

December 21, 2017

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RE: Rancho Los Amigos South Campus Project NOP

Dear Mr. Ramirez:

On behalf of the Los Angeles Conservancy, thank you for the opportunity to comment on the Notice of Preparation (NOP) for the Rancho Los Amigos South Campus Project and the proposed demolition of the entire California Register-listed Rancho Los Amigos Historic District. Given the rarity and historical significance of this resource, we are deeply disappointed in the County's current direction, especially as we have worked previously with the County throughout the past ten years to identify ways to repurpose this campus. The Conservancy and our many supporters are strongly concerned about the loss of this important community asset. Rancho Los Amigos has long been on the Conservancy's radar and we consider it highly significant to the heritage of all of Los Angeles County.

With wholesale demolition proposed, a significant adverse impact will occur; therefore the County will need to consider potentially feasible alternatives to demolition. As required by the California Environmental Quality Act (CEQA), the Draft Environmental Impact Report (EIR) shall fully consider and include a range (more than one) of preservation alternatives that could accomplish the goals of the project while retaining the continued eligibility of the historic district.

I. Historical Significance of Rancho Los Amigos

The South Campus of Rancho Los Amigos contains the Rancho Los Amigos Historic District (historic district), which was determined eligible for listing in the National Register of Historic Places by a consensus through the Section 106 process in 1995 and subsequently listed in the California Register of Historical Resources in 1998.¹

The historic district was deemed significant under Criterion A of the National Register for its association with turn-of-the-century health care in Los Angeles County's indigent population, and for its later treatment of those in Los Angeles County with chronic illnesses, both mental and physical.

¹ County of Los Angeles Data Center, Draft EIR. April 2010. Section 3.4-10.



The historic district contains a mix of buildings that housed both staff and patients, and a range of supporting services that collectively chart Rancho Los Amigos' transformation from a Poor Farm and rehabilitative care facility into a hospital to house long-term invalid patients. Additionally, the site plan and placement of the various structures, often grouped by particular uses, reflects the operation of the facility and the relationships the individual structures and their uses had with one another.

Of the 103 buildings, structures and features identified in the district at the time of the determination, 78 were determined to be district contributors. In 1998, the 78 buildings, structures and a Moreton Bay fig tree were automatically listed in the California Register. Additionally, Rancho Los Amigos is one of the six historical resources recognized in [Downey Vision 2025](#), the City of Downey's General Plan, as being a significant historical resource. The Design Element of the General Plan contains a policy dedicated to preserving the city's cultural resources, calling for specific efforts such as:

- Program 8.4.2.3: Promote the preservation and restoration of older structures, and
- Program 8.4.2.4: Encourage adaptive re-use of older structures

In recent years and as part of previous projects proposed by the County of Los Angeles, the campus has been repeatedly evaluated and determined to retain eligibility as a historic district. In April 2010, an updated historic resource evaluation of the historic district prepared for the County of Los Angeles Data Center project draft EIR concluded that, of the 78 original district contributors, 72 remained extant with 68 retaining sufficient integrity to continue contributing to the historic district.

II. Project Description, Purpose and Need

According to the NOP, the project proposes to develop three new County administrative buildings and a parking structure in a 28-acre Development Area within the overall 74-acre South Campus. Although the proposed new construction is limited to the 28-acre Development Area, the entire South Campus has been identified as the "Project Site."

The project description cites a total square footage of up to approximately 650,000 square feet of office space in new construction comprised of new facilities to house Internal Services Department (ISD) Headquarters, Probation Department Headquarters, and a Sheriff's Department Crime Laboratory. These spaces are to be filled by approximately 3,000 County-budgeted positions that are currently at other existing County facilities location within the region. A stated goal of the project is to achieve the Leadership in Energy and Environmental Design (LEED) gold rating or better.

To make room for the new construction, the project is proposing the demolition of all 51 existing buildings and structures within the 28-acre Development Area. The NOP also contemplates the demolition of some or all of the remaining structures of the South Campus, even though no further construction is being proposed and evaluated in the current environmental review.

Several questions have arisen as we attempt to understand the cumulative scope of the County's long range plans for the South Campus and the proposed, wholesale destruction of the California Register-listed historic district.

The Conservancy has previously worked closely with the County in our review of several past project proposals for the South Campus at Rancho Los Amigos, including the Data Center Project in 2010-13 and the Rancho Los Amigos South Campus Sports Center in 2016. Discussion of ways to retain contributing resources within the historic district factored into both conversations, so we're very surprised at the direction the County is currently taking by proposing the complete demolition of the historic district.



