

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2008-4984-HCM
ENV-2009-220-CE**

HEARING DATE: February 5, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 200 E. Culver Blvd.
Council District: 11
Community Plan Area: Westchester-Playa del Rey
Area Planning Commission: West Los Angeles
Neighborhood Council: Westchester-Playa del Rey
Legal Description: Lot 45 of Block 17 of TR 8557

PROJECT: Historic-Cultural Monument Application for the
DICKINSON AND GILLESPIE BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** 200 Culver Investors
8383 Wilshire Blvd., Suite 630
Beverly Hills, CA 90211

OWNER'S REP: Christina Chiang
Christopher A. Joseph and Associates
523 W. 6th St., Suite 1134
Los Angeles, CA 90014

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning
[SIGNED ORIGINAL IN FILE]

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: November, 2008 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1922, this two-story commercial building exhibits character-defining features of Spanish Colonial Revival architecture. Located near the intersection of Culver Boulevard and Vista del Mar Lane in the Playa del Rey area, the subject building is rectangular in plan with a flat roof and red clay tile. The subject building's elevation is slanted to match the horizontal angle of the street and sloping topography.

The exterior is stucco with terra cotta. The Vista del Mar elevation is divided into five bays with a centered entrance consisting of large arched opening surrounded by a cast concrete frame with a lintel and swag decorative details. The opening is flanked by three arched storefronts with awnings on one section and three rectangular shaped storefronts on the adjacent section. Two of the upper floor bays are inset, creating two balconied sections topped by a sloping tile roof supported by bracketed wood columns and three tower-like bays flush with the ground floor elevation. Each tower-like bay contains paired narrow ogee-shaped windows with rounded apex surrounded by decorative terra-cotta detailing. The smaller Culver Boulevard elevation continues the same design decorative treatment, having three arched storefronts with awnings, centered balconied area, and two tower-like bays with decorative windows. Significant interiors include a vestibule space with decorative molding, and some storefronts with original interior elements.

The proposed Dickinson and Gillespie Building historic monument was designed by architectural firm of Roth & Parker with a later interior renovation by Parkinson & Parkinson. The subject building was built for the real estate company of Dickinson & Gillespie, established in Minneapolis and relocating to the area in 1924. Housed in one of the storefronts, this company was responsible for the development of Palisades del Rey, Surfridge, and Del Rey Hills. In 1928, the company also donated land to Loyola College, now Loyola Marymount University. Fritz B. Burns, who oversaw the construction of the subject building, later took control of the company and developed areas in Los Angeles such as Windsor Hills, Westside Village, Toluca Wood, and West Westchester. Another notable owner and occupant was graphic designer Robert Miles Runyan who occupied the building in the 1970s-80s. Runyan is recognized for revolutionizing the format and design of corporate reports and designing the "Stars in Motion" logo for the 1984 Olympics in Los Angeles.

Alterations include the removal of roof finials, re-stucco of exteriors, and some window and door replacement.

CRITERIA

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

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Dickinson and Gillespie Building
2. STREET ADDRESS 200 Culver Blvd.
CITY Los Angeles ZIP CODE 90293 COUNCIL DISTRICT 11
3. ASSESSOR'S PARCEL NO. 4116012011
4. COMPLETE LEGAL DESCRIPTION: TRACT 8557
BLOCK 17 LOT(S) 44, 45 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY 200 Culver Blvd.
6. PRESENT OWNER 200 Culver Investors
STREET ADDRESS 8383 Wilshire Blvd., Ste 630 E-MAIL ADDRESS: derek@jonesplc.com
CITY Beverly Hills STATE CA ZIP CODE 90211 PHONE (310) 709-8778
OWNERSHIP: PRIVATE PUBLIC
7. PRESENT USE stores, offices ORIGINAL USE stores, offices

DESCRIPTION

8. ARCHITECTURAL STYLE Spanish Colonial Revival & Mission Revival
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
See additional sheet.
- _____
- _____
- _____
- _____
- _____
- _____
- _____

9. DESCRIPTION

This two-story commercial building occupies a site in Playa del Rey at the intersection of Culver Boulevard and Vista Del Mar Lane. The Vista Del Mar elevation is slanted to match the horizontal angle of street and also adjusts for the sloping, vertical elevation as Vista Del Mar winds up the hill. The building has a stucco exterior and a generally flat roof with red tile coping.

Both street-facing elevations are symmetrically organized. The Vista del Mar elevation is divided into five bays in an A-B-A-B-A pattern. In the center is the main entrance, a large arched opening surrounded by a cast concrete frame with a lintel on top and swag decorations. The doorway is recessed within a vestibule and consists of a non-original double door and side window, although the original multi-paned transom remains. The molding on the vestibule ceiling is also original and there is evidence that a lamp used to hang here. Above the main entrance is a decorative wood frame for a pair of windows. These windows are narrow, ogee-shaped with a rounded apex, which are inspired by details of Islamic architecture. The window frame reaches to the flat roof marking it as a tower. This design is also found on the end bays. In between these "tower" elements are balconies with bracketed wood supports and red tile, shed roofs. At the ground level there are three large storefront openings to each side of the main entrance; to the north they are arched and to the south they are square with bracketed corners. The Culver Boulevard elevation is divided into three bays in an A-B-A pattern. The end bays are marked by the "tower" elements. On the ground level there are three arched storefront openings.

The storefronts on both elevations retain their original configuration with recessed doors, display windows and transoms. One of the storefronts has an original small, white hexagonal tile paving. The tile covering the bulkheads appears to be non-original. The corner storefront on Vista del Mar has been filled above the bulkhead. The other end storefront on Vista del Mar has had its door removed. The windows throughout the building are multi-paned casements, although a few have been replaced.

The northeast elevation faces a surface parking lot and the half of the elevation closer to Culver Boulevard projects out further than the other half with the exterior stair. It has many original windows on the second and third stories. There are a few non-original windows and one door on the first. It appears that the exterior stair was added at a later date. The landing on top has a red tile, shed roof.

The interior is divided into stores and offices. Many of them have the original mezzanine levels with the exposed wood beams and bracketed supports. The northwest corner storefront has retained the original scored concrete floor. The main entrance leads to a stairway up to the second floor. The second floor has original wood flooring and an original wood banister. The offices on the southwest also have large, original arched openings between rooms. These have been filled in with a wall or plastic sheet, but the outlines are visible.

Although the building has sustained a variety of alterations as noted above, it retains sufficient integrity of location, setting, design, feeling and association. The integrity of materials and workmanship has been apparently diminished by restuccoing and reroofing. But overall, it remains remarkably intact.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Dickinson and Gillespie Building

10. CONSTRUCTION DATE: 1925 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Roth and Parker (original), John and Donald Parkinson (renovation)

12. CONTRACTOR OR OTHER BUILDER Unknown

13. DATES OF ENCLOSED PHOTOGRAPHS October 29, 2008
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS tile facing the bulkheads; hanging lamp at doorway removed; restuccoed; reroofed
original steel windows replaced with aluminum ones on the northwest side facing the balcony;
mezzanine removed from offices on the southeast; exterior stair may have been added;
northermost window filled-in and southernmost storefront recessed door removed on west elevation,

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

See additional sheet.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) Bldg. permits, phone books, "New Home of Real Estate Co.", LA Herald, 5/2/25; Heller, Steven, "Robert Miles Runyan, 76, Adroit Graphic Designer, Dies," August 4, 2001; James Thomas Keane, Fritz B. Burns and the Development of Los Angeles, LMU&HSSC, 2001.

20. DATE FORM PREPARED 11/12/2008 PREPARER'S NAME Christina Chiano
ORGANIZATION Christopher A. Joseph and Associates STREET ADDRESS 523 W. 6th St., Suite 1134
CITY Los Angeles STATE CA ZIP CODE 90014 PHONE (213) 417-4405
E-MAIL ADDRESS: christina.chiang@cajaeir.com

18. SIGNIFICANCE

Constructed in 1925, the Dickinson and Gillespie Building is significant in the history of the community of Playa del Rey. It was the main office of Dickinson and Gillespie, the real estate company that developed Playa del Rey in the 1920s. The building is also significant for its association with two historic figures: Fritz B. Burns and Robert Miles Runyan.

