

Cultural Resource Evaluation and Impact Assessment for the Premier at First Project, 100 East Tujunga Avenue, Burbank, Los Angeles County, California

Karen K. Swope, Scott H. Kremkau, and Scott Thompson



Final Draft
Technical Report 16-38
Statistical Research, Inc.
Redlands, California

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Introduction

Meridian Consultants is preparing an Environmental Impact Report (EIR) on behalf of the City of Burbank for the proposed Premier on First Project (Project) in Burbank, Los Angeles County, California (Figure 1). Statistical Research, Inc. (SRI), was contracted to conduct a cultural resource study to assess the potential impact of the proposed Project on any cultural resources that might be present on the property. The cultural resource study will form the basis of the resulting cultural resource element in the EIR. This report presents our methods; documents the results of a records search, Native American consultation, a literature review, and archival research; and recommendations for further work needed to identify buried resources and determine resource significance under the California Environmental Quality Act (CEQA). The study was conducted in April 2016.

The Project is located at 100 East Tujunga Avenue, Burbank, California, in Los Angeles County, Assessor's Parcel No. 2453-019-018. The Project area is bounded by First Street on the southwest, Verdugo Avenue on the southeast, and Tujunga Avenue on the northwest. The northeast boundary is defined by the adjacent parcel (Figure 2). The Los Angeles County Assessor has recorded the location as a commercial/industrial property that is 1.78 acres (77,537 square feet) in area. The property includes an existing two-story, reinforced-masonry office building and asphalt-paved surface parking area. The original improvements were completed in 1954, with extensive renovations in 1991 and a seismic retrofit in 2000.

Project Description

The proposed Project involves demolition of the existing improvements and construction of a 12–13 story hotel or office building and a 14-story mixed-use building, both covering up to three subterranean parking areas. The new construction, if the hotel phase is selected, would include more than 176,000 square feet of hotel space, 11,700 square feet of retail space, and 154 residential units. The two parking areas would include up to approximately 756 parking spaces, combined. The new construction, if the office phase is selected, would include over 158,000 square feet of office space, 24,600 square feet of retail space, and 154 residential units. The two parking areas would include up to approximately 995 parking spaces, combined. The footprint of the proposed parking areas occupies nearly the entire site. Excavation depths of up to 40 feet are anticipated during construction (Appendix A). SRI's study considered the potential impacts of both the proposed hotel and office building phases, as well as the proposed residential building.

Applicable Regulations

The purpose of this investigation is to evaluate the existing structure for eligibility for listing in the California Register of Historical Resources (CRHR) and to assess the probability of subsurface cultural resources within the Project parcel, following CEQA guidelines regarding cultural resources. This investigation can be used to prepare the relevant cultural resource documents in support of an EIR. The proposed Project is considered a "project" under CEQA and is subject to compliance with CEQA (*Public Resources Code* [PRC] 21000 *et seq.*) and CEQA guidelines (*California Code of Regulations* 15000 *et seq.*), as amended to date. The City of Burbank is the CEQA lead agency. CEQA mandates that lead agencies consider whether a proposed project will have an adverse effect on the environment and whether any such effect can be feasibly eliminated by pursuing an alternative course of action or can be mitigated to less-than-significant levels. CEQA recognizes that historical resources are part of the environment and that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment" (PRC 21084.1). For purposes of CEQA, a historical resource is any object, building, structure, site, area, place, record, or manuscript listed in or eligible for listing in the CRHR (PRC 21084.1). A resource is eligible for listing in the CRHR if it meets any of the following criteria:

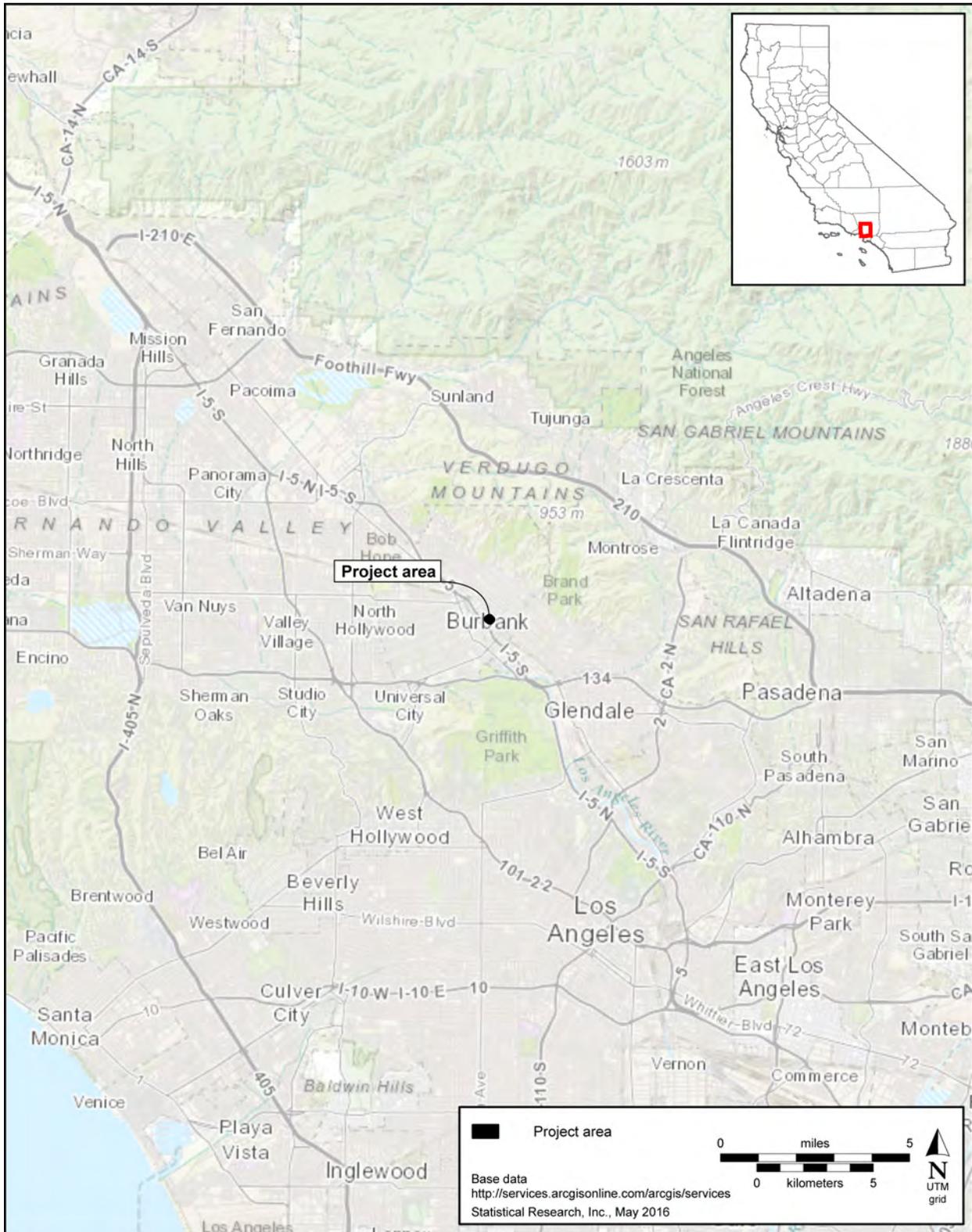


Figure 1. Vicinity map of the Premier at First Project.

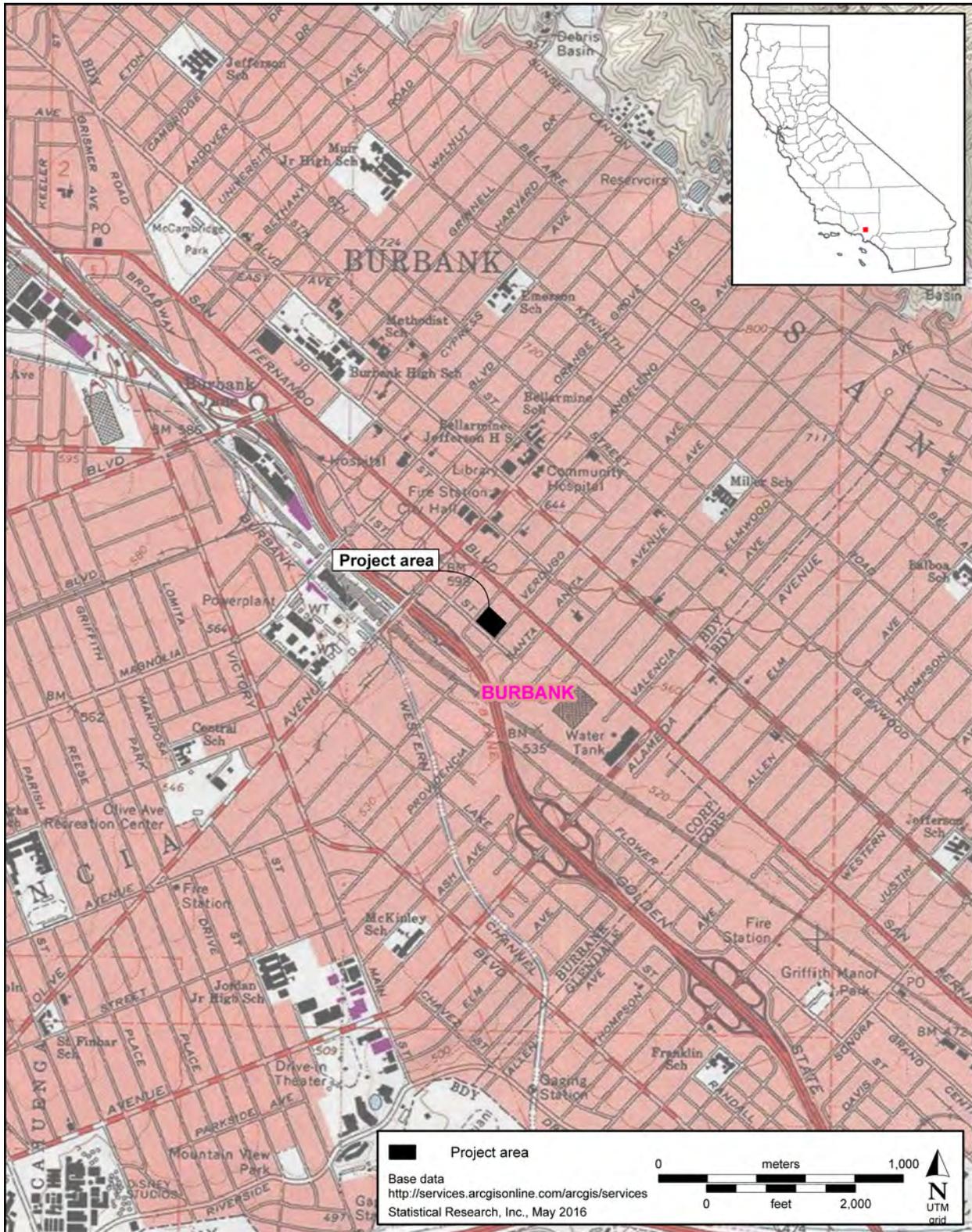


Figure 2. Location map of the Premier at First Project.

Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

- (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.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history [PRC 5024.1(c)]

CEQA also requires the lead agency to consider whether the Project will have a significant effect on unique archaeological resources that are not eligible for listing in the CRHR and to avoid unique archaeological resources, when feasible, or mitigate any effects to less-than-significant levels (PRC 21083.2). As defined in CEQA, a unique archaeological resource is an

archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person [PRC 21083.2(g)].

The Project does not involve a new Specific Plan or General Plan Amendment and is therefore not subject to the provisions of Senate Bill 18 (Chapter 905, Statutes of 2004). The Project is subject to the provisions of Assembly Bill (AB) 52, which amends CEQA (PRC 21080.3.1) to require lead agencies to consult with California Native American tribes and to consider the effects of a project on tribal cultural resources. Tribal consultation pursuant to AB 52 is being conducted by the City of Burbank and is not discussed as part of this report.

