



## DEPARTMENT OF CITY PLANNING

### RECOMMENDATION REPORT

#### Central Area Planning Commission

**Date:** April 24, 2018  
**Time:** After 4:30 p.m.  
**Place:** City Hall  
200 N. Spring Street, 10<sup>th</sup> Floor  
Los Angeles, CA 90012

**Public Hearing:** Required  
**Appeal Status:** Not further appealable to City Council  
**Expiration Date:** April 27, 2018 with an Extension of the Time Limit to Act from March 23, 2018  
**Multiple Approval:** Yes

**Case No.:** DIR-2014-4124-SPP-SPPA-1A  
**CEQA No.:** ENV-2014-4125-CE  
**Related Case No.:** VTT-73056-SL-1A  
**Council No.:** 13 – O'Farrell  
**Plan Area:** Hollywood  
**Specific Plan:** Vermont/Western Station Neighborhood Area Plan Specific Plan – Subarea A (Neighborhood Conservation)  
**Certified NC:** East Hollywood  
**GPLU:** Low Medium II Residential  
**Zone:** RD1.5-1XL

**Applicant:** Chris Schwanitz, Stradella Court, LLC  
**Representative:** Matthew Hayden, Hayden Planning  
  
**Appellant 1:** Anne Hars, Virgil Village Neighborhood Association  
**Appellants 2:** Doug Haines, George Abrahams, and Ed Hunt  
  
**Appellants' Representative:** Robert Silverstein (for Doug Haines, George Abrahams, and Ed Hunt), The Silverstein Law Firm

#### PROJECT

**LOCATION:** 4321 and 4323 West Burns Avenue

#### PROPOSED PROJECT:

Demolition of an existing duplex; subdivision of one (1) 9,602-square-foot lot into six (6) small lots pursuant to the Small Lot Subdivision Ordinance; and the construction, use and maintenance of a three-story, single-family dwelling with an attached two-car garage on each of the six (6) subdivided lots and an uncovered guest parking space.

#### REQUESTED ACTION:

Appeal of the Director of Planning's Determination conditionally approving a Project Permit Compliance Review for the demolition of an existing duplex, and the construction, use and maintenance of six (6) dwelling units with attached two-car garages and an uncovered guest parking space within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan; and a Project Permit Adjustment to allow a seven-percent increase in the transitional height limit allowing 30 feet in lieu of the otherwise permitted height of 27.99 feet.

**RECOMMENDED ACTIONS:**

1. **Determine**, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332, Class 32 (In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Deny** the Appeal of the Director of Planning's conditional approval of a Project Permit Compliance Review and Project Permit Adjustment.
3. **Sustain** the Determination of the Director of Planning in conditionally approving a Project Permit Compliance Review and Project Permit Adjustment.
4. **Adopt** the Findings of the Director of Planning.

VINCENT P. BERTONI, AICP  
Director of Planning



SHANA BONSTIN  
Principal City Planner



CHRISTINA TOY LEE  
Senior City Planner

 for

MINDY NGUYEN  
City Planner



NURI CHO  
City Planning Associate

**ADVICE TO PUBLIC:** \* The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300)*. While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.



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## PROJECT ANALYSIS

### **Background**

The subject property is a level, rectangular-shaped, interior, record lot with a street frontage of approximately 60 feet, lot depth of approximately 160 feet, and net area of 9,602 square feet (0.22 acres) located at 4321-4323 West Burns Avenue. Burns Avenue is designated as a Local Street by the Mobility Plan 2035 with a designated right-of-way width of 60 feet and roadway width of 36 feet.

The site is zoned RD1.5-1XL, designated for Low Medium II Residential land uses by the Hollywood Community Plan, and located in Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The site is currently developed with a duplex, which will be demolished as part of the proposed project. The existing building was originally constructed at 922 East Vernon Avenue in the early 1900s and moved to the current location at 4321-4322 Burns Avenue in the early 1920s.

