The land continued to change hands and eventually 1,500 acres were sold to developers, Moses Hazeltine Sherman and Eli Clark who had controlling interest of the Hermosa Beach Land and Water Company. At the turn of the 20th Century Hermosa Beach was primarily used for ranching and farming.

The first land survey in Hermosa Beach was conducted 1901 for the board walk on The Strand, Hermosa Avenue and Santa Fe Avenue (now known as Pier Avenue). A

boardwalk of planks was constructed on the Strand and ran for two-miles. In 1914 part of the this boardwalk, known as The Strand, was constructed in cement and the final portion at the north end was completed in 1926.

Hermosa Beach's first pier was built in 1904 by the Hermosa Beach Land and Water Company. The deck and pilings were wood and the Pier extended five hundred feet out into the ocean. In 1913 the pier was partly washed away and a new pier was eventually constructed.

The City of Hermosa Beach was incorporated in 1907. The new City acquired ownership of the two-mile stretch of ocean frontage, which was included in an original deed to the City from the Hermosa Beach Land and Water Company. However, 210 feet on each side of the pier were set in perpetuity as an area for recreation, free from commerce, and for the benefit of the public.

The first decade of the 20th Century saw the development of Hermosa Beach into a city. The first hotels, the Pioneer and Berth hotels were constructed. A city hall, police and fire departments, post office, schools, and library were all established. Soon the Santa Fe Railway and the Los Angeles Railway connected Hermosa Beach to the region and nation.

The 1908 Sanborn Map shows that the area of The Strand between 11th and 13th Streets had been divided into blocks and sub-divided into smaller parcels. The lots facing The Strand were oriented east-west and the lots along the numbered streets and Santa Fe Avenue (now known as Pier Avenue) were oriented north-south. Santa Fe Avenue was the first paved street to connect Hermosa Beach to its neighbors. The block of The Strand bounded by 13th Street on the north and Santa Fe Avenue on the south had been divided into seven parcels. A grocery store was sited on the northeast corner of The Strand and Santa Fe Avenue, on Parcel 1. Santa Fe Avenue was partially developed on its north side with an Episcopal Mission on the farthest east parcel; mid-block two vacant buildings are shown and an express office.

The 1912 Sanborn Map shows the northeast corner of The Strand and Santa Fe Avenue (Pier Avenue), Parcel 1, containing a grocery store, and Parcel 2-3 with a bath house and some small accessory buildings. The north side of Santa Fe Avenue was partially developed with a grocer at the far eastern end of the block. Mid-block was a restaurant and bakery, ice cream parlor, city offices and a post office. The south side of Santa Fe Avenue was not yet developed.

By 1927 the Sanborn Map shows Hermosa Beach a few years before the Great Depression. Most of the parcels on both sides of Pier Avenue had been developed. The subject building known as 19 Pier Avenue contained a vacant storefront, a restaurant, a beauty shop, a grocer and a confectionary shop. On the south side of the street at the intersection with Speedway, directly across from the subject property on Pier, was the Pier Hotel. All the parcels on the block of The Strand between 13th and Pier Avenue contained some development. Parcels 1, 2 and 3 had been combined and a large building held a bath house, restaurant, grocer and fishmonger, Parcel 4 had a small restaurant on it and Parcels 5, 6 and 7 also had small restaurants facing the beach.

The 1946 Sanborn Map shows Hermosa Beach just after the end of World War II. On

the 1200 block of The Strand, Parcels 1 to 3 still contained the large, former bath house building. Parcel 4 was vacant except for a small structure at the rear that appeared to be connected to the larger building to its south. Parcels 5, 6 and 7 each still contained small restaurants facing the beach. The 19 Pier Avenue building supported five storefronts. Across the street, the building on the southeast corner of the former Speedway, then renamed Beach Drive, was the former Pier Hotel, it having been renamed the Hermosa Hotel. The block of Pier to the west of this hotel contained one building with several storefronts.

The 1960 Sanborn Map is very similar to that of 1946 with many buildings, including 19 Pier Avenue remaining the same in plan view. However, there were changes on the block of The Strand between 13th and Pier Avenues. The large building that had been on Parcels 1 to 3 had been demolished and was vacant land. While the small restaurants on Parcels 6, and 7 remained, a new restaurant, taking up the whole lot, had been built on Parcel 4 and the restaurant on Parcel 5 had been expanded to take up most of that lot.

Today the basic configuration of the buildings remains the same on The Strand between 13th and Pier Avenue. Parcels 1 to 3 contain a parking lot with pergola for The Mermaid Restaurant. That restaurant is sited on Parcels 4 and 5 that appear to be separate parcels but the parcels have been consolidated. All of the subject buildings are over 50 years old.

The buildings on Parcels 6 and 7 are the two at the north end of the 1200 block of The Strand. These two lots were consolidated at some point in time and share the address of 1272 The Strand per Los Angeles County Assessor records. The original buildings on both lots were constructed in 1922. As the Sanborn Maps and aerial maps show, the 1922 versions were small buildings facing the beach. Over the years these structures were added onto, eventually filling out the whole lot, and upgraded into more modern restaurant and bar facilities.

The building on Parcel 6 has signage with its name, The Deck at 1250 The Strand. The Sanborn and aerial maps show this structure had a similar evolution from a small restaurant on the front of the parcel with later additions that take up most of the lot.

The first building on Parcel 5 appears on the Sanborn Map of 1927 as a small restaurant building. The Sanborn and aerial maps show how the building continued to grow over the decades to take up much of the parcel. The parcel to its south, Parcel 4 was consolidated with Parcels 1 through 3 and has the address per the Los Angeles County Assessor as 11 Pier Avenue. The first building on Parcel 4 was the smallest of all the restaurant buildings along this block of The Strand in 1927. By 1946 Parcel 4 was vacant but in the late 1940s/early 1950s a new building that took up the whole lot was constructed on Parcel 4. These two buildings, the enlarged and remodeled building on Parcel 5 and the newer building on Parcel 4 were combined into a single structure and operation known as the Mermaid Restaurant. The City of Hermosa Beach building permits records only contain information from the later 20th century; no original building permits for any of these buildings were extant. The City Directory from 1950 lists the Mermaid Café thus sometime in the late 1940s and early 1950s the new building was constructed and the existing building possibly enlarged and remodeled to create a single, perhaps larger, Mermaid restaurant. There is a building permit for a 25 by 75 foot structure abutting the existing building from 1989. In 1962 the owner was Quentin

Thelan who owned the building until recent years.

The building at 19 Pier Avenue is located to the east of the parking lot of 11 Pier Avenue. The 1912 Sanborn Map shows this north side of Pier Avenue with 11 parcels, 10 of fairly equal size, with the parcel at the east end of the block slightly larger. The 1927 Sanborn Map shows that two full parcels and a portion of another parcel at the west end of the block, adjacent to the alley on to its east, had been consolidated and a single building with multiple storefronts constructed. This is the subject building known as 19 Pier Avenue.

The building from its beginnings provided multiple storefronts for a wide variety of tenants. Tenants in the 1920s included a drug store, a sweet shop, a grocer, a dry goods store and in the 1930s and 1940s shops such as dress store, jeweler, beauty shop, and restaurant. In the later 20th Century Pier Avenue changes from a street with neighborhood serving businesses to a street of restaurants and tourist serving businesses. In each of the decades and periods, individual tenants made changes to the store fronts reflecting the various trends of each period. As a result all the original storefront display windows and entry doors have been replaced or altered. The storefronts today reflect late 20th century trends.

The rest of the block on both sides of Pier Avenue has a number of buildings that date from the 1920s. Many retain their basic historic profile but most have undergone major alterations that have removed historic character-defining features so there is not enough architectural integrity in the grouping of buildings to qualify as a historic district. The City of Hermosa Beach has produced a Historic Resources Map that identifies potential landmarks.

None of the buildings on the subject block, that is the north side of Pier Avenue between The Strand and Hermosa Avenue, and The Strand between 13th Court and Pier Avenue, are on the Historic Resources Map. The Map shows one parcel on the north side which is the site of the now demolished Insomniac Café. There are three buildings on the south side of Pier Avenue, west of Hermosa Avenue that are listed on the Historic Resources Map: the Bank of America Building (former National Bank of Hermosa Beach); the Lighthouse building; and the Hermosa Hotel.

On the other side of the block, on 13th Street, development of the west end of the block did not begin until the 1940s. The two-story building at 20 13th Street was constructed in 1941 on Parcel 8 and is shown on the 1946 Sanborn Map. This building has undergone alterations. A one-story multi-family apartment complex was constructed in 1948 with four units on Parcel 9 and another four units on a portion of Parcel 30.

BUILDING DESCRIPTIONS AND CONSTRUCTION HISTORY***30 and 32 13th Street***30-32 13th Street30-32 13th Street, rear

30 and 32 13th Street. These are two buildings that were constructed on separate parcels at the same time in 1948. Each parcel contains four units. The buildings are of the same design with units opening towards the adjacent parcel to create a common area shared by both parcels.

The buildings are vernacular with influences of the International Style in their simple front facades. Each building is one-story, stucco-clad with flat roof. The front facades are simple with horizontal band windows. Entry doors into individual units are from the common shared quasi-courtyard area. Entry into the courtyard from the street is from the area between the two buildings which is gated. The street facing elevation of each building is the same. That façade is divided into three modules with a center module clad in vertical wood and the other modules of painted brick. Each of these modules contains a set of tripartite windows. A slight flat canopy projects out over the windows.

20 13th Street



20 13th Street, north & west elevations



20 13th Street, window & door details



20 13th Street, exterior finish & window details



20 13th Street, south & west elevations

20 13th Street. This two-story building was constructed in 1941. The building is rectangular in plan, sited at the corner of 13th Street and Beach Drive. A one-story addition is located along the Beach Drive side.

While the building does not exhibit any architectural style, its property type is that of a vernacular two-part commercial building, the most common type of composition used for small commercial buildings. It is characterized by its horizontal division into two distinct zones, the lower zone at street level that supports public uses such as retail, and the upper zone for more private spaces such as offices, hotel rooms, or residential use.

Two entrances are located on the 13th Street elevation, one centered along the elevation and the other at the east end of the building. There are large plate glass windows to either side of the centered entry door. These display windows have a high bulkhead. The building is angled at the corner by the intersection of 13th Street and Beach Drive. The Beach Drive elevation is shorter and features a display window as does the short angled side of the building. Along the second floor on 13th Street are two windows. Two other window areas have been enclosed and stuccoed over. There is a window on the second floor of the angled side and two windows on the Beach Drive side. None of the window assemblies are original.

The building appears to have had an original brick façade with trim elements, horizontal banding that remains in relief, but has been stuccoed over with a rough texture finish.

These alterations, the enclosure of windows and replacement of original window assemblies and the addition of stucco exterior all have impacted the architectural integrity of the original building.

1272 The Strand



1272 The Strand, west elevation



1272 The Strand, north & west elevations



1272 The Strand, north elevation

1272 The Strand. The building at the corner of 13th Street and The Strand is a vernacular one-story building built in 1922 with an “effective date of construction” as 1955 per the Los Angeles County Assessor. The building property type is that of a one-part commercial block, a single-story simple box that is “urban in its undertones.” (Longstreth, p. 54)

This building is an unremarkable one-story, stucco-clad building, simple in form and styling. Based on Assessor records, it appears that the building was first remodeled in 1955 and over the decades modifications have been made. A large area for signage defines the upper horizontal band and below it is a series of windows and entry doors that are slightly recessed. The windows are not original. The building is of no specific architectural style and there are no historic character defining features.

1250 The Strand



1250 The Strand, west elevation



1250 The Strand, rear, east elevation

1250 The Strand. This building is a vernacular one-story building constructed in 1927 with an “effective date of construction” as 1935 per the Los Angeles County Assessor. The building property type is that of a one-part commercial block, a single-story simple box that is “urban in its undertones.” (Longstreth, p. 54)

1250 The Strand is a one-story building with its front façade divided into a horizontal upper level that contains signage for the building. This area has had a difference finish that mimics weathered wood siding and contains the business name; this design is a recent addition. Below the signage is a horizontal band of windows on each side of centered entry doors. None of the windows and doors are original; they are of a more modern style than that from 1927 or 1935. The area containing the windows is stucco-clad. This building is of no architectural style and there are there are no historic character defining features.

11 Pier Avenue



11 Pier Avenue, west elevation



11 Pier Avenue, south & west elevation



11 Pier Avenue, south elevation



11 Pier Avenue, rear elevation (east)



11 Pier Avenue, window & brick details



11 Pier Avenue, door detail

11 Pier Avenue. Known as the Mermaid Café, this building is the property type known as a one-part commercial block, a single-story simple box that is “urban in its undertones.” (Longstreth, p. 54) This building was constructed c1948; the commercial building is vernacular as it does not exhibit influences of any architectural style. The building is clad in brick and vertical wood siding, all materials commonly used for vernacular buildings in the mid-20th Century.

The one-story building has an upper band for signage and a middle band with windows.

The pattern on the building from north to south is that of door, window set, window set, door, window set, door, window set. The window set on the north includes more windows than those at the south end. The signage on this building is in the form of a canopy above each window. The width of each canopy is dictated by the width of the window or door below. The two door sets are slightly different with varying canopy widths.