Setting

The City of Burbank is situated in the San Fernando Valley of Los Angeles County, approximately 19 km (12 miles) northwest of downtown Los Angeles. The Project parcel is located in the San Rafael Land Grant on the U.S. Geological Survey (USGS) 7.5-minute Burbank, California, topographic quadrangle (see Figure 2). The Project parcel is situated in the eastern portion of the San Fernando Valley, between the Verdugo Mountains to the north and the eastern end of the Santa Monica Mountains to the south. The Project parcel is at an elevation of approximately 176 m (577 feet) above mean sea level, and the modern land surface is moderately sloped toward the south. The Project parcel is within a developed area of mostly commercial use that includes a several hotels, as well as commercial buildings that support a variety of retail establishments, restaurants and office space.

Burbank has a long cultural history that includes Native American groups, Spanish explorers and settlers, other Euroamericans, Mexicans, and Americans. The prehistory of the Burbank area is briefly summarized in the Culture History section below. Details of historical-period land use within the Project area are also presented below, and additional detail information is available in *City of Burbank: Citywide Historic Context Report* (Galvin and Taniguchi 2009) and *City of Burbank Historic Preservation Plan* (San Buenaventura Research Associates 1999).

Methods

Project Personnel and Qualifications

The following SRI staff performed the research and analysis reported in this document. Karen K. Swope, Ph.D., is a Registered Professional Archaeologist (RPA) specializing in historical archaeology. She meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. Scott H. Kremkau, Ph.D., is an RPA. He meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. Scott Thompson, M.A., is a Certified Archivist. He meets the Secretary of the Interior's Standards for history and architectural history.

South Central Coastal Information Center Records Search

SRI conducted a cultural resource records search at the South Central Coastal Information Center (SCCIC), a regional repository of the California Historical Resources Information System (CHRIS). The purpose of the records search was to identify all previously recorded buildings and structures and relevant built-environment reports of the Project area and surrounding $\frac{1}{2}$ -mile radius, as well as all previously recorded archaeological resources and relevant reports of the Project area and surrounding 1-mile radius. The reviewed records included all investigation reports and resource records from the following sources: the National Register of Historic Places (NRHP), the CRHR, California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and the California State Historic Resources Inventory (HRI).

Native American Heritage Commission Sacred Lands File Search

SRI requested a Sacred Lands File search for the Project parcel from the Native American Heritage Commission (NAHC). The NAHC reviewed their records of traditional-use areas and sacred sites and provided a list of Native American groups or individuals who may want to be involved in the consultation process. SRI contacted each individual or group, provided information about the proposed Project, and requested input regarding concerns.

Field Visit

SRI performed a field visit on April 19, 2016, to minimally record the existing built environment to aid in developing CRHR-eligibility recommendations and to collect the required information to prepare California State Department of Parks and Recreation (DPR) cultural resource recording forms. Elevation and oblique photographs were taken of all four facades of the building currently on the parcel, as well as details of windows, doorways, and other architectural elements. Photographs and field notes were taken to document the design and construction of the building, as well as document the condition of the building and any modifications made to the original construction. Photographs were also taken of the parking lot next to the building.

Archival and Background Research

SRI conducted limited archival and background research that focused on identification of cultural resources within the Project area and the vicinity and on identification of the subsurface archaeological potential of the Project parcel. Of particular importance to this effort was the review of historical topographic maps, historical Sanborn Fire Insurance Company (Sanborn) maps, and historical aerial photographs. Much of this information was included in the Phase I Environmental review conducted for the Project and was provided to SRI by Cusumano Realty Group. SRI augmented the available information, as needed, to assemble the necessary information to determine the potential for intact archaeological deposits. These materials were reviewed to identify the nature, extent, and potential significance of possible intact archaeological remains within the Project parcel and to determine the potential for Project elements to affect known or expected subsurface cultural resources. The Burbank citywide historic context report (Galvin and Taniguchi 2009) was helpful in preparing the historical overview. Data from the SCCIC regarding prehistoric resources were supplemented with information acquired through a review of pertinent literature addressing regional archaeology and ethnography.

The consulted repositories included the following:

- Los Angeles Public Library, Map Collection, Digital Sanborn Map Collection
- Los Angeles County Assessor's Office
- Burbank Historical Society
- USGS Historical Topographic map Explorer
- Bureau of Land Management, General Land Office (GLO) Web site

Results

SCCIC Records Search

A records search at the SCCIC was conducted on April 18, 2016. Twenty-eight cultural resource investigations have been performed within a 1-mile radius of the Project area (Table 1; Figure 3). Of these studies, none was performed within the Project area. There are no known prehistoric archaeological sites within the 1-mile records-search radius, but one historical-period archaeological site, CA-LAN-3348H, was recorded within that radius. The site is located at the Magnolia Power Plant, approximately 625 m (2,050 feet) southwest of the Project area. The site consisted of a secondary refuse deposit that included domestic and industrial debris, dating to the early and mid-twentieth century. The site appeared to have been created through repeated dumping of fill during the construction of the power plant during the 1940s (Hacking 2003). CA-LAN-3348H was recommended not eligible for listing in the NRHP or the CRHR.

Ten other historical-period built-environment properties have been recorded within the 1/2-mile records-search radius (Table 2). These represent a range of property types, including train tracks, a train depot, two post offices, Burbank City Hall, a high school, a bridge, and a culvert. Three properties are listed in the NRHP and CRHR: Burbank City Hall (P-19-180746), Burbank Post Office (P-19-180751), and the Western Regional Post Office (P-19-180773). One other site, Bellarmine Jefferson High School (P-19-190017), has been recommended eligible for listing in the NRHP. The HRI lists two other properties that have been evaluated for historical significance within the records-search area, a commercial building (P-19-188507) and the Lake Street/Providencia Avenue Bridge (P-19-190316). Both of these were recommended not eligible for listing in the NRHP. The Lake Street/Providencia Avenue Bridge was also recommended not eligible for listing in the CRHR. No properties within the records-search area are listed in the CHL or CPHI.

Table 1. Previously Conducted Cultural Resource Investigations in the Project Area and Surrounding 1-Mile Radius

Report No.	Year	Author(s)	Title	Affiliation
LA-01798	1989	Clay A. Singer and John E. Atwood	Cultural Resources Survey and Impact Assessment for the Proposed Burbank Gateway Center, Los Angeles County, California.	C.A. Singer & Associates, Inc.
LA-02370	1991	Brian D. Dillon	An Archaeological and Historical Cultural Resources Study of the Burbank Water Reclamation Plant Expansion Project, Burbank, Los Angeles County, California	
LA-02950	1992	anonymous	Consolidated Report: Cultural Resource Studies for the Proposed Pacific Pipeline Project	Peak & Associates, Inc.
LA-04458	1999	Jeanette A. McKenna	Cultural Resources Investigations and Building Evaluations for the Proposed Burbank Plaza Project in the City of Burbank, Los Angeles County, California	McKenna et al.
LA-04909	2000	Sara M. Atchley	Cultural Resources Investigation for the Nextlink Fiber Optic Project, Los Angeles and Orange Counties, California	Jones & Stokes
LA-05017	2000	John F. Romani and Dan A. Larson	Negative Archaeological Survey Report: Siford Bros. & Hardy's Subdivision of Lot 8 Block 105 of the P.I.w. & D. Co's.	Compass Rose Archaeological, Inc.
LA-05022	1999	Gary Iverson	Negative Archaeological Survey Report: 178600	Caltrans District 7
LA-05026	1999	Curt Duke	Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 961-01, County of Los Angeles, California	LSA Associates, Inc.
LA-06723	2000	Claudia Harbert	Historic Property Survey Report for 15/western Avenue Access Improvement Program City of Glendale Los Angeles County, California	Caltrans District 7
LA-06740	2000	Barbara Sylvia	Highway Project to Construct Soundwalls at Caltrans Three Locations Along Interstate 5 in the San Fernando Valley Area of Los Angeles County	District 7
LA-06741	2000	Philomene C. Smith	Highway Project to Construct a New Caltrans Interchange on Interstate 5 at Empire Avenue in the City of Burbank	District 7
LA-06752	2002	John M. Foster	Highway Project Mariposa Street Improvement Project, City of Burbank	District 7
LA-07131	2004	Kevin M. Bartoy	Cultural Resource Assessment Cingular Wireless Facility No. Vy-424-02 City of Burbank, Los Angeles County, California	Pacific Legacy, Inc.
LA-07132	2005	Erika Thal	CA-6390a/orchard 1020 Chestnut Street, Burbank, California, Los Angeles County	EarthTouch, Inc.
LA-07189	2001	Sally Salzman Morgan	Magnolia Power Project Cultural Resources (archaeological Resources) Appendix J of Application for Certification (confidential: Not for Public Distribution)	URS Corporation
LA-07190	2002	Douglas L. Hahn	Submittal of Revised Offsite Construction Laydown Area Magnolia Power Project, Docket 01-afc-6	URS Corporation

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Report No.	Year	Author(s)	Title	Affiliation
LA-07191	2003	unknown	Phase I Environmental Site Assessment Americold Facility 10 West Magnolia Boulevard Burbank, California	URS Corporation
LA-08106	2006	Wayne H. Bonner	Cultural Resources Records Search Results Site Visit for T-mobile USA Candidate Sv00954b (McDonald's), 1127 North San Fernando Boulevard, Burbank, Los Angeles County, California	Michael Brandman and Associates
LA-08255	2006	Cindy Arrington and Nancy Sikes	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	SWCA Environmental Consultants, Inc.
LA-09485	2008	Sheri L. Lasick	Burbank Water Reclamation Plant Equalization Basin Project, Cultural Resources Report.	Sylvir Consulting, Inc.
LA-10385	2009	Wayen H. Bonner and Kathleen A. Crawford	Direct APE Historic Architectural Assessment MBA for T-Mobile USA Candidate SV00120A, 60 Magnolia Blvd, Burbank, Los Angeles County, California.	MBA
LA-10543	2003	Sherri Gust	Archaeological Initial Study Report and mitigation plan for the San Fernando Valley MRT Fiber Optic Line Project, Cities of Canoga Park, Burbank and Los Angeles, California	Cogstone Resource Management Inc.
LA-10642	2010	Bai "Tom" Tang	Preliminary Historical/Archaeological Resources Study, Antelope Valley line Positive Train Control (PTC) Project Southern California Regional Rail Authority, Lancaster to Glendale, Los Angeles County, California	CRM Tech
LA-11386	2011	Emilie Eggemeyer	Verizon Wireless - Lamar - Trileaf Project #315887, 1048 North Lake Street, Burbank, CA 91502 Los Angeles County, Burbank Quadrangle (Delorme)	Trileaf
LA-11390	2011	Dean Martorana	Verizon Wireless - Priceless, 223 West Alameda Avenue, Burbank, CA	URS Corporation
LA-11673	2011	Shannon Loftus	Assessment, AT&T Site LA0327 (35594) South Kenneth road & East Tujunga, 715 East Providencia, Burbank, Los Angeles County, California 91501	ACE Environmental
LA-12122	2012	Wayne Bonner, Sarah Williams, and Kathleen Crawford	Cultural Resources Records Search and Site MBA Visit Results for T-Mobile West, LLC Candidate SV00120A (Swordplay LA 1200) 60 1/3 East Magnolia Boulevard, Burbank, Los Angeles County, California	MBA
LA-12526	2013	Candace Ehringer, Katherine Ramirez, and Michael Vader	Santa Clarita Valley Sanitation District Chloride TMDL Facilities Plan Project, Phase I Cultural Resources Assessment	ESA

Key: Caltrans = California Department of Transportation.

