

OFFICIAL
CITY OF LOS ANGELES
Cultural Heritage Commission Minutes
January 10, 2019
200 North Spring Street, City Hall
Los Angeles, California 90012

MINUTES OF THE CULTURAL HERITAGE COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. **TO LISTEN TO THE AUDIO FILE:** UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CULTURAL HERITAGE, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE "AUDIO"** BUTTON.

Commissioner Barron called the meeting to order at 10:20 a.m. with Commissioners, Kanner, Kennard and Milofsky present. Commissioner Buelna was absent.

Also in attendance were Ken Bernstein, Principal City Planner, representing the Director of Planning; Lambert Giessinger, Preservation Architect, and Melissa Jones, Planning Assistant from the Office of Historic Resources; Kimberly Huangfu, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant; Rafael Vega, Senior Administrative Clerk.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

Ken Bernstein, Principal City Planner reported the following:

- Last night, the Office of Historic Resources hosted its annual Mills Act public workshop, at the Barnsdall Gallery Theater in Hollywood, aimed at demystifying our most significant incentive program for owners of locally designated historic properties. We had about 150 attendees at the event, and were joined by Councilmember Mitch O'Farrell, who offered welcoming remarks.
- In December, the City Planning Commission approved an ordinance, which has now been forwarded on to Council, that would effectuate a transfer to the City of land use authority in the City's 20 remaining Redevelopment Project Areas. The successor agency to the former Community Redevelopment Agency has been making these land use conformity findings over the past several years. Once this transfer of authority occurs later this year, the Office of Historic Resources would be conducting review of historic resource impacts in these geographies of the city, which include Hollywood and Downtown.
- The City Council has been on recess over the past few weeks, so I don't have new Council actions to report. However, we did want to report that, due to a clerical error, the time for the Council to act on the Agfa Ansco HCM nomination in Hollywood expired just before Christmas. To rectify this error, the Director of Planning has re-initiated this nomination, which will return to this Commission at its March 7th meeting.

Old Business

- The Commission reviewed and concurred with the proposed Plaque Artwork for the following Historic-Cultural Monument:
 - Security Building, Beaux Arts Style, HCM No. 741
- Update to the Commission on the progress of the preservation of Lytton Savings, Historic-Cultural Monument #1137.

Richard Lichtenstein, Marathon Communications, and Dick Gee, Spectra Company, gave an update on behalf of the property owner on the progress of the preservation of Lytton Savings, located at 8150 Sunset Boulevard, Historic-Cultural Monument #1137. Mr. Lichtenstein informed the Commission that they are studying the feasibility of relocating the building and have advertised its availability on several historic preservation websites.

New Business

- Advance Calendar – There were no planned absences.
- Commission Announcements/Request – The Commission received a two previously-declined nominations for the Collins Hacienda located at 5689 Holly Oak Drive and the Hunter Ranch House located at 1309 North Killarney Avenue. Lambert Giessinger, Preservation Architect from the Office of Historic Resources, requested that the Commission form a subcommittee to review the applications. Commissioners Barron and Kennard will be the Commission subcommittee.
- Approval of the Minutes - Commissioner Kennard moved to approve the minutes of September 6, 2018, September 20, 2018 and October 4, 2018. Commissioner Milofsky seconded the motion and the vote proceeded as follows:

| | |
|-----------|----------------|
| Moved: | Kennard |
| Seconded: | Milofsky |
| Ayes: | Barron, Kanner |
| Absent: | Buelna |

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations given by the Neighborhood Council representative.

ITEM NO. 3

GENERAL PUBLIC COMMENT PERIOD

No speakers addressed the Commission during general public comment.

ITEM NO. 4

MONUMENT: **BOB BAKER MARIONETTE THEATER, HCM# 958**

PROPERTY ADDRESS: 1345-1349 West 1st Street Council District: 1 – Cedillo

Update presentation on project design and compliance with conditions of approval.

IN ATTENDANCE:

Nels Youngborg, Chattel Incorporated and Nicola Gnes, The Albert Group, owner's representatives.

No action was taken on this matter.

ITEM NO. 5

MONUMENT: **LOS ANGELES HERALD EXAMINER BUILDING, HCM# 178**

PROPERTY ADDRESS: 1101-1139 South Broadway;
146 West 11th Street Council District: 14 – Huizar

Informational presentation and update on the status of the current rehabilitation project.

IN ATTENDANCE:

Olivier Sommerhalder, Gensler, and Peyton Hall, Historic Resources Group, owner's representatives.

No action was taken on this matter.

The Commission took a break at 11:50 a.m. and reconvened at 11:57 a.m.

ITEM NO. 6

PROPOSED MONUMENT: **COMMODORE APARTMENTS**

CHC-2018-5811-HCM
CEQA: ENV-2018-5812-CE
Plan Area: Hollywood

Council District: 13 – O'Farrell
Last Day to Act: 01-15-19

PROPERTY ADDRESS: 1832 North Cherokee Avenue

IN ATTENDANCE:

Alan Nissel, owner/applicant; Jenna Snow and Kathryn McGee, preparers; William Delvac, Armbruster Goldsmith & Delvac LLP, owner/applicant representative.