There is a building permit for construction of the canopies in 1962. Each canopy contains one letter of the restaurant's name. The lower band, or bulkhead of the building is brick and the area above the brick is wide vertical wood siding. The brick is not painted but the wood is painted a dark matte black as are the canopies; the windows and doors are tinted dark. The building is not of any architectural style. A trellis is attached to the south side of the building in its parking lot.

The building is on a large lot (parcels were consolidated) with the building on the north portion of the lot and a surface parking lot at the south end. The surface parking lot is at the corner of The Strand and Pier Avenue.

19 Pier Avenue



19 Pier Avenue, south elevation

The building at 19 Pier Avenue was constructed in 1922. It is a one-part commercial block, a single-story simple box that is “urban in its undertones.” (Longstreet, p. 54) The front of the building, which includes five storefronts, is oriented along Pier Avenue.

The front façade of the building faces Pier Avenue. The building is one story, of masonry construction with a brick exterior. The building features a parapet that is highest at the center of the Pier Avenue façade and the parapet slightly steps down twice on each side. A decorative element of the original building design is the band of brickwork that runs below the parapet on the front and west elevations. The band is a simple design created by a row of headers, then a row of stretchers of two colors alternating, then a row of stretches of a single color, then another row of stretchers of two alternating colors, and lastly a row of headers. The use of alternating headers and stretchers of different colors is employed at each corner of the building. The header above the display window area consists of a band of headers placed vertically.

The building has undergone numerous alterations including tenant improvements over the decades. None of the original storefronts remain as many tenant improvements over the decades included remodels of the display area and storefronts. Currently the building is divided into five storefronts. The middle storefront (#3) is the narrowest: the storefronts to its east (#4 and #5) are of equal sizes while the storefronts to its west (#1 and #2) are unequal with storefront #1 being the wider of the two.



19 Pier Avenue, storefront #1



19 Pier Avenue, storefronts #2 & 3

Storefront #1 is at the west corner of the building (the east wall of the building is a party wall adjacent to the neighboring building). This storefront on Pier Avenue supports restaurant use with glazing at the street level and an opaque header band above that contains the signage name of the business.

Storefront #2 is a narrower bay than Storefront #1. The storefront assembly is not original. It is recessed with a glazed plate glass header area above containing the shop's name.

Storefront #3 is the narrowest bay with a slightly recessed storefront assembly with a glazed header area above.



19 Pier Avenue, storefronts #4



19 Pier Avenue, storefront #5

Storefronts #4 and #5 are similar to each other. These modern storefronts are flush with the building elevation and are composed of glass modules at the sides and above the centered entrances. The window sections are divided by aluminum frames.



19 Pier Avenue, west elevation



19 Pier Avenue, west elevation, window detail



19 Pier Avenue, west elevation
attached mural



19 Pier Avenue, rear elevation



19 Pier Avenue, rear elevation

On the west elevation a window is located at the corner with Pier Avenue. This appears to have been a window to serve “take-out” orders. It is not original to the building based on the later 20th Century window assembly and use of a different type and color of brick at its base.

There is a painting located on the west elevation of the building. Although it reads as a mural, the painting is on a frame that is attached to the building and does not appear integral to the building.

ELIGIBILITY CRITERIA

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide “used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and indicate what properties should be afforded protection from destruction or impairment.” (36 Code of Federal Regulations, Section 60.) Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is measured against the following established criteria:

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

Technical guidance is provided in *National Register Bulletin 15: How to Apply National Register Criteria for Evaluation*. In addition to meeting at least one of the above criteria, a resource must retain enough integrity to “convey its significance.” An analysis of integrity is based on: location, design, feeling, association, setting, workmanship and materials. Buildings may be eligible for inclusion on the National Register as an individual resource and/or as a contributor to a district. A resource that no longer reflects historic significance as a result of damage or alterations is not eligible for the National Register.

Regarding historic districts *National Register Bulletin 15* states “for a district to retain integrity as a whole, the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district’s components must be substantially unchanged since the period of significance. When evaluating the impact of intrusions upon the district’s integrity, take into consideration the relative number size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment. A component of a district cannot contribute to the significance if it has been substantially altered since the period of the district’s significance.”

The National Register of Historic Places is administered by the National Park Service. Owner consent is required for privately owned resources to be individually listed in the National Register. However, a resource that meets National Register criteria but lacks

owner consent may be given a formal “determination of eligibility.” Listing in the National Register recognizes a historic resource’s significance to the nation, state, or community.

Significance of Association

National Register Bulletin 32, *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, provides technical guidance to federal, state and local government about applying criteria to measure whether association with a person or persons meets the threshold for historic significance.

1. Specific individuals must have made contributions or played a role that can be justified as significant within a defined area of American history or prehistory.
2. For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.
3. Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field.

Bulletin 32, explains that “in order to determine how important the actions of an individual were in the evolution of any area of history in a community, state, or the United States, it is necessary to acquire background information on pertinent aspects of that area’s history.” It states that “it is necessary to research both the individuals and the area(s) of history in which they played important roles.” It notes that “the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant.”

Regarding contributions of a local individual, *Bulletin 32*, states that “it is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others. Otherwise, any property associated with any citizen who has attained the same level of success would meet National Register criteria. Unless that level can be demonstrated to have been distinctive, the concepts of leadership and significance have been lost.”

An evaluation of the property’s association with the individual must be made to determine if the property is “associated with the productive life of the individual in the field in which (s)he achieved significance” and “documentation must make clear how the nominated property represents an individual’s significant contributions.” In addition, “each property associated with someone important should be compared with other properties associated with that individual to identify those resources that are good representatives of the person’s historic contributions.”

Bulletin 32 also notes that most properties nominated for associations with significant persons also are nominated for other reasons, as indicated by the fact that almost two-thirds of the properties nominated under the association criterion are also significant in the area of architecture or for the area in which the individual(s) achieved recognition. *Bulletin 32* also states “associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property.”

Aspects of Integrity

The National Park Service Bulletin, *How to Apply the National Register Criteria for Evaluation*, defines seven “aspects of integrity” and provides technical information on their application. Integrity is defined as “the ability of a property to convey its significance.” To “retain historic integrity a property will always possess several, and usually most, of the aspects.” For resources that are significant for their association with historic events or persons to be eligible for the National Register the resource must retain “the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person.” For resources that are evaluated historic for their style or construction the “property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.

For a historic district to retain integrity as a whole, “the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district’s components must be substantially unchanged since the period of significance. When evaluating the impact of intrusions upon the district’s integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.”

The National Register recognizes seven aspects or qualities associated with integrity that, in various combinations, define integrity: feeling, association, workmanship, location, design, setting, and materials.

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural

system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

3. *Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historic role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.

4. *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

5. *Materials* are 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. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

7. *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and it is sufficiently intact to convey that relationship.

The California Register of Historical Resources

The State of California administers historic preservation programs through the Office of Historic Preservation in the Department of Parks and Recreation in the Resources Agency. State programs include the California Landmarks program that recognizes sites and structures of state-wide significance, and the Points of Historical Interest, which recognize sites and structures of local or county-wide significance.

The California Register, adopted in 1992 (official regulations effective January 1, 1998), is the "authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and indicate which properties are to be protected, to the extent prudent and feasible, from substantial adverse change." (*California Code of Regulations, Title 14, State Historical Resources Commission, Regulations for the Nomination of Historical Resources to the California Register of Historical Resources.*) State and local agencies may also determine which resources are to be considered in order to comply with California Environmental Quality Act (CEQA) requirements.

The California Register criteria are based on National Register criteria. As noted in *California Office of Historic Preservation Technical Assistance Series #6, California*

Register and National Register: A Comparison (based on California Code of Regulations (“CCR”), Title 14, Section 4852), “because the California Register was consciously designed on the model of the National Register, the two programs are extremely similar.” It further states “when trying to determine if a resource is eligible for the California Register, you may find it easier to first determine a resource’s eligibility for the National Register. Then, if you find it ineligible for the National Register—and keeping in mind the differences between the two programs—move on to determine if it may in fact be eligible for the California Register as a result of these differences.”

To be eligible for inclusion on the California Register, one of the following criteria must be met (as listed in CCR Title 14 Section 4852(b)(1)-(4)):

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

As noted in *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on CCR, Title 14, Section 4852) “integrity is the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.”

According to *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on CCR, Title 14): “It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.”

City of Hermosa Beach Landmark Criteria

The City of Hermosa Beach historic resources preservation program was established in 1998 and it encourages property owners of historically significant structures or sites to voluntarily apply for local landmark status. As of June 2009, three buildings have been designated for protection under the City's Historic Resources Preservation Ordinance. The '*Bijou Theater*' at 1229-1235 Hermosa Avenue is a local and state designated landmark. The *Bank of America Building* at 90 Pier Avenue and *Hermosa Hotel* at 20-26 Pier Avenue are designated as potential landmarks that warrant further study by Section 17.53.040(B) of the Historic Preservation ordinance (per Planning Commission Resolution No. 98-65). The *Community Center* was designated a locally significant landmark for the purposes of a grant application (City Council Resolution 02-6216).

The City's General Plan Land Use Element (Historic Preservation) designates 28 resources as potentially significant including those listed above, although several have been demolished and others have been significantly altered (See City of Hermosa Beach Historic Resources Map, attached).

A resource may be designated a City of Hermosa Beach Landmark, if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- B. It is identified with persons or events significant in local, state, or national history; or
- C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- D. It is representative of the notable work of a builder, designer, or architect; or
- E. Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. (Ord. 98-1186 §4, 11/10/98)

EVALUATION OF SIGNIFICANCE OF SUBJECT PROPERTIES

City of Hermosa Beach Historic Resources Survey

The City of Hermosa Beach commissioned PCR Services Corporation to conduct a historic resources survey of the City for analysis in the Environmental Impact Report (EIR) for the General Plan Update. The Survey findings were included in that EIR as Appendix B3. The survey consisted of an initial Windshield Survey of the entire City conducted by PCR architectural historians along with members of the Hermosa Beach Historical Society. This was followed by a City-wide reconnaissance survey by PCR staff of "all potentially historic buildings within the survey area, including previously recorded resources as well as all unevaluated properties containing buildings 45 years of age or

older.”¹ None of the subject buildings studied in this report were identified in the City of Hermosa Beach Historic Resources Survey conducted for the City of Hermosa Beach.

Evaluation of Buildings for Historic Significance

All the buildings in the proposed project area, including 20 13th Street, 30 and 32 13th Street, 1250 The Strand, 1272 The Strand, 11 Pier Avenue, 19 Pier Avenue, are over 50 years old. The National Register of Historic Places, the California Register of Historical Resources and City of Hermosa Beach Landmark criteria will be used to evaluate these buildings for purposes of complying with the California Environmental Quality Act (CEQA). None of the buildings were identified as potential historic resources in the City of Hermosa Beach Historic Resources Survey conducted for a General Plan Update Existing Conditions Technical Report in 2014. The research conducted for an intensive historic resource study of these buildings, reported in the current report, did not find any additional information that would elevate any of the subject buildings to potential historic significance. KCK concurs with the City of Hermosa Beach Historic Resources Survey findings that did not include any of the subject buildings; none of the subject buildings meet federal, state or local criteria for historic designation based on the following findings.

30 and 32 13th Street

National Register Criterion A, California Register Criterion 1, and City of Hermosa Beach Criterion 1 relate to properties that may be identified with important events in the main currents of national, state or local history and addresses association with historic events and broad patterns of history. City of Hermosa Beach Criterion A adds that a resource may be eligible for local designation if it exemplifies or reflects special elements of the City of Hermosa Beach’s cultural, social, economic, political, aesthetic, engineering, or architectural history. The buildings at 30 and 32 13th Street served as residences since 1948 but do not exemplify any special attributes related to the City of Hermosa Beach. No historic events are associated with the buildings at 30 and 32 13th Street.

National Register Criterion B, California Register Criterion 2, and City of Hermosa Beach Criterion B address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. There are no historic persons associated with the buildings at 30 and 32 13th Street.

National Register Criterion C, California Register Criterion 3, and City of Hermosa Beach Criterion C address distinguishing characteristics of an architectural type, specimen, inherently valuable for 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 to establish historic architectural significance. The buildings at 30 and 32 13th Street were constructed in 1948 as simple apartment buildings. These buildings are vernacular influenced by modern architectural styles but itself is not a significant architectural style; the buildings are unremarkable in architectural style, design and construction.

¹ City of Hermosa Beach General Plan Update EIR, Existing Conditions Report, p. 7-2.

National Register Criterion D and California Register Criterion 4 and City of Hermosa Beach Criterion D address potential to yield information important to prehistory or history. These buildings were constructed in the mid-20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well documented were used to construct the subject buildings and thus there is no additional historic information that this building would yield. This report does not address the potential for prehistoric resources.

City of Hermosa Beach Criterion E addresses a unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. These buildings do not have any unique or singular physical characteristic that elevates them above other residential buildings in the City.

The residential buildings at 30 and 32 13th Street do not meet any criteria for designation as a historic resource.