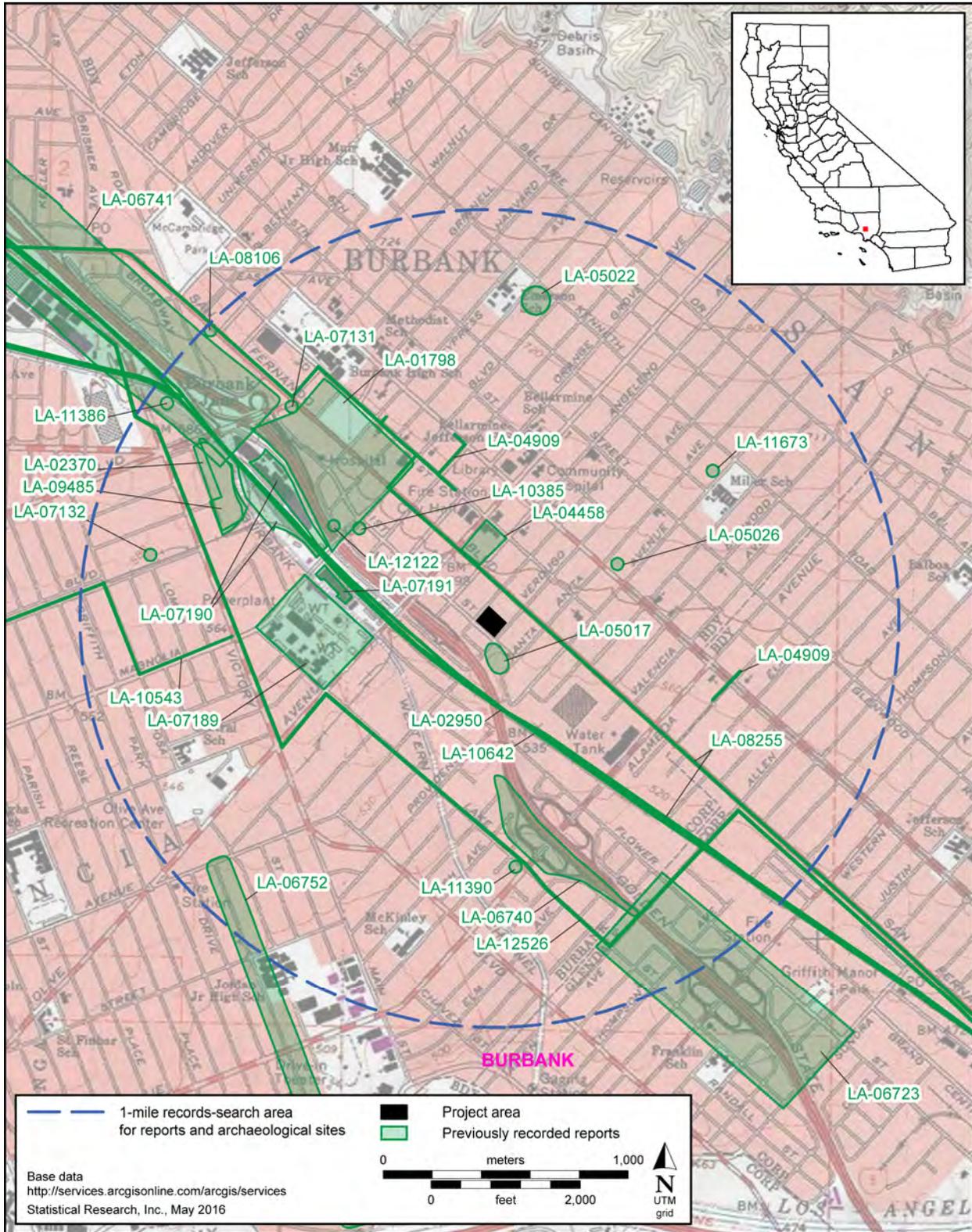


Figure 3. Map of previously conducted cultural resource studies within the Project area and surrounding 1-mile radius.

Table 2. Previously Recorded Cultural Resources in the Records-Search Areas

Primary No. (Trinomial)	Age	Resource Type	NRHP Eligibility	CRHR Eligibility
P-19-002530	historical period	Burbank Depot	unknown	unknown
P-19-003348 (CA-LAN-3348H)	historical period	archaeological site	recommended not eligible	unknown
P-19-180746	historical period	Burbank City Hall	listed	listed
P-19-180751	historical period	Burbank Post Office	listed	listed
P-19-180773	historical period	Western Regional Post Office	listed	listed
P-19-186688	historical period	Union Pacific Railroad	unknown	unknown
P-19-186689	historical period	culvert	unknown	unknown
P-19-188507	historical period	commercial building	recommended not eligible	unknown
P-19-190017	historical period	Bellarmine Jefferson High School	recommended eligible	recommended eligible
P-19-190316	historical period	Lake Street/Providencia Avenue Bridge	recommended not eligible	recommended not eligible
P-19-190319	historical period	Southern Pacific Railroad	unknown	unknown

Key: CRHR = California Register of Historical Resources; NRHP = National Register of Historic Places

Prehistoric-Resources Literature Review

No archaeological resources have been recorded within the records-search area, and a review of the archaeological literature indicated that no prehistoric resources have been discovered in the vicinity of the Project area. A review of Johnston's (1962) and McCawley's (1996) overviews of the Gabrielino/Tongva noted two villages recorded within Rancho San Rafael (see below), but neither of these is near the Project area. GLO maps from 1876 and 1881 do not show information for Rancho San Rafael nor for the neighboring Rancho Providencia and Rancho Los Feliz.

NAHC Sacred Lands File Search

The results of Native American consultation are summarized below and are presented in Confidential Appendix B. The appendix includes copies of the NAHC request letter, the NAHC response letter, and an example of the follow-up letter sent to Native American groups and individuals, as well as logs of follow-up contacts, including phone conversations and E-mail correspondence.

On April 14, 2016, a letter describing the proposed Project was sent to the NAHC, and a map depicting the Project area was provided. The letter requested a search of the Sacred Lands File and a list of Native American contacts appropriate for the Project. The NAHC responded in a letter E-mailed on April 18, 2016, which stated that their search of the Sacred Lands File revealed no known Native American cultural resources within the Project area. Contact information was provided for the Native American tribal entities and individuals.

On April 20, 2016, consultation letters were sent to the seven contacts listed in the NAHC letter. No responses have been received to date.

Field Visit

Because the Project area is entirely developed and has no ground visibility, a standard pedestrian archaeological survey was not possible. Existing improvements were inspected and photographed.

Building Description

Constructed ca. 1954, the building at 100 E. Tujunga Avenue has housed a number of commercial/industrial enterprises, including U.S. Pharmaceutical, Inc.; the Librascope Division of General Precision, Inc.; the Commercial Computer Division and Information Systems Group of General Precision, Inc.; the Lockheed California Company; the Electronic Resources Division of Whittaker Corporation; and California Indemnity Insurance (Environmental Data Resources, Inc. [EDR] 2006). At the time of the field investigation, Rock-Tenn Merchandising Displays was one of the lessees in the semivacant building. In this section, we provide a description of the commercial building at 100 E. Tujunga Avenue. A DPR form for the architectural resource is provided in Confidential Appendix C. Readers should note that the building was not constructed to a true compass north orientation. For descriptive clarity, text and figures refer only to north, south, east, and west elevations, facades, and views.

This two-story, reinforced-brick building with influences from the International style is square in plan and rests on a concrete-slab foundation (Figures 4–7). Dimensions are approximately 160 by 160 feet. The building is covered by a flat, built-up roof with a mineralized cap sheet. Apart from stylized brickwork at the roof parapets and around the window openings, the building has otherwise unpretentious facades. Access to the interior spaces is through entrances on the north ($n = 1$), east ($n = 3$), and west ($n = 1$) facades. The off-center entrance on the north (front) facade is covered by double aluminum-frame glass doors with aluminum-frame transom and side lights (Figure 8).



Figure 4. North (front) elevation of the commercial building at 100 E. Tujunga Avenue.



Figure 5. North and east elevations of the commercial building at 100 E. Tujunga Avenue.



Figure 6. South and west elevations of the commercial building at 100 E. Tujunga Avenue.



Figure 7. North and west elevations of the commercial building at 100 E. Tujunga Avenue.



Figure 8. Main entrance of the commercial building at 100 E. Tujunga Avenue, view to the south.

Above the entrance is a cantilevered decorative-metal shelter composed of vertical and horizontal supports with a standing-seam metal covering. There are three off-center entrances on the east facade; two provide access to an original warehouse/storage area and are covered by metal rollup doors and the other entrance is recessed with a standard metal door (Figure 9; see Figure 5). On the west facade of the building, there is a single off-center entrance that is covered by double aluminum-frame glass doors with a transom light (Figure 10). A simple metal-and-canvas awning is in place above the west entrance. Fifty multipane, aluminum-sash windows of similar dimensions and orientation are in use on the north (n = 13), south (n = 14), east (n = 8), and west (n = 15) facades (Figure 11). The windows are not original and were likely installed during the 1991 renovation. All of the windows appear to be fixed; however, they imitate the look of multipane, steel-sash casement windows that would have been common to commercial and residential buildings constructed in the 1950s. Thirteen of the second-story windows on the south and west facades are outfitted with metal-and-canvas awnings. Structurally, the building appears to be in good condition.

A combination of concrete and asphalt-paved parking and driveway areas surround the building to the north and east. Public and private sidewalks are of poured-concrete construction, and mature landscaping fronts the building to the north, south, and west (Figure 12).



Figure 9. Detail of entrances on east facade of the commercial building at 100 E. Tujunga Avenue.



Figure 10. Entrance on west facade of the commercial building at 100 E. Tujunga Avenue.



Figure 11. Detail of multipane, aluminum-sash window on west facade of the building at 100 E. Tujunga Avenue.



Figure 12. Sidewalk and landscape features along the north (front) facade of the building at 100 E. Tujunga Avenue.

Archival and Background Research

Secondary published materials were reviewed in regard to the prehistory and history of Burbank, in general, and the historical-period land tenure of Rancho San Rafael, in particular. The *City of Burbank: Citywide Historic Context Report* (Galvin and Taniguchi 2009) provided invaluable information regarding the history of Burbank. The review of historical topographic maps, historical Sanborn maps, and historical aerial photographs resulted in a compilation of the history of land use for the Project parcel. Sanborn maps were informative with regard to built-environment and subsurface features. In addition to providing spatial information, such as lot boundaries and the layout of buildings and structures within each lot, they provided information about known or potential archaeological features such as basements, foundations, underground utilities, and landscaped/farmed areas. The compilation of archival City Directory data (EDR 2006) provided valuable insights into specific business ventures undertaken in the Project area over time.

Culture History

This section summarizes the prehistory of the greater Burbank area and provides information about the main Native American group in the vicinity, the Gabrielino/Tongva.

Paleoindian Period

Roughly 12,000 years B.P., southern California was populated by several related yet distinct cultural groups, generally known as Paleoindians (Moratto 2004:76). Along the coast, these cultures are known as the Paleo-coastal tradition and are believed to have migrated down the coast from northern California. The people of the Paleo-coastal tradition are thought to have been the first to arrive in California (Erlandson et al. 2007),

and the tradition is well documented along the coast of central California and on the northern Channel Islands (see Erlandson et al. 2007). People of the Paleocoastal tradition were maritime adapted and collected shellfish, hunted marine and land mammals and birds, and caught smaller fish (Moratto 2004:78). The Paleoindians living farther inland are known as Clovis (from the original sites excavated near Clovis, New Mexico, in the early twentieth century) and were adapted to a terrestrial and lacustrine environment, using a very different subsistence technology from that of the Paleocoastal people. Inland Paleoindian sites generally date to the same time as Paleocoastal sites. Major Clovis localities are known at Lake Tulare (Moratto 2004:76, 78; Riddell and Olsen 1969) and China Lake (Davis 1975), among other locations in central and southern California.

Although there are many regional variants to these groups, Paleoindians can be characterized by a few general traits (from Moratto 2004:76, 78):

1. Paleoindians inhabited interior sites along ancient lake and marsh shorelines and coastal sites along stream channels and estuaries.
2. Paleoindians had a sophisticated lithic technology with advanced tool-making techniques for the creation of large flaked stone tools, especially large foliate points and lanceolate fluted points.
3. Ground stone tools were not utilized, and groups made use of the atlatl and dart.
4. Paleoindians were primarily nomadic or systematically followed seasonal resources as those became available. Some groups, however, may have been more sedentary, if the resources in the area were adequate for permanent settlements.