While we understand the County's goal of consolidating particular administrative offices to the Rancho Los Amigos property and have reviewed the program summary and formulas for establishing the desired square footage for each headquarters in the "Imperial Highway Relocation Feasibility Analysis," we question the need for the desired square footage and suggested footprints to house staff in large-scale structures. Given the County's responsibility, per CEQA, to reduce project impacts to historic resources when possible, we ask why a creative approach that could provide the desired square footage through the adaptive reuse of numerous small-scale structures is not being considered. Such a creative approach is not without precedent and it could both revitalize long vacant historic structures while advancing the project's goal of achieving a LEED gold rating.

III. Project cannot be subdivided into small sub-projects to eliminate potentially feasible alternatives from consideration

The proposed project impacts the historic resource which is the California Register historic district, which comprises the majority of the 74-acre South Campus. Why is the County instead identifying and primarily focusing on a sub-project area, in this case a 28-acre Development Area? The boundaries for this sub-area appear to be arbitrary and include a portion but not all of the historic district resources, in this case 51 structures. Why is the County not looking at the entire 74-acre South Campus as the project scope, and as an effort to consider alternatives and avoid impacts to historic resources? This is curious given other parts of the campus might be better positioned and capable of meeting the County's needs, where open space currently exists and could allow for larger building footprints of new construction while avoiding historic buildings.

If the project presented in this NOP is part of a larger, multi-phase development effort that the County is anticipating for the South Campus, why is the County attempting to circumvent the CEQA process through project splitting? This larger phased project is clearly contemplated in the Imperial Highway Relocation Feasibility Analysis (Feasibility Analysis), dated August 2015 and developed for the County by Gensler. Our understanding is this report came about through a motion in 2014 by Supervisor Knabe, instructing the County to "complete a 90-day Feasibility Analysis and Preliminary space plan for the relocation of County Departments located in the facilities at 9150 & 9300 E. Imperial Highway in Downey, CA."²

The consultant apparently did not fully factor in historic resources as the report does not contemplate or understand the mandate under CEQA as it states, "this report find[s] no significant obstacles to relocating Internal Services Headquarters and the Probation Headquarters to the Rancho Los Amigos South Campus in Downey." In part, this may be due to Gensler's recommendation to the County to adaptively reuse some of the historic buildings, a direction the County is apparently now disregarding. In August of 2016 the County authorized the Rancho Los Amigos South Campus Project to move forward and award a consultant agreement. Has an updated version of the August 2015 Feasibility Analysis, or a new study, been completed for the County?

While it appears that the Feasibility Analysis did not specifically evaluate whether historic district contributors might be adaptively reused for any of the new facilities being proposed in the NOP, the Gensler study notably does suggest that "several of the buildings may feasibly be converted to office use to reduce the amount of new construction needed" and that such a feasibility analysis "will require a more

² *Imperial Highway Relocation Feasibility Analysis*, Executive Report, C. Project Scope. August, 2015. Los Angeles County Department of County Works.



detailed programming effort to fully assess.”³ The County, as lead agency, is required to evaluate alternatives that could reduce project impacts to a less than significant level where possible and should prioritize the preparation of this analysis. The consultant further recommends “renovating approximately 240,247 GSF of the existing buildings to be used as adaptive reuse amenity spaces for the planned development.”⁴

Under CEQA Guidelines Section 15378, a “project” is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment...” An accurate and complete project description is essential to a legally sufficient EIR:

A curtailed or distorted project description may stultify the objectives of the [CEQA] reporting process. Only through an accurate view of the project may affected outsiders and public decision-makers balance the proposal’s benefit against its environmental cost, consider mitigation measures, assess the advantage of terminating the proposal (i.e., the ‘no project’ alternative) and weigh other alternatives in the balance.⁵

Accordingly, a public agency cannot segment a single project into smaller individual sub-projects in order to avoid reviewing the impacts of the project as a whole, or to eliminate potentially feasible alternatives from consideration.⁶ The draft EIR must acknowledge whether future phases of development are indeed anticipated for the South Campus. If that is the case, and the County is not yet ready to proceed with the evaluation of project proposals for other portions of the South Campus, then the Specific Plan which the County and the City of Downey have jointly commenced should evaluate all of the 74-acre campus along with the anticipated project phases so impacts to the entire historic district can be considered from the outset.