20 13th Street

National Register Criterion A, California Register Criterion 1, and City of Hermosa Beach Criterion 1 relate to properties that may be identified with important events in the main currents of national, state or local history and addresses association with historic events and broad patterns of history. City of Hermosa Beach Criterion A adds that a resource may be eligible for local designation if it exemplifies or reflects special elements of the City of Hermosa Beach's cultural, social, economic, political, aesthetic, engineering, or architectural history. The building at 20 13th Street was constructed in 1941 serving multiple uses including retail. The building does not exemplify any special attributes related to the City of Hermosa Beach. No historic events are associated with the building at 20 13th Street.

National Register Criterion B, California Register Criterion 2, and City of Hermosa Beach Criterion B address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. There are no historic persons associated with the building at 20 13th Street.

National Register Criterion C, California Register Criterion 3, and City of Hermosa Beach Criterion C address distinguishing characteristics of an architectural type, specimen, inherently valuable for 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 to establish historic architectural significance. No architect is associated with this building. The building at 20 13th Street was constructed in 1941 and is a vernacular two-part commercial building. There are no significant architectural details or elements in the building's design and it is of no particular architectural style. The building is unremarkable in architectural style, design and construction. Thus, it is not a significant historic resource.

National Register Criterion D and California Register Criterion 4 and City of Hermosa Beach Criterion D address potential to yield information important to prehistory or history.

This building was constructed in the 20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well documented were used to construct the subject buildings and thus there is no additional historic information that this building would yield. This report does not address the potential for prehistoric resources.

City of Hermosa Beach Criterion E addresses a unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. The building at 20 13th Street does not have any unique or singular physical characteristic that elevates it above other commercial buildings in the City.

The building at 20 13th Street does not meet any criteria for designation as a historic resource.

1272 The Strand

National Register Criterion A, California Register Criterion 1, and City of Hermosa Beach Criterion 1 relate to properties that may be identified with important events in the main currents of national, state or local history and addresses association with historic events and broad patterns of history. City of Hermosa Beach Criterion A adds that a resource may be eligible for local designation if it exemplifies or reflects special elements of the City of Hermosa Beach's cultural, social, economic, political, aesthetic, engineering, or architectural history. The building at 1272 The Strand was constructed in 1922 with an effective date of construction as 1955. The building has served many businesses over the decades. The building and its uses have not exemplified any special attributes related to the City of Hermosa Beach. No historic events are associated with the building at 1272 The Strand.

National Register Criterion B, California Register Criterion 2, and City of Hermosa Beach Criterion B address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. There are no historic persons associated with the building at 1272 The Strand.

National Register Criterion C, California Register Criterion 3, and City of Hermosa Beach Criterion C address distinguishing characteristics of an architectural type, specimen, inherently valuable for 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 to establish historic architectural significance. The building at 1272 The Strand was constructed in 1922 with an effective date of construction of 1955. It is a vernacular one-part commercial building with none of its original 1922 features and details remaining. There are no significant architectural details or elements and it is of no particular architectural style. The building is unremarkable in architectural style, design and construction. Thus, it is not a significant historic resource in terms of architectural design.

National Register Criterion D and California Register Criterion 4 and City of Hermosa Beach Criterion D address potential to yield information important to prehistory or history. This building was constructed in the 20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well

documented were used to construct the subject buildings and thus there is no additional historic information that this building would yield. This report does not address the potential for prehistoric resources.

City of Hermosa Beach Criterion E addresses a unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. The building at 1272 The Strand does not have any unique or singular physical characteristics that elevates it above other residential buildings in the City.

The building at 1272 The Strand does not meet any criteria for designation as a historic resource.

1250 The Strand

National Register Criterion A, California Register Criterion 1, and City of Hermosa Beach Criterion 1 relate to properties that may be identified with important events in the main currents of national, state or local history and addresses association with historic events and broad patterns of history. City of Hermosa Beach Criterion A adds that a resource may be eligible for local designation if it exemplifies or reflects special elements of the City of Hermosa Beach's cultural, social, economic, political, aesthetic, engineering, or architectural history. The building at 1250 The Strand was constructed in 1927 with an effective date of construction as 1935. The building has served many businesses over the decades. The building and its uses have not exemplified any special attributes related to the City of Hermosa Beach. No historic events are associated with the building at 1250 The Strand.

National Register Criterion B, California Register Criterion 2, and City of Hermosa Beach Criterion B address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. There are no historic persons associated with the building at 1250 The Strand.

National Register Criterion C, California Register Criterion 3, and City of Hermosa Beach Criterion C address distinguishing characteristics of an architectural type, specimen, inherently valuable for 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 to establish historic architectural significance. No architect is associated with this building. It was constructed in 1927 with an effective date of construction of 1935. It is a vernacular one-part commercial building with none of its original 1927 features and details remaining. Thus there are no character-defining features remaining and it is of no particular architectural style. The building is unremarkable in design and construction. Thus, it is not a significant historic resource in terms of architecture.

National Register Criterion D and California Register Criterion 4 and City of Hermosa Beach Criterion D address potential to yield information important to prehistory or history. This building was constructed in the 20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well documented were used to construct the subject buildings and thus there is no additional

historic information that this building would yield. This report does not address the potential for prehistoric resources.

City of Hermosa Beach Criterion E addresses a unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. The building at 1250 The Strand does not have any unique or singular physical characteristics that elevates it above other commercial buildings in the City.

The building at 1250 The Strand does not meet any criteria for designation as a historic resource.

11 Pier Avenue

National Register Criterion A, California Register Criterion 1, and City of Hermosa Beach Criterion 1 relate to properties that may be identified with important events in the main currents of national, state or local history and addresses association with historic events and broad patterns of history. City of Hermosa Beach Criterion A adds that a resource may be eligible for local designation if it exemplifies or reflects special elements of the City of Hermosa Beach's cultural, social, economic, political, aesthetic, engineering, or architectural history. The building at 11 Pier Avenue was constructed in 1948 and consolidated with a building from 1922. The 1922 building served many businesses over the decades; the consolidated building served as a restaurant/bar along The Strand, an area that had been established as an entertainment and restaurant area in the early 20th Century. The building and its uses have not exemplified any special attributes related to the history of the City of Hermosa Beach. No historic events are associated with the building at 1250 The Strand.

National Register Criterion B, California Register Criterion 2, and City of Hermosa Beach Criterion B address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. There are no historic persons associated with the building at 11 Pier Avenue.

National Register Criterion C, California Register Criterion 3, and City of Hermosa Beach Criterion C address distinguishing characteristics of an architectural type, specimen, inherently valuable for 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 to establish historic architectural significance. The building at 11 Pier Avenue was constructed as a restaurant and bar in 1946 when it was merged with its neighboring building, that dated from 1922, and its exterior remodeled to create a large restaurant. The resultant building is of a functional and utilitarian design and not representative of any architectural style. There are no master or notable architects associated with the design of these buildings. The building at 11 Pier Avenue does not meet the criteria for designation as an historic resource based on architecture.

National Register Criterion D and California Register Criterion 4 and City of Hermosa Beach Criterion D address potential to yield information important to prehistory or history. This building was constructed in the 20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well

documented were used to construct the subject buildings and thus there is no additional historic information that this building would yield. This report does not address the potential for prehistoric resources.

City of Hermosa Beach Criterion E addresses a unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. The building at 11 Pier Avenue does not have any unique or singular physical characteristics that elevates it above other commercial restaurant buildings in the City.

The building at 11 Pier Avenue does not meet any criteria for designation as a historic resource.

19 Pier Avenue

National Register Criterion A, California Register Criterion 1, and City of Hermosa Beach Criterion 1 relate to properties that may be identified with important events in the main currents of national, state or local history and addresses association with historic events and broad patterns of history. City of Hermosa Beach Criterion A adds that a resource may be eligible for local designation if it exemplifies or reflects special elements of the City of Hermosa Beach's cultural, social, economic, political, aesthetic, engineering, or architectural history. The building at 19 Pier Avenue was constructed in 1922. The commercial building has served many businesses over the decades but none with any historic associations. The building and its uses have not exemplified any special attributes related to the City of Hermosa Beach. No historic events are associated with the building at 19 Pier Avenue.

National Register Criterion B, California Register Criterion 2, and City of Hermosa Beach Criterion B address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. There are no historic persons associated with the building at 19 Pier Avenue.

National Register Criterion C, California Register Criterion 3, and City of Hermosa Beach Criterion C address distinguishing characteristics of an architectural type, specimen, inherently valuable for 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 to establish historic architectural significance. The one-part commercial building was constructed in 1922; no architect is associated with the building.

The design for the retail building at 19 Pier Avenue was for brickwork to enframe the storefront assemblies with their areas for signage, display windows and entrances. While the original brick exterior remains around the storefronts, all the original storefronts have been removed and replaced with a variety of modern storefronts. This loss of the most significant feature of a commercial retail building, the storefronts, has caused a loss of the building's historic architectural integrity. The building at 19 Pier Avenue does not meet the criteria for designation as an historic resource based on architecture.

National Register Criterion D and California Register Criterion 4 and City of Hermosa Beach Criterion D address potential to yield information important to prehistory or history.

This building was constructed in the 20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well documented were used to construct the subject buildings and thus there is no additional historic information that this building would yield. This report does not address the potential for prehistoric resources.

City of Hermosa Beach Criterion E addresses a unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City. The building at 19 Pier Avenue does not have any unique or singular physical characteristics that elevates it above other commercial buildings in the City.

The building at 19 Pier Avenue does not meet any criteria for designation as a historic resource.

POTENTIAL IMPACTS TO HISTORIC RESOURCES AND THE AREA

The buildings at 20 13th Street, 30 and 32 13th Street, 1250 The Strand, 1272 The Strand, 11 Pier Avenue and 19 Pier Avenue are proposed to be demolished. The proposed replacement project is a three-story hotel building. As none of the subject buildings meet the threshold to be designated as historic buildings, there will be no adverse impacts to historic buildings resulting from the demolition of the buildings currently on the project site.

At the west end of Pier Avenue at the Strand, the building adjacent to the subject building of 19 Pier Avenue is known as 39 Pier Avenue. It is a two-story building constructed in 1922. Next to it on its east at 53 Pier Avenue, a two-story building constructed in 1975. The proposed project will be one-story taller than 53 Pier Avenue. The placement of a slightly taller building adjacent to an existing two-story building will not have any adverse impact to any historic resource. The building at 53 Pier Avenue was not identified in the 2014 historic resources survey conducted for the General Plan Update. Even if the building at 53 Pier Avenue were to be found to be individually historic, that would be based on its own merits and not dependent on adjacent buildings to establish its significance. In an urban environment, historic patterns have buildings of varying heights built next to each other. There is no potential historic district along Pier Avenue so the proposed project would not impact any historic district.



West end of Pier Avenue between The Strand and Hermosa Avenue



Mid-block of Pier Avenue between
The Strand and Hermosa Avenue

In the vicinity of the proposed project, the City of Hermosa Beach has designated three buildings as historic. Two of the buildings, the Bijou Theater at 1229-1235 Hermosa Avenue and the Bank of America Building at 90 Pier Avenue at the intersection with Hermosa Avenue are at the far east end of the block on which the proposed project is planned. <http://www.hermosabch.org/modules/showdocument.aspx?documentid=1351>



East end of Pier Avenue between
The Strand and Hermosa Avenue with
Bank of America Building at far right



13th Street looking east from 20 13th Street; parking structure on left; Bijou Theater at end of the block is not visible. Parking Structure is on the left.

Neither the Bank of America building or the Bijoux Theater are visible from The Strand at the intersection of 13th Street or the intersection of Pier Avenue or from the east end of the proposed project on 13th Street or Pier Avenue. The 2014 Historic Resources Survey did not identify any historic district along 13th Street or Pier Avenue, so there is no visible or district relationship between the proposed project and the historic Bank of America Building or the historic Bijoux Theater. Thus there is no potential adverse impact to those historic resources.

The west elevation of the proposed project is along The Strand and faces the beachfront. There are no historic resources on the beach, so there would be no impact to historic resources to the west.



South and east elevations, 1300 The Strand

The north elevation of the proposed project faces 1300 The Strand. It is a multi-story residential building of 60 units that was constructed in 1998. To its east is a multi-story modern parking structure on 13th Street. Neither of these buildings are historic. Thus the proposed project will not impact any historic resources to its south and east.

The east elevation of the proposed project will be adjacent to a surface parking lot on the north end of its east side. As the surface parking lot is not historic, the proposed project will not impact any historic resources at the north end of its east side.



1138 The Strand and 22 Pier Avenue

The south elevation of the proposed project would face Pier Avenue at The Strand. Currently there is an open space at that northeast corner serving as surface parking. However, in the early half of the 20th Century this corner was occupied with buildings; there is no historic significance to the surface parking lot. The south side of the intersection of Pier Avenue and The Strand, on the southeast corner, contains buildings. The proposed project will complement that intersection with a building again on the northeast corner.