The project site is located in the Bureau of Engineering (BOE) Special Grading Area. There are five (5) existing non-protected trees on the site, which will be removed as part of the proposed project.

Surrounding properties are zoned RD1.5-1XL, located in Subarea A (Neighborhood Conservation) of the SNAP and developed with multi-family residential buildings and a surface parking lot. Properties further west are zoned RD1.5-1XL, located in Subarea A of the SNAP and developed with multi-family residential buildings and a retirement hotel. Properties further north are zoned [Q]PF-1XL and R3-1, located in Subarea E (Public Facilities) and Subarea B (Mixed Use Boulevards) of the SNAP and developed with Lockwood Avenue Elementary School and a nursing home. Properties further east are zoned R3-1, located in Subarea B of the SNAP and improved with single- and multi-family residential buildings and a dentist office. Properties further to the south are zoned C1-1D and RD1.5-1XL, located in Subareas A and B of the SNAP and developed with offices, commercial and retail stores, light industrial building, and residential buildings.

### **Project Summary**

The applicant proposes to demolish the existing duplex; subdivide the existing 9,602-square-foot lot into six (6) small lots pursuant to the Small Lot Subdivision Ordinance; and construct, use and maintain a three-story single-family dwelling with an attached two-car garage on each of the six (6) subdivided lots and one uncovered guest parking space.

### **Related Cases**

VTT-73056-SL – On February 5, 2018, the Advisory Agency approved Vesting Tentative Tract No. 73056-SL for the subject site to allow for the subdivision of an existing lot into a maximum of six (6) lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on revised map stamp-dated July 13, 2017. Two appeals of the Advisory Agency's decision were filed on February 16, 2018.

DIR-2014-4124-SPP-SPPA – On January 29, 2018, the Director of Planning approved a Project Permit Compliance Review for the demolition of an existing duplex, and the construction, use and maintenance of six (6) dwelling units with attached two-car garages and an uncovered guest parking space within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan; and a Project Permit Adjustment to permit a seven-percent increase in the transitional height limit, allowing 30 feet of building height in lieu of the otherwise permitted height of 27.99 feet. Two appeals of the Director's Determination were filed on February 21, 2018.

ENV-2014-4125-CE – The lead agency determined, based on the whole of the administrative record, that the project is categorically exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332, Class 32 (In-Fill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

### **Historic Resources Report History**

There are two (2) Phase I Historic Resource Assessment Reports prepared for the subject property. Analysis and conclusion of both reports are summarized below.

#### Historic Resource Report by Scientific Resource Surveys, Inc. (Exhibit H)

Scientific Resource Surveys, Inc., hired by the previous property owner Promarks Investments, Inc. and Priority 1 Capital LLC, prepared a Historic Resource Report dated September 17, 2015 to assess existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources and to analyze the potential impacts of the previous project on historical resources pursuant to CEQA. According to the Report, the subject property does not appear eligible, either individually or as a contributing member of a potential district, under any of the applicable federal, state or local eligibility criteria. The residence is an altered representation of a rather modest example of the Craftsman Bungalow style that were commonly derived from architectural pattern books which could be purchased as kits from catalogues in the early 20<sup>th</sup> century. The residence is not an exceptional, distinctive, outstanding, or singular example of its type or style, and has been moved from its original location. Because of alterations to the duplex and immediate setting, the subject property's integrity has been compromised over the years in terms of location, design, setting and association. The residence does not reflect or exemplify the broad cultural, political, economic, or social history of the nation, state or city. Furthermore, the duplex is not listed on the National Register or the California Register as a resource, as a Los Angeles Cultural Monument in the Los Angeles Historic-Cultural Monuments Register, or part of a district and/or a Historic Preservation Overlay Zone (HPOZ). Additionally, the building does not qualify as a historic resource under National, State, or Local criteria and has lost important aspects of its integrity through the relocation of the structure, additions to the rear, and alterations of windows and roof. Because the subject property is not a historical resource, the proposed project has no direct impact in historical resources. In addition, the project does not materially impair the setting of other historical resources in the project vicinity. Therefore, under CEQA, the project would not have any direct and/or indirect impacts to historical resources per the Historic Resources Report.