IV. Draft EIR Must Evaluate a Range of Potentially Feasible Preservation Alternatives

A key policy under CEQA is the lead agency’s duty to “take all action necessary to provide the people of this state with historic environmental qualities and preserve for future generations examples of major periods of California history.”⁷ To this end, CEQA requires public agencies to deny approval of a project with significant adverse effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects.”⁸

Courts often refer to the EIR as “the heart” of CEQA because it provides decision makers with an in-depth review of projects with potentially significant environmental impacts and analyzes a range of alternatives that reduce those impacts.⁹ Based on objective analyses found in the EIR, agencies “shall mitigate or avoid the significant effects on the environment whenever it is feasible to do so.”¹⁰ The lead agency cannot

³ *Imperial Highway Relocation Feasibility Analysis*, Executive Report, C. Project Scope. August, 2015. Los Angeles County Department of County Works.

⁴ *Imperial Highway Relocation Feasibility Analysis*, Executive Report, C. Project Scope. August, 2015. Los Angeles County Department of County Works.

⁵ *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, 192-193.

⁶ *Orinda Assn. v. Board of Supervisors* (1986) 182 Cal.App.3d 1145, 1171.

⁷ Public Resource Code, Sec. 21001 (b), (c).

⁸ *Sierra Club v. Gilroy City Council* (1990) 222 Cal.App.3d 30, 41; also see PRC Secs. 21002, 21002.1.

⁹ *County of Inyo v. Yorty* (1973) 32 Cal.App.3d 795; *Laurel Heights Improvement Association v. Regents of the University of California* (1993) 6 Cal.4th 1112, 1123.

¹⁰ Public Resource Code, Sec. 21002.1.



merely adopt a statement of overriding considerations and approve a project with significant impacts; it must first adopt feasible alternatives and mitigation measures.¹¹

In the past the County has committed itself to the review of preservation alternatives for previous projects proposed for the South Campus of Rancho Los Amigos, and the environmental review of this current proposed project should be no different. There is precedent for the successful adaptive reuse of buildings comprising historic campuses, such as the Presidio in San Francisco's Golden Gate Park.

The South Campus Conceptual Site Plan included in the Feasibility Analysis locates the proposed ISD Headquarters, Probation Department Headquarters, and parking structure serving both buildings in the southwest portion of the campus in what is referred to as Development Site C. Development Site C currently contains a number of non-contributors to the historic district and far fewer contributing structures than the Development Area proposed as the project site in the NOP. Additionally, the same feasibility analysis contains suggestions for creative adaptive reuse of the historic structures in the historic district, including: a visitor/historic center, a fitness center, a café/coffee house, a dining hall, a daycare facility, a farmers market, a conference center, and even a dry cleaners and a pharmacy.

About the Los Angeles Conservancy:

The Los Angeles Conservancy has the largest membership of any local preservation organization in the U.S., with nearly 6,000 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Thank you for the opportunity to comment on the NOP for the Rancho Los Amigos South Campus Project. We would like to meet with the County soon before the draft EIR is out to discuss further. Please do not hesitate to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions or concerns.

Sincerely,



Adrian Scott Fine
Director of Advocacy

Enclosure

cc: Los Angeles County Supervisor Janice Hahn, District 4
City of Downey
Downey Conservancy

¹¹ Public Resource Code, Sec. 21081; *Friends of Sierra Madre v. City of Sierra Madre* (2001) 25 Cal.4th 165, 185.



4. LSA Associates, Inc. December 2000. *Cultural Resource Assessment for AT&T Fixed Wireless Services Facility Number LA_106_a, County of Los Angeles, California*. Prepared for: AT&T Fixed Wireless Services.
5. LSA Associates, Inc. December 2000. *Review of AT&T Fixed Wireless Services Facility Number LA_106_a, County of Los Angeles, California* (Letter to the California Office of Historic Preservation, Sacramento, CA).
6. LSA Associates, Inc. August 2000. *Cultural Resources Assessment for Pacific Bell Wireless Facility LA 285-03, County of Los Angeles, California*. Prepared for: Pacific Bell Wireless.
7. Mason, Roger. May 2001. *LA-5960: Cultural Resources Records Search and Literature Review Report for an American Tower Corporation Telecommunications Facility: Number LA_009_n1, Redondo, in the City of South Gate, Los Angeles, California*. On file at South Central Coastal Information Center, California State University, Fullerton.

3.4.2.3 Historical Resources

The proposed project site is located within the boundaries of the Rancho Los Amigos Historic District (Historic District) (Figure 3.4.2.3-1, *Rancho Los Amigos Historic District*). This determination was the result of a records search for the proposed project area conducted at the SCCIC, which included relevant data from the HRI database,²⁶ historical research, and consultation with the Office of Historic Preservation (OHP), which revealed that two previously prepared historic survey reports documented the Historic District.^{27,28}

In 1995, the Rancho Los Amigos Historic District was determined eligible for inclusion in the NRHP under Criterion A (an association with events that have made a significant contribution to the broad patterns of history) for “its association with the turn-of-the century health care of Los Angeles County’s indigent population and for its later treatment of those in Los Angeles County with chronic illnesses, both mental and physical.”²⁹ The period of significance for the Historic District was determined to be 1888 to 1945.³⁰ Of the 103 buildings, structures, and features identified in the district at the time of the determination, 78 were determined to be district contributors.³¹ In 1998, the 78 buildings, structures, and a Moreton Bay fig tree were automatically listed in the CRHR.