The building on the southeast corner of Pier Avenue and The Strand, 1138 The Strand, was constructed in 1915 but has an “effective date of construction” of 1975 per the County Assessor. The remodeled building has a modern exterior and a third story appears to have been added to its corner. The building to its east, across the alley known as Beach Drive, is 22 Pier Avenue constructed in 1924. This three-story building, formerly a hotel, is Art Deco in style and was identified in the 2014 Historic Resources survey as eligible as a City of Hermosa Beach landmark (but not eligible for the California Register or National Register). The building at 22 Pier Avenue

There are two three-story buildings at the west end of the south side of Pier Avenue across from the proposed project, the corner building at 1138 The Strand and next to it, 22 Pier Avenue. A new three story building would not have any adverse impact on the historic potential of the three-story building at 22 Pier Avenue as that historic building is three stories and historically it served as a hotel.

CONCLUSION

There is no concentration of historic buildings in the subject area, and thus there is no potential for a historic district. The buildings at 1250 The Strand, 1272 The Strand, 11 Pier Avenue, 19 Pier Avenue, 20 13th Street and 30-32 13th Street do not rise to the level

of historic or architectural significance to be designated as City of Hermosa Beach Landmarks. None of the buildings were identified in the City of Hermosa Beach Historic Resources Survey conducted in 2013-14. All of the buildings have been significantly altered. These buildings do not meet the criteria for inclusion on the California Register of Historical Resources or the National Register of Historic Places.

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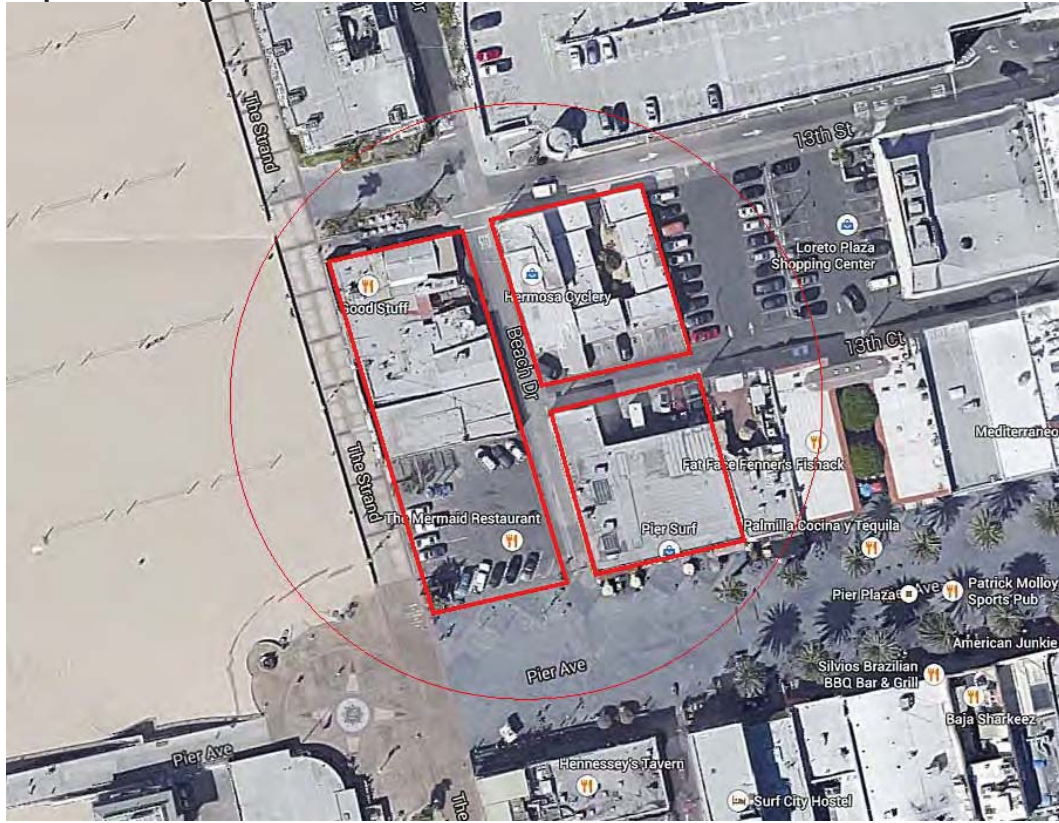
Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles: Rosebud Press. 1981.

Hermosa Beach Historical Society, <http://www.hermosabeachhistoricalsociety.org>

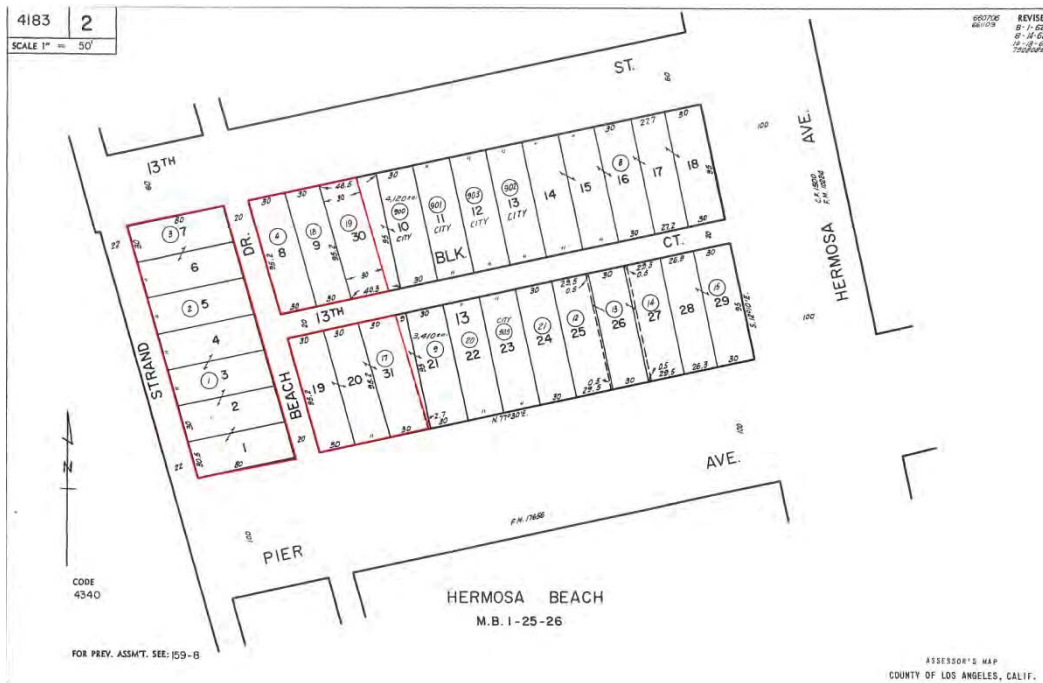
Los Angeles County Assessor Records

McAllister, Virginia and Lee McAllister. *A Field Guide to American Houses*. New York: Alfred A. Knopf. 1984

Attachment A:
Maps & Photographs



Aerial photograph (ca, 2012) with project properties outlined.



Los Angeles County Assessor's Map.



1. 30 and 32 13th Street, north elevation



2. 20 13th Street, north and west elevations



3. 1272 The Strand, west elevation



4. 1250 The Strand, west elevation



5. 11 Pier Avenue, west elevation



6. 1271 The Strand, 1250 The Strand, 11 Pier Avenue, rear, east elevations



7. 11 Pier Avenue, south elevation and surface parking lot on northeast corner of Pier Avenue and The Strand



8. 19-31 Pier Avenue, west elevation and surface parking lot on northeast corner of Pier Avenue and The Strand



9. 19-31 Pier Avenue, west and south elevations



10. 19-31 Pier Avenue, south elevation



11. 19-31 Pier Avenue and 39 Pier Avenue



12. 53 and 57 Pier Avenue



13. 65, 73, and 81 Pier Avenue



14. The Strand, looking south from near Pier Avenue



15. The Strand, looking south from Pier Avenue



16. South side of Pier Avenue, looking east from corner of Pier Avenue and The Strand



17. South side of Pier Avenue, looking west from mid-block.



18. Looking east at Pier Avenue from The Strand



19. The Strand, looking north from 11 Pier Avenue



20. The Strand, looking north from 1250 The Strand towards 13th Street



21. The Strand, looking north from 1272 The Strand at 13th Street



22. 1300 The Strand, south and east elevations



23. 13th Street, looking west from 30 13th Street



24. North side of 13th Street, looking west



25. Parking structure across from 30-32 13th Street

**Attachment B:
Historic Aerial Photography and Sanborn Insurance Maps**



1928 aerial photo



1938 aerial photo



1947 aerial photo



1953 aerial photo



1963 aerial photo



1972 aerial photo



1981 aerial photo

Sanborn Insurance Maps

1908 Certified Sanborn Map



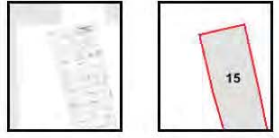
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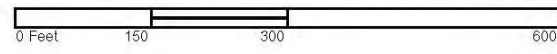
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 Address: 11 Pier Avenue
 City, ST, ZIP: Hermosa Beach CA 90254
 Client: Kaplan Chen Kaplan
 EDR Inquiry: 3/22/2013
 Order Date: 5/6/2014 4:09:00 PM
 Certification #: 9480-4E3F-875E
 Copyright: 2008



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 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 15



1908 Sanborn map

1912 Certified Sanborn Map



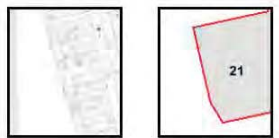
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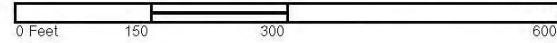
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 Address: 11 Pier Avenue
 City, ST, ZIP: Hermosa Beach CA 90254
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 EDR Inquiry: 3932419.3
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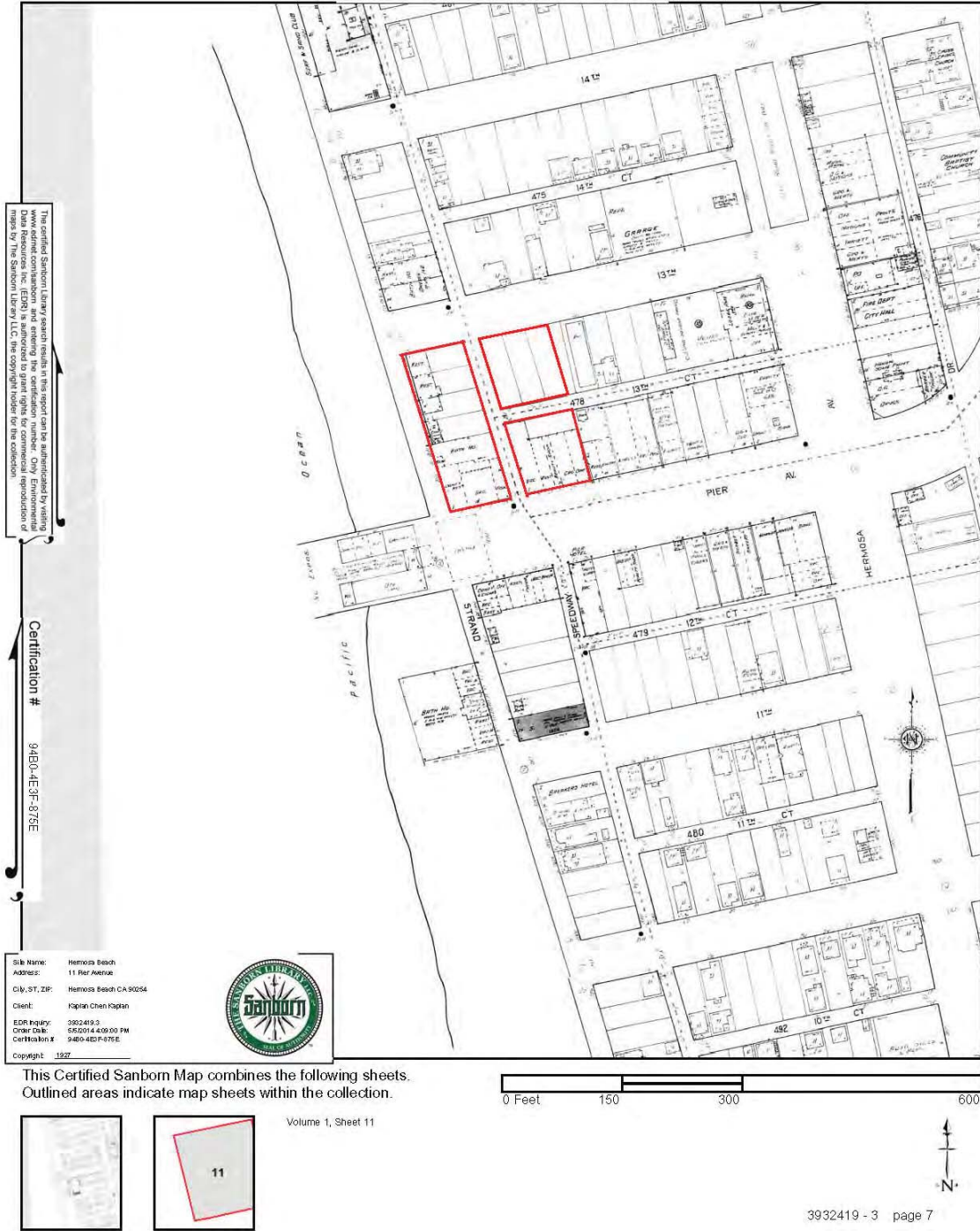