#### Historic Resource Evaluation by Kaplan Chen Kaplan (Exhibit I)

Kaplan Chen Kaplan, hired by the current property owner Stradella Court, LLC, prepared a Historic Resource Evaluation Report dated September 11, 2017 to assess the existing building's eligibility as historical resources and to analyze the potential impacts of the previous project on historical resources pursuant to CEQA. According to the Report, the existing duplex:

- Is not associated with any historic events or patterns of history;
- Is not associated with any historic persons;
- Is not a notable example of the Craftsman style of architecture;
- Is not associated with a master architect;
- Is not an example of the work of a master craftsman;
- Does not possess high quality workmanship or materials; and
- Is not a significant example of the multi-family duplex property type.

Furthermore, the duplex does not meet the criteria to be determined eligible for the National Register of Historic Places, the California Register of Historical Resources or as a City of Los Angeles Historic-Cultural Monument as an individual landmark or as contributing building to a potential historic district. The project site is not located within a potential historic district as identified in SurveyLA. Therefore, under CEQA, the project would not have any direct and/or

indirect impacts to historical resources per the Historic Resource Evaluation Report. The Department of Planning, Office of Historic Resources reviewed and concurred with the conclusion of the Report.

### **Appeal Points and Staff Response**

The Director's Determination received two appeals. The main appeal points raised are as follows: 1) the project does not qualify for the Class 32 Categorical Exemption from CEQA, because the existing duplex on the subject property is a historical resource; 2) the Project Permit Adjustment does not increase floor area; 3) façade relief and roof lines do not conform with SNAP requirements; 4) window placement does not conform with SNAP; 5) the project does not conform with the neighboring structures; 6) the project does not specify private trash collection services; and 7) there are no special circumstances applicable to the subject property. Below are excerpts from the appeal applications and staff's responses to the appeal points. Full appeal documents are attached in Exhibits H and I for reference.

#### **Appeal Point No. 1: The project does not qualify for the Class 32 Categorical Exemption from CEQA, because the existing duplex on the subject property is a historical resource**

*"Professional historian Charles Fisher has stated that this house 'appears to have a high level of integrity,' yet this final report by KCK states that the site 'does not possess high quality workmanship or materials' and gives no explanation to support this opinion. Also missing in all of these reports is any mention of the building interiors. We have reason to believe that the interiors of these units are intact and unaltered, yet all three of these reports lack descriptions or discussions with regard to interiors of this building. Mr. Fisher has examples of similar situations where the interiors of a house weighed heavily in the decision to designate an HCM."*

*"Per CEQA, if a project may cause a significant effect on the environment, the lead agency must prepare an Environmental Impact Report (EIR). A project "may" have a significant effect on the environment if there is a "reasonable probability" that it will result in a significant impact. If substantial evidence supports a "fair argument" that a project may have a significant environmental effect, the lead agency must prepare an EIR even if it is also presented with other substantial evidence indicating that the project will have no significant effect. Per CEQA, facts, reasonable assumptions predicated on facts, and expert opinions supported by facts can constitute substantial evidence. In the instant case, testimony by historian Charles Fisher, Neighborhood Council, and members of the public have strongly indicated that the project may result in a significant impact."*

#### **Staff Response:**

A Class 32 Infill Development Categorical Exemption was issued for the proposed project on April 25, 2017 (Exhibit G). Per CEQA Guidelines Section 15300.2, a Categorical Exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. A historical resource is described in Public Resources Code Section 21084.1 and CEQA Guidelines 15064.5 for the purpose of CEQA.