MOTION:

Commissioner Milofsky moved to continue the matter to a date uncertain. The motion was seconded by Commissioner Barron and the vote proceeded as follows:

Moved: Milofsky
Seconded: Barron
Ayes: Kanner, Kennard
Absent: Buelna

Vote: 4 – 0

MOTION PASSED

ITEM NO. 7

PROPOSED MONUMENT: GOLDSTEIN APARTMENTS

CHC-2018-7214-HCM

CEQA: ENV-2018-7215-CE

Plan Area: Wilshire

Council File No. 18-0819

Council District: 5 – Koretz

Last Day to Act: 12-02-18

(60 day extension: 01-31-19)

PROPERTY ADDRESS: 132-134-1/2 North Kings Road

IN ATTENDANCE:

Jessa Ross, Office of Historic Resources; Stacey Brenner, Brenner Consulting Group, owner's representative.

MOTION:

Commissioner Kanner moved to adopt the staff report findings that the Goldstein Apartments does not meet the definition of a Monument and recommended that the City Council not declare the subject property an Historic-Cultural Monument. The motion was seconded by Commissioner Barron and the vote proceeded as follows:

Moved: Kanner
Seconded: Barron
Ayes: Kennard, Milofsky
Absent: Buelna

Vote: 4 - 0

MOTION PASSED

ITEM NO. 8

PROPOSED MONUMENT: CHARLOTTE CHASE APARTMENTS

CHC-2018-7216-HCM

CEQA: ENV-2018-7217-CE

Plan Area: Wilshire

Council File No. 18-0998

Council District: 10 – Wesson Jr.

Last Day to Act: 01-27-19

PROPERTY ADDRESS: 1074-1076 South Genesee Avenue

IN ATTENDANCE:

Steven Luftman, preparer.

MOTION:

Commissioner Kanner put forth the actions below and moved to include the Charlotte Chase Apartments in the list of Historic-Cultural Monuments.

1. Determine that the proposed designation is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines;
2. Determine that the property, conforms with the definition of a Monument pursuant to Los Angeles Administrative Code (LAAC) Section 22.171.7;
3. Recommend that the City Council consider and designate the subject property a Historic-Cultural Monument; and
4. Adopt the staff report findings as the findings of the Commission.

The motion was seconded by Commissioner Barron, and the vote proceeded as follows:

Moved: Kanner
Seconded: Barron
Ayes: Kennard, Milofsky
Absent: Buelna

Vote: 4 - 0

MOTION PASSED

ITEM NO. 9

PROPOSED MONUMENT: CHARLES H. BEVIS DUPLEX

CHC-2018-7219-HCM

CEQA: ENV-2018-7221-CE

Plan Area: Wilshire

Council File No. 18-0999

Council District: 10 – Wesson Jr.

Last Day to Act: 01-27-19

PROPERTY ADDRESS: 1080-1082 South Genesee Avenue

IN ATTENDANCE:

Steven Luftman, preparer.

MOTION:

Commissioner Kanner put forth the actions below and moved to include the Charles H. Bevis Duplex in the list of Historic-Cultural Monuments.

1. Determine that the proposed designation is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines;
2. Determine that the property, conforms with the definition of a Monument pursuant to Los Angeles Administrative Code (LAAC) Section 22.171.7;
3. Recommend that the City Council consider and designate the subject property a Historic-Cultural Monument; and
4. Adopt the staff report findings as the findings of the Commission.

The motion was seconded by Commissioner Barron, and the vote proceeded as follows:

Moved: Kanner
Seconded: Barron
Ayes: Kennard, Milofsky
Absent: Buelna

Vote: 4 - 0

MOTION PASSED

ITEM NO. 10

PROPOSED MONUMENT: MINNICK HOUSE

CHC-2018-7320-HCM

CEQA: ENV-2018-7321-CE

Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Bonin

Deemed Complete: 12-12-18

Last Day to Act: 01-11-19

PROPERTY ADDRESS: 433 North El Medio Avenue

IN ATTENDANCE:

Nancy Branch, Minnick House Preservation Committee, applicant; Jenna Snow, preparer; Victor De la Cruz, Manatt, Phelps & Phillips, LLP and Margarita Jerabek, Environmental Science Associates, owner's representatives; Eitan Shacham, owner; Lisa C. Alexander, Jakle & Alexander LLP, representing the estate of Patricia Minnick, deceased owner

MOTION:


Commissioner Milofsky moved to not take the proposed designation of the Minnick House under consideration and adopt the staff recommendation report. The motion was seconded by Commissioner Kennard, and the vote proceeded as follows:

Moved: Milofsky
Seconded: Kennard
Ayes: Kanner
Nays: Barron
Absent: Buelna

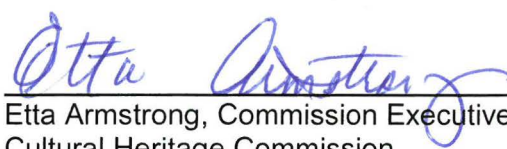
Vote: 3 – 1

MOTION PASSED

There being no further business to come before the Cultural Heritage Commission, the meeting adjourned at 2:00 p.m.



Richard Barron, President
Cultural Heritage Commission



Etta Armstrong, Commission Executive Assistant I
Cultural Heritage Commission

ADOPTED
CITY OF LOS ANGELES

MAR 07 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**