Of the 78 contributors that were identified within the Historic District, 72 are still extant and 68 have been determined to retain sufficient integrity to continue to contribute to the Historic District. One of the contributors, Patient Ward / Building 211 (LACO No. 1199), has been previously approved for demolition under a related project, Link Road, as part of the Rancho Business Center Specific Plan 88-1 (SP 88-1). Seventeen (17) of the Historic District contributing features are located

²⁶ California Historic Resources Inventory Database, Los Angeles County. 2009. On file at: Sapphos Environmental, Inc., Pasadena, CA.

²⁷ McAvoy, C. July 1995. *Survey of Earthquake Damaged Properties for Purposes of Section 106 Review, Determination of Eligibility*. Prepared by: Historic Resources Group. On file at the Office of Historic Preservation, Sacramento, CA.

²⁸ Post/Hazeltine Associates. October 2003. *Intensive Historic Structures/Sites Survey for the South Campus of Rancho Los Amigos Rehabilitation Center, Los Angeles County, California*. Prepared for: County of Los Angeles. The Historic District was assessed for historic significance twice, first in 1995 and later in 2004. The 1995 study determined the Historic District to be eligible for listing as a historic district in the NRHP, and as a result, the Historic District was listed in the CRHR when regulations implementing the CRHR were adopted in 1998. The subsequent 2004 study limited eligibility to six individual buildings and complexes; however, the 1995 finding was a formal, consensus-based determination of eligibility, and takes precedence over the 2004 survey.

²⁹ Historic Resources Group. 26 July 1995. Primary Record and District Record: Rancho Los Amigos Medical Center. Submitted to: Office of Historic Preservation, Department of Parks and Recreation, Sacramento, CA.

³⁰ Historic Resources Group. 26 July 1995. Primary Record and District Record: Rancho Los Amigos Medical Center. Submitted to: Office of Historic Preservation, Department of Parks and Recreation, Sacramento, CA.

³¹ The 1995 survey identifies the Smoke Stack (with no LACO No.) as a separate individual resource. The 2004 and 2007 surveys lists the Power Plant and Smoke Stack as a single resource with one LACO number (1300). This difference results in a discrepancy of one in the total number of buildings within the Historic District.

on the proposed project site. Table 3.4.2.3-1, *Rancho Los Amigos Historic District Contributors*, lists the individual contributors to the Rancho Los Amigos Historic District identified in the 1995 Determination of Eligibility.

**TABLE 3.4.2.3-1
RANCHO LOS AMIGOS HISTORIC DISTRICT CONTRIBUTORS**

LACO No.	Name/Description	Year Constructed ¹	Relation to Proposed Project Site
N/A	Moreton Bay fig tree	Circa 1890 (planted)	Outside
954	Lumber Shed	1942	Outside
1100	Administration Building / Office of Public Safety	1926	Outside
1101	Superintendent's House / Harriman House	1915	Outside
1121	Staff Cottage	1921	Inside
1123	Staff Cottage	1924	Inside
1137	Dairyman's House	1907	Outside
1177	Superintendent's Garage	1917	Outside
1179	Dairyman's Garage	1926	Outside
1184	General Ward 30	1913	Outside
1185	General Ward 40	1913	Outside
1186	General Ward 50	1916	Outside
1187	General Ward 60	1926	Outside
1188	General Ward 70	1928	Outside
1189	Patient Ward 201	1923	Inside
1190	Patient Ward 202	1923	Inside
1191	Patient Ward 203	1923	Inside
1192	Patient Ward 204	1923	Inside
1193	Patient Ward 205	1926	Inside
1194	Patient Ward 206	1926	Inside
1195	Patient Ward 207	1926	Inside
1196	Patient Ward 208	1928	Inside
1197	Patient Ward 209	1928	Inside
1198	Patient Ward 210	1928	Inside
1199	Patient Ward 211	1928	Inside; previously approved for demolition as part of SP 88-1
1202/1203	Women's Psychiatric Wards	1919-1924	Outside
1204/1205	Men's Psychiatric Wards	1907-1924	Outside
1207	Work Preparation Center No. 2	1925	Outside
1238	Casa Consuelo	1930	Outside
1239	Toilet Building	1930	Outside
1240	Shelter	1930	Outside
1241	Linen Room	1932	Outside
1243	Open Shelter	1916	Outside
1244	Toilet Room	1916	Outside
1245	Linen Room / Snack Bar No. 3	1932	Outside
1247	Toilet Building	1925	Outside
1251	Open Shelter	1916	Outside
1254	Chapel / Computer Center	1908	Outside
1256	Toilet Building	1925	Outside
1259	Wheelchair Repair	1932	Outside