PRC Section 21084.1 states:

*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. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are*

*presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.*

CEQA Guidelines Section 15064.5 states:

*For purposes of this section, the term “historical resources” shall include the following:*

*(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.).*

*(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*

*(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4852) including the following:*

*(A) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;*

*(B) Is associated with the lives of persons important in our past;*

*(C) 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; or*

*(D) Has yielded, or may be likely to yield, information important in prehistory or history.*

*(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.*

The existing duplex located at the subject property is not listed on the National Register of Historic Places or the California Register of Historical Resources as a resource, as a Los Angeles Cultural Monument in the Los Angeles Historic-Cultural Monuments Register, or as a contributing building

to any existing or potential historic districts or HPOZs nor is the building found to be a potential historic resource in the City's SurveyLA, the citywide historic resources survey of Los Angeles.

In addition, two Historic Resource Assessment reports have been prepared by qualified experts for the subject property (Exhibits H and I and summarized on page A-2). Both reports discuss the criteria and integrity analysis for evaluation to be eligible for listing in the National Register, California Register, local register, and historic districts and zones, and evaluates the existing building against the criteria to determine its historical significance. These reports also include an extensive research through the South Central Coastal Information Center at California State University Fullerton, SurveyLA, Los Angeles County Assessor's Office, County Recorders 'Grantee and Grantor Index,' Los Angeles Public Library, City Departments, online records and other sources to gather historic maps, land records, aerial photos, and building permit records on the subject property and the existing building.

The reports provide substantial evidence and documentation demonstrating why and how the existing building is not eligible for listing. Both reports arrive at the same conclusion that the existing building has lost important aspects of its integrity through the relocation of the structure from the original location at 922 East Vernon Avenue, additions to the duplex at the rear without building permit records, and alterations to the roof form and windows. Furthermore, the reports demonstrate that the existing duplex is not an exceptional, distinctive, outstanding or singular example of its type or style, and does not reflect or exemplify the broad cultural, political, economic, or social history of the nation, state or city. Therefore, the project would not have any direct impacts on a historic resource as defined by CEQA.

As such, the fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 is not the only information the lead agency relied on to conclude that the existing building is not a historical resource and that the proposed project will not have potential impact on historical resources per CEQA. The two Historic Resource Assessment reports present the preponderance of the evidence demonstrating that the resource is not historically or culturally significant.

The appellants attached letters, emails and photographs from Charles Fisher. The documents critique the formatting and analysis in the reports, and provides general statements that the existing duplex has historic and architectural significance due to its exterior facades and the period during which the building was constructed; The attached documents do not substantiate or provide any supporting documentation demonstrating why and/or how the subject building would be considered historic, nor do the documents provide substantial evidence that the property is a historic resource as defined per Public Resources Code Section 21084.1 and/or CEQA Guidelines 15064.5. In addition, while the City's Cultural Heritage Commission may consider interiors of a building to review its eligibility to be nominated as a Historic-Cultural Monument, CEQA does not require interiors to be analyzed for CEQA purposes. It should be noted that the HCM nomination is a local process, and CEQA has different standards in determining historical resources. Therefore, the standards in evaluating a building for its historical value per state law under CEQA and an HCM nomination per the City's local cultural heritage ordinance are not comparable.

The appeals therefore lack substantial evidence to support that the subject property is a historic resource under CEQA. Additionally, persons completing historic resources surveys and impacts assessment must meet the Secretary of the Interior's Professional Qualification Standards for Historic Preservation (48 CFR 44716). Neither the appellants nor Charles Fisher have established credentials of the preparer of the documents attached to their appeals, or demonstrated that the experts who prepared the Historic Resource Assessment reports relied on inaccurate facts or used a methodology that lacked any reasonableness.