Playa del Rey is between Ballona Creek and the Los Angeles International Airport (LAX). In 1886, Moyer L. Wicks organized the Ballona Harbor and Improvement Company, constructed a wharf and dredged at the mouth of Ballona Creek. In 1889 a major storm carried away most of the wharf and swept the sand back into the harbor. What remained of the harbor effort became known as Playa del Rey Lagoon. Eli Clark and Moses Sherman formed the Beach Land Company, purchased land around the lagoon and built a three-story pavilion with a restaurant, bowling alleys and dance floor. The resort owed much of its success to the Balloon Line Excursion Route, a streetcar line connected to downtown Los Angeles.

Based in Minneapolis, Dickinson and Gillespie was a real estate company that expanded to Los Angeles and moved here in 1924. From this building they planned the residential neighborhoods of Palisades Del Rey, Surfridge and Del Rey Hills. Palisades del Rey was on the bluffs between Pershing Drive and Vista Del Mar. Surfridge was south of Century Boulevard. Del Rey Hills was north of Manchester Boulevard and included what is now the neighborhood of Westchester. Besides selling lots, Dickinson and Gillespie helped to develop the community of Playa del Rey by building a beach club, creating a biweekly newspaper (*Palisades Del Rey Press*), and installing water mains, gas lines, sewers, curbs, sidewalks and surfaced roadways in the area. Circa 1928, Dickinson and Gillespie also donated land for a campus in Del Rey Hills to Loyola College, now Loyola Marymount University.

Very little remains of the early development of Playa del Rey. By the 1920s, the resort was gone and the buildings from Playa del Rey's tourist times have not survived. The entire lagoon was lost by the early 1960s. Palisades del Rey and Surfridge were condemned by the expansion of LAX. The airplane noise drove residents away. Today only the streets of these two neighborhoods remain.

The Dickinson and Gillespie Building is also associated with Fritz B. Burns, who played an important role in the post-war development of Los Angeles. When he was a vice president and the general manager of Dickinson and Gillespie, Burns oversaw the construction of this building. In early 1929, Burns bought out the other partners in the company. Later, he helped develop and sell many neighborhoods in the Los Angeles area, such as Windsor Hills (1938), Westside Village (1939-1940), Toluca Wood (1941) and the Marlow-Burns tract in West Westchester (1946). He also was a partner in Kaiser Community Homes when it developed Panorama City. Throughout his life, Burns was an important supporter of Loyola Marymount University and philanthropist to the greater Los Angeles area.

After Dickinson and Gillespie moved out of the building in 1933, the Title Insurance and Trust Company owned it and hired John and Donald Parkinson to renovate the interior. From the late 1940s until around the 1960s, James and Anita Dolson operated Dolson Drug Store here.

The most noteworthy owner was Robert Miles Runyan, a famous graphic designer of the latter half of the twentieth century. He was educated at Art Center College of Design and the Chouinard Art Institute. He was one of four designers in the world selected as a Hallmark Fellow at the International Design Conference in Aspen in 1987 and is best known for revolutionizing the corporate annual report. While most annual reports were just financial statements, his annual report for Litton Industries in 1959 included graphics and photographs to illustrate where the company was situated in the major social and economic trends of the time. He created a format more like a magazine or art book, which has become the standard in the field.

According to phone books, Runyan first had an office here in 1978 under the business name, Runyan and Rice. In 1980, it became Robert Miles Runyan and Associates. It was here where he designed the famous "Stars in Motion" logo for the 1984 Olympics in Los Angeles. Other logos designed by Runyan include Corporate Sciences Corporation, Transamerica, Teledyne, and the Times Mirror Company. His office was in this building until 1991.

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Dickinson and Gillespie Building IS A two -STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Spanish Colonial Revival & Mission Revival, rectangular PLAN commercial building
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A stucco FINISH AND cast stone and wood TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S flat ROOF IS covered with clay tiles, Wood
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

ogee arched with a curved apex WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

THE ENTRY FEATURES A recessed, centered,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

double DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE balconies with red-tile shed roofs, arched window openings for the storefronts,
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

decorative window frames on second story, monumental doorway with decorative swags and cast stone arch, tile
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

panel in front of a storefront, ceiling molding in doorway, original steel sash windows, recessed wood ogee-arched
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES, TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

windows, square storefront openings with bracketed dividers on the southwest, original windows facing the parking
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

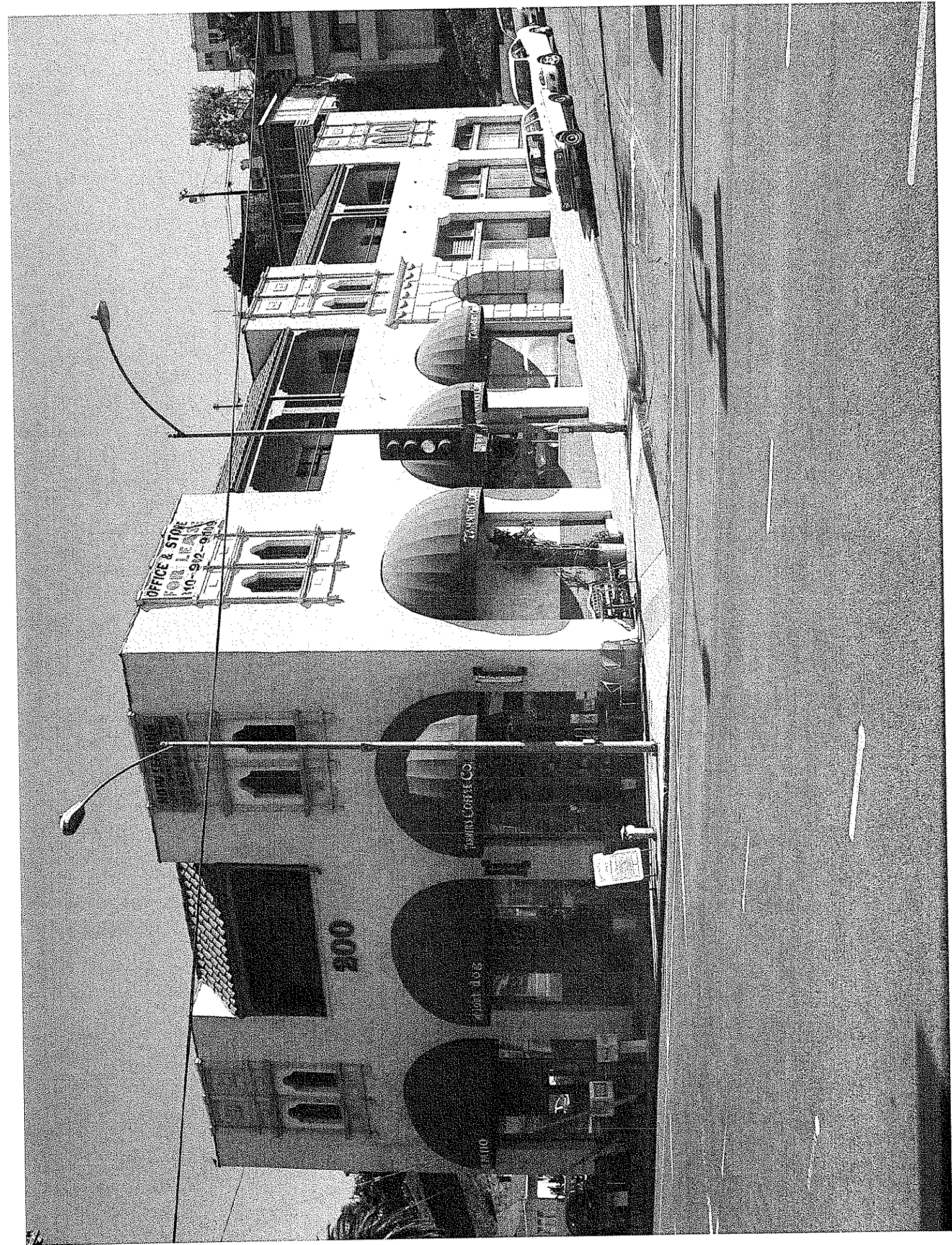
SECONDARY BUILDINGS CONSIST OF A none
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE wood banisters, wood structural supports with brackets near the ceiling
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