TABLE 3.4.2.3-1
RANCHO LOS AMIGOS HISTORIC DISTRICT CONTRIBUTORS, Continued

LACO No.	Name/Description	Year Constructed ¹	Relation to Proposed Project Site
1260	Bathhouse and Ward	1922	Outside
1261	Auditorium	1928	Outside
1262	Dining Room, Kitchen, Staff Room	1913-1926	Outside
1263	Commissary and Receiving Room	1913-1926	Outside
1264	Bonita Hall	1932	Outside
1265	Shelter	Circa 1933	Outside
1268	Storage	1932	Outside
1270	Garage	1932	Outside
1272	Shed	1930	Outside
1275	Workshop	1917	Outside
1276	Lock Shop	1913	Outside
1277	Garage	1925	Outside
1278	Garage and Storage	1924	Outside
1279	Garage	1925	Outside
1280	Garage	1928	Outside
1283	Trunk Storage	1923	Outside
1286	Garage / Storage	1920	Outside
1287	Oil and Storage	1909	Outside
1295	Kitchen and Dining Building	1927	Inside
1300	Power Plant (including Smoke Stack) ²	1925	Inside
1301	Water Tower	1913	Inside
1302	Shop, Laundry, Ice Plant	1909-1911	Inside
1312	Aviary	1888	Outside
1333	Shed	1931	Outside
1334	Vivarium	1926	Outside
1335	Brooder House / Vivarium Annex	1929	Outside
1352	Train Station	1907	Outside
1356	Tool House	1926	Outside
1357	Landscape Office	1938	Outside
1379/4121	Garage	1926-1929	Outside

NOTE:

1. Construction dates to calculate the age of contributing resources are based on the results of the current survey and were calculated using historical aerials, maps, and personal narratives. The current year-built dates may contradict previously estimated construction years; however, the LACO numbers have not changed.

Rancho Los Amigos is one of the six historical resources recognized by Downey Vision 2025 as being significant. In addition to the general importance placed on Rancho Los Amigos, particular emphasis is placed on two of its resources: the Harriman Building (located on the north campus, 2,120 feet north of the proposed project site) and the Moreton Bay fig tree located 149 feet south of the proposed project site.

Historic Context

Begun in 1887/1888 as the new County Poor Farm, Rancho Los Amigos upon its inception was an agricultural facility that provided work, housing, and medical care for the indigent. The original purchase of 124.4 acres in the vicinity of the town of Downey, founded in 1873, was graded for roads, supplied with water from an artesian well, and improved with a Refectory Building, the

North and South Wards, an aviary, and an Office Building by 1889. During the following decade, barns and ancillary buildings with agricultural functions, a freight and passenger railroad depot, a combined bathhouse and laundry facility, and an additional ward were added to the campus. All these improvements, with the exception of the aviary that was moved in 1931, are no longer extant.

The County's goal was to make the Poor Farm as self sufficient as possible through the planting of crops and the raising of dairy cows, chickens and pigs. The inmates at the Poor Farm largely provided the labor for the agricultural efforts, with the assistance of several farm supervisors. Inmates also tended to the numerous trees, lawns and gardens, which decorated the farm landscape. The agricultural program at the Poor Farm was highly successful; throughout the first half of the twentieth century, it was a nationally recognized institution in the fields of cultivation and scientific breeding as a successful producer of prized crops and livestock.

In addition to operating a successful agricultural enterprise, the Poor Farm gradually expanded its role as a County medical facility. By the 1910s, an increasing number of inmates with chronic medical disorders were being admitted to the Poor Farm, prompting administrators to employ a staff of physicians and nurses to treat them. This surge in patients and subsequently employees created the impetus for expanded development at the Poor Farm. Many of the extant buildings were constructed during this surge in growth, which occurred primarily during the first quarter of the 20th century. By the end of the 1920s, the Poor Farm environment reflected its transition from a rehabilitative care facility for indigents into a hospital to house long-term invalid patients.