Volume 1, Sheet 21



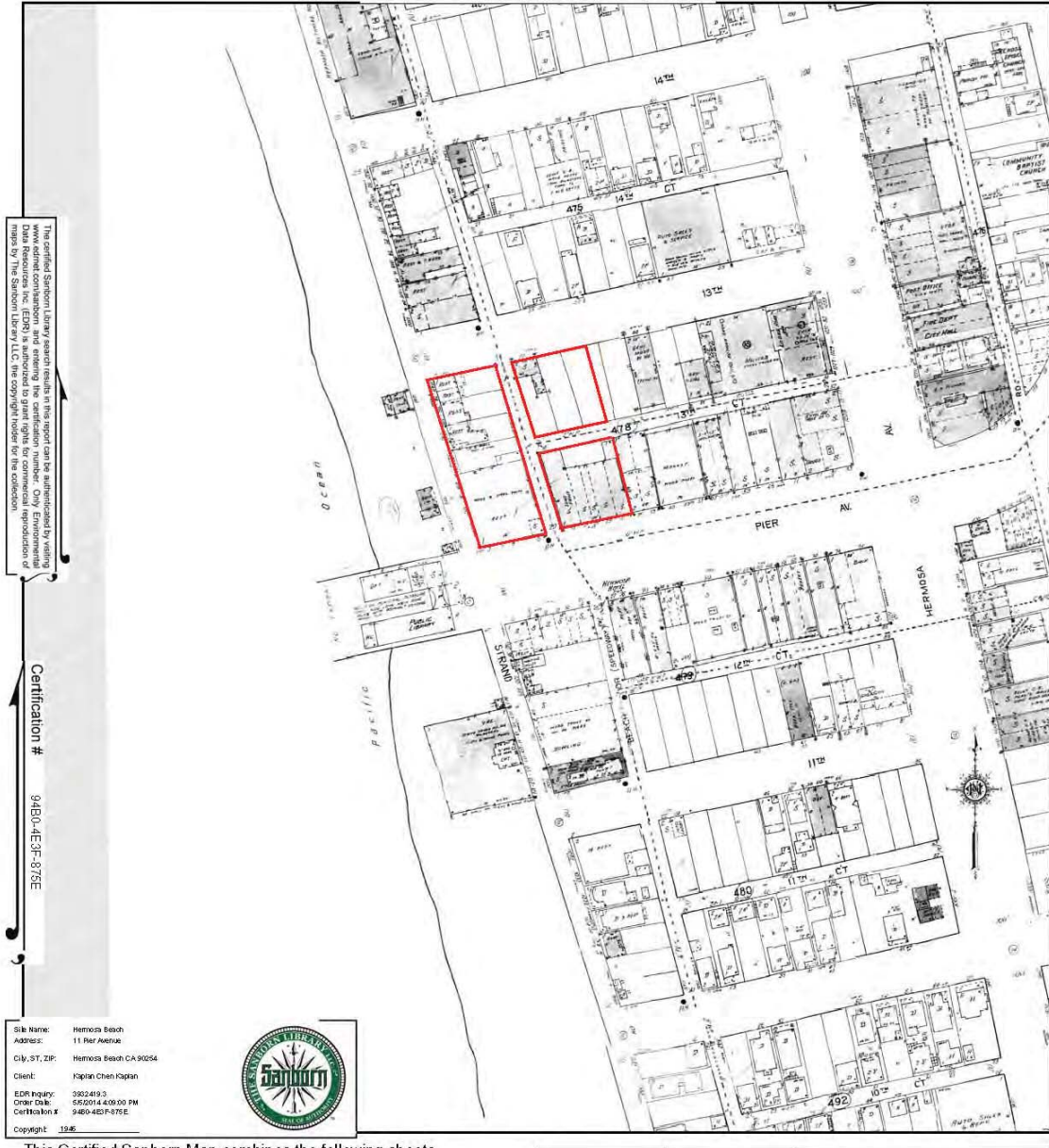
1912Sanborn map

1927 Certified Sanborn Map



1927 Sanborn map

1946 Certified Sanborn Map



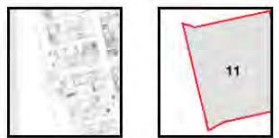
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Site Name: Hermosa Beach
 Address: 11 Pier Avenue
 City, ST, ZIP: Hermosa Beach CA 90254
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 EDR Inquiry: 3932419.3
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 Copyright: 1946



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Volume 1, Sheet 11



1946Sanborn map

1960 Certified Sanborn Map



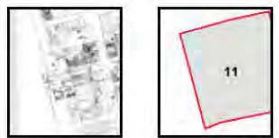
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Certification # 9480-ECF-875E

Site Name: Hermosa Beach
 Address: 11 Pier Avenue
 City, ST, ZIP: Hermosa Beach CA 90254
 Client: Kaplan Chen Kaplan
 EDR Inquiry: 3932419.3
 Order Date: 5/6/2014 4:09:00 PM
 Certification #: 9480-ECF-875E
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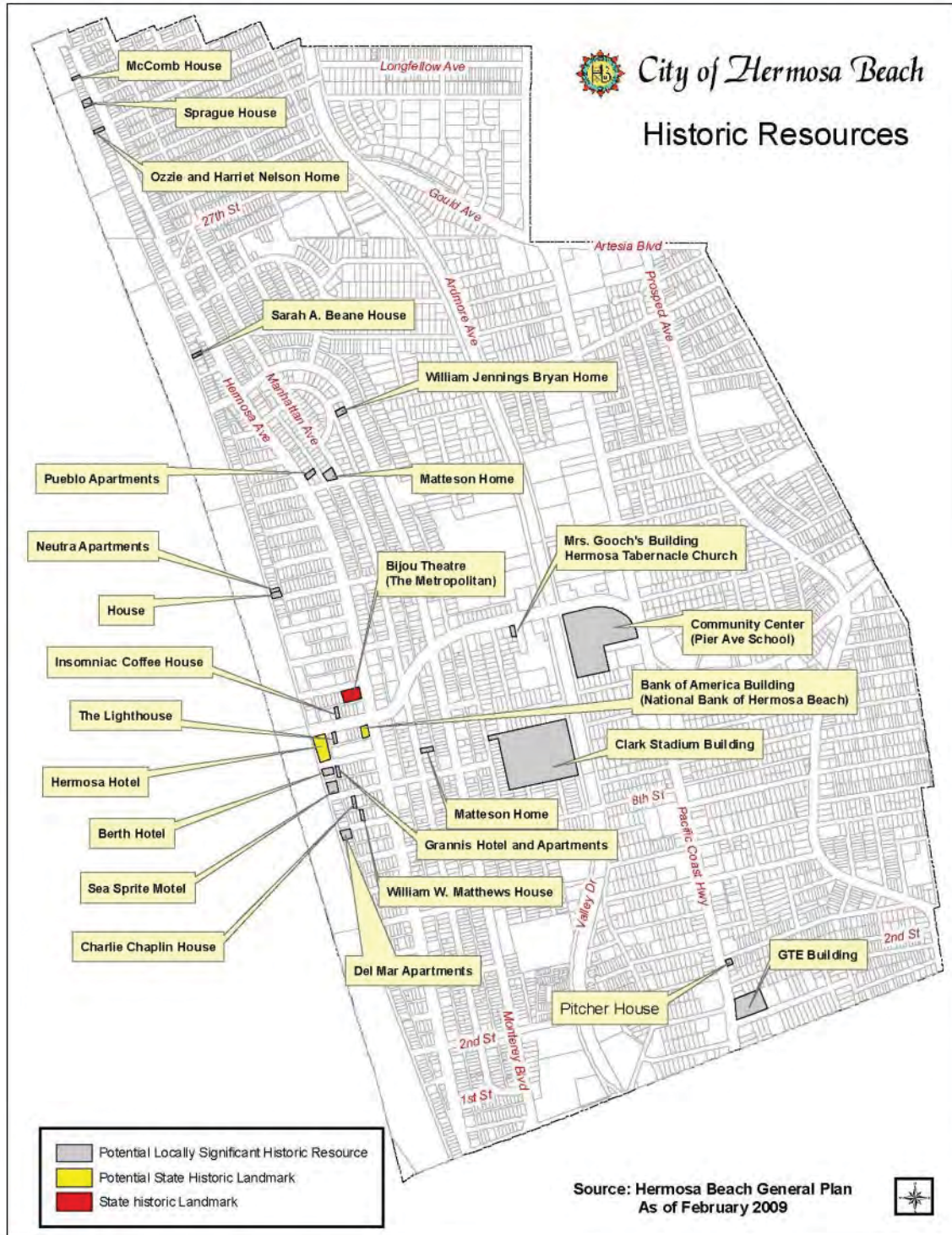


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Volume 1, Sheet 11

1960Sanborn map



Historic Resources, City of Hermosa Beach,
<http://www.hermosabch.org/modules/showdocument.aspx?documentid=794>

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

Primary #
 HRI #
 Trinomial
NRHP Status Code
 Review Code Reviewer Date

Other Listings

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1272 The Strand, Hermosa Beach

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T; R; □ of □ of Sec; B.M.

c. Address 1272 The Strand, Hermosa Beach City Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN: 4183-002-003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The building at the corner of 13th Street and The Strand is a vernacular one-story building built in 1922 with an "effective date of construction" as 1955 per the Los Angeles County Assessor. The building property type is that of a one-part commercial block, a single-story simple box that is "urban in its undertones." (Longstreth, p. 54). This building is an unremarkable one-story, stucco-clad building, simple in form and styling. Based on Assessor records, it appears that the building was first remodeled in 1955 and over the decades modifications made. A large area for signage defines the upper horizontal band and below it is a series of windows and entry doors that are slightly recessed. The windows are not original. The building is of no specific architectural style and there are no historic character defining features.

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



50400290175040029017

*P3b. Resource Attributes: (List attributes and codes) HP6

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

P5b. Description of Photo: (view, date, accession #)

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

1922/1955

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St, Santa Monica, Ca 90405

*P9. Date Recorded: 12/2016

Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resource Evaluation, 30 and 32 13th St, 20 13th St., 1250 The Strand, 1272 The

Strand, 11 Pier Ave, 19 Pier Ave., Hermosa Beach, Jan 2017

*Attachments: NONE Location 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
PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 1250 The Strand, Hermosa Beach

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T; R; of of Sec; B.M.

c. Address 1250 The Strand, Hermosa Beach City Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 4183-002-002

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

This building is a vernacular one-story building constructed in 1927 with an "effective date of construction" as 1935 per the Los Angeles County Assessor. The building property type is that of a one-part commercial block, a single-story simple box that is "urban in its undertones." (Longstreth, p. 54) 1250 The Strand is a one-story building with its front façade divided into a horizontal upper level that contains signage for the building. This area has had a difference finish that mimics weathered wood siding and contains the business name; this design is a recent addition. Below the signage is a horizontal band of windows on each side of centered entry doors. None of the windows and doors are original; they are of a more modern style than that from 1927 or 1935. The area containing the windows is stucco-clad. This building is of no architectural style and there are no historic character defining features.

*P3b. Resource Attributes: (List attributes and codes) HP6

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

P5b. Description of Photo: (view, date, accession #)

*P6. Date Constructed/Age and Source: Historic Prehistoric

Both

1927/1935

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St, Santa Monica, Ca 90405

*P9. Date Recorded: 12/2016

Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resource Evaluation, 30 and 32 13th St, 20 13th St., 1250 The Strand, 1272 The Strand, 11 Pier Ave, 19 Pier Ave., Hermosa

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



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Beach, Jan 2017

*Attachments: NONE Location 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):

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 11 Pier Avenue, Hermosa Beach

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T; R; of of Sec; B.M.

c. Address 11 Pier Avenue, Hermosa Beach City Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 4183-002-001

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

This building is the property type known as a one-part commercial block, a single-story simple box that is "urban in its undertones." (Longstreth, p. 54) This building was constructed c1948; the commercial building is vernacular as it does not exhibit influences of any architectural style. The one-story building is clad in brick and vertical wood siding, all materials commonly used for vernacular buildings in the mid-20th Century. It has an upper band for signage and a middle band with windows. The pattern on the building from north to south is that of door, window set, window set, door, window set, door, window set. The window set on the north includes more windows than those at the south end. The signage on this building is in the form of a canopy above each window. The width of each canopy is dictated by the width of the window or door below. The two door sets are slightly different with varying canopy widths. There is a building permit for construction of the canopies in 1962. Each canopy contains one letter of the restaurant's name. The lower band, or bulkhead of the building is brick and the area above the brick is wide vertical wood siding. The brick is not painted but the wood is painted a dark matte black as are the canopies; the windows and doors are tinted dark. The building is not of any architectural style. A trellis is attached to the south side of the building in its parking lot. The building is on a large lot (parcels were consolidated) with the building on the north portion of the lot and a surface parking lot at the south end. The surface parking lot is at the corner of The Strand and Pier Avenue

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



50400290175040029017

Strand, 11 Pier Ave, 19 Pier Ave., Hermosa Beach, Jan 2017.