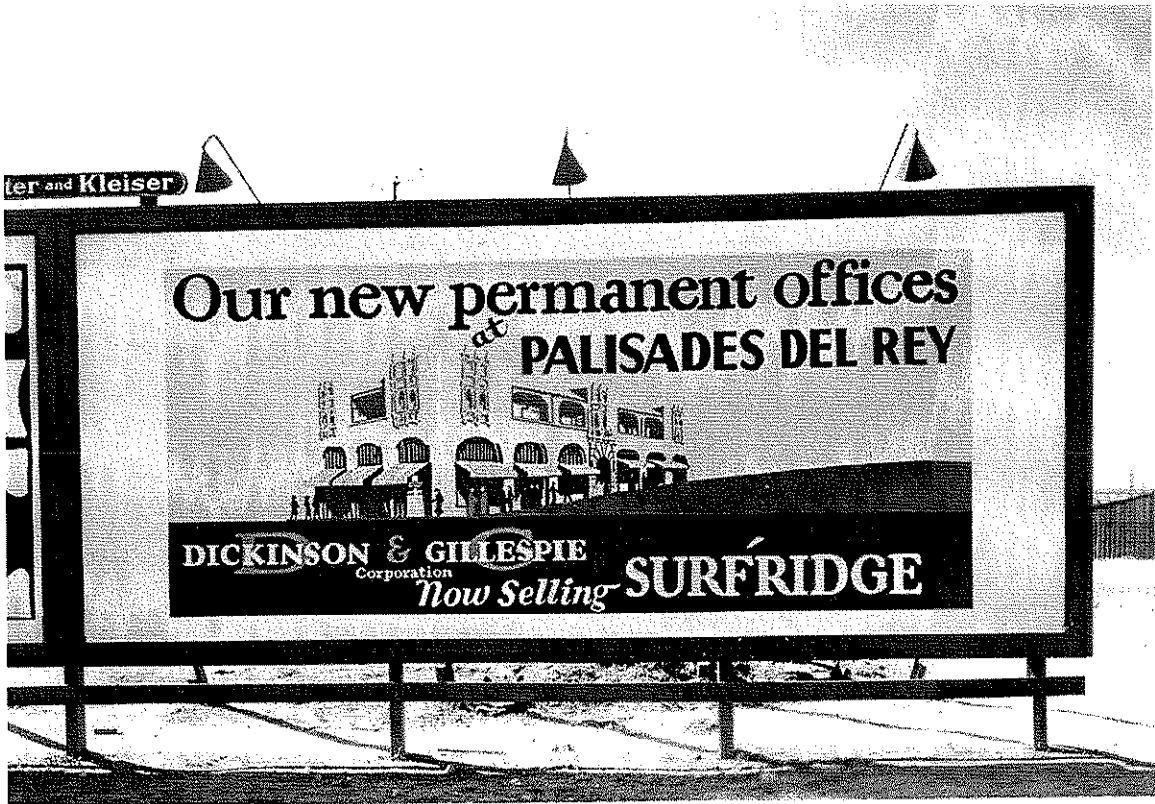
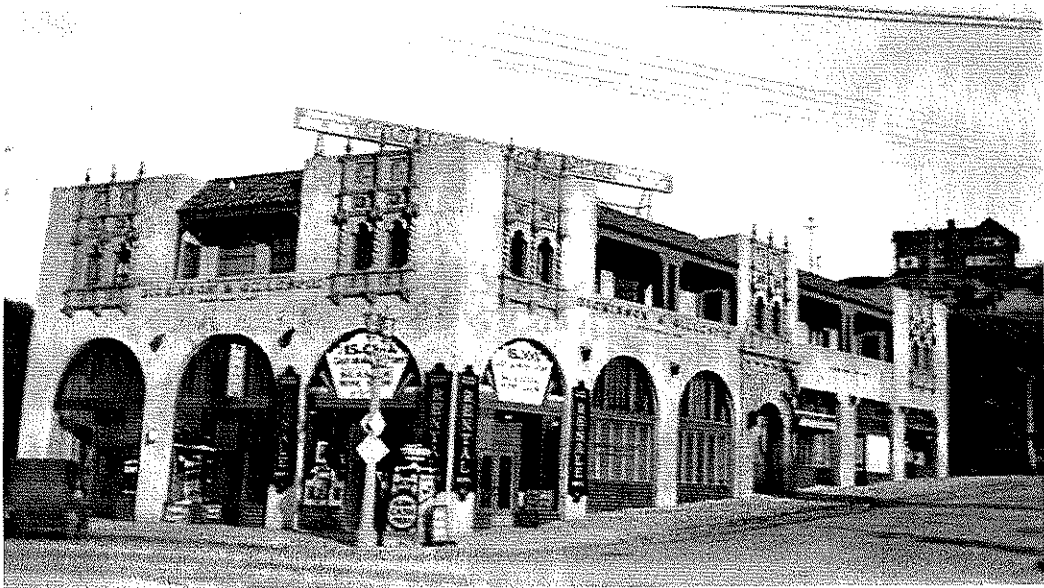
on the first and second floors, mezzanines, second floor wood floor, interior arches between rooms on southwest,
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

concrete floor of northwest corner store,

IMPORTANT LANDSCAPING INCLUDES none
IDENTIFY NOTABLE MATURE TREES AND SHRUBS



HISTORIC PHOTOGRAPHS FROM LMU SPECIAL COLLECTIONS



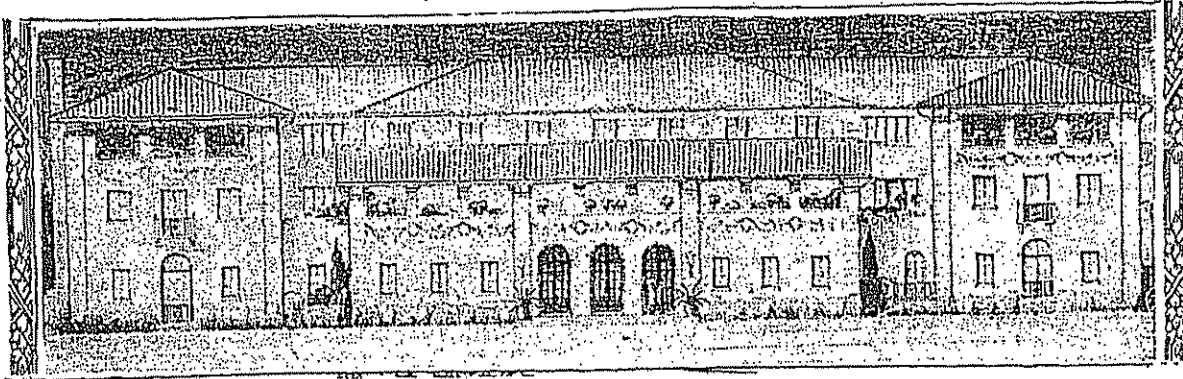
HISTORIC PHOTOGRAPHS FROM LMU SPECIAL COLLECTIONS



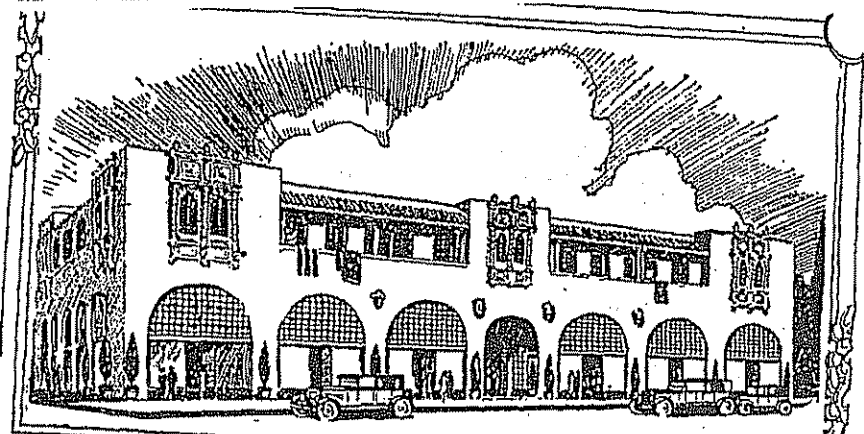
Latest Developments in Construction Activities Here

Los Angeles Times (1886-Current File); May 10, 1925; ProQuest Historical Newspapers Los Angeles Times (1881 - 1925); pg. F1