Millingstone Period

The Millingstone period—sometimes referred to as the Early period—is a roughly 5,500-year span beginning around 8500 cal B.P. and ending with the first dramatic increase in regional human population around 3000 cal B.P. This time period (called a “horizon” in some chronological schemes) is definitive of a time period when milling implements (especially manos and metates), scraper planes, choppers, and core tools were abundant and when there was a dearth of projectile points (in this case, dart points and spears) and faunal remains. Inherent in the definition of the Millingstone period is a heavy dependence on seeds and a minor emphasis on hunting (hence the abundance of milling implements and the near absence of hunting equipment and faunal remains).

Sutton (2009) has argued that, at the end of the Millingstone period, ca. 3500 cal B.P., through the early Intermediate period (ending ca. 1500 cal B.P.), there was an initial entry of the Takic (proto-Gabrielino/Cupan branch of the Uto-Aztecan language family) speakers into the region. These Takic groups replaced the existing late Millingstone groups along the coast. The archaeological record reflects this major change. First, the entering Takic groups were biologically distinct from the preceding populations, as reflected in both osteometric and aDNA data (although the data set was small) (for a full discussion, see Sutton 2009), suggesting that a migration took place. Second, significant increases in site numbers were noted in some areas, suggesting the arrival of incoming groups during the early Intermediate period, earlier than has been traditionally thought (during the late Intermediate, ca. A.D. 500). Also, larger sites with greater diversities of artifacts appeared at about that time but seem to have been occupied on a seasonal basis. Lastly, there were some changes in mortuary patterns on the coast. Flexed burials under cairns, a common burial practice throughout the Millingstone period, disappeared from the coast but continued inland; cremation was uncommon and was not a Takic marker, as is so commonly believed (see Sutton 2009). Large mourning features with cremated human bone appeared about 2600 cal B.P. (during the early Intermediate period). These features apparently represent a diffusion of ideas from Yuman groups in the deserts to the east and could mark the inauguration of some sort of ritual complex in the region.

Intermediate Period

The Intermediate period, dating from 3000 to 1000 cal B.P., is marked by changes in settlement patterns, economic activities, mortuary practices, and technology. The latter portion of the Intermediate period,

ca. 1500–1000 cal B.P., is marked by the spread of the bow-and-arrow to the coast from the north and east. Sometime toward the end of the Intermediate period, the trade in Coso obsidian decreased dramatically (Sutton et al. 2007:244), and Obsidian Butte obsidian increased in importance. Yuman ceramics, plus some local wares, were present. Major settlements continued to be occupied on a seasonal basis. Flexed burials continued, and cremation remained uncommon. As discussed above, Sutton (2009) argued that a major process beginning in the late Intermediate period was the diffusion of a Takic language, the mother of the Cupan languages, into Yuman-speaking areas located immediately to the south of the Los Angeles Basin.

Late Period

The Late period, beginning around 1000 cal B.P. and ending with European contact in A.D. 1542, witnessed extensive population growth along much of the southern California coast. There are more sites and a greater variety of sites with greater internal differentiation from this period than from any other time in prehistory. Villages with complex site layouts and burial grounds with highly variable mortuary treatments appeared, suggesting the development of social differentiation.

Protohistoric and Early Historical Periods

The line between the Late and Protohistoric periods is admittedly arbitrary. The Protohistoric period in the Los Angeles Basin begins with initial European contact in A.D. 1542 and ends with the establishment of the Mission San Gabriel Archangel in 1771, after which direct and recurrent contact between the Gabrielino/Tongva and the Spanish settlers in the Los Angeles Basin was established (King 1978:46). The early historical period (also known as the Mission period) runs from 1771 until the beginning of the era of secularization in 1834.

The Protohistoric period is possibly the least-well-documented period in the southern California occupational sequence. A distinct time bias against remains from this period is evident in the work of some early archaeologists who excavated in pursuit of Early Man and disregarded later components. In addition, if sites were multicomponent and were occupied during the Protohistoric period as well as either the Late or Mission period, it is possible that the Protohistoric period component may have been difficult to identify and distinguish from components of other time periods.

The Gabrielino/Tongva

The Gabrielino/Tongva occupied much of present day Orange and Los Angeles Counties as well as Santa Catalina, San Clemente, and San Nicolas Islands and portions of Riverside and San Bernardino Counties, with territory including “the watersheds of the Los Angeles, San Gabriel, and Santa Ana rivers, several smaller intermittent streams in the Santa Monica and Santa Ana Mountains, all of the Los Angeles Basin, [and] the coast from Aliso Creek to Topanga Creek in the north” (Bean and Smith 1978:538). As previously mentioned, early ancestors of the Gabrielino/Tongva arrived in this area of southern California at the end of the Millingstone period, ca. 3500 cal B.P., through the early Intermediate period (ending ca. 1500 cal B.P.), with the initial entry of Takic-language speakers into the region.

At the time of contact and for many years thereafter, the Gabrielino/Tongva engaged in an intensive hunter-gatherer lifestyle and exploited a wide range of plant and animal resources, such as acorns, deer, yucca, and cacti in the interior of their territory to a wealth of fish and shellfish species associated with the southern California kelp beds and coastline (Bean and Smith 1978; McCawley 1996). With the arrival of Europeans and the expansion of the California mission system, however, pressure from Europeans to turn aside traditional lifeways to work at the various ranchos and missions became too great. By 1800, most of the Gabrielino/Tongva had become missionized; had died from violence, imported illness (e.g., smallpox), or illness associated with the cramped mission dormitories (e.g., tuberculosis and dysentery); or had fled (Bean and Smith 1978:Table 1; Walker and Johnson 1992:127). Many Gabrielino/Tongva still survive, but their numbers are far fewer today than they were at the point of contact.

Two important Gabrielino/Tongva communities were located within the eastern San Fernando Valley, Kaweenga (Cahuenga) and Haahamonga. Of these two, Haahamonga was closest to the Project area, apparently located within Rancho San Rafael, although the exact location of the site is unknown (Johnston

1962:145–147). Kaweenga was located approximately 4.6 km (2.9 miles) to the southeast, near the current site of Universal City, in Rancho Cahuenga, although the exact location is unknown (McCawley 1996:40).

Historical Period

The region encompassing the Project area came under the control of the Spanish mission system in 1771, with the establishment of the Mission San Gabriel (Beck and Haase 1974:19). The mission claimed vast acreages in support of its livestock and grain fields (Connell 1941:32; Shipman 1983:21).

In 1784 and 1798, the Rancho San Rafael (also called La Zanja [Robinson 1979:56] and Rancho de los Verdugos [McCawley 1996:40]) was granted to José María Verdugo (Robinson 1979:27). The rancho was one of the first and largest of Alta California grants (Hoover et al. 1948:15), encompassing 36,403 acres (Beck and Haase 1974:37), including present-day Glendale, Eagle Rock, and the part of Burbank containing the Project area (Heizer 1968; Johnston 1962:146; McCawley 1996:40; Robinson 1979:48). Reportedly, Verdugo kept herds of cattle, horses, sheep, and mules and raised corn, beans, watermelons, and fruit (Mayers 1975:9–10).

During the 1870s and 1880s, settlers entered the area that was to become Burbank in increasing numbers. By 1873, the Southern Pacific Railway had extended its line from downtown Los Angeles to a location that was to become North Hollywood, providing a critical commercial linkage (Galvin and Taniguchi 2009:19). The line roughly parallels First Street at a distance of 2.2 km (1.4 miles) southwest of the Project area. The area's productive livestock enterprise was severely impacted by drought in 1874, and local industry shifted to wheat farming (Galvin and Taniguchi 2009:19). As late as the 1880s, the only defined road in the area was the trail that was to become San Fernando Boulevard, paralleling First Street at a distance of about 0.13 km (0.08 miles) to the northeast.

Burbank takes its name from Los Angeles dentist David Burbank, who maintained a successful local ranch (Bright 1998:28; Hanna 1946:39). The town, which began as a small farming community, was platted in 1887 (Dumke 1944:97). The town center and main street (Olive Avenue) were located two blocks west of the Project area. Burbank was one of the successfully promoted communities of the 1880s southern California land boom (Dumke 1944:59). During the next three decades, the local farming and ranching industry thrived, and residents benefitted from water improvements, and development of businesses in the town core (Galvin and Taniguchi 2009:39–41).

Burbank incorporated as a city in 1911 and quickly grew as a residential and industrial community. Also in 1911, the Pacific Electric Railway completed a line connecting Burbank with Los Angeles (Galvin and Taniguchi 2009:43). Specific commerce related to city growth included the motion picture and aircraft industries, both of which proved to be profitable through the Great Depression and World War II (Galvin and Taniguchi 2009:3–4, 57, 89–91, 104). In 1939, Burbank was described as one of “small residences and shaded streets” (Federal Writers’ Project 1939:453). Burbank flourished during the postwar years of the late 1940s and 1950s but experienced little growth during the following two decades. The Golden State Freeway (Interstate 5) was completed through Burbank in the late 1950s; it parallels the railroad and San Fernando Boulevard alignments approximately 0.10 km (0.06 miles) south of the Project area. By the early 1960s, little open land remained undeveloped in the city (San Buenaventura Research Associates 1999:14).

In 1920, Burbank's population was approximately 3,000 (Salitore and Salitore 1967:518), and the city population continued to increase as residential development was added. By 1940, the population was approximately 30,000 (Los Angeles County Board of Supervisors 1940:n.p.); by 1970, it was approximately 88,900; by 1990, it was about 94,000 (Horner 1999:53); and by 2007, it was approximately 103,000 (Galvin and Taniguchi 2009:4).

History of the Project Parcel

The following is a narrative of historical-period land use and development in the Project area. This information was assembled based on documents, maps, and photographs provided by the client and collected during archival and background research for the proposed Project.

1771–1784

The Mission San Gabriel controlled land in the Project area; the Los Angeles River and its tributaries likely provided important resources for the mission. However, no Mission period activity specifically associated with the Project area has been identified.

1784–1887

GLO plat maps for Township 1 North, Range 14 West dated 1876 and 1881 indicate that the Project area was part of Rancho San Rafael Lot No. 40, but they do not depict any detail of the Project area. Archival research did not disclose any developments on the Project parcel that could be related to the Rancho period prior to subdivision in 1887.

1887–1921

The Santa Monica, California, 1:62,500-scale USGS map of the Project area, dated 1896, was drawn from survey data collected in 1893. It shows a building at the western corner of the Project area. The earliest available Sanborn map showing the Project area is dated 1918. It shows the unnamed alley that still bisects the center of the parcel between 1st Street and 2nd Street (San Fernando Boulevard). The Project parcel was divided into 10 equal lots fronting on Tujunga and Verdugo Avenues. Only 1 lot contained improvements: a dwelling and outbuilding were located on the lot roughly corresponding with the courtyard and parking spaces on the northeast side of the building currently occupying the parcel. The Santa Monica, California, 1:62,500-scale USGS map dated 1921 was drawn from aerial photographs taken in 1919. At this scale, buildings plotted in the Project area are at best approximately positioned, but four were mapped within the Project area: two along the southwest boundary and two near the northeast boundary.

1923–1928

Sanborn maps dated 1923 depict the dwelling and outbuilding mapped in 1918 remaining on the property, although the outbuilding had been enlarged and converted to an automobile garage. One new dwelling had been built near the alley at the back of the lot on the north-northwest part of the Project area, where a parking shed is currently located. At this time, the entire southwestern half of the Project area was in use by the Viney Milliken Lumber Company, including 2 lumber sheds; 64 storage areas for lumber, lath, and shingles; a sash and door shop; and an office.

The earliest Burbank, California, 1:24,000-scale USGS quadrangle is dated 1926 and was drawn from 1924 survey data. The main lumber company buildings were mapped in the southwestern half of the Project area, and three or four dwellings are shown in the northeastern half.