*P3b. Resource Attributes: (List attributes and codes) HP6

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

P5b. Description of Photo: (view, date, accession #)

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

1948

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St, Santa Monica, Ca 90405

*P9. Date Recorded: 12/2016

Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resource Evaluation, 30 and 32 13th St, 20 13th St., 1250 The Strand, 1272 The

*Attachments: NONE Location 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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other Listings

Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 19-31 Pier Avenue, Hermosa Beach

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

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*b. USGS 7.5' Quad Date T; R; □ of □ of Sec; B.M.

c. Address 19 Pier Avenue, Hermosa Beach City Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN: 4183-002-017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The building at 19 Pier Avenue was constructed in 1922. It is a one-part commercial block, a single-story simple box that is "urban in its undertones." (Longstreet, p. 54). The front of the building, which includes five storefronts, is oriented along Pier Avenue. The building is one story, of masonry construction with a brick exterior. The building features a parapet that is highest at the center of the Pier Avenue façade and the parapet slightly steps down twice on each side. A decorative element of the original building design is the band of brickwork that runs below the parapet on the front and west elevations. The band is a simple design created by a row of headers, then a row of stretchers of two colors alternating, then a row of stretchers of a single color, then another row of stretchers of two alternating colors, and lastly a row of headers. The use of alternating headers and stretchers of different colors is employed at each corner of the building. The header above the display window area consists of a band of headers placed vertically. The building has undergone numerous alterations including tenant improvements over the decades. None of the original storefronts remain as many tenant improvements over the decades included remodels of the display area and storefronts. Currently the building is divided into five storefronts. The middle storefront is the narrowest: the storefronts to its east are of equal sizes while the storefronts to its west are of unequal sizes. None of the original storefronts remain; all have been replaced with a variety of modern storefronts. The building has low architectural integrity.

*P3b. Resource Attributes: (List attributes and codes) HP6

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

P5b. Description of Photo: (view, date, accession #)

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

1922

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St, Santa Monica, Ca 90405

*P9. Date Recorded: 12/2016

Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resource Evaluation, 30 and 32 13th St, 20 13th St., 1250 The Strand, 1272 The

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



50400290175040029017

Strand, 11 Pier Ave, 19 Pier Ave., Hermosa Beach, Jan 2017.

*Attachments: NONE Location 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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings

Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 20 13th Street, Hermosa Beach

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T; R; of of Sec; B.M.

c. Address 20 13th Street, Hermosa Beach City Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN: 4183-002-004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This two-story building was constructed in 1941. The is rectangular in plan, sited at the corner of 13th Street and Beach Drive. A one-story addition is located along the Beach Drive side. While the building does not exhibit any architectural style, its property type is that of a vernacular two-part commercial building, the most common type of composition used for small commercial buildings. It is characterized by its horizontal division into two distinct zones, the lower zone at street level that supports public uses such as retail, and the upper zone for more private spaces such as offices, hotel rooms, or residential use. Two entrances are located on the 13th Street elevation, one centered along the elevation and the other at the east end of the building. There are large plate glass windows to either side of the centered entry door. These display windows have a high bulkhead. The building is angled at the corner by the intersection of 13th Street and Beach Drive. The Beach Drive elevation is shorter and features a display window as does the short angled side of the building. Along the second floor on 13th Street are two windows. Two other window areas have been enclosed and stuccoed over. There is a window on the second floor of the angled side and two windows on the Beach Drive side. None of the window assemblies are original. The building appears to have had an original brick façade with trim elements, horizontal banding that remains in relief, but it has been stuccoed over with a rough texture finish. These alterations, the enclosure of windows and replacement of original window assemblies and the addition of stucco exterior all have impacted the architectural integrity of the original building.

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



*P3b. Resource Attributes: (List attributes and codes) HP6

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

P5b. Description of Photo: (view, date, accession #)

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

1941

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St, Santa Monica, Ca 90405

*P9. Date Recorded: 12/2016

Survey Type: (Describe)

Intensive

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

Historic Resource Evaluation, 30 and 32 13th St, 20 13th St., 1250 The Strand, 1272 The Strand, 11 Pier Ave., 19 Pier Ave., Hermosa Beach, Jan 2017.

*Attachments: NONE Location 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):

Other Listings

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 20 13th Street, Hermosa Beach

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T; R; of of Sec; B.M.

c. Address 30 AND 32 13th Street, Hermosa Beach City Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 4183-002-018, 4183-002-019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
These are two buildings that were constructed on separate parcels at the same time in 1948. Each parcel contains four units. The buildings are of the same design with units opening towards the adjacent parcel to create a common area shared by both parcels. The buildings are vernacular with influences of the International Style in their simple front facades. Each building is one-story, stucco-clad with flat roof. The front facades are simple with horizontal band windows. Entry doors into individual units is from the common shared quasi-courtyard area. Entry into the courtyard from the street is from the area between the two buildings which is gated. The street facing elevation of each building is the same. That façade is divided into three modules with a center module clad in vertical wood and the other modules of painted brick. Each of these modules contains a set of tripartite windows. A slight flat canopy projects out over the windows.

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

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

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

1948

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St, Santa Monica, Ca 90405

*P9. Date Recorded: 12/2016

Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resource Evaluation, 30 and 32 13th St, 20 13th St., 1250 The Strand, 1272 The Strand, 11 Pier Ave., 19 Pier Ave., Hermosa Beach, Jan 2017.

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



50400290175040029017

*Attachments: NONE Location 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):



Kaplan Chen Kaplan

Architects & Planners
2526 Eighteenth Street
Santa Monica CA 90405

David Kaplan
Principal Historic Architect

Education

University of California, Los Angeles, School of Architecture and Urban Planning,
Master of Architecture, 1979
University of Pennsylvania, Philadelphia, Pennsylvania
Bachelor of Arts in Design of the Environment, honors major, cum laude, 1975

Professional Experience

Registered Architect, State of California C12875, LEED AP
Kaplan Chen Kaplan, Santa Monica, California, Principal, 1986 to present
Mellon and Associates, Riverside, California, Consultant, 1994 to 2000
Moore Ruble Yudell Architects and Planners, Santa Monica, Associate, 1984 - 1993
Welton Becket Associates, Santa Monica, California, Designer, 1981 - 1983
Urban Innovations Group, Los Angeles, California, Designer, 1977 - 1980

Selected Projects

El Pueblo Siqueiros Mural & Interpretive Center, Historic Architect. 2009 - 2013
Sixth & Lucas Adaptive Re-use (1926, 8 story) Historic Documentation & Monitor 2013-2014
Occidental College Swan Hall, Historic Impacts Evaluations & Monitor, 2010-2012
Rancho Los Amigos Master Plan and Power Building Adaptive Re-use, 2007 - current
Greystone Mansion, Commercial Kitchen and HVAC, City of Beverly Hills, 2009-2010
LAUSD Ambassador Hotel Site, Historic Documentation, Mitigation Monitor, 2006-2009
Santa Anita Park Racetrack, Historic Resource Evaluation, 2005
Chinese American Museum, Condition Assessment Report, Los Angeles, 2005
LAUSD Armory Building/Science Center School, Historic survey & Monitor, 2000-2005
Shadow Ranch Recreation Center (LA Monument #9), Seismic Rehabilitation, 2001
Los Angeles City Hall Seismic Rehabilitation, Historic Preservation Monitor, 1997-2001,
and Historic Architect, Project Restore, Council Chambers & Furniture, 2001
University of California Los Angeles (UCLA) Historic Buildings, Historic Architect,
Construction Monitoring, Seismic Repair: Powell Library, Kerckhoff Hall, Royce Hall,
Haines Hall, Kinsey Hall, Men's Gym, Kaufman Hall (Dance), Mira Hershey Hall,
Geffen Playhouse, Chancellor's Residence, Clark Library, 1995-2007
University of Southern California, Historic Buildings, Historic Architect, Seismic Repair:
Doheny Memorial Library, Student Union, Mudd Hall, Kerckhoff House, Cockins
House, Town & Gown, Physical Education, Business Administration, North Science,
Hancock Hall, and Alumni House (Relocation) 1995-2007
Mackey Apartments (Rudolf Schindler), Condition Assessment Report, 2002

Awards

Los Angeles Conservancy, American Tropical, Presidents Award, 2013
California Preservation Foundation, UCLA Kaufman Hall Rehabilitation, 2007
Los Angeles Conservancy, Wallis Annenberg Bldg. for Science (Armory), Honor Award, 2006
Los Angeles Conservancy, Geffen Playhouse Rehabilitation, Honor Award, 2006
Los Angeles Conservancy, USC Mudd Hall Seismic Upgrade, Honor Award, 2004
California Preservation Foundation, USC Doheny Library Seismic Renovation, 2002
Governor's Award for Historic Preservation, Powell Library Ceiling Restoration, UCLA, 1997

Telephone 310.452.7505

Facsimile 310.452.1494



Kaplan Chen Kaplan

Architects & Planners
2526 Eighteenth Street
Santa Monica CA 90405

Pam O'Connor

Principal Preservation Planner

Education:

Master of Science, Planning/Historic Preservation, Eastern Michigan University, 1986
Master of Liberal Studies, Technology Management, Eastern Michigan University, 1986
Bachelor Science, Journalism, Southern Illinois University, 1971

Selected Consulting Projects:

Burbank Bob Hope Airport Historic Resource Evaluations, Burbank, CA, 2014
Ikea Site, Historic Evaluation, (37 Buildings), Burbank, CA, 2013
Swan Hall, Occidental College, Historic Evaluation and Environmental Impact Analysis, 2011
Santa Barbara Botanical Gardens, Historic Resource Evaluation, Santa Barbara, 2008-2010
LAUSD site studies, historic evaluations, design review, Los Angeles, 2003-2009
Nurses' Home Historic Evaluation, Good Samaritan Hospital, Los Angeles, 2008
Glendale Fidelity Federal Bank, Historic Impacts Evaluation, 2007
Santa Anita Park, Historic Resource Evaluation and Project Impacts, 2005
Rancho Los Amigos Medical Center, North Campus Historic Resource Survey, 2004
California Endowment, Context Report, North Main/Alameda Streets Area, Los Angeles, 2002
Los Angeles City Hall Seismic Rehabilitation, Historic Preservation & Monitor, 1997-2001
University of California Los Angeles (UCLA) Historic Buildings, Resources Surveys, Seismic Repair & Construction Projects, 1991-2004, Campus Historic Evaluation 2010
University of Southern California (USC) Historic Buildings, Resources Surveys, Seismic Repair Studies and Construction Projects, 1994-2004
CSU, Channel Islands, Historic Resources Survey (Camarillo State Hospital), 1999
Warner Brothers Studios Historic Resources Survey, Burbank, 1993

Awards:

California Preservation Foundation (CPF) Design Awards: USC Doheny Library, 2002; CSU Channel Islands, 2000; UCLA Royce Hall, 1998; UCLA Powell Library, 1997, CPF Milton Marks Legislator of the Year Award, 1999. LA Conservancy Award, UCLA Royce Hall, 1999. Governor's Award for Historic Preservation, UCLA Powell Library Ceiling Restoration, 1996.

Other Experience:

Program Manager, National Trust for Historic Preservation, Historic Preservation Partners for Earthquake Response, Northridge Earthquake Recovery Program, 1994
Planner, City of Pasadena, Growth Management and Urban Conservation, 1988-1990
Research Associate, Institute for Social Research, University of Michigan, 1978-1987

Professional Affiliations:

American Planning Association, National Trust for Historic Preservation, California Preservation Foundation, Society for Architectural Historians Southern California Chapter, Vernacular Architecture Foundation, Association for Preservation Technology

Other Affiliations and Activities:

Councilmember, City of Santa Monica (1994-present; Mayor 1997, 1999, 2014); Director, Los Angeles County Metropolitan Transportation Authority (2001-present); Southern California Association of Governments Regional Council (1996-present); various speaking engagements including: USC Historic Preservation Program (1999-2002)

Telephone 310.452.7505

Facsimile 310.452.1494

November 28, 2016

Nicholas Meisinger
NEPA/CEQA Project Manager
Amec Foster Wheeler
104 West Anapamu Street, Suite 204A
Santa Barbara, CA 93101

RE: Paleontological Resource Assessment for the Strand and Pier Hotel Project, City of Hermosa Beach, Los Angeles County, California

Dear Mr. Meisinger:

At your request, Applied EarthWorks, Inc. (Æ) has performed a preliminary assessment of the paleontological resource potential of the Strand and Pier Hotel Project (Project) in the City of Hermosa Beach, Los Angeles County, California. The scope of work included a museum records search, a literature and geologic map review, and preparation of this technical memorandum (memo). This memo, which serves as a summary of our findings, was written in accordance with the guidelines set forth by the Society of Vertebrate Paleontology (SVP) (2010) and will satisfy the requirements of the California Environmental Quality Act (CEQA).

Project Description

The Project is located in the City of Hermosa Beach adjacent to The Strand and beachfront between 13th Street and Pier Plaza. The Project site encompasses approximately 25,000 square feet of currently developed land with existing restaurant and retail buildings and surface parking structures. Specifically, the Project encompasses Assessor's Parcel Numbers (APN) (4183-002-001, 002, 003, 004, 017, 018, and 019) within an unsectioned portion of the Sausal Redondo Landgrant on the Redondo Beach, CA U.S. Geological Survey quadrangle (Attachment 1).