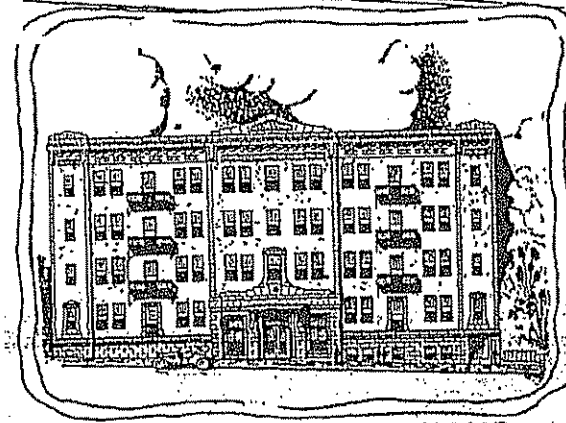
Latest Developments in Construction Activities Here



HOLLYWOOD STUDIO CLUB



PALISADES DEL REY BUILDING

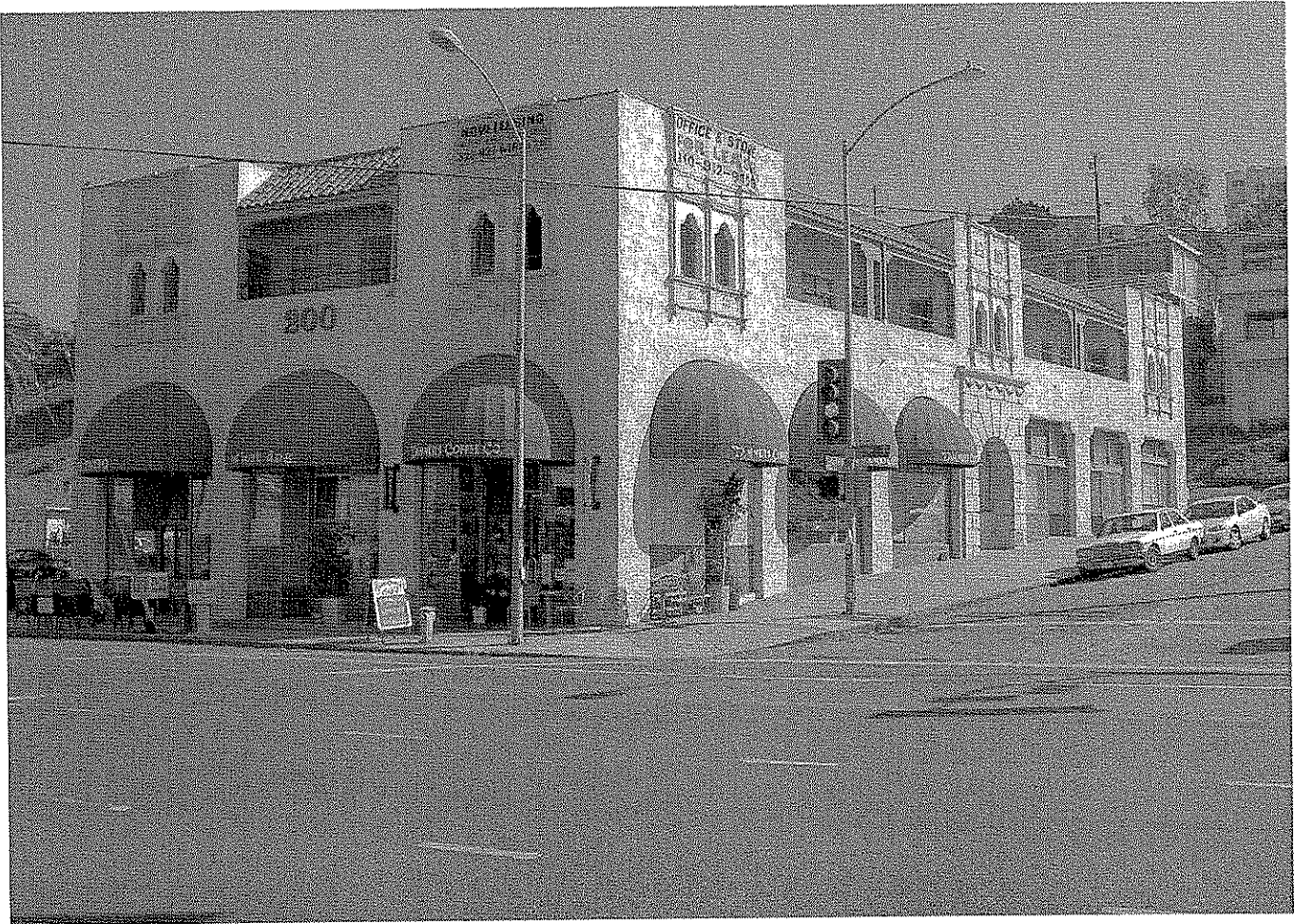