A 1928 photograph is the earliest available aerial imagery of the Project area. The layout of the lumber company in the southwest half of the Project area is clearly visible, but the precise locations of dwellings in the northeastern half of the Project area are obscured by trees.

1938–1949

Aerial photographs dated 1938 and 1940 show the southwest half of the Project area to be vacant. The 1941 Sanborn map confirms that the entire lumber company development had been removed. The dwellings and outbuilding that existed in previous years remained, although both houses had been divided into two apartments. The southern quarter of the Project area was occupied by an automobile sales shop, with an automobile repair and service building, grease shop, paint-spray booth, and one building of unidentified use. A residential lot bordering the automobile facility to the northeast contained a single-story dwelling.

As shown on the 1948 and subsequent Burbank, California, 1:24,000-scale USGS maps, Burbank had become so fully developed that only landmark buildings were depicted within the city limits; no detail was depicted within the Project area.

Dwellings within the Project area were unchanged on the 1949 Sanborn map, but the automobile sales building had been converted to a youth center. The automobile repair building remained and the grease shop was serving as an automobile-body-repair shop; the building of unidentified use also remained, and the paint-spray booth had been removed.

1956–1965

The building at 100 E. Tujunga Avenue appears on aerial photographs dated 1956 and 1965. At this time, the cluster of automobile-service-related buildings and the youth center building remained unchanged in the southern quarter of the Project area.

1976–Present

The analysis of land use in the Project area was continued beyond the historical period, in order to determine what modern forces may have had effects on archaeological deposits. By the time of aerial photography dated 1976, the building at 100 E. Tujunga Avenue was the only remaining building in the Project area. Remaining parts of the Project area had been paved. The parcel remains largely unchanged to the present time.

Conclusions

Background and archival research, including analysis of historical and modern maps and aerial photographs, has resulted in an understanding of land use and development on the Project parcel throughout the historical period, and the areas in which subsurface deposits might remain undisturbed. A considerable amount of residential and commercial activity took place in the Project area during the historical period, and despite continuing modern land use, tangible evidence of historical-period occupation is expected to remain. The single, historical-period archaeological site (CA-LAN-3348H) previously recorded within a 1-mile radius of the Project area is unrelated to the types of historical-period activities that have transpired in the Project area and does not provide comparable data for the resources expected here.

The construction of the large building at 100 E. Tujunga Avenue, built ca. 1954, likely destroyed any subsurface remains of historical-period activities in that quadrant of the Project area. However, there is a potential for the presence of intact historical-period archaeological remains outside the building footprint and throughout the remainder of the Project area, which have been subjected to limited subsurface disturbance, such as grading and paving. Consequently, there is a chance that intact archaeological deposits related to domestic and commercial activities have survived, remaining capped beneath the pavement.

By the 1920s, three residences and at least one outbuilding were present in the northeastern half of the Project area. Historical maps show that one of the dwellings was situated near the front of its lot, with an outbuilding near the rear of the lot. Rather uniquely, one dwelling was situated in the middle of its lot, and one was constructed at the rear of the lot.

Historical-period commercial activities in the Project area include a lumber company and automobile sales and service facility (later used as a youth center), which were located in the southeastern quadrant of the Project area. The eastern remains of the lumber company may have been compromised when the automobile sales and service business was built later in the historical period. Any archaeological remains of the western portion of the lumber company were almost certainly destroyed when the building at 100 E. Tujunga Avenue was constructed. However, parts of the automobile facility and youth center may remain beneath the pavement in the southern quadrant of the Project area. The nature of historical-period activities carried out at the youth center is unknown but presumably included recreation and leisure, as well as food preparation and consumption.

Archaeological remains of domestic and commercial activity could include foundations or basements; landscaping features; fences; stables; automobile garages; privies; hollow-filled features, such as trash pits or wells; sheet refuse; and civic-infrastructure elements, such as utilities, sidewalks, curbing, and landscaping. Commercial sites could also contain the remains of machinery and industry-specific work areas.

Recommendations

The results of our research indicate that the Project area has low sensitivity for the presence of buried prehistoric archaeological resources and has high sensitivity for the presence of buried historical-period archaeological resources. Archaeological remains, if present, could be associated with (1) the prehistoric or ethnographic period, (2) historical-period residential use of parcels in the Project area, (3) historical-period commercial use of parcels in the Project area, or (4) as-yet-unidentified historical-period land use in the Project area. If intact, buried archaeological deposits remain extant in the Project area, they could provide important information about the daily lives and activities of the area's historical-period residents. If they do provide such information, it appears that they would be potentially eligible for listing in the NRHP under Criterion d and in the CRHR under Criterion 4, for resources that "may be likely to yield information important in history" and possibly under other criteria, as well.

Prehistoric Archaeological Resources

The records search, literature review, and Native American consultation failed to identify information regarding prehistoric archaeological resources specific to the Project area. Based on these results, the potential for encountering prehistoric archaeological resources in the Project area is low. However, the Burbank area has been heavily urbanized since the 1940s, and as such, prehistoric sites may have been destroyed or built over before they could be adequately recorded. Therefore, although unlikely, it is possible that prehistoric archaeological deposits could be encountered during grading. SRI therefore recommends that a monitoring plan be prepared and implemented prior to earthmoving activities, as a mitigation measure in the event unanticipated discoveries are made during construction (see Mitigation Measures section below).

Historical-Period Archaeological Resources

The Project area is highly sensitive for the presence of buried historical-period archaeological resources. Various archival sources, including Sanborn maps, show building locations and other historical-period features that would allow archaeologists to predict where many buried historical-period archaeological deposits are likely to exist. The results of archival City Directory research (EDR 2006) can be used to predict the types of deposits likely to be encountered. SRI recommends that, prior to construction, an inventory and a testing plan be prepared and implemented to identify and evaluate buried historical-period archaeological deposits that may exist in the Project area.

Building Evaluation

As part of the evaluation process, SRI considered the property's function, architectural attributes, and historical association. SRI recommends the architectural resource at 100 E. Tujunga Avenue not eligible for listing in the CRHR. Commercial buildings are a common manifestation of regional land-use patterns for settlement. This commercial building has no known associations with important persons or events of Burbank's past that have contributed to our culture in a meaningful way, that have made a significant contribution to

the broad patterns of regional or national history, or that are important to regional or national cultural heritage. It does not exhibit elements of architecture or style that represent the distinctive characteristics of a type, period, region, or method of construction, and it is not the work of a master architect. Furthermore, the edifice is not likely to yield additional information important in local, regional, or national history. This commercial building fails to meet any of the four criteria used for determining eligibility for listing in the CRHR; therefore, SRI recommends the property should be considered not significant under CEQA.

Mitigation Measures

Construction plans call for excavations of up to 30 feet deep across the Project area, which would destroy any cultural resources present. The following mitigation measures would reduce the potential impact to such cultural resources to a less-than-significant level. These are valid for both the proposed hotel and office building phases of the project.

Mitigation Measure 1

Prior to construction, an inventory and a testing plan shall be prepared to identify and evaluate the buried historical-period archaeological deposits that may exist within the Project area. The testing plan shall include a summary of pertinent background information, including the environmental and cultural settings of the Project area, a research design to guide the testing program, proposed field and laboratory methods, reporting methods, plans for curation of collected materials, and a schedule for completing the proposed work.

Mitigation Measure 2

A qualified principal archaeologist meeting the Secretary of the Interior's Qualification Standards for Archeology shall be retained prior to the start of excavation. The principal archaeologist shall prepare and implement a monitoring plan to reduce potential Project effects on unanticipated archaeological resources unearthed during construction. The plan should include the professional qualifications required of key staff, monitoring protocols, provisions for evaluating and treating sites discovered during ground-disturbing activities, and reporting requirements. The monitoring protocols could include the following:

1. Prior to construction in any given area, the principal archaeologist shall evaluate the extent to which construction activities have the potential to unearth cultural resources.
2. Activities with a high potential for unearthing cultural resources shall be monitored continuously during ground-disturbing activities. Areas with a moderate potential shall be monitored on a part-time basis. Areas with a low potential shall be monitored on a periodic basis. Areas evaluated as having no potential require no monitoring. The principal archaeologist shall be empowered to change the status rating of any given area, based on field observations.
3. If cultural resources that may be eligible for listing in the CRHR are discovered during construction, all ground-disturbing activities in the immediate vicinity of the find shall be halted until it can be evaluated by the principal archaeologist. If the find is recommended eligible by the principal archaeologist, the Project proponent and City of Burbank shall be notified and a treatment plan developed and implemented to reduce Project effects on the newly discovered resource to a less-than-significant level.
4. If human remains are discovered, all ground-disturbing activities will cease in the immediate area, and the Los Angeles County Coroner will be contacted. Disposition of human remains and any associated grave goods, if encountered, would be treated in accordance with procedures and requirements set forth in *California Health and Safety Code 7050.5* and *PRC 5097.91* and *5097.98*, as amended.

The monitoring plan would also include a provision for Native American monitoring during ground-disturbing activities.

Mitigation Measure 3

If human remains are encountered during ground-disturbing activities, work in the affected area and the immediate vicinity shall be halted immediately. The construction manager at the Project site shall be notified and shall notify the NAHC and the Los Angeles County Coroner pursuant to procedures and requirements set forth in *California Health and Safety Code 7050.5*. Disposition of the human remains and any associated grave goods shall also be in accordance with this regulation and PRC 5097.91 and 5097.98, as amended. The principal archaeologist and the Native American monitor, with the concurrence of the City of Burbank, shall determine the area where potential impacts could occur and when construction activities can resume.

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Project Overviews of Proposed Office and Hotel Phases

ZONE CODE REQUIREMENTS

Zone: BBC-2, Downtown Commercial
 Building Setbacks: 20% of height (*above 20' portions may extend over setback, see ground floor setback diagrams)

Height Limit: 12 stories, 164' (mechanical area less than 1/3 of the roof area is excluded. Source: "Burbank Center Plan", section 31.2530)

Allowable Density MULTI-FAMILY UNITS: 87 UNITS/ACRE = 87 X 1.78 ACRES = 154 UNITS

HOTEL AND RETAIL: 2.5 = 2.5 X 77,475.5 SF = 193,688 SF (* total proposed 176,721 SF phase II)

PROJECT AREA: 1.78 ACRES = 77,475.5 SF (includes lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20. (* excludes 3,750 sf of improved alley way))

• PHASE I

MULTI-FAMILY RESIDENTIAL (Verdugo & First)	AREAS	PARKING
<ul style="list-style-type: none"> RESIDENTIAL UNITS (9 levels + Penthouse Lofts) RETAIL 	154 units 10,606 sf	319 spaces 35 spaces 354 spaces
TOTAL REQUIRED PARKING	40,000 sf	474 spaces (92 extra from Phase II)

PARKING PROVIDED

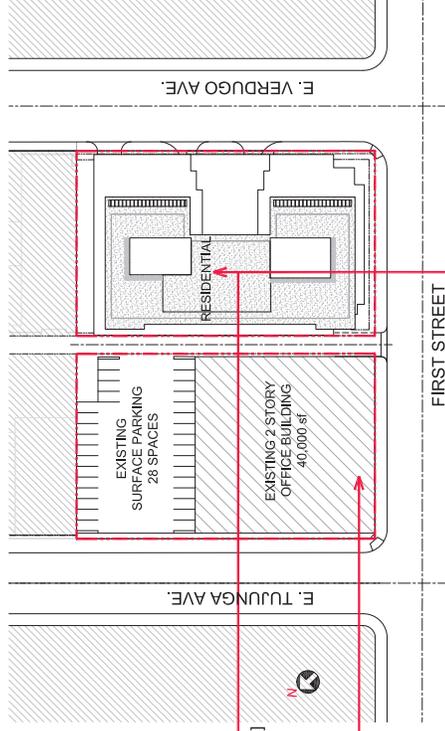
NEW SPACES (Verdugo & First)
 EXISTING SURFACE PARKING (Tujunga & First)
TOTAL PROVIDED PARKING * 474 spaces (* plus 30 bike rack spaces)