The Strand and Pier Holding Company, LLC, together with Provenance Hotels, proposes to construct and operate a three-story hotel with ground floor retail space and underground parking. The development will include 100 hotel rooms, 178 parking spaces, retail and restaurant units, site access improvements, landscaping, and utilities. Ground-disturbing activities during these improvements will include grading of the hotel site, excavation of the basement level, and trenching for utilities and ancillary components. Current Project design indicates that the maximum depth of excavation will reach at least 24 feet below ground surface (bgs) for the basement level. Following the completion of the Initial Study (City of Hermosa Beach, 2016), this memo was prepared in support of the preparation of the Environmental Impact Report analysis for the Project. The City of Hermosa Beach is the CEQA Lead Agency for the Project.

Regulatory Context

Paleontological resources cannot be replaced once they are destroyed. Therefore, paleontological resources are considered nonrenewable scientific resources and are protected under the CEQA.



Specifically, in Section V(c) of Appendix G of the CEQA Guidelines, the “Environmental Checklist Form,” the question is posed: “Will the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?” In order to determine the uniqueness of a given paleontological resource, it must first be identified or recovered (i.e., salvaged). Therefore, mitigation of adverse impacts to paleontological resources is mandated by CEQA. In addition, although neither the City of Hermosa Beach Municipal Code nor the General Plan set forth specific mitigation requirements for paleontological resources, protection and preservation of these resources is addressed in the Conservation and Natural Resource Element of the Los Angeles County 2035 General Plan (2012), which states the following under Goal C/NR 14:

Policy C/NR 14.1. Mitigate all impacts from new development on or adjacent to historic, cultural, and paleontological resources to the greatest extent feasible.

Policy C/NR 14.2. Support an inter-jurisdictional collaborative system that protects and enhances the County’s historic, cultural, and paleontological resources.

Policy C/NR 14.5. Promote public awareness of the County’s historic, cultural, and paleontological resources.

Policy C/NR 14.6. Ensure proper notification and recovery processes are carried out for development on or near historic, cultural, and paleontological resources [157].

Paleontological Resource Potential

Absent specific agency guidelines, most professional paleontologists in California adhere to the guidelines set forth by the Society of Vertebrate Paleontology (SVP) (2010) to determine the course of paleontological mitigation for a given project. These guidelines establish protocols for the assessment of the paleontological resource potential of underlying geologic units and outline measures to mitigate adverse impacts that could result from project development. Using baseline information gathered during a paleontological resource assessment, the paleontological resource potential of the geologic unit(s) (or members thereof) underlying a Project area can be assigned to one of four categories defined by SVP (2010). These categories include high, undetermined, low, and no paleontological resource potential.

In order to assess whether a particular project area has the potential to contain significant fossil resources at the subsurface, it is necessary to review published geologic mapping to determine the geology and stratigraphy of the area. Geologic units are considered to be “sensitive” for paleontological resources if they are known to contain significant fossils anywhere in their extent. Therefore, a search of pertinent local and regional museum repositories for paleontological localities within and nearby the project area is necessary to determine whether or not fossil localities have been previously discovered within a particular rock unit. For this Project, a museum records search was conducted at the Los Angeles County Museum of Natural History (LACM) on February 4, 2016. The records search was supplemented by a review of the University of California Museum of Paleontology’s (UCMP’s) online database, which contains paleontological records for Los Angeles County.

Resource Context

The Project is located in the Los Angeles Basin, a northwest-trending lowland plain at the northern end of the Peninsular Ranges geomorphic province of California (Yerkes and Campbell, 2005). The coastal



plain of the Los Angeles Basin is approximately 50 miles long and 20 miles wide and is defined by Yerkes et al. (1965) as the region bounded by the Santa Monica Mountains to the north, the Elysian and Puente Hills on the east, and the Santa Ana Mountains and San Joaquin Hills in the southeast. The Los Angeles Basin is underlain by a structural depression that was the site of extensive accumulation of interstratified fluvial, alluvial, floodplain, shallow marine, and deep shelf deposits on underlying Mesozoic metamorphic and granitic plutonic basement rocks. Sediment accumulation and subsidence occurred there since the Late Cretaceous and has reached a maximum thickness of more than 20,000 feet (McCulloh and Beyer, 2004; Norris and Webb, 1976; Yerkes et al., 1965). During that time, fluctuations (transgressions/regressions) in relative sea level related to tectonic uplift, subsidence, and Pleistocene glaciation resulted in both marine and terrestrial sedimentary deposits throughout the Los Angeles Basin. By the Miocene, the large depositional basin extended to the areas now occupied by the Santa Monica Mountains, the San Fernando Valley, the southern foothills of the San Gabriel Mountains, the Santa Ana Mountains, and the San Joaquin and Palos Verdes hills. The southwestern Los Angeles Basin near the Project area is predominately underlain by Miocene deep marine deposits; Pleistocene marine terrace deposits, including the San Pedro Formation and Palos Verdes Sand; Quaternary nonmarine terrace, alluvial fan, floodplain, and eolian and beach sand deposits; and artificial fill (Woodring et al., 1946).

According to published geologic maps, the Project area is directly underlain by Holocene coastal sediments that consist of unconsolidated, well-sorted, fine-grained dune sand and beach sand (Qds, Qs) (Dibblee, 1999) (Attachment 1). Fossil localities have not been previously recorded within the Holocene dune and beach sand because deposits such as these typically have a very low potential for fossilization of biologic material due to their young age (McLeod, 2016). According to Dibblee (1999), it is likely that these young surficial deposits shallowly overlie older Pleistocene marine deposits referred to as the San Pedro Sand, a unit within the fossiliferous San Pedro Formation (Jacobs, 2005; Woodring et al., 1946). The San Pedro Sand is primarily composed of horizontally- and cross-bedded fine to medium grained, tan to orange sand and silt deposited in a shallow marine environment (Powell and Stevens, 2000). According to published literature, the San Pedro Sand is associated with numerous vertebrate fossil localities, including marine and terrestrial mammals, fish, sharks, and birds. The depth at which the San Pedro Sand underlies the surficial dune and beach sand in the Project area is unknown but may exceed 50 feet bgs (Dibblee, 1999; Woodring et al., 1946). Therefore, the likelihood of Project-related excavations to reach underlying intact San Pedro Sand is considered low.

Records Search Results

The LACM reports that there are no previously recorded localities within the surficial dune and beach sand mapped at the surface of the Project area. However, LACM museum collections identify three vertebrate localities that were recorded nearby from within older fine-grained Pleistocene-age sedimentary deposits, including LACM 4444 east of the Project area near Crenshaw Boulevard and 190th Street, which yielded fossil specimens of horse (*Equus* sp.), and whale (Cetacea), at a depth of 15 feet bgs; LACM 1839, southeast of the Project area, near Crenshaw Boulevard and 236th Street, that produced a specimen of horse, recovered from 35 feet bgs; and, LACM 2035 near Prairie Avenue and 139th Street, northeast of the Project area, which produced a fossil specimen of mammoth (*Mammuthus* sp.) at an unreported depth (McLeod, 2016). A supplemental review of online museum collections records maintained by the UCMP identified no previously recorded vertebrate localities from the Quaternary dune deposits in the vicinity of the Project area; however, the UCMP online database (2016),



indicates there are at least ten vertebrate fossil localities within nearby Pleistocene marine and nonmarine sedimentary units, which are likely similar to those deposits that underlie the Project area. Recovered fossil specimens include horse, lion, camel, saber-tooth cat, rodent, rabbit, sloth, bison, dire wolf, and bird.

Findings and Recommendations

Based on the literature review and museum records search results, the paleontological sensitivity was determined in accordance with the SVP's (2010) sensitivity scale. The unconsolidated Holocene dune and beach sand are determined to have a low paleontological resource potential because the deposits are likely too young to contain fossilized material. Therefore, impacts to paleontological resources are not anticipated as a result of the Project and further paleontological resource management is not recommended. However, should the Project-related ground-disturbing activities extend into sensitive Pleistocene age alluvial deposits that are buried at unknown depth within the Project boundary, then further paleontological resource consultation may be required. In the event an unanticipated fossil discovery is made during the course of Project development, then in accordance with SVP (2010) guidelines, a qualified professional Paleontologist should be retained in order to examine the find and to determine if further paleontological resources mitigation is warranted.

It has been a pleasure assisting you with this Project. If you have any questions, please do not hesitate to contact me at hclifford@appliedearthworks.com or (626) 578-0119.

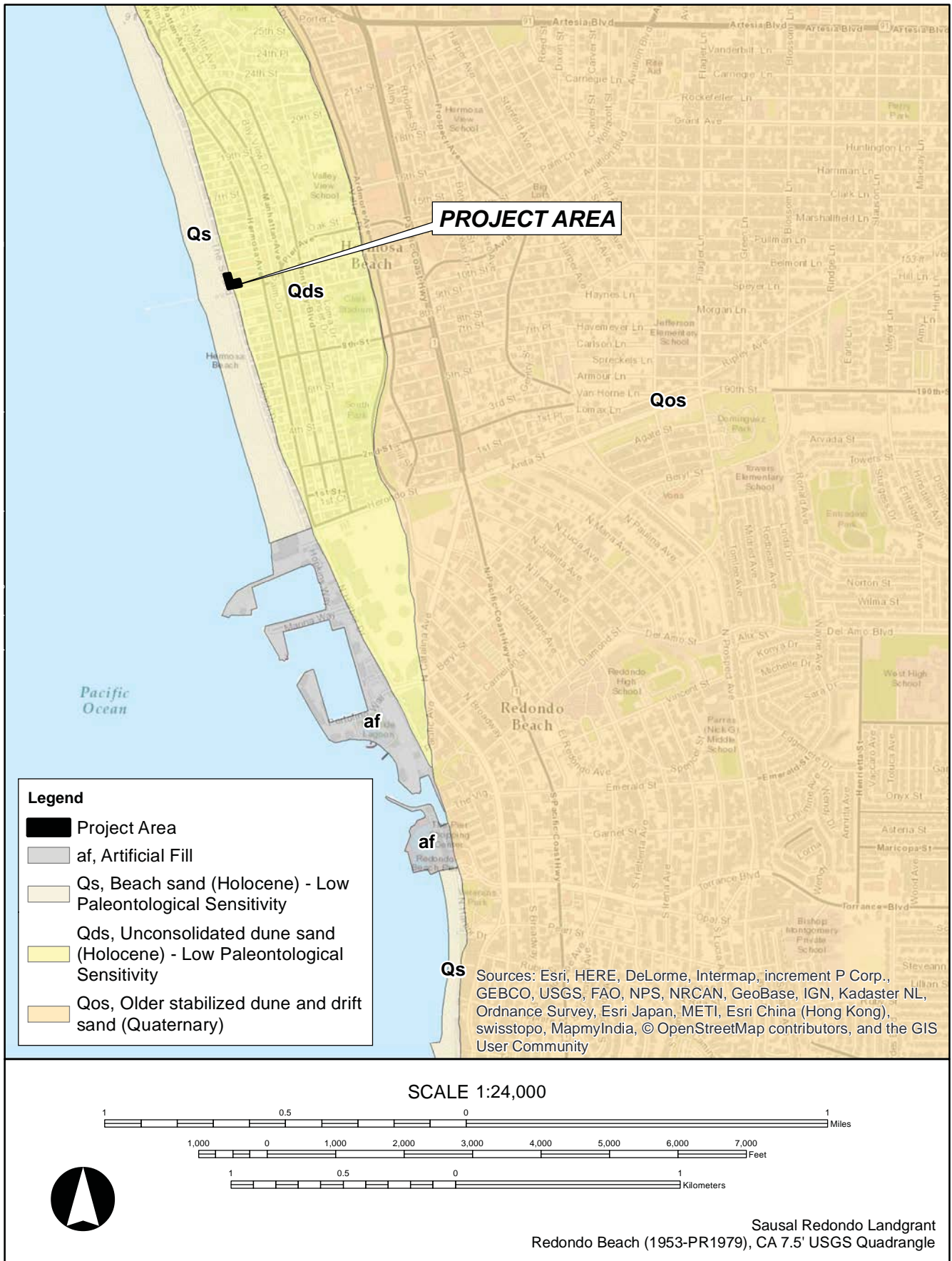
Sincerely,

Heather Clifford
Associate Paleontologist
Applied EarthWorks, Inc.