During the 1930s, funding for the Poor Farm was significantly reduced as a result of the Depression, slowing ongoing expansion efforts. Improvements during this period primarily consisted of maintenance to existing buildings; nonetheless, several significant buildings were erected, including the Harriman Building (not within the Historic District), which became the first modern medical facility on the property grounds. Despite the lack of funds, the Poor Farm managed to maintain all of its existing services and features, including its landscaping department, thanks to the supply of labor provided by the increasing number of admitted inmates. One change that required no funding occurred in 1932; the County changed the official name from County Poor Farm to "Rancho Los Amigos", which means the Friend's Ranch or Ranch of the Friends. This name change served as public notice of the evolving medical mission of the facility, as well as helping to shed the stigma associated with the title of "Poor Farm."

By late 1937, Rancho Los Amigos was treating close to 3,000 patients annually. The average patient age had been dramatically reduced, due to the 1933 enactment of the National Social Security Act, which gave individuals over the age of 65 a \$35 monthly allowance. This allowed these individuals to leave institutional care and provide for themselves. Their departure freed space for chronically ill children to be admitted to the new medical center.³² This shift in types of patients propelled Rancho Los Amigos into becoming a hospital facility. The majority of patients could no longer contribute to the production of the farm, which increased the cost of patient care and forced the gradual phasing out of farming operations. This was confirmed in an April 14, 1941, *Los Angeles Times* article, which stated: "For several years the institution has been more of a convalescent hospital than a county farm, therefore the persons cared for there are designated as patients rather than inmates."³³

³² *Los Angeles Times*. "County Moving Sick Children." 4 October 1937. p. A18.

³³ *Los Angeles Times*. "Poor Farm's Cost Declines." 14 April 1941. p. 26.

The next important shift in the development of Rancho Los Amigos came in 1944, when its doctors began treating polio patients during the mass outbreak in the County. As the epidemic continued for several years, Rancho Los Amigos became a well-known polio rehabilitation center and eventually the world's leading post-polio respiratory center.³⁴ Many of the existing buildings underwent first floor improvements to accommodate polio patients. Most of the polio ward staff became polio treatment experts who taught their methods to other medical professionals all over the country.

With the waning of the polio epidemic by the 1950s, Rancho Los Amigos made its transition to rehabilitative care through the development of a cutting edge rehabilitative program. By the end of the decade Rancho Los Amigos was recognized as a quality medical facility and the farming facilities of the old Poor Farm were phased out.³⁵ Today, Rancho Los Amigos National Rehabilitation Center remains one of five hospitals in the Los Angeles County Department of Health Services and has become a leading center for rehabilitative care.

Resource Characterization

The proposed project area contains 17 buildings and structures that were previously identified as contributors to the Rancho Los Amigos Historic District and are historical resources as defined by CEQA.

Staff Cottages (LACO Nos. 1121 and 1123)

The single-story, Craftsman style, Staff Cottages (LACO Nos. 1121 and 1123) were built in 1921 and 1924, respectively, during the pivotal transition period in the 1920s when Rancho Los Amigos evolved from a poor farm and rehabilitative care facility for indigents into a hospital to house long-term invalid patients. The Staff Cottages are significant contributing features to the Historic District as they exhibit integrity as an important property type associated with the Historic District, which supported the Rancho Los Amigos function as a residential medical care facility.

Patient Wards (LACO Nos. 1189–1199)

The 11 single-story, Craftsman-influenced Patient Wards located within the proposed project site were completed between 1923 and 1928. The Patient Wards are a significant contributing feature to the Historic District, as they exhibit integrity as a critical property type associated with the Historic District and illustrate the transition of the poor farm from a rehabilitative care facility for indigents into a hospital to house long-term invalid patients. The patient wards collectively retain a substantial level of integrity.