• PHASE II

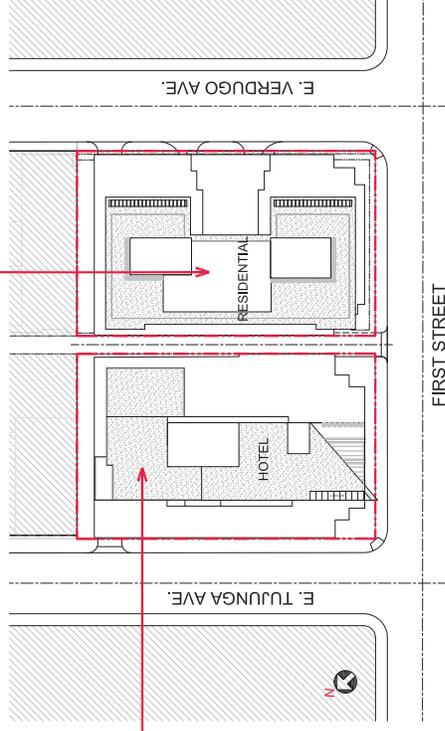
HOTEL (Tujunga & First)	AREAS	PARKING
<ul style="list-style-type: none"> LOBBY / BOH (Includes Admin) RETAIL RESTAURANT (Ground Floor) HOTEL LEVELS (9 levels) CONFERENCE CENTER (Podium level) CONFERENCE ROOMS (10th level) 	19,710 sf 1,156 sf 4,738 sf 126,377 sf (230 rms) 18,544 sf 6,196 sf	4 spaces 48 spaces 230 spaces *(spaces included w/ hotel rooms) *(spaces included w/ hotel rooms)
TOTAL HOTEL AREA	176,721 sf	282 spaces

TOTAL REQUIRED PARKING

PARKING PROVIDED
 EXTRA MULTI-FAMILY RESIDENTIAL (Verdugo & First)
 NEW SPACES (Tujunga & First)
TOTAL PROVIDED PARKING * 335 spaces (* plus 28 bike rack spaces)



PHASE I Site Plan



PHASE II Site Plan



2586 S. OVERLAND AVENUE, SUITE 600, LOS ANGELES, CA 90064
 PHONE: 310-475-9338 FAX: 310-475-9622



HOTEL • PROJECT OVERVIEW • RESIDENTIAL
G-2 "REVISED" D.R. SUBMITTAL 06/14/16



G-2

ZONE CODE REQUIREMENTS

Zone: BBC-2, Downtown Commercial
 Building Setbacks: 20% of height (*above 20' portions may extend over setback, see ground floor setback diagrams)

Height Limit: 12 stories, 164' (mechanical area less than 1/3 of the roof area is excluded. Source: "Burbank Center Plan", section 31.2530)

Allowable Density MULTI-FAMILY UNITS: 87 UNITS/ACRE = 87 X 1.78 ACRES = 154 UNITS

OFFICE AND RETAIL: 2.5 = 2.5 X 77,475.5 SF = 193,688 SF (* total proposed 172,105 SF phase II)

PROJECT AREA: 1.78 ACRES = 77,475.5 SF (includes lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20. (* excludes 3,750 sf of improved alley way))

• PHASE I

MULTI-FAMILY RESIDENTIAL (Verdugo & First)	AREAS	PARKING
<ul style="list-style-type: none"> RESIDENTIAL UNITS (9 levels + Penthouse Lofts) RETAIL 	154 units 10,606 sf	319 spaces 35 spaces 354 spaces
		[1.75 spaces/1bd (112), 2 spaces/2bd (42), +1 visitor space/4 units] [3.3 spaces/ 1000 SF]
SUBTOTAL		

EXISTING OFFICE (Tujunga & First) 40,000 sf
TOTAL REQUIRED PARKING 474 spaces (92 extra from Phase II)

PARKING PROVIDED

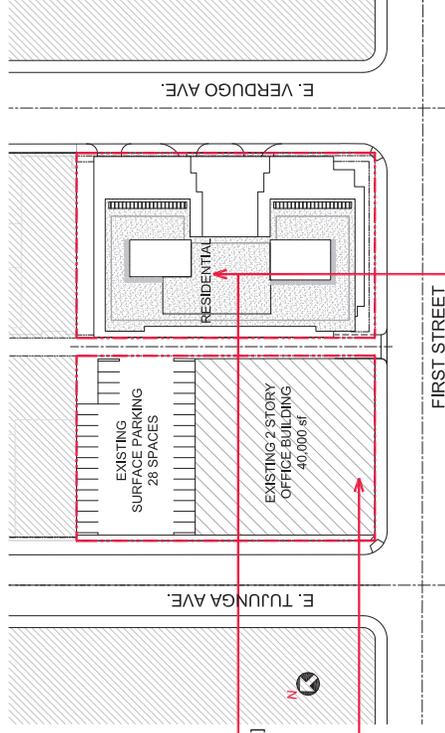
NEW SPACES (Verdugo & First) 446 spaces
 EXISTING SURFACE PARKING (Tujunga & First) 28 spaces
TOTAL PROVIDED PARKING * 474 spaces (* plus 30 bike rack spaces)

• PHASE II

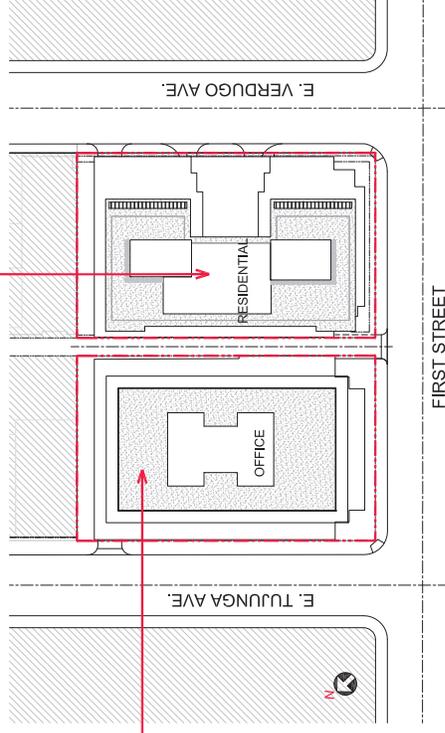
OFFICE (Tujunga & First)	AREAS	PARKING
<ul style="list-style-type: none"> OFFICE (8 levels) RETAIL 	158,024 sf 14,081 sf	474 spaces 47 spaces 521 spaces
		[3.0 spaces/ 1000 SF] [3.3 spaces/ 1000 SF]
TOTAL OFFICE AREA	172,105 sf	
TOTAL REQUIRED PARKING		

PARKING PROVIDED

EXTRA MULTI-FAMILY RESIDENTIAL (Verdugo & First) 92 spaces
 NEW SPACES (Tujunga & First) 437 spaces
TOTAL PROVIDED PARKING * 529 spaces (* plus 30 bike rack spaces)



PHASE I Site Plan



PHASE II Site Plan



* OFFICE • PROJECT OVERVIEW • RESIDENTIAL
 G-2 "REVISED" D.R. SUBMITTAL 06/14/16
 G-2



Native American Correspondence

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Premiere on First Project

County: Los Angeles

USGS Quadrangle Name: Burbank 7.5'

Township: 1N **Range:** 14W **Section(s):** unsectioned

Company/Firm/Agency: Statistical Research, Inc.

Street Address: 21 W. Stuart Avenue

City: Redlands **Zip:** 92374

Phone: 909-335-1896

Fax: 909-335-0808

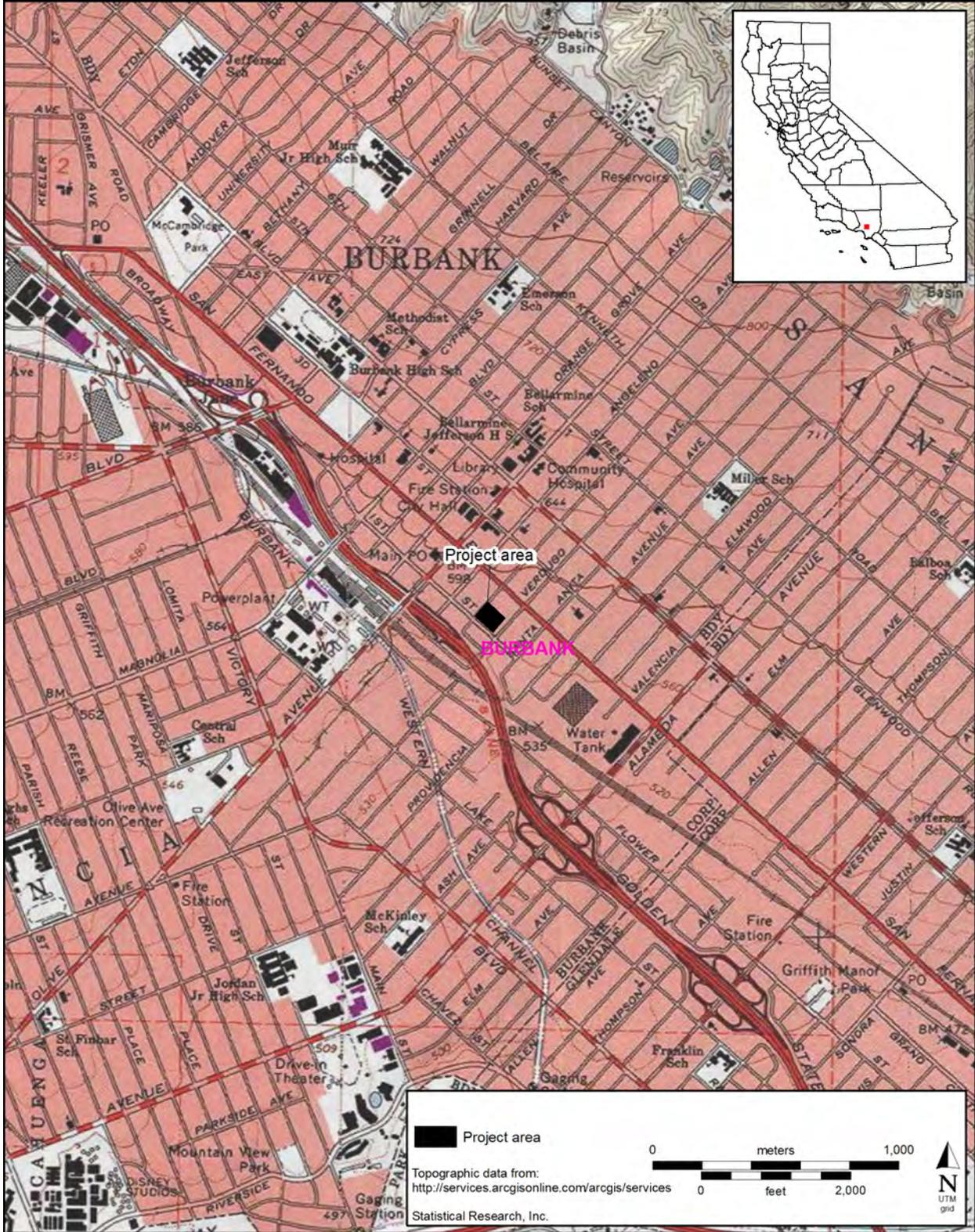
Email: skremkau@sricrm.com

Project Description:

The project area is located in Burbank, Los Angeles County. The project area measures 1.78 acres and is bounded by First Street on the southwest, Verdugo Avenue on the southeast, and

Tujunga Avenue on the northwest. The northeast boundary is defined by the adjacent parcel. The property includes an existing two-story, reinforced masonry office building and asphalt paved surface parking area. The original improvements were completed in 1954 with extensive renovations in 1991 and a seismic retrofit in 2000.

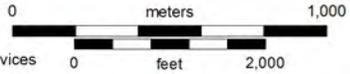
The proposed project involves demolition of the existing improvements and construction of a 14-story hotel/office and a 14-story mixed-use building, both over two subterranean parking areas. The footprint of the parking areas occupy nearly the entire site. Excavation depths of up to 30 feet are anticipated during construction.