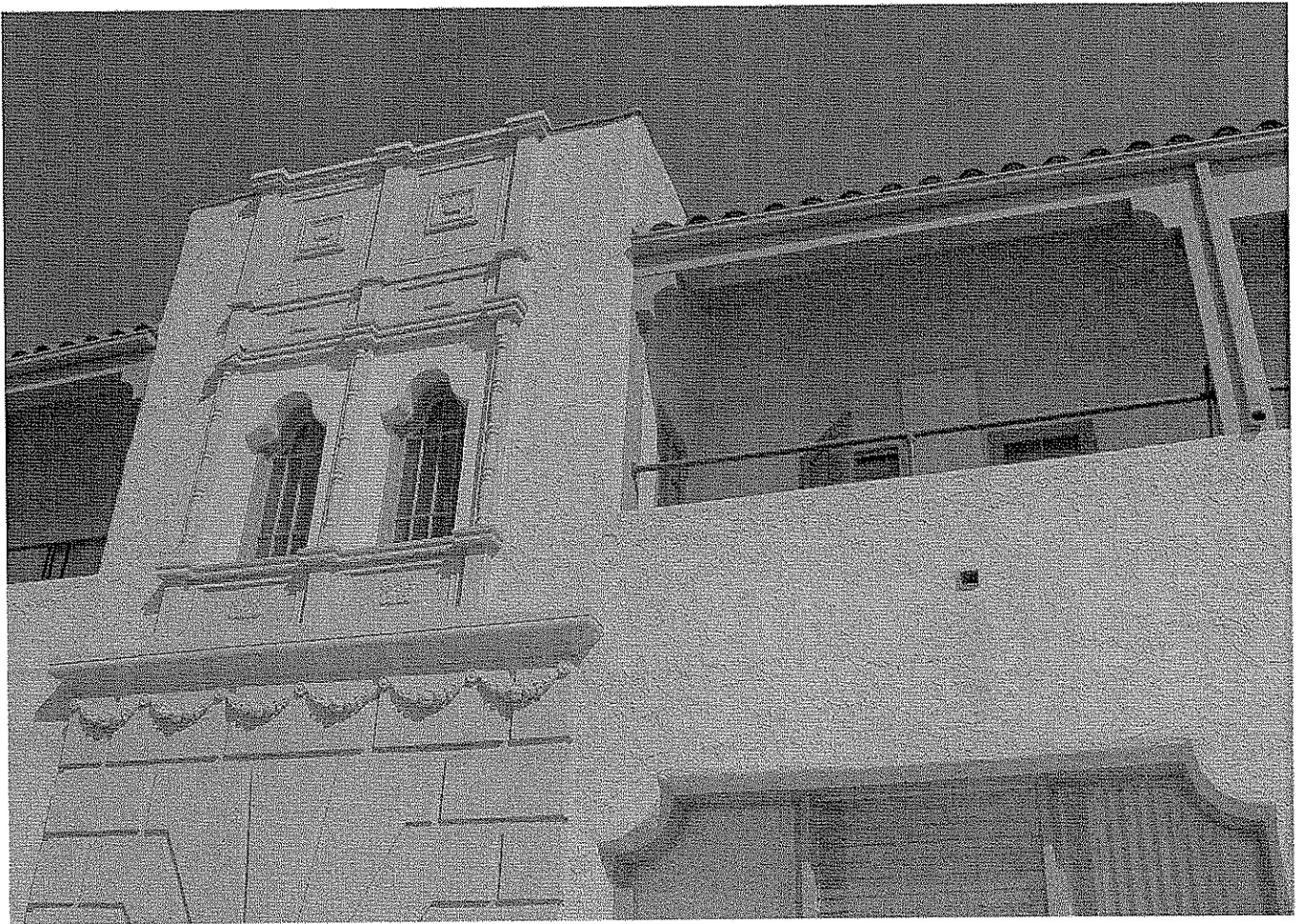
POLLACK APARTMENTS ON WESTLAKE

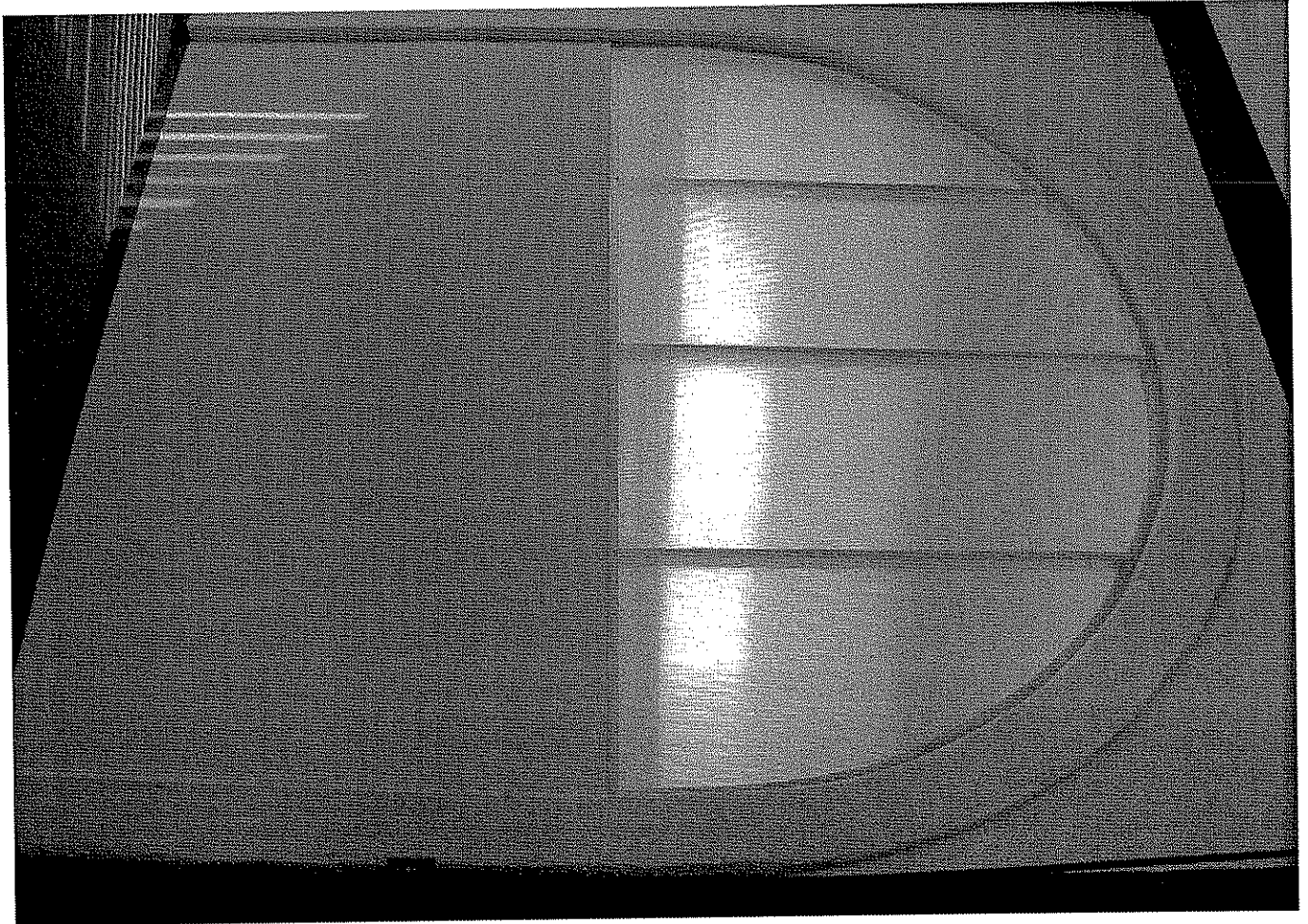
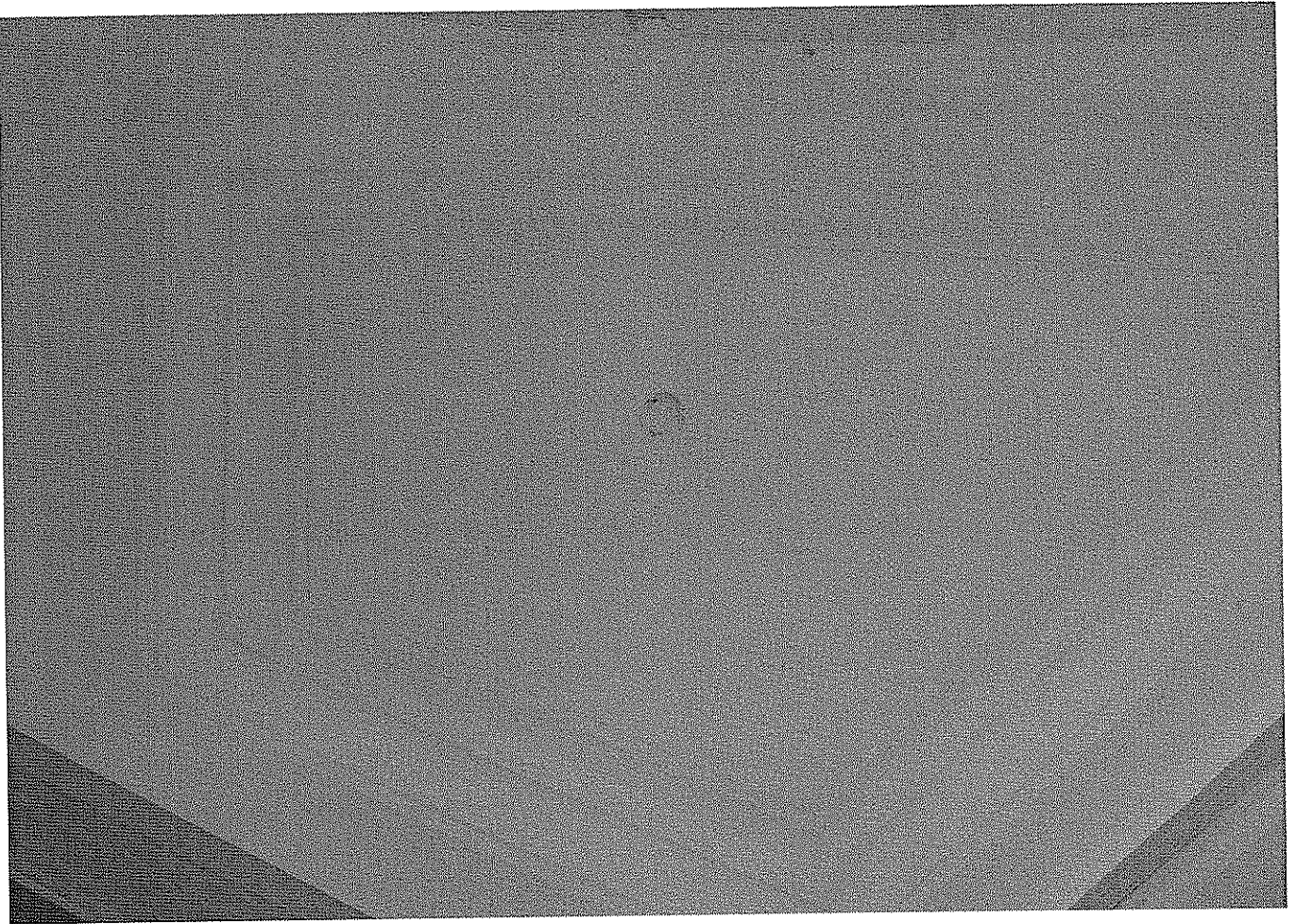
Architects' Sketches.

