

OFFICIAL
CITY OF LOS ANGELES
Cultural Heritage Commission Minutes
April 19, 2018
200 North Spring Street, City Hall
Los Angeles, California 90012

MINUTES OF THE CULTURAL HERITAGE COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

Commissioner Barron called the meeting to order at 10:12 a.m. with Commissioners Kennard, Kanner, Buelna and Milofsky present.

Also in attendance were Ken Bernstein representing the Director of Planning; Lambert Giessinger, Architect from the Office of Historic Resources; Melissa Jones, Planning Assistant with the Office of Historic Resources; Lucy Atwood, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I, and Jason Wong, Senior Administrative Clerk.

ITEM NO. 1

DIRECTOR'S REPORT

- The Office of Historic Resources has completed its move, as of April 9, from LA City Hall to Figueroa Plaza, 221 N. Figueroa St., 13th Floor. We're settling into our new space, where all of the OHR staff are now together on one floor, including the Historic Preservation Overlay Zone (HPOZ) team. These Commission meetings will continue here at LA City Hall, but we're otherwise ready to serve the community from our new space, where we're also joined by the Department's Urban Design Studio and Major Projects Section.

SB 827, the State housing bill introduced by San Francisco State Senator Scott Wiener, was defeated in its first committee hearing this week. The bill would have required local governments to grant significant additional density and height within a half-mile of rail stations and major bus stops with frequent service. The bill had set off significant historic preservation concerns because, unlike some State density bonus incentives, it did not exempt projects that would adversely affect historic resources. The City Council two weeks ago had taken a unanimous position to oppose the bill. Senator Wiener indicated he may re-introduce some version of the bill next year.

- Some Council actions to report: The City Council last week formally approved a motion by Councilmember Mitch O'Farrell to initiate Historic-Cultural Monument status for a 1941 Streamline Moderne service station at 1650 Silver Lake Boulevard. The motion directs our staff to prepare the nomination, which will be presented to the Commission in the next two months.
- Councilmember Herb Wesson last Friday introduced a Council motion to initiate a new HCM: this one was for a 1905 house at 1848 S. Gramercy Place, on the same block as the house at 1828 S. Gramercy Place, for which he previously introduced a motion.

- The Planning and Land Use Management (PLUM) Committee this Tuesday recommended approval of the HCM designation for the Zwebell House on Agnes Avenue in Studio City. In so doing, it directed that the name of the Monument be changed to the Albert R. Bell Residence, in recognition of the original owner of the house from 1937.
- The Council also gave its final approval to the HCM designation for the Musicians Union building on Vine Street in Hollywood.

COMMISSION BUSINESS

A. Old Business

1. There was no update on the Los Angeles Unified School District Historic Schools Investment Fund Board.
2. There was no Proposed Historic-Cultural Monument Plaque Artwork to review.

B. New Business

1. Advance Calendar – There were no planned absence.
2. Commission Announcements/Requests – There were no announcements or requests from the Commission.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representative.

ITEM NO. 3

MAY COMPANY WILSHIRE, HCM #566

Council District: 4 – Ryu

PROPERTY ADDRESS: 6067 Wilshire Boulevard

Commission review and comment on proposed façade repair and rehabilitation project and sign program.

The Commission made no comment, therefore no vote was taken.

ITEM NO. 4

CHATEAU ALPINE, HCM #928

CHC-2018-1379-MAEX-1A
Council District: 10 – Wesson

PROPERTY ADDRESS: 918-922 ½ South Serrano Avenue

IN ATTENDANCE:

Melissa Jones, Office of Historic Resources; Jessica Corpuz, Chateau Alpine Homeowners Association c/o Association Property Management, owner/applicant.

MOTION:

Commissioner Kanner moved to deny the appeal of the Department staff's determination of ineligibility for a Mills Act Historical Property Contract and adopt staff report findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 5

2624-2626 ½ SOUTH 7TH AVENUE, (ALTERED CONTRIBUTOR TO THE JEFFERSON PARK HISTORIC PRESERVATION OVERLAY ZONE)

CHC-2018-1276-MA-1A
Council District: 10 – Wesson

IN ATTENDANCE:

Meredith Marshall, Trustee, Meredith Marshall Revocable Trust, owner/applicant.