Project area

Topographic data from:
<http://services.arcgisonline.com/arcgis/services>

Statistical Research, Inc.



NATIVE AMERICAN HERITAGE COMMISSION

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



April 18, 2016

Scott Kremkau
Statistical Research, Inc.

Sent by e-mail: skremkau@sricrm.com
Number of Pages: 3

RE: Proposed Premiere on First Project, City of Burbank, Burbank USGS Quadrangle, Los Angeles County, California

Dear Mr. Kremkau:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties. Please note that the intent above reference codes is to mitigate impacts to tribal cultural resources, as defined, for California Environmental Quality Act (CEQA) projects.

As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 **require public agencies** to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.3.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.3.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. A search of the SFL was completed for the USGS quadrangle information provided with negative results.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,



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

**Native American Heritage Commission
Tribal Consultation List
Los Angeles County
April 18, 2016**

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778
GTTribalcouncil@aol.com
(626) 483-3564 Cell

Gabrielino Tongva

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723
gabrielenoindians@yahoo.com Gabrielino
(626) 926-4131

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

Gabrielino Tongva

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson
P. O. Box 487
San Jacinto, CA 92583
rmorillo@soboba-nsn.gov
(951) 654-2765

Luiseno
Cahuilla

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490
Bellflower, CA 90707
gtongva@verizon.net
(562) 761-6417 Voice/Fax

Gabrielino Tongva

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

Gabrielino

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487
San Jacinto, CA 92581
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137

Luiseno
Cahuilla

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced. 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 Resources Code and Section 5097.98 of the Public Resources Code.

This list applicable only for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Premiere on First Project, City of Burbank, Burbank USGS Quadrangle, Los Angeles County, California.



STATISTICAL RESEARCH, Inc.

ARCHAEOLOGY • ANTHROPOLOGY • HISTORY • HISTORIC ARCHITECTURE

April 20, 2016

«First_Name» «Last_Name»
«Organization»
«Address»
«City», «State» «Zip»

Subject: Cultural Resources Information Request for the Premiere on First Project, Burbank, Los Angeles County, California

Dear «Title» «Last_Name»,

Statistical Research, Inc. (SRI), is gathering information to identify cultural resources for the Premiere on First Project, on behalf of the project applicant, Park and Velayos, Inc., pursuant to the California Environmental Quality Act (CEQA). The applicant proposes to develop 1.78 acres of land in Burbank, California. The project area is located in an unsectioned portion of the Burbank 7.5' USGS topographic quadrangle, in Rancho San Rafael (Figures 1 and 2). The project area is bounded by First Street on the southwest, Verdugo Avenue on the southeast, and Tujunga Avenue on the northwest. The northeast boundary is defined by the adjacent parcel. The property includes an existing two-story, reinforced masonry office building and asphalt paved surface parking area. The footprint of the parking areas occupy nearly the entire site. The original improvements were completed in 1954 with extensive renovations in 1991 and a seismic retrofit in 2000. The proposed project involves demolition of the existing improvements and construction of a 14-story hotel/office and a 14-story mixed-use building, both over two subterranean parking areas. Excavation depths of up to 30 feet are anticipated during construction.

The purpose of the cultural resources study is to prepare the relevant cultural resource documents in support of the project's Environmental Impact Report under CEQA. The City of Burbank is the lead CEQA agency. Our scope of work includes Native American coordination to identify and assess the potential effect of the proposed project on Native American sacred sites or other traditional cultural properties (TCP).

We have conducted a records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and contacted the Native American Heritage Commission (NAHC) regarding resources within the project area. Our records search at the SCCIC did not identify any prehistoric archaeological sites or isolates within the project boundary or the 1-mile records search radius, nor were any prehistoric archaeological sites listed on the Archaeological Determination of Eligibility List (DOE). Similarly, the NAHC sacred lands file search did not identify any listings within the project area.

We request your assistance in identifying Native American cultural resources within the project area of potential effects. If you know of any cultural resources that could be affected by the project, please contact me, so that the resources are properly considered during the planning process. Any information you provide will be protected from public disclosure in a confidential appendix of our technical report. Please note that this request does not constitute official government-to-government consultation.

If you would like further information, please call me at (505)-323-8300 or contact me by email at kswope@sricrm.com. Thank you very much for your assistance. We look forward to hearing from you at your earliest convenience.

Sincerely,

Karen K. Swope, Ph.D., RPA
Principal Investigator

CALIFORNIA

Redlands

21 W. Stuart Ave.
P.O. Box 390
Redlands, CA
92373-0123
(909) 335-1896
(909) 335-0808 (fax)

San Diego

555 W. Beech St.
Suite 451
P.O. Box 82404
San Diego, CA
92138
(619) 299-9766
(619) 299-9774 (fax)

Woodland

250 W. Main Street
Suite 103
Woodland, CA
95695
(530) 661-1400
(530) 662-5500 (fax)

ARIZONA

Phoenix

P.O. Box 27748
Tempe, AZ
85285-7748
(480) 774-1920

Tucson

6099 E. Speedway Blvd.
P.O. Box 31865
Tucson, AZ
85751-1865
(520) 721-4309
(520) 298-7044 (fax)

NEW MEXICO

Albuquerque

4425 Juan Tabo Blvd. NE
Suite 112
Albuquerque, NM
87111-2681
(505) 323-8300
(505) 323-8314 (fax)
(505) 331-2491 (cell)

TEXAS

El Paso

8201 Lockheed Dr.
Suite 125
El Paso, TX
79925
(915) 781-2200
(915) 781-2201 (fax)

WASHINGTON

Lacey

1110 Golf Club Rd. SE
Suite 102
Lacey, WA
98503
(360) 918-8621
(360) 915-6531 (fax)
(360) 480-5601 (cell)

www.sricrm.com



Figure 1: Vicinity Map

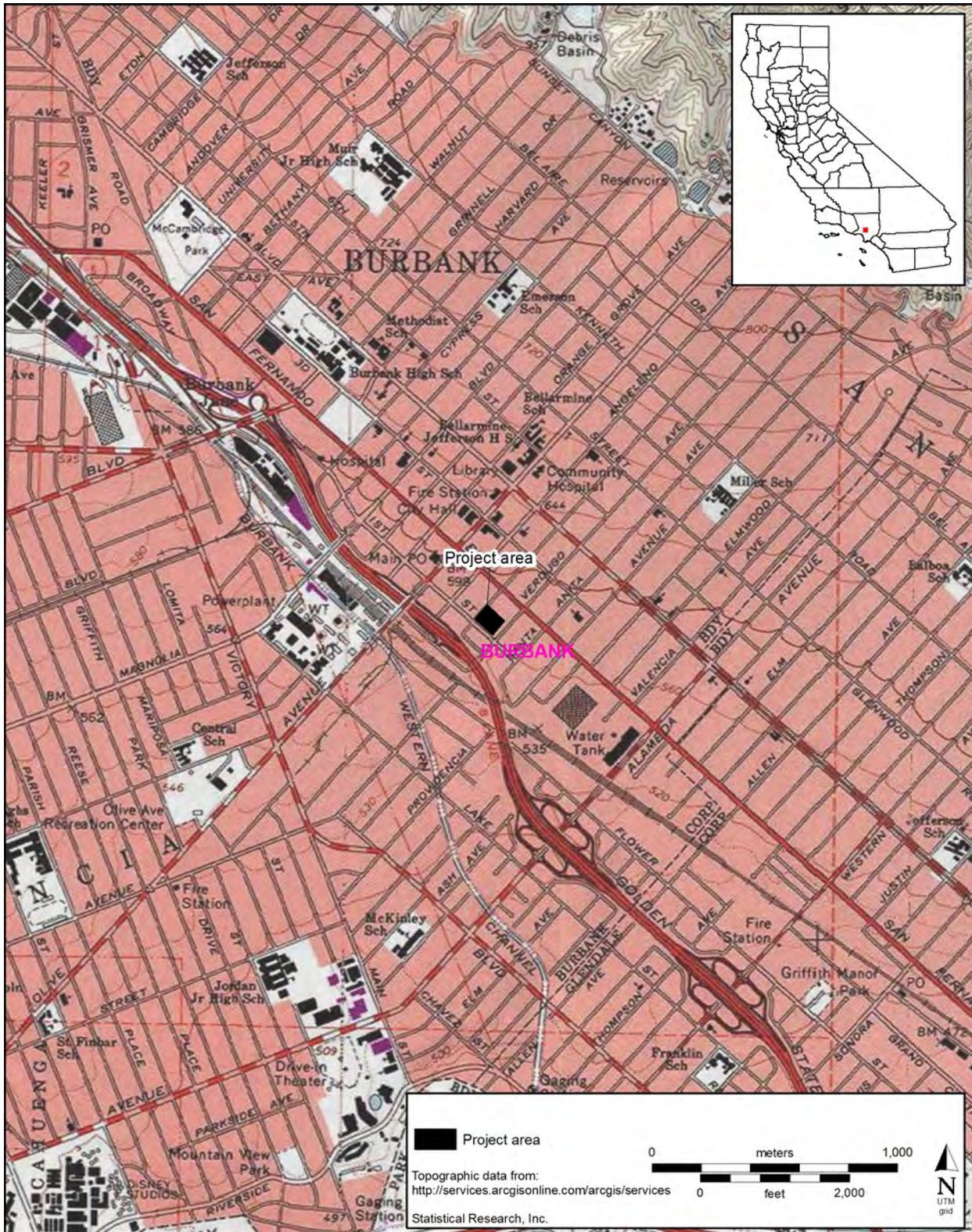


Figure 2: Location Map

Native American Consultation Notes

Name:	Anthony Morales, Chairperson
ID Number:	1
Organization:	Gabrieleno/Tongva San Gabriel Band of Mission Indians
Affiliation:	Gabrieleno/Tongva
Date contacted:	April 20, 2016
Comments:	Sent letter
Response:	

Name:	Andrew Salas, Chairperson
ID Number:	2
Organization:	Gabrieleno Band of Mission Indians – Kizh Nation
Affiliation:	Gabrieleno/Tongva
Date contacted:	April 20, 2016
Comments:	Sent letter
Response:	Response received 5/26/2016. Mr. Salas believes that Native American cultural resources could be present at the site and requests that a Native American monitor be present during earth-moving activities.

Name:	Sandonne Goad, Chairperson
ID Number:	3
Organization:	Gabrieleno/Tongva Nation
Affiliation:	Gabrieleno/Tongva
Date contacted:	April 20, 2016
Comments:	Sent letter
Response:	

Name:	Rosemary Morillo, Chairperson
ID Number:	4
Organization:	Soboba Band of Luiseno Indians
Affiliation:	Luiseno, Cahuilla
Date contacted:	April 20, 2016
Comments:	Sent letter
Response:	

Name:	Robert Dorame, Tribal Chair/Cultural Resources
ID Number:	5
Organization:	Gabrieleno Tongva Indians of California

Native American Consultation Notes

Affiliation:	Gabrieleno/Tongva
Date contacted:	April 20, 2016
Comments:	Sent letter
Response:	

Name:	Linda Candelaria, Co-Chairperson
ID Number:	6
Organization:	Gabrieleno-Tongva Tribe
Affiliation:	Gabrieleno/Tongva
Date contacted:	April 20, 2016
Comments:	Sent letter
Response:	

Name:	Joseph Ontiveros, Cultural Resource Department
ID Number:	7
Organization:	Soboba Band of Luiseno Indians
Affiliation:	Luiseno, Cahuilla
Date contacted:	April 20, 2016
Comments:	Sent letter
Response:	Response received 5/20/2016. Mr. Ontiveros requests that a Native American monitor be present during earth-moving activities but defers to Gabrieleno Tribal Consultants.



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 Karen K. Swope
Principle Investigator

Re: Cultural Resources Information Request for the Premiere on First Project, Burbank Los Angeles County California

"The project locale lies in an area where the Ancestral & traditional territories of the Kizh(Kitc) Gabrieleno villages, 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).