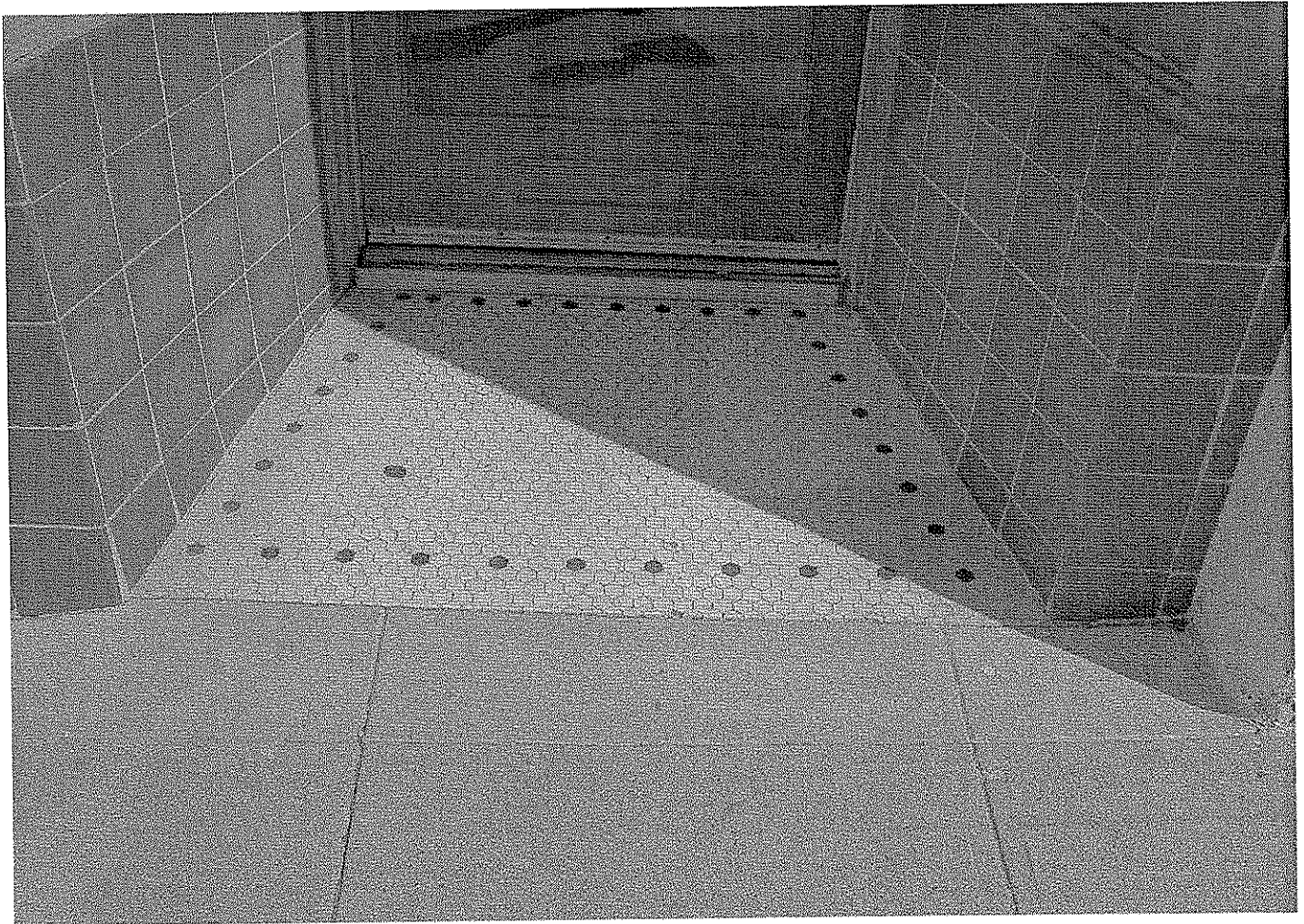
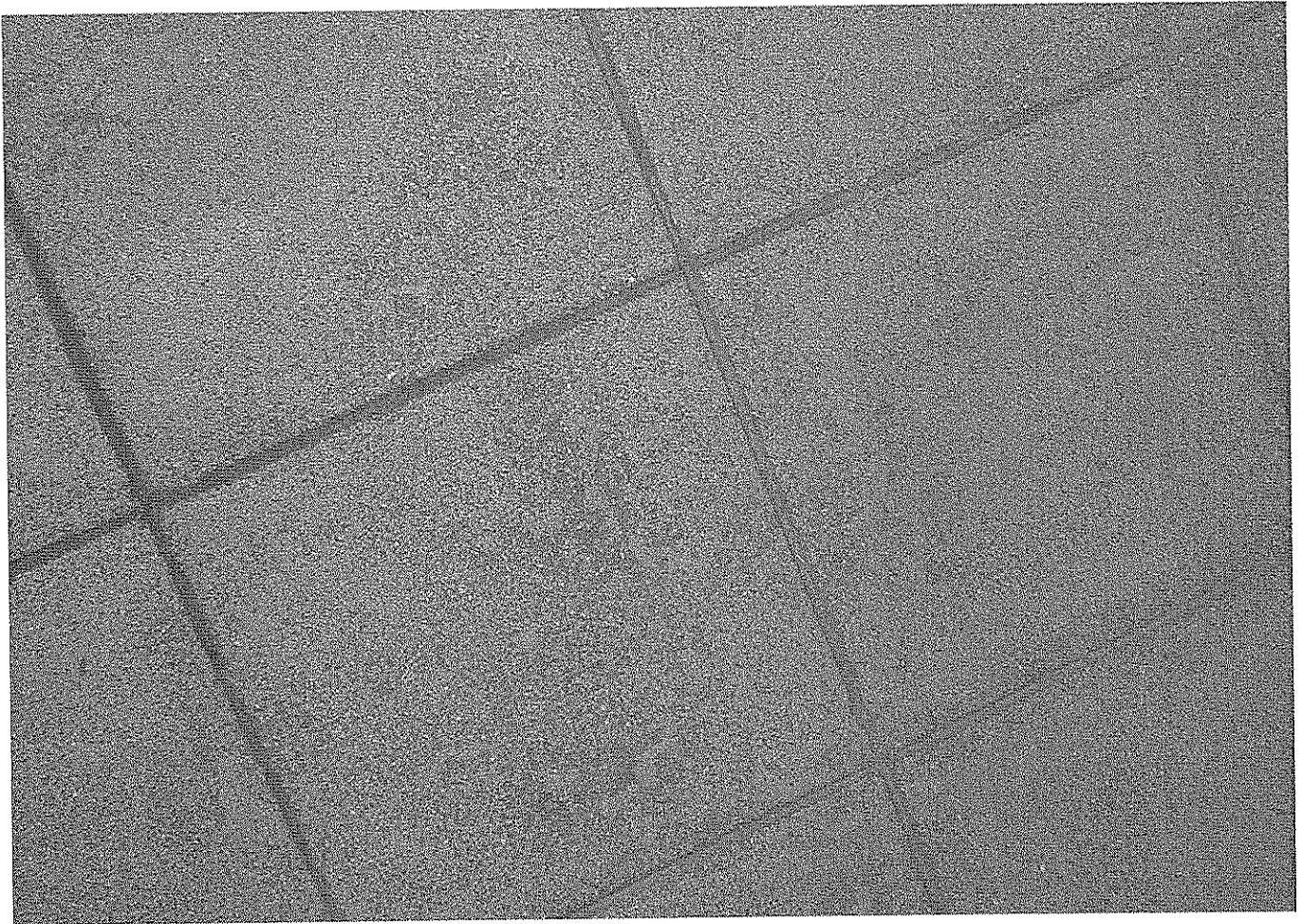
Building at top is to be erected for the Hollywood Studio Club at Lexington and Loeh. Julia Morgan is the designer. Center is Palisades del Rey and planned by Dickinson & Gilchrist. Below is hotel planned for 725 Westlake avenue by Samuel Pollack. E. Van Den Haven designed the building.