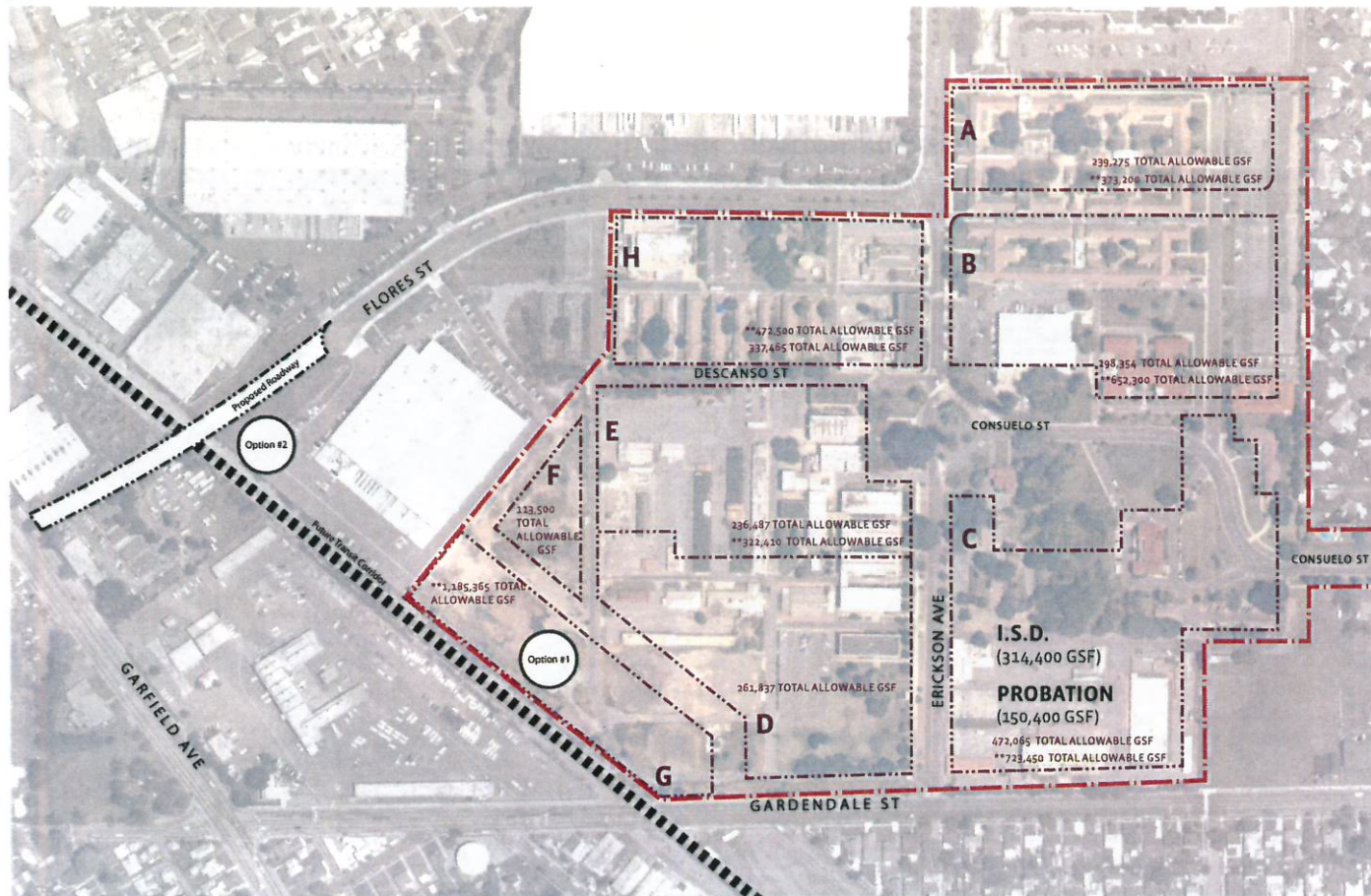
Kitchen and Dining Building (LACO No. 1295)

The one-story Kitchen and Dining Building was constructed in 1927 and displays stripped Classical Revival styling. The Kitchen and Dining Building is a significant contributing feature to the Historic District, as it exhibits architectural character and quality, and it illustrates the use and significance of the Historic District as a medical care facility during the period of significance. The building retains a substantial level of integrity.

³⁴ *Los Angeles Times*. "Rehabilitation Shop to Open." 4 March 1946. p. 8.

³⁵ Historic Resources Group. 26 July 1995. Primary Record and District Record: Rancho Los Amigos Medical Center. Submitted to: Office of Historic Preservation, Department of Parks and Recreation, Sacramento, CA.