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 (Picos, Sepulvedas, and Alvarados 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
Cell (626) 926-4131

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

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.

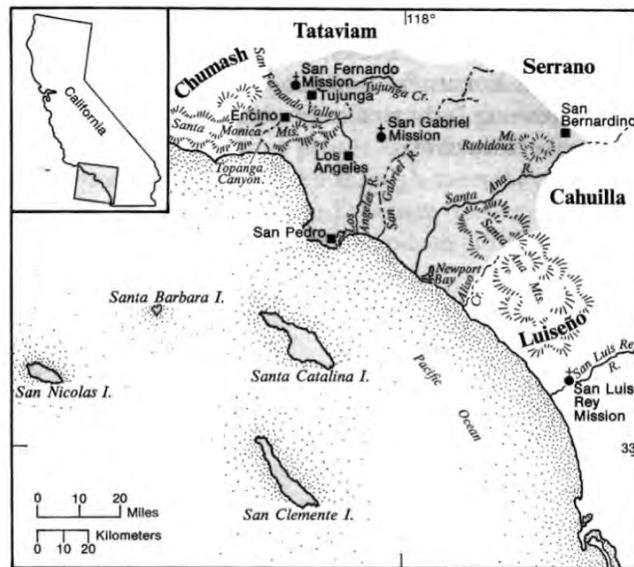


Fig. 1. Tribal territory.

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

May 20, 2016

Attn: Karen K. Swope, Principal Investigator
Statistical Research, Inc.
4425 Juan Tabo Boulevard NE, Suite 112
Albuquerque, NM 87111-2681

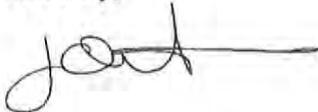


RE: Cultural Resources Information Request for the Premiere on First Project, Burbank, Los Angeles County, CA

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason the Soboba Band of Luiseño Indians requests that approved Native American Monitor(s) be present during any future ground disturbing proceedings, including surveys and archaeological testing, associated with this project. The Soboba Band wishes to defer to Gabrieleño Tribal Consultants, who are closer to the project area. Please feel free to contact me with any additional questions or concerns.

Sincerely,



Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and Statistical Research, Inc. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

California Department of Parks and Recreation Form

Page 1 of 4 *Resource Name or # (Assigned by recorder): 100 E. Tujunga Avenue, Burbank

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 Burbank Date 2010 T 1N; R 14W; 1/4 of 1/4 of Sec ; San Bernardino B.M.

c. Address 100 E. Tujunga Avenue City Burbank Zip 91502

d. UTM (Give more than one for large and/or linear resources): Zone 11, 379541.024 mE/3782686.134 mN

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

Los Angeles County Assessor's Parcel Number 2453-019-018.

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

Constructed ca. 1954, the building at 100 E. Tujunga Avenue has housed a number of commercial/industrial enterprises, including U.S. Pharmaceutical, Inc.; the Librascope Division of General Precision, Inc.; the Commercial Computer Division and Information Systems Group of General Precision, Inc.; the Lockheed California Company; the Electronic Resources Division of Whittaker Corporation; and California Indemnity Insurance. At the time of the field investigation, Rock-Tenn Merchandising Displays was one of the lessees in the semivacant building. In this section, we provide a description of the commercial building at 100 E. Tujunga Avenue. Readers should note that the building was not constructed to a true compass north orientation. For descriptive clarity, the text refers only to north, south, east, and west elevations, facades, and views.

This two-story, reinforced-brick building with influences from the International style is square in plan and rests on a concrete-slab foundation. Dimensions are approximately 160 by 160 feet. The building is covered by a flat, built-up roof with a mineralized cap sheet. Apart from stylized brickwork at the roof parapets and around the window openings, the building has otherwise unpretentious facades. Access to the interior spaces is through entrances on the north (n = 1), east (n = 3), and west (n = 1) facades. The off-center entrance on the north (front) facade is covered by double aluminum-frame glass doors with aluminum-frame transom and side lights. Above the entrance is a cantilevered decorative-metal shelter composed of vertical and horizontal supports with a standing-seam metal covering. There are three off-center entrances on the east facade; two provide access to an original warehouse/storage area and are covered by metal rollup doors and the other entrance is recessed with a standard metal door. On the west facade of the building, there is a single off-center entrance that is covered by double aluminum-frame glass doors with a transom light. A simple metal-and-canvas awning is in place above the west entrance. Fifty multipane, aluminum-sash windows of similar dimensions and orientation are in use on the north (n = 13), south (n = 14), east (n = 8), and west (n = 15) facades. The windows are not original and were likely installed during the 1991 renovation. All of the windows appear to be fixed; however, they imitate the look of multipane, steel-sash casement windows that would have been common to commercial and residential

buildings constructed in the 1950s. Thirteen of the second-story windows on the south and west facades are outfitted with metal-and-canvas awnings. Structurally, the building appears to be in good condition.

A combination of concrete and asphalt-paved parking and driveway areas surround the building to the north and east. Public and private sidewalks are of poured-concrete construction, and mature landscaping fronts the building to the north, south, and west.

*P3b. Resource Attributes (List attributes and codes): HP.6 1-3 story commercial building

*P4. Resources Present:

- Building Structure Object
 Site District Element of District
 Other (Isolates, etc.) _____

P5b. Description of Photo (view, date, accession #): Northeast, 04/19/2016



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 2 of 4

*Resource Name or # (Assigned by recorder): 100 E. Tujunga Avenue, Burbank

*P6. Date Constructed/Age and Source: Historic Prehistoric Both circa 1954

*P7. Owner and Address: Cusumano Real Estate Group, 101 South First Street, Suite 400, Burbank, CA 91502

*P8. Recorded by (Name, affiliation, and address):
Scott Kremkau, Statistical Research, Inc., 21 West Stuart Avenue, Redlands, CA 92373

*P9. Date Recorded: 04/19/2016

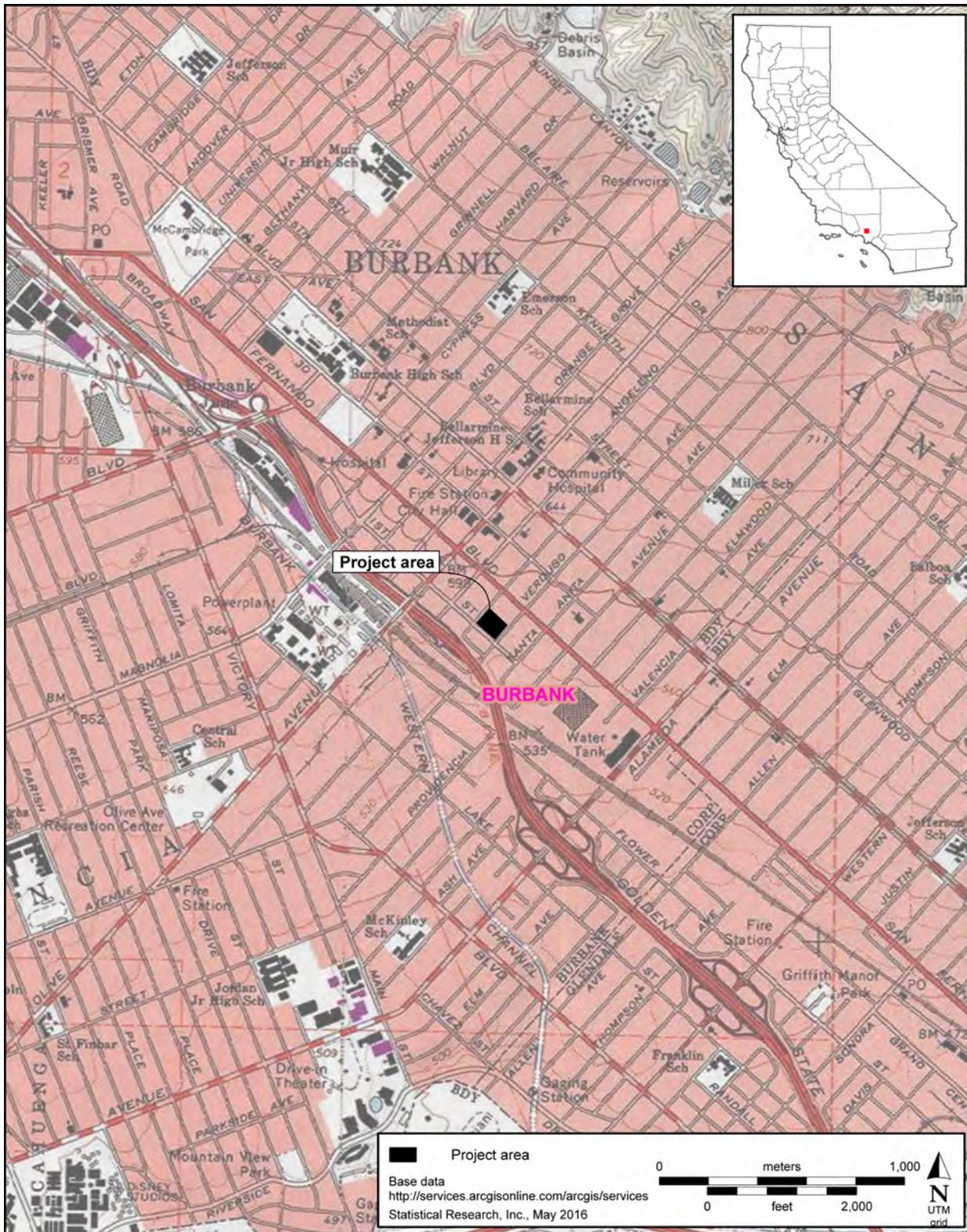
*P10. Survey Type (Describe): cultural resource survey

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

Swope, Karen K., Scott K. Kremkau, and Scott Thompson
2016 *Cultural Resource Evaluation and Impact Assessment for the Premier at First Project, 100 East Tujunga Avenue, Burbank, Los Angeles County, California*. Technical Report 16-38. Draft. Statistical Research, Redlands, California.

*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 3 of 4 *Resource Name or #: (Assigned by recorder) 100 E. Tujunga Avenue, Burbank
*Map Name: Burbank *Scale: 1:24,000 *Date of map: 2010



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 100 E. Tujunga Avenue, Burbank *NRHP Status Code 6Z

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B1. Historic Name: unknown

B2. Common Name: unknown

B3. Original Use: commercial building B4. Present Use: commercial building

*B5. Architectural Style: International

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

Los Angeles County Assessor records provide an effective build date of 1955 (data from the Los Angeles County Assessor's database, available online at http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Esentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default, accessed April 2016). Extensive renovations were made in 1991, and the building was seismically retrofitted in 2000.

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

*B8. Related Features: none

B9a. Architect: unknown B9b. Builder: unknown

*B10. Significance: Theme Commercial Development Area Burbank, California

Period of Significance 1954-1965 Property Type commercial building Applicable Criteria n/a

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

As part of the evaluation process, Statistical Research, Inc. (SRI) considered the property's function, architectural attributes, and historical association. SRI recommends the architectural resource at 100 E. Tujunga Avenue not eligible for listing in the California Register of Historical Resources (CRHR). Commercial buildings are a common manifestation of regional land-use patterns for settlement. This commercial building has no known associations with important persons or events of Burbank's past that have contributed to our culture in a meaningful way, that have made a significant contribution to the broad patterns of regional or national history, or that are important to regional or national cultural heritage. It does not exhibit elements of architecture or style that represent the distinctive characteristics of a type, period, region, or method of construction, and it is not the work of a master architect. Furthermore, the edifice is not likely to yield additional information important in local, regional, or national history. SRI recommends this building not eligible for listing in the CRHR, because it fails to meet any of the four criteria used for determining eligibility; therefore, the building does not meet the definition of an historical resource as defined in the California Environmental Quality Act.

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

*B12. References: Los Angeles County Assessor's database, available online at

http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Esentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default, accessed April 2016

B13. Remarks: none

*B14. Evaluator: Scott Thompson

*Date of Evaluation: 04/29/2016

(This space reserved for official comments.)