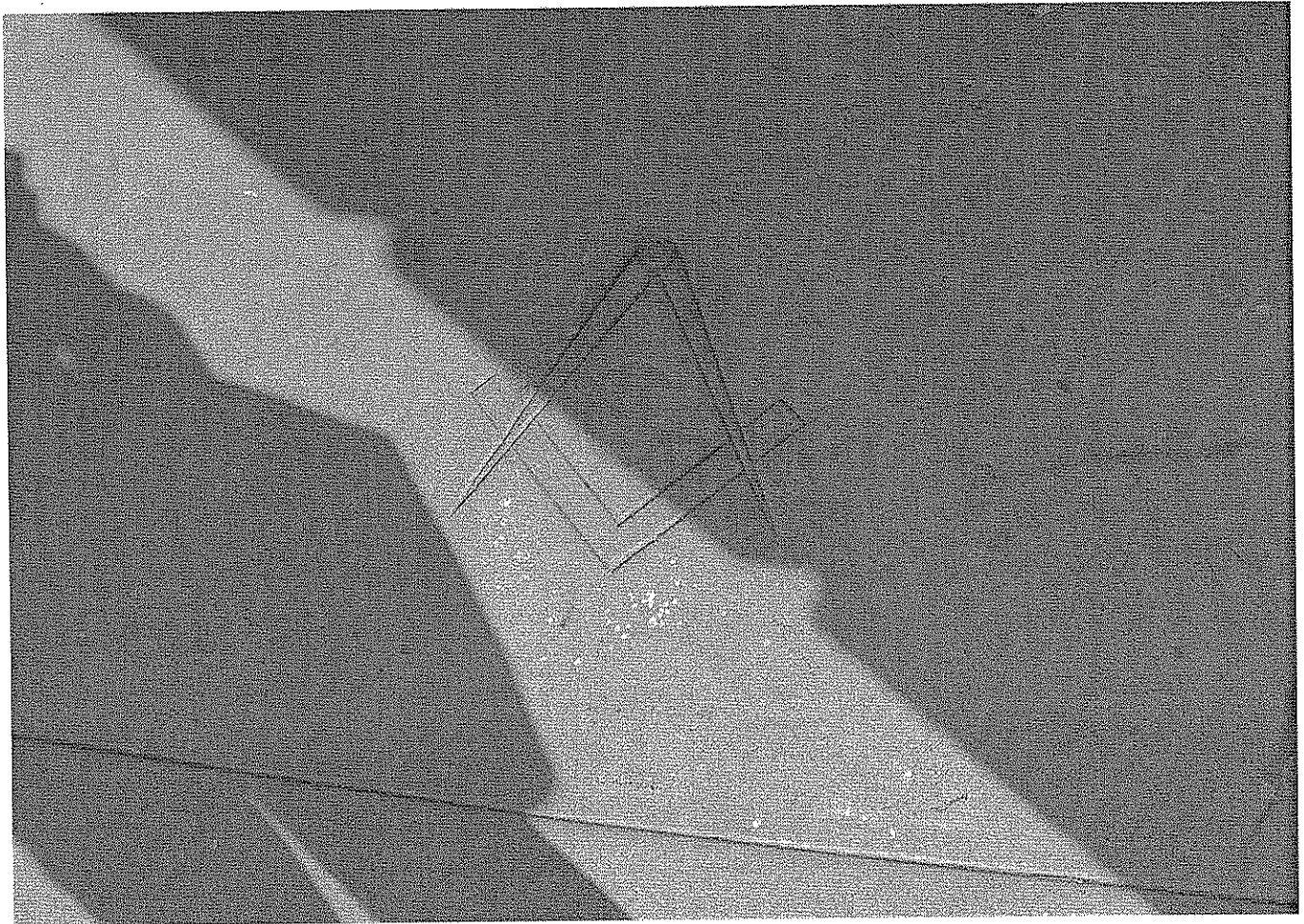
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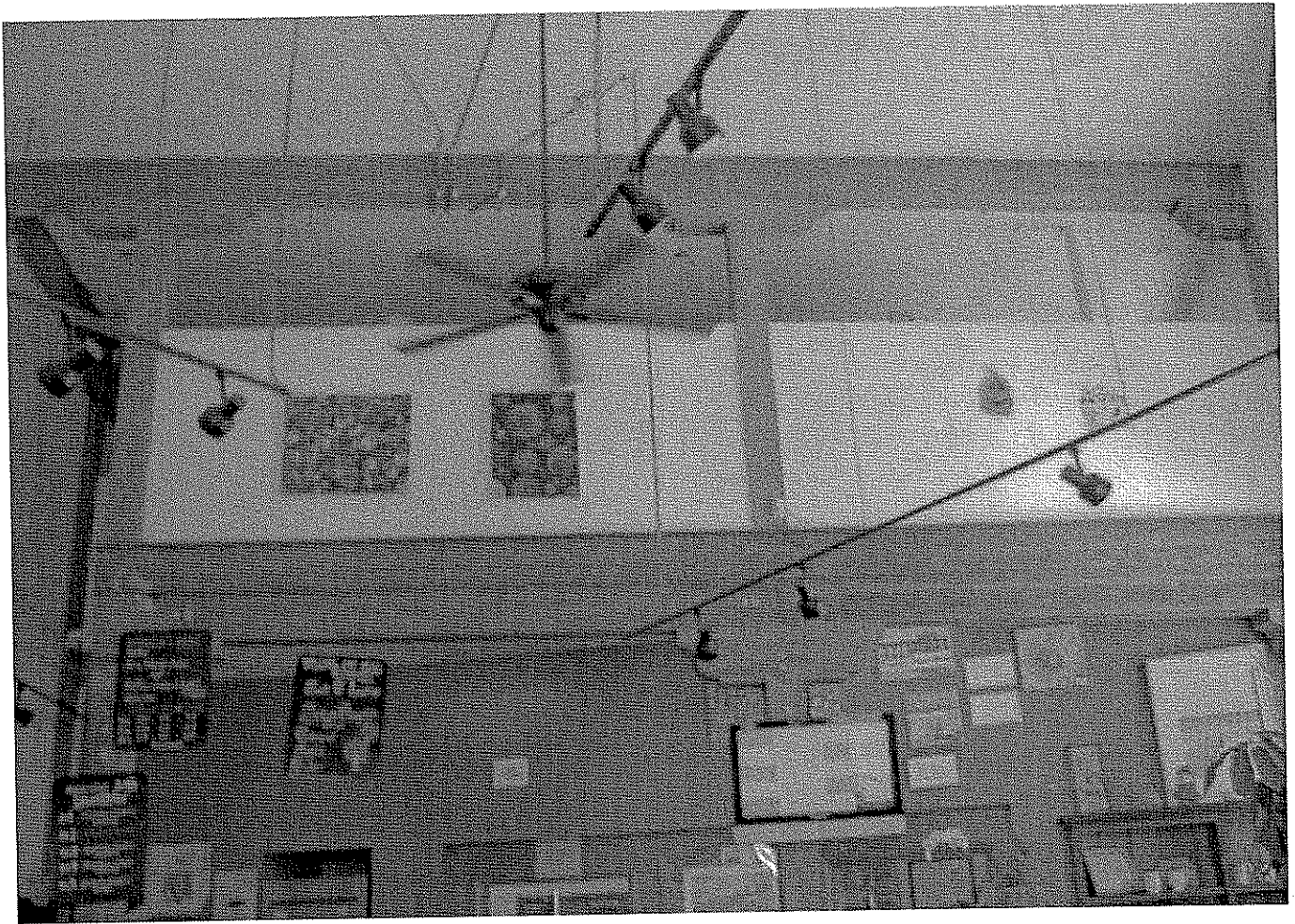


