

Date: September 7, 2006

**California Cultural and Historical Endowment  
(CCHE)  
Round Two Project Grant Summary**

**Grant Applicant:**  
La Plaza de Cultura Y Artes  
("LAPCA")

**Location /(City/County):**  
Los Angeles/Los Angeles

**Project Division: 1**  
**Grant Number: 8**

**Amount Requested:**  
\$3,000,000.

**Amount Reserved:**  
\$2,500,000.

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**Completion of Capital assets project will result in:**

This project will rehabilitate two deteriorating historic structures owned by Los Angeles County—the Plaza House and the Vickrey-Brunswig Building—for adaptive reuse as a center for Mexican American history, genealogy and culture.

CCHE funds will be used for the rehabilitation of the two historic structures, including rehabilitation of the shell and installation of core and tenant improvements.

**Property Arrangement:**

In September 2004, Los Angeles County, the owner of the property, approved a 66-year Lease Agreement (renewable for an additional 33 years) that grants LAPCA exclusive control of the premises, for which the County will provide ongoing maintenance and operation funds. There are no restrictions and/or easements on the property.

## **CEQA Documentation:**

**Lead Agency:** County of Los Angeles

The Project includes the Rehabilitation of the Plaza House (1883) and Vickrey-Brunswick Building (1888). The buildings will be returned to productive use as a center for Mexican American history, genealogy and culture.

The EIR identified potentially significant impacts in the areas of air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, transportation and traffic, and utilities and service systems. Many of these impacts could be reduced to insignificance with the application of mitigation measures. The mitigation measures identified in the EIR applicable to the CCHE- funded work are made a condition of CCHE approval. CCHE staff has independently considered the potentially significant impacts and the mitigation measures, and makes its own findings, set forth in Exhibit A.

The EIR identified certain impacts that are significant and unavoidable, including impacts to air quality, cultural resources, geology and soils and land use and planning. Mitigation measures are proposed to minimize these impacts, but they remain significant and unavoidable. CCHE's findings on these impacts and mitigation measures are found in Exhibit A.

The County of Los Angeles adopted a Statement of Overriding Considerations, finding that the following benefits of the proposed project will outweigh the significant adverse environmental effects identified in the Final EIR.

The Project provides a multipurpose facility for out-of-state and regional visitors, as well as local residents. The recommended project creates a pedestrian-friendly facility that celebrates, promotes, and preserves an understanding and appreciation of Mexican American historical contributions to Los Angeles through a full range of integrated cultural, educational, and arts programming. The project will accomplish all 15 of the basic objectives jointly defined by the Plaza de Cultura y Arte Foundation and the County of Los Angeles. It will restore and rehabilitate two important historic

buildings, the Plaza House and the Vickrey-Brunswig Building.

Using its independent judgment, CCHE staff concludes that the benefits of the Project, when balanced against all adverse effects, cause those unavoidable effects remaining after mitigation to be acceptable due to overriding considerations, as set forth in Exhibit A, and recommends the CCHE Board to adopt the findings in Exhibit A.

**Documentation:** The County of Los Angeles, as Lead Agency, prepared an Environmental Impact Report (EIR). The Final EIR was released in September 2004. The County adopted Findings of Fact and a Statement of Overriding Considerations under CEQA in September 2004. A Notice of Determination was filed on January 31, 2005.

**Budget/Tasks/Deliverables:**

\$ 168,600	Construction management
\$ 337,199	Engineering/architect
\$ 1,209,929	Basic interior work
\$ 14,594	Plumbing
\$ 40,003	Electric power, communications/security system
\$ 729,675	HVAC
<u>\$ 2,500,000</u>	

**Matching Funds:**

\$2,500,000. La Plaza de Cultura y Artes

**CALIFORNIA CULTURAL AND HISTORICAL ENDOWMENT  
BOARD  
RESOLUTION NO. 06-B 1-8**

**La Plaza de Cultura Y Artes  
(Plaza House and Vickrey-Brunswig Building)**

**RESOLUTION APPROVING A CALIFORNIA CULTURAL AND HISTORICAL ENDOWMENT (CCHE) GRANT AND AUTHORIZING THE EXECUTIVE OFFICER, OR DESIGNEE, TO PROCESS THE APPROVED GRANT FOR THE LA PLAZA DE CULTURA Y ARTES.**

**WHEREAS**, the CCHE is dedicated to preserving historical and cultural resources; and

**WHEREAS**, CCHE has received an appropriation from Proposition 40 California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002

**WHEREAS**, CCHE may distribute funds from Proposition 40 to projects that provide a thread of California's cultural and historical resources; and

**WHEREAS**, the Project listed above meets the objects of the CCHE program; and

**WHEREAS**, the Project consists of the rehabilitation of two deteriorating historic structures owned by Los Angeles County—the Plaza House and the Vickrey-Brunswig Building—for adaptive reuse as a center for Mexican American history, genealogy and culture; and CCHE funds be used for the third phase of the project—beginning and completing rehabilitation of shell and core and tenant improvements.

**WHEREAS**, CCHE staff has independently considered the environmental effects of the Project as described in Environmental Impact Report prepared by the Lead Agency, the County of Los Angeles;

**WHEREAS**, CCHE is requiring that the applicant comply with the mitigation measures applicable to the portions of the project that CCHE is funding, as a condition of approval;

**WHEREAS**, CCHE staff determines that the benefits of the Project outweigh its unavoidable significant environmental impacts;

**WHEREAS**, approval of this grant application shall be conditioned upon the grantee's complying with all applicable laws and regulations;

**NOW, THEREFORE BE IT RESOLVED** that the CCHE Board adopts the Findings of Fact and Statement of Overriding Considerations attached hereto as Exhibit A and adopts the mitigation measures therein applicable to those elements of the project that CCHE is funding as a condition of approval; and

**NOW, THEREFORE BE IT FURTHER RESOLVED** that the CCHE Board approves funding for the Project in the amount of \$2,500,000.; authorizes the Executive Officer, or designee, to file a Notice of Determination with the State Clearinghouse; and to process the approved grant and take all necessary actions to enter into a Grant Agreement with the applicant, subject to availability of appropriated funds; and

**BE IT FURTHER RESOLVED** that CCHE adopts the information contained in the CCHE Round Two Project Grant Summary.

**Certification**

The undersigned Chair of the CCHE Board of Directors does hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted at a meeting of the CCHE Board of Directors held September 7, 2006.

**Dated:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Susan Hildreth**  
**Chair, CCHE Board of Directors**