References

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- Dibblee, T.W., Ehrenspeck, H.E., Ehlig, P.L., and Bartlett, W.L., 1999, Geologic map of the Palos Verdes Peninsula and vicinity, Redondo Beach, Torrance, and San Pedro quadrangles, Los Angeles County, California. Dibblee Geological Foundation, Dibblee Foundation Map DF-70, scale 1:24,000.
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- Powell, C. L., and Stevens, D., 2000, Age and Paleoenvironmental Significance of mega-invertebrates from the San Pedro Formation in the Coyote Hills, Fullerton and Buena Park, Orange County, Southern California. U.S. Geological Survey Open-file Report 00-319.
- Society of Vertebrate Paleontology (SVP), 2010, Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources: Society of Vertebrate Paleontology Impact Mitigation Guidelines Revision Committee.
- University of California Museum of Paleontology, 2016, Paleontological database, <http://www.ucmp.berkeley.edu/> (accessed October 2016).
- Woodring, W. P., M. N. Bramlette, and Kew, W.S.W., 1946, Geology and Paleontology of Palos Verdes Hills, California, United States Department of the Interior, Geology Survey, Professional Paper 207.
- Yerkes, R.F., and Campbell, R.H., 2005, Preliminary geologic map of the Los Angeles 30' x 60' quadrangle, southern California. U.S. Geological Survey, Open-File Report OF-97-254, scale 1:100,000.
- Yerkes, R.F., McCulloh, T.H., Schoellhamer, J.E., and Vedder, J.G., 1965, Geology of the Los Angeles Basin, California – an introduction. U.S. Geological Survey, Professional Paper 420-A.



Attachment 1. Geologic Units and Paleontological Sensitivity in the Project Area.



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, CA 90254-3885 Tel: (310) 318-0235

December 8, 2016

Andrew Salas, Chairman
Gabrieleño Band of Mission Indians – Kizh Nation
P.O. Box 393
Covina, CA 91723
gabrielenoindians@yahoo.com

**RE: 30-Day Notice: Tribal Consultation per Assembly Bill 52
Strand and Pier Hotel Project Environmental Impact Report**

Dear Chairman Salas,

The City of Hermosa Beach is preparing an Environmental Impact Report (EIR) for the proposed Strand and Pier Hotel Project (Project), which would consist of a three-story hotel, including ground floor retail and restaurant uses, located at the northeast corner of Pier Avenue and The Strand in Hermosa Beach, California. The Project site is comprised of seven legal parcels totaling approximately 39,950 gross square feet (sf), including City right-of-ways along Beach Drive and 13th Court, which are proposed to be vacated as a part of the proposed Project. The Project site includes the following addresses: 11, 19, and 21-25 Pier Avenue; 1250, 1272, & 1284 The Strand; and 20, 30, & 32 13th Street. These properties are currently developed and occupied by restaurants, bars, retail shops, and service providers, including the Mermaid Restaurant (Assessor Parcel Number [APN] 4183-002-001 & 002), The Deck and Good Stuff (APN 4183-002-003), Hermosa Cyclery (APN 4183-002-004), Killer Shrimp, Pier Surf Shop, Scapegoat and Jacob Shaw, Inc. (APN 4183-002-017), as well as two residential apartments (APN 4183-002-018 & 019).

The proposed Project would involve the construction and operation of a three-story mixed-use boutique hotel, 30 feet in height with a 24-foot subterranean basement. The hotel would include approximately 155,030 sf of total gross floor area and would provide approximately 100 hotel rooms, 178 on-site parking spaces, and 22,461 sf of retail, restaurant, and public uses. The first floor would support a hotel restaurant as well as publically-oriented ground floor retail and restaurant space along Pier Avenue and The Strand. The proposed Project would also include a rooftop terrace and second floor courtyard terrace, as well as a fitness center and spa, meeting room, banquet room hotel support uses, and parking within two subterranean floors. The primary hotel entrance would be off of 13th Street; however, hotel entries as well as entries serving retail and commercial uses would be available off of Pier Avenue and The Strand.

State law under Assembly Bill 52 (AB 52; Public Resources Code Section 21080.3.1) allows California Native American tribes 30 days to request consultation regarding possible significant effects that implementation of the proposed Project may have on tribal cultural resources. The request must be in writing to the City of Hermosa Beach and must identify a lead contact person. If the tribe would like to request a consultation, please send your written request to Ken Robertson, Community Development Director, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach,

CA 90254 by January 7, 2016. The City of Hermosa Beach will begin the consultation process within 30 days of receiving the tribe's request. The consultation may include a discussion concerning the environmental review necessary for the proposed Project, the significance of tribal cultural resources discovered, the significance of the proposed Project's impacts on tribal cultural resources, and, if necessary, alternatives or appropriate measures for preservation or mitigation that the tribe may recommend.

The consultation does not limit the ability of the tribe to submit information to the City of Hermosa Beach regarding the significance of the tribal cultural resources, the significance of the proposed Project's impact on tribal cultural resources, or any measure the tribe feels are appropriate to mitigate the potential impacts. If you wish to informally submit information, written comments may be sent to Ken Robertson, Community Development Director, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, CA 90254. General comments may also be submitted to the City of Hermosa Beach via e-mail at hotelEIR@hermosabch.org, though transmittal of confidential information, such as the specific location of a cultural resource, is not recommended. In such instances you should notify the City of Hermosa Beach via formal letter, in person, or over the phone as the confidentiality of information transmitted via e-mail cannot be ensured.

Your tribe's input is important to the City's planning process. We request that you advise us as early as possible if you wish to consult on the proposed Project. If you require any additional information or have any questions, please contact me at (310) 318-0242. Thank you for your assistance.

Sincerely,

Ken Robertson, Community Development Director
City of Hermosa Beach

Enclosure: Project Location Map

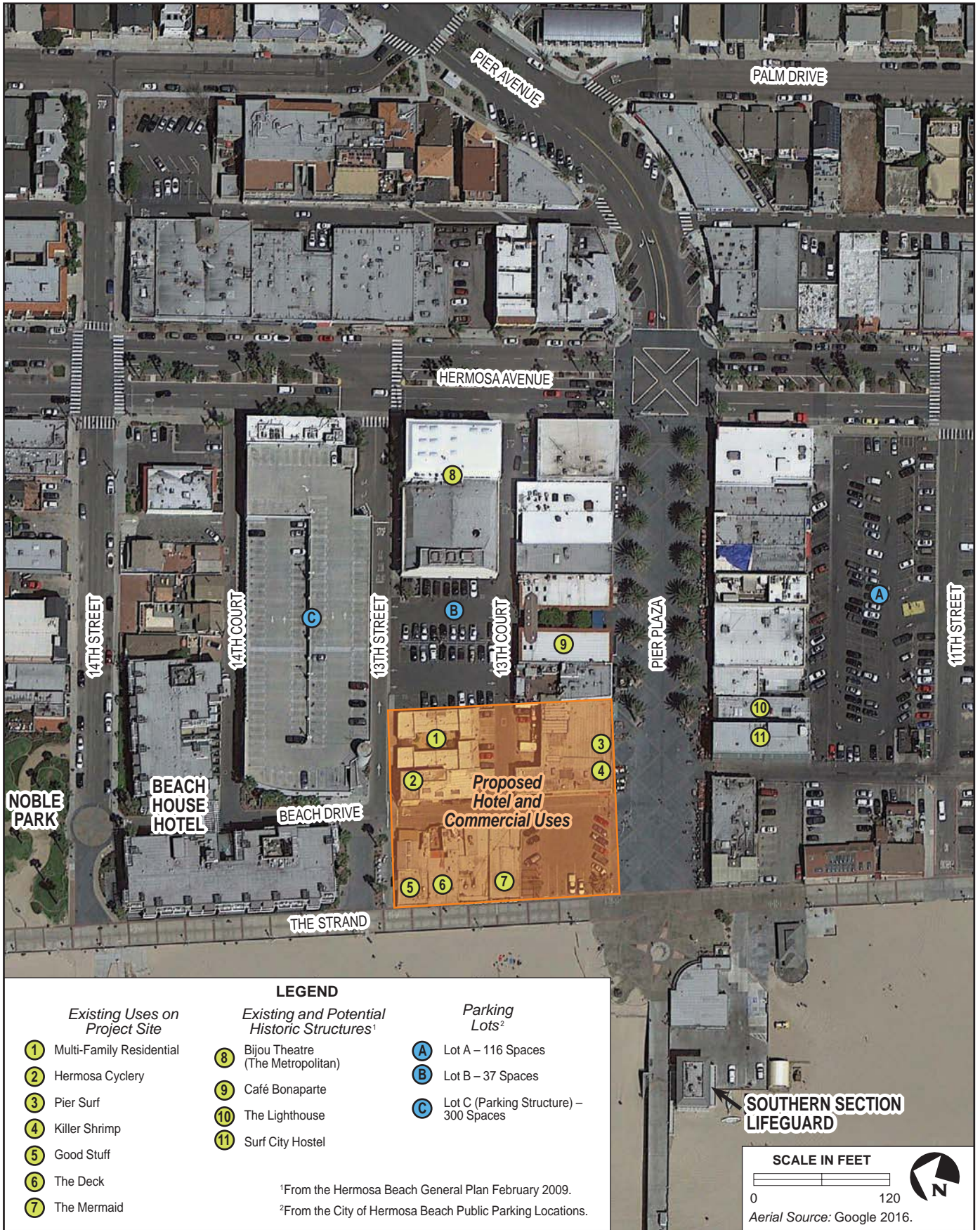
Link to City web page with detailed info on proposed development:

<http://www.hermosabch.org/index.aspx?page=504>



Project Vicinity and Regional Setting

FIGURE 1





City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, CA 90254-3885 Tel: (310) 318-0235

December 8, 2016

Joseph Ontiveros, Cultural Resources Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
jontiveros@soboba-nsn.gov

**RE: 30-Day Notice: Tribal Consultation per Assembly Bill 52
Strand and Pier Hotel Project Environmental Impact Report**

Dear Mr. Ontiveros,

The City of Hermosa Beach is preparing an Environmental Impact Report (EIR) for the proposed Strand and Pier Hotel Project (Project), which would consist of a three-story hotel, including ground floor retail and restaurant uses, located at the northeast corner of Pier Avenue and The Strand in Hermosa Beach, California. The Project site is comprised of seven legal parcels totaling approximately 39,950 gross square feet (sf), including City right-of-ways along Beach Drive and 13th Court, which are proposed to be vacated as a part of the proposed Project. The Project site includes the following addresses: 11, 19, and 21-25 Pier Avenue; 1250, 1272, & 1284 The Strand; and 20, 30, & 32 13th Street. These properties are currently developed and occupied by restaurants, bars, retail shops, and service providers, including the Mermaid Restaurant (Assessor Parcel Number [APN] 4183-002-001 & 002), The Deck and Good Stuff (APN 4183-002-003), Hermosa Cyclery (APN 4183-002-004), Killer Shrimp, Pier Surf Shop, Scapegoat and Jacob Shaw, Inc. (APN 4183-002-017), as well as two residential apartments (APN 4183-002-018 & 019).

The proposed Project would involve the construction and operation of a three-story mixed-use boutique hotel, 30 feet in height with a 24-foot subterranean basement. The hotel would include approximately 155,030 sf of total gross floor area and would provide approximately 100 hotel rooms, 178 on-site parking spaces, and 22,461 sf of retail, restaurant, and public uses. The first floor would support a hotel restaurant as well as publically-oriented ground floor retail and restaurant space along Pier Avenue and The Strand. The proposed Project would also include a rooftop terrace and second floor courtyard terrace, as well as a fitness center and spa, meeting room, banquet room hotel support uses, and parking within two subterranean floors. The primary hotel entrance would be off of 13th Street; however, hotel entries as well as entries serving retail and commercial uses would be available off of Pier Avenue and The Strand.

State law under Assembly Bill 52 (AB 52; Public Resources Code Section 21080.3.1) allows California Native American tribes 30 days to request consultation regarding possible significant effects that implementation of the proposed Project may have on tribal cultural resources. The request must be in writing to the City of Hermosa Beach and must identify a lead contact person. If the tribe would like to request a consultation, please send your written request to Ken Robertson, Community Development Director, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach,

CA 90254 by January 7, 2016. The City of Hermosa Beach will begin the consultation process within 30 days of receiving the tribe's request. The consultation may include a discussion concerning the environmental review necessary for the proposed Project, the significance of tribal cultural resources discovered, the significance of the proposed Project's impacts on tribal cultural resources, and, if necessary, alternatives or appropriate measures for preservation or mitigation that the tribe may recommend.

The consultation does not limit the ability of the tribe to submit information to the City of Hermosa Beach regarding the significance of the tribal cultural resources, the significance of the proposed Project's impact on tribal cultural resources, or any measure the tribe feels are appropriate to mitigate the potential impacts. If you wish to informally submit information, written comments may be sent to Ken Robertson, Community Development Director, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, CA 90254. General comments may also be submitted to the City of Hermosa Beach via e-mail at hotelEIR@hermosabch.org, though transmittal of confidential information, such as the specific location of a cultural resource, is not recommended. In such instances you should notify the City of Hermosa Beach via formal letter, in person, or over the phone as the confidentiality of information transmitted via e-mail cannot be ensured.

Your tribe's input is important to the City's planning process. We request that you advise us as early as possible if you wish to consult on the proposed Project. If you require any additional information or have any questions, please contact me at (310) 318-0242. Thank you for your assistance.

Sincerely,

Ken Robertson, Community Development Director
City of Hermosa Beach

Enclosure: Project Location Map

Link to City web page with detailed info on proposed development:

<http://www.hermosabch.org/index.aspx?page=504>