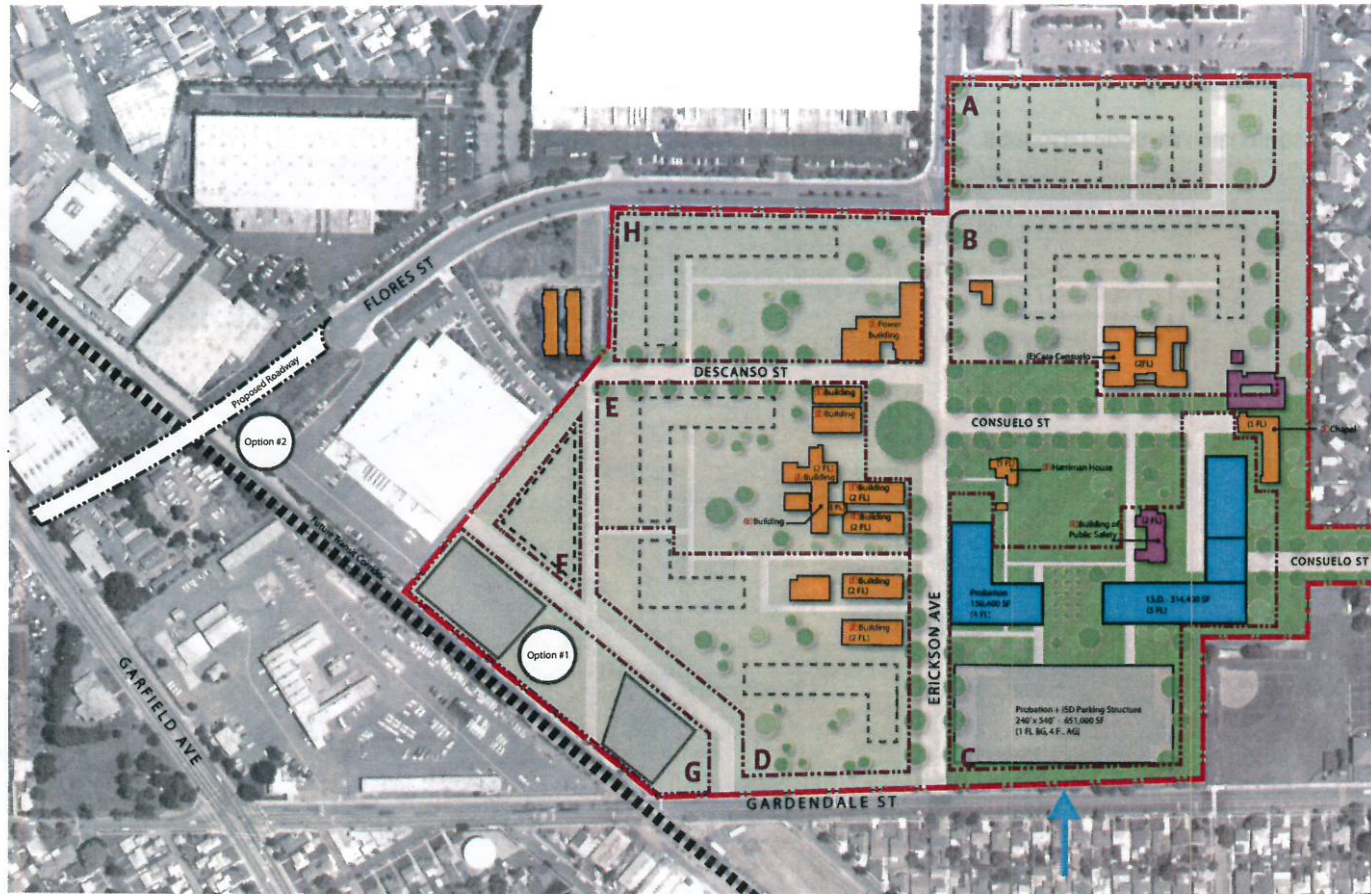
Development Plan




- WSAB Transit Corridor
- Proposed Rail Station Locations
Two location options currently under consideration
- Planning Area
- Development Sites (Building)
1,958,983 Total Allowable GSF
 - A. Other County Departments (tbd)
 - B. Other County Departments (tbd)
 - C. I.S.D. & Probation
 - D. Other County Departments (tbd)
 - E. Other County Departments (tbd)
 - F. Other County Departments (tbd)
 - H. Other County Departments (tbd)
- **Development Sites (Parking)
3,729,225 Total Allowable GSF
 - A. Other County Departments (tbd)
 - B. Other County Departments (tbd)
 - C. I.S.D. & Probation
 - E. Other County Departments (tbd)
 - G. Other County Departments (tbd)
 - H. Other County Departments (tbd)
- Building GSF Available
1,494,183 GSF
- Parking GSF Available
(3,078,225 GSF)



South Campus Conceptual Site Plan



-  WSAB Transit Corridor
-  Proposed Rail Station Locations
Two location options currently under consideration
-  Planning Area
-  Development Sites (Building)
-  Phase 1 ISD & Probation Headquarters Relocation with Associated Infrastructure
-  New Buildings
-  Future Buildout
-  Future Above Ground Parking Structure
-  Renovated Historic Buildings
-  Adaptive Re-use Historic Buildings
-  Proposed Site Utility Line Point of Connection

FUTURE RANCHO LOS AMIGOS SOUTH CAMPUS SITE PLAN DEVELOPMENT SITES // FUTURE BUILDOUT STRATEGY