Lastly, a historical resource is clearly described and defined in CEQA and Public Resources Code. Whether a property or a building meets the definition of historical resources in 21084.1 is not subject to a fair argument test. The fair argument standard only applies when evaluating the project's potential impacts to a property or a building that has already been identified as meeting the definition of a historical resource. In this instance, the existing duplex does not meet the definition of a historical resource, and there are two reports prepared by qualified experts demonstrating that the existing building is not a historical resource. Based on all of the above, the property is not a historic resource pursuant to Public Resources Code Section 21084.1 and CEQA Guidelines, Section 15064.5(a), and a Categorical Exemption is an appropriate environmental clearance for the proposed project.

**Appeal Point No. 2: The Project Permit Adjustment does not increase floor area.**

*"The increase in height does not increase the floor area of any of these units; the request for a height increase is only to facilitate a 12-foot ceiling height in the upper floors. The request for an adjustment in order to create more headroom on the third floor of these units does not justify a violation of SNAP restrictions, especially when considering that each unit is already designed for 2,274 square feet of living space."*

**Staff Response:**

Pursuant to LAMC Section 11.5.7 E.1, the Director has the authority to grant a Project Permit Adjustment for minor adjustments from certain specific plan regulations. Specifically, LAMC Section 11.5.7 E.2(a) allows a Project Permit Adjustments permitting project height to exceed the designated height limitation on the property involved by less than 10 percent from the requirements set forth in the Specific Plan. The applicant requests a seven-percent increase in the maximum allowable transitional height in the SNAP to permit 30 feet of building height in lieu of the otherwise permitted 27.99 feet. LAMC Section 11.5.7 E.3 requires that the following findings be made in order to grant the Adjustment:

- a) That there are special circumstances applicable to the project or project site which make the strict application of the specific plan regulation(s) impractical;
- b) That in granting the Project Permit Adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable specific plan regulations;
- c) That in granting the Project Permit Adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way; and
- d) That the project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The Director's Determination (Exhibit C) contains all findings for the Project Permit Adjustment. The Director's Determination finds that the special circumstance applicable to the proposed project is the concurrent filing of the Vesting Tentative Tract Map and the nature of a small lot subdivision project. The applicant proposes a subdivision of the existing parcel into six (6) small lots to construct a single-family residence on each subdivided lot. As stated in the Director's Determination, given the nature of the small lot subdivision project and narrow widths (21 to 41 feet in this case), buildings have smaller footprints and floor area on each level.

Each single-family residence after the recordation of the final map will have a 701-square-foot ground floor, of which 403 square feet is used for a garage to provide two (2) parking spaces, and the remaining 298 square feet is used for a bedroom; a 786-square-foot second floor containing

two (2) bedrooms; and a 786-square-foot third floor containing a living room, kitchen and dining area. The Zoning Code excludes parking areas from the floor area calculation, so each single-family house will contain 1,870 square feet of floor area excluding the garage, not 2,274 square feet as the appellant contends.

Additionally, small lot subdivision projects are required to provide a driveway that is open from the ground to the sky for all subdivided lots all the way to the public street for access and frontage purposes. This requirement further reduces the buildable area and footprint of small lot subdivision projects. The east-west lot width is 60 feet, of which at least 18 feet must be open to the sky and allocated for access use and fire lane, and five feet must be used for a side yard setback. This results in a buildable footprint area of 37 feet in width. The subdivision also results in a reduced north-south lot width for each subdivided lot that is as narrow as 21 feet, 4 inches. As such, the buildable area of each floor level is limited, and the Adjustment of the transitional height requirement allows the applicant to develop the project to a height that will provide a more livable small lot single-family residences.