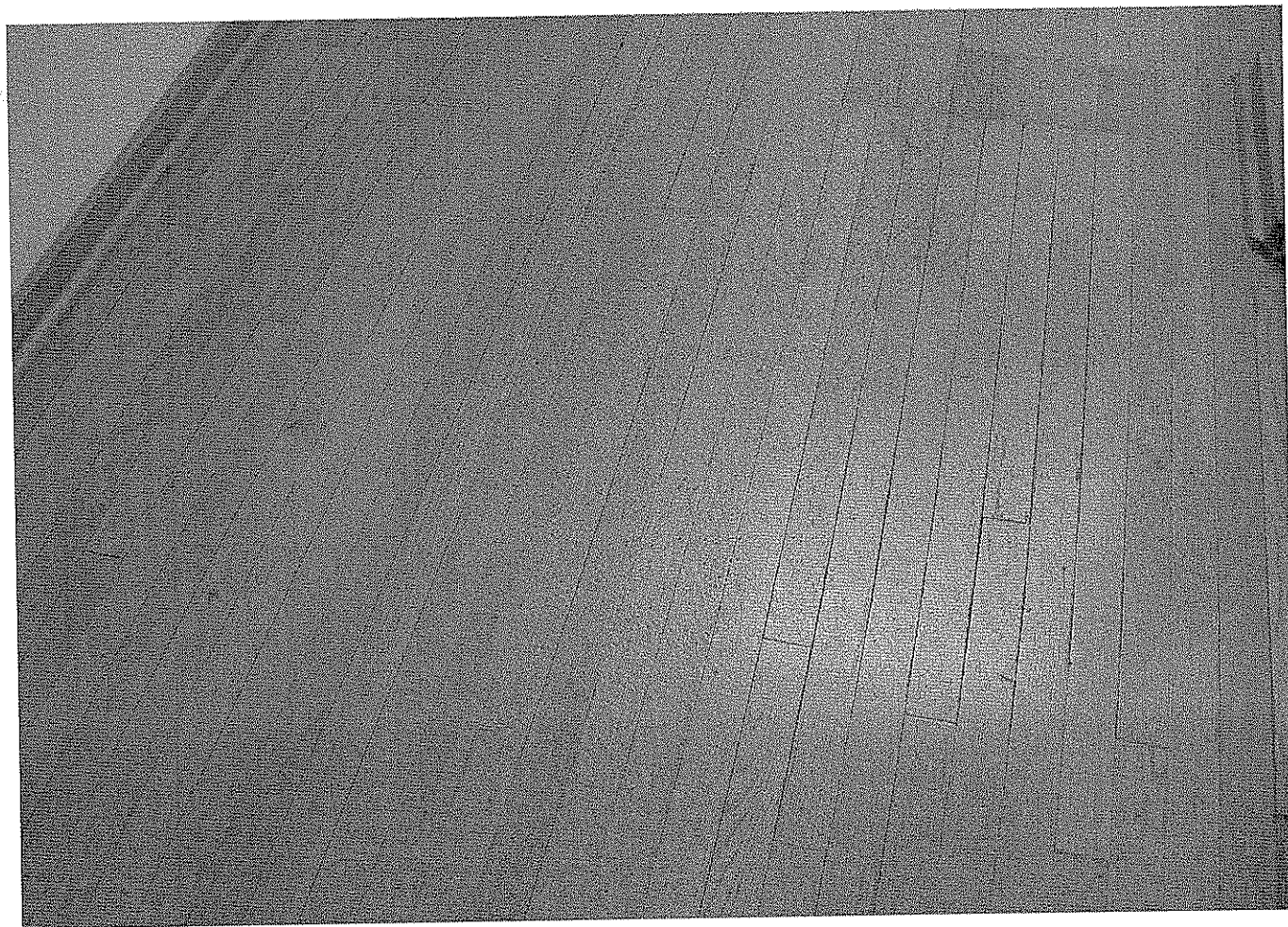






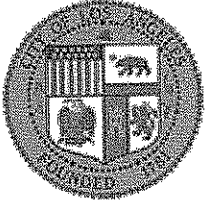












**City of Los Angeles
Department of City Planning**

01/22/2009

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

200 E CULVER BLVD
202 E CULVER BLVD
6804 S VISTA DEL MAR
6810 S VISTA DEL MAR

ZIP CODES

90293

RECENT ACTIVITY

AF-04-1048319
ENV-2007-695

CASE NUMBERS

CPC-2005-8252-CA
CPC-2000-4046-CA
CPC-1998-10-CPU
ORD-175981-SA130
ZA-2007-694-CU
ZA-2003-6289-CU
ENV-2005-8253-MND
ENV-2001-846-ND
MND-86-494-CDP
CND-79-914-SUB-C
ND-77-449-CZ
AF-93-2284531-PA

Address/Legal Information

PIN Number: 096B149 445
Lot Area (Calculated): 3,997.3 (sq ft)
Thomas Brothers Grid: PAGE 702 - GRID A3
Assessor Parcel No. (APN): 4116012011
Tract: TR 8557
Map Reference: M B 103-1/3 (SHTS 1-3)
Block: 17
Lot: 45
Arb (Lot Cut Reference): None
Map Sheet: 096B149

Jurisdictional Information

Community Plan Area: Westchester - Playa del Rey
Area Planning Commission: West Los Angeles
Neighborhood Council: Westchester - Playa del Rey
Council District: CD 11 - Bill Rosendahl
Census Tract #: 2781.00
LADBS District Office: West Los Angeles

Planning and Zoning Information

Special Notes: None
Zoning: [Q]C4-1VL
Zoning Information (ZI): ZI-1802 Hillside Grading Ordinance Exemption Area
General Plan Land Use: General Commercial
Plan Footnote - Site Req.: See Plan Footnotes
Additional Plan Footnotes: Westchester
Specific Plan Area: Coastal Bluffs
Del Rey Lagoon (Proposed Specific Plan)
Los Angeles Coastal Transportation Corridor

Design Review Board: No
Historic Preservation Review: No
Historic Preservation Overlay Zone: None
Other Historic Designations: None
Other Historic Survey Information: None
Mills Act Contract: None
POD - Pedestrian Oriented Districts: None
CDO - Community Design Overlay: None
NSO - Neighborhood Stabilization Overlay: No
Streetscape: No
Sign District: No
Adaptive Reuse Incentive Area: None
CRA - Community Redevelopment Agency: None
Central City Parking: No
Downtown Parking: No
Building Line: None
500 Ft School Zone: No
500 Ft Park Zone: Active: Del Rey Lagoon Park

Assessor Information

Assessor Parcel No. (APN): 4116012011
Ownership (Assessor) : 200 CULVER INVESTORS LLC
8383 WILSHIRE BLVD 630
BEVERLY HILLS CA 90211

Ownership (City Clerk):	200 CULVER INVESTORS LLC 8383 WILSHIRE BOULEVARD # 630 BEVERLY HILLS CA 90211
APN Area (Co. Public Works)*:	0.149 (ac)
Use Code:	1100 - Stores
Assessed Land Val.:	\$1,530,000
Assessed Improvement Val.:	\$969,000
Last Owner Change:	08/29/07
Last Sale Amount:	\$7,200,072
Tax Rate Area:	68
Deed Ref No. (City Clerk):	909272 7-329 7-133 600367 400005 4-454 4-320 2016236 1629299 1328096
Building 1:	
1. Year Built:	1947
1. Building Class:	D65B
1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	11,973.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	200' Height Limit Above Elevation 126
Coastal Zone:	Coastal Zone Commission Authority Dual Jurisdictional Coastal Zone Area not Mapped
Farmland:	
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Zone

High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	7.70846 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	West
Division / Station:	Pacific
Report District:	1472
Fire Information:	
District / Fire Station:	5
Battalion:	4
Division:	2
Red Flag Restricted Parking:	No

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number:	ENV-2007-695
Required Action(s):	Data Not Available
Project Description(s):	CONDITIONAL USE PERMIT PER 12.24 W49 TO ALLOW THE INSTALLATION OF A WIRELESS FACILITY CONSISTING OF 12 ANTENNAS, DIVIDED INTO 3 SECTORS, AND AN EQUIPMENT SHELTER BEHIND AN EXISTING OFFICE BUILDING.
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2000-4046-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	Data Not Available
Case Number:	CPC-1998-10-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	WESTCHESTER-PLAYA DEL REY COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE WESTCHESTER-PLAYA DEL REY COMMUNITY PLAN IS ONE OF 8 COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE III (1-1-98 TO 7-1-99)
Case Number:	ZA-2007-694-CU
Required Action(s):	CU-CONDITIONAL USE
Project Description(s):	CONDITIONAL USE PERMIT PER 12.24 W49 TO ALLOW THE INSTALLATION OF A WIRELESS FACILITY CONSISTING OF 12 ANTENNAS, DIVIDED INTO 3 SECTORS, AND AN EQUIPMENT SHELTER BEHIND AN EXISTING OFFICE BUILDING.
Case Number:	ZA-2003-6289-CU
Required Action(s):	CU-CONDITIONAL USE
Project Description(s):	INSTALLATION OF WIRELESS TELECOMMUNICATION FACILITIES IN C2-1 ZONE.
Case Number:	ENV-2005-8253-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2001-846-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	Data Not Available
Case Number:	MND-86-494-CDP
Required Action(s):	CDP-COASTAL DEVELOPMENT PERMIT
Project Description(s):	Data Not Available
Case Number:	GND-79-914-SUB-C
Required Action(s):	SUB-SUBDIVISIONS C-THIRD EXTENSION FOR PRIVATE STREET ONLY
Project Description(s):	Data Not Available
Case Number:	AF-93-2284531-PA
Required Action(s):	PA-PLAN APPROVAL
Project Description(s):	Data Not Available

DATA NOT AVAILABLE

AF-04-1048319
ORD-175981-SA130