MOTION:

Commissioner Buelna moved to deny the appeal of the Department staff's determination of ineligibility for a Mills Act Historical Property Contract and adopt staff report findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 6

PROPOSED MONUMENT: **WALTER DANIELS DUPLEX**

CHC-2018-481-HCM

CEQA: ENV-2018-482-CE

Council District: 13 – O’Farrell

PROPERTY ADDRESS: 3447-3449 West Descanso Drive

IN ATTENDANCE:

Charles J. Fisher, preparer.

MOTION

Commissioner Milofsky put forth the actions below and moved to include the Walter Daniels Duplex in the list of Historic-Cultural Monuments.

1. Determine that the property, conforms with the definition of a Monument pursuant to Los Angeles Administrative Code (LAAC) Section 22.171.7;
2. Recommend that the City Council consider and designate the subject property a Historic-Cultural Monument;
3. 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; 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: Milofsky
Seconded: Barron
Ayes: Buelna, Kanner, Kennard

Vote: 5 – 0

MOTION PASSED

ITEM NO. 7

PROPOSED MONUMENT: **THE RALPH G. WALKER HOUSE**

CHC-2018-444-HCM

CEQA: ENV-2018-445-CE

Council District: 4 – Ryu

PROPERTY ADDRESS: 2100 North Kenilworth Avenue

IN ATTENDANCE:

No one in attendance for this item.

MOTION:

Commissioner Milofsky put forth the actions below and moved to include The Ralph G. Walker House in the list of Historic-Cultural Monuments.

1. Determine that the property, conforms with the definition of a Monument pursuant to Los Angeles Administrative Code (LAAC) Section 22.171.7;
2. Recommend that the City Council consider and designate the subject property a Historic-Cultural Monument;
3. 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; and
4. Adopt the staff report findings as the findings of the Commission.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 8

PROPOSED MONUMENT: CORBIN PALMS MODEL H-3

CHC-2018-376-HCM

CEQA: ENV-2018-377-CE

Council District: 3 – Blumenfield

PROPERTY ADDRESS: 6134 North Jumilla Avenue

IN ATTENDANCE:

Sian Winship, preparer.

MOTION:

Commissioner Kennard put forth the actions below and moved to include Corbin Palms Model H-3 in the list of Historic-Cultural Monuments.

1. Determine that the property, conforms with the definition of a Monument pursuant to Los Angeles Administrative Code (LAAC) Section 22.171.7;
2. Recommend that the City Council consider and designate the subject property a Historic-Cultural Monument;
3. 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; and
4. Adopt the staff report findings as the findings of the Commission.

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

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

Vote: 5 – 0

MOTION PASSED

Commissioner Buelna left the meeting at 12:00 noon. The Commission maintained quorum.

ITEM NO. 9

PROPOSED MONUMENT: THE CHARLES AVERY RESIDENCE

CHC-2018-478-HCM

CEQA: ENV-2018-479-CE

Council District: 13 – O'Farrell

PROPERTY ADDRESS: 904 North Benton Way;
2615-2617 West Marathon Street

IN ATTENDANCE:

Steve Gaon, owner; Nels Youngborg, Chattel, Incorporated, owner's representative; Georgene Smith Goodin, Silver Lake Heritage Trust, applicant.

Commissioner Kennard moved to deny the application and not declare The Charles Avery Residence an Historic-Cultural Monument pursuant to LAAC Section 22.171.7, and further adopt the staff report findings as the findings of the Commission. The motion was seconded by Commissioner Kanner, and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 10

PUBLIC COMMENT PERIOD

One speaker addressed the Commission during general public comment.

There being no further business to come before the Cultural Heritage Commission, the meeting adjourned at 12:30 p.m.

ADOPTED
CITY OF LOS ANGELES

JUN 07 2018

CITY PLANNING DEPARTMENT
COMMISSION OFFICE



Etta Armstrong, Commission Executive Assistant I
Cultural Heritage Commission



Richard Barron, President
Cultural Heritage Commission