**Appeal Point No. 3: Façade relief and roof lines do not conform with SNAP requirements.**

*“The Condition of Approval seems to indicate the only problems with the façade design are related to the unattached walls and fences, but we recognize the façade of this entire project as a cheap arrangement of walls; windows, balconies and tile on alternating units are haphazardly thrown together with minimal thought, the least amount of effort and no attempt at real articulation or style.”*

*“SNAP’s Development Standards require ‘all roof lines in excess of 40 feet in horizontal length must be broken up through the use of gables, dormers, plant-ons, cutouts or other appropriate means.’ The project is not in compliance with this Development Standard. The project (which references no known architectural style) places Spanish Mediterranean roof tiles on the edge of alternating units, but the actual roofline remains unchanged.”*

**Staff Response:**

The Façade Relief Development Standard of the SNAP states:

*All exterior building and parking structure elevations, walls or fences shall provide a break in the plane every 20 feet in horizontal length and every 15 feet in vertical length, created by architectural detail or a change in material. Aluminum framed window or doors that are flush with the plane of the building shall not be included as a change in material or break in the plane. Recommended building articulation techniques are: varied window treatments such as multi-pane, octagonal, circular, green house, or bay windows; and porticos, awnings, terraces, balconies or trellises. Materials such as wood, glass block, brick, and tile are encouraged. Architectural treatments on the building front elevation shall be continued on the sides and back of buildings.*

The intent of this Development Standard is to prevent large blank walls at street grade. The architectural plans approved (Exhibit F) as part of the Director’s Determination show that all exterior building elevations provide a break in the plane every 20 feet in horizontal length and every 15 feet in vertical length through both changes in material and architectural detail. The building facades will be constructed mainly of white stucco. There will be wood panels and awnings throughout the elevations. The buildings will also have both projecting and recessed balconies, which further break up the building facades. While there is no particular architectural style associated with the proposed building, the applicant does not propose any blank walls on

the facades, and the facades as proposed complies with the Façade Relief Development Standard.

The appellants also contend that the proposed project does not comply with the Roof Lines Development Standard of the SNAP that states:

*All roof lines in excess of forty feet must be broken up through the use of gables, dormers, plant-ons, cutouts or other appropriate means.*

The architectural plans approved (Exhibit F) as part of the Director's Determination show that the roof lines are not only broken up by alternating Spanish tiles but also by recessed balconies that break up the roof line when seen from the street level. As such, the proposed project complies with the Roof Lines Development Standard of the SNAP.

**Appeal Point No. 4: Window placement does not conform with SNAP.**

*"The spacing of the windows fails to meet the window placement and privacy criteria. The staggered and off-set design, which remains an intrusion of privacy for the adjoining building is problematic and in direct violation of SNAP privacy requirements."*

**Staff Response:**

The Privacy Development Standard of the SNAP states:

*Buildings shall be designed so that block frontages are varied, attractive and preserve privacy. Buildings shall be arranged to avoid windows facing windows across property lines or facing private outdoor space of other residential units.*

The applicant submitted privacy diagrams showing windows of residential developments on abutting properties superimposed onto the elevations of the proposed building (Exhibit F). As evident in the diagrams, there are no windows that completely overlap with one another. Some windows on the north and east elevations do overlap; however, windows of the proposed building are arranged in a way that avoids directly facing windows of abutting residential units. Furthermore, partial overlapping of windows is inevitable for an infill development on a property within an urbanized area where all adjacent and neighboring properties are already developed with residential and commercial uses. Therefore, the proposed development substantially complies with the Privacy Development Standard of the SNAP.

**Appeal Point No. 5: The project does not conform with the neighboring structures.**

*"The project introduces unprecedented height and non-conforming elements on a street that provides housing in the form of modest single and two-story buildings."*

*"Rather than being 'compatible in form with the existing neighborhood atmosphere,' the project instead establishes precedence for other out-of-scale developments that offer no relationship to the neighborhood."*

**Staff Response:**

The purpose of Subarea A is to preserve the prevailing density and character of the existing neighborhoods. The Development Standards state that although some new development and renovation will occur, new development should meld with the surrounding structures and incorporate the best design features that already exist on the block.

The table below shows density, number of stories and height (as shown on building permits) of all developments located on the same block as the subject property on Burns Avenue between Virgil Avenue and Madison Avenue.

| Address    | Existing Density    | Number of Stories | Height    |
|------------|---------------------|-------------------|-----------|
| 4365 Burns | 8 units             | 1                 | 15'       |
| 4355 Burns | 5 units             | 2                 | N/A*      |
| 4353 Burns | 4 units             | 2                 | 22'       |
| 4343 Burns | 4 units             | 2                 | 22'       |
| 4337 Burns | 12 units            | 2                 | 18'       |
| 4335 Burns | 5 units             | 2                 | 24'       |
| 4329 Burns | 8 units             | 1                 | 13'       |
| 4315 Burns | 14 units            | 2                 | 20'       |
| 4316 Burns | 4 units             | 1                 | 14'-6"    |
| 4320 Burns | Surface parking lot | N/A               | N/A       |
| 4324 Burns | 20 units            | 2                 | 28-34'*** |
| 4330 Burns | 68 units            | 2                 | 18'       |
| 4346 Burns | 4 units             | 1                 | 16'       |
| 4352 Burns | 5 units             | 2                 | 24'       |
| 4356 Burns | 4 units             | 2                 | 25'       |
| 4362 Burns | 4 units             | 2                 | 22'       |

\* Building permit showing building height not available.

\*\* Building height shown in Building Permit No. 1929LA14917 is 34 feet, and the height shown in Building Permit No. 1982LA50325 is 28 feet. There is a roof structure attached to the building façade that raises the building height; however, it is important to note that the building height is measured to the highest point of the roof, structure or the parapet wall, whichever is highest.

The SNAP allows a maximum density permitted by the underlying zone for properties in Subarea A. The subject site is zoned RD1.5, which allows a maximum density of six (6) dwelling units for a project site that is 9,602 square feet in size. The applicant proposes six (6) dwelling units, which do not exceed the maximum density permitted. Additionally, the density of existing developments on the block ranges from two units to 68 units. The proposed six (6) units is on a lower spectrum of density of all existing developments on the block.

As shown in the table, existing developments consist of one- to two-story multi-family residential buildings ranging in height from 13 to approximately 28 to 34 feet according to the building permits issued for the construction of these developments. The tallest building is located at 4324 Burns Avenue, just across the street from the subject property. The building height for this structure is shown as 34 feet in Building Permit No. 1929LA14917, while Building Permit No. 1982LA50325 shows the height as 28 feet. There is a roof structure attached to this building façade that raises the building height; however, it is important to note that the building height is measured to the highest point of the roof, structure or the parapet wall, whichever is highest.

While the proposed development proposes three stories, the overall building height of 30 feet, approved with the Project Permit Adjustment, is still between the height ranges of existing buildings. Furthermore, the proposed development will have approximately 44 percent of lot coverage, which is a little more than half of the maximum 80-percent lot coverage permitted by the Small Lot Subdivision Ordinance. Additionally, the proposed project will have a building frontage of approximately 37 feet on a lot that is 60 feet in width, while most of the other developments fronting on Burns Avenue are constructed close to their side property lines with more building frontage and massing facing the street than the proposed project.

Per the Historic Resource Report prepared by Scientific Resource Surveys, Inc., the neighborhood surrounding the subject site is incongruent and mixed. The types of buildings found on the same street as well as immediately south, north and west of the property contain a mixture of dwelling types. Many lots had been cleared in the mid-20<sup>th</sup> Century for the construction of large apartment buildings. Other portions of the surrounding neighborhood contain homes of differing age with many dating to the 1920s. The most common historic architectural style found in the immediate vicinity is that of Spanish Revival and Moorish/Moroccan Revival themed buildings. However, the SNAP does not prescribe a specific architectural style. It suggests (but not requires) that the best design features that already exist on the block be incorporated into buildings. While the proposed building does not have a distinct architectural style, it does incorporate typical features of Spanish Revival elements, such as white stucco exterior walls and red Spanish roof tiles. As such, the proposed development is not out-of-scale, unprecedented nor non-conforming. The proposed building is compatible in form and character of the existing neighborhood and therefore complies with the Vermont/Western SNAP.

Lastly, it is important to note that while the SNAP sets the transitional height limit of 15 feet of the height of the shortest adjacent building, all projects in Subarea A are also subject to the height limit of the underlying zone, whichever is more restrictive. All Subarea A properties on the same block as the project site, fronting on Burns Avenue between Madison and Virgil Avenues, are zoned RD1.5-1XL, which limits building height to a maximum of 30 feet. In the event a future development is proposed on any of these lots, except for the subject property, 4335 Burns, and 4320 Burns, all buildings will have a transitional height limit that exceeds 30 feet due to existing adjacent buildings that are 15 feet or taller. However, these developments will be able to build to a maximum of 30 feet in height "by right" per the RD1.5-1XL Zone.

**Appeal Point No. 6: The project does not specify private trash collection services.**

*"There is an abiding agreement between Small Lot developers and the City of Los Angeles Planning Department that any Small Lot Development trash collection services be contracted through private sanitation companies in order to avoid multiple trash bins taking up street parking on trash day. We ask that all trash collection be contracted through a private trash disposal service and does not rely on City Sanitation services."*

**Staff Response:**

The Trash, Service Equipment, Satellite Dishes Development Standard of the SNAP states:

*Trash, service equipment and satellite dishes shall be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. The trash area shall be enclosed by a minimum six foot high decorative masonry wall. Each trash enclosure shall have a separate area for recyclables.*

Per LAMC Section 11.5.7 C, the Director of Planning makes a decision on a Project Permit Compliance for a project within a specific plan area based on conformance with the regulations set forth in the specific plan. The Development Standard of the SNAP only regulates the enclosure and screening of a trash receptacle area, and does not require applicants to use a private trash disposal service. Furthermore, trash collection is under the purview of the Department of Public Works, Bureau of Sanitation. Therefore, such requirement cannot be imposed on the project through a Project Permit Compliance.

**Appeal Point No. 7: There are no special circumstances applicable to the subject property.**

*"The 'special circumstances' finding required for an adjustment from the Specific Plan involves distinguishing the property from other properties in the same zone and vicinity. To so find, there*

*must be a logical relationship between the condition identified and the exception requested, meaning that the unusual condition applicable to the property must cause the hardship."*

*"Absent the rigorous application of these criteria, the danger is that the social contract between the people and their government would be subverted because the City's leap from the raw evidence to unconnected and unsupportable ultimate conclusions would, de facto, result in the improper rezoning of property under the guise of granting a zone variance or exceptions to a specific plan."*

### **Staff Response:**

First, the appellants contend that there must be an unusual condition applicable to the property that causes a hardship in order to grant a Zone Variance or Exceptions to a Specific Plan; however, the applicant's request does not include a Zone Variance or an Exception from the Specific Plan. The applicant is seeking a Project Permit Adjustment pursuant to LAMC Section 11.5.7 E to allow a seven-percent increase in the transitional height limit allowing 30 feet in lieu of the otherwise maximum permitted height of 27.99 feet. The Project Permit Adjustment Section of the Code contains different procedures, regulations, and findings than a Zone Variance or a Specific Plan Exception Section. The only findings that are required for a Project Permit Adjustment are as follows:

- a) That there are special circumstances applicable to the project or project site which make the strict application of the specific plan regulation(s) impractical;
- b) That in granting the Project Permit Adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable specific plan regulations;
- c) That in granting the Project Permit Adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way; and
- d) That the project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The Project Permit Adjustment Section of the Code does not state must be unnecessary hardships or unusual conditions in order to grant the Adjustment.

Second, the appellants claim that there are no special circumstances applicable to the subject property. It should be noted that LAMC Section 11.5.7 E requires finding that there are special circumstances applicable to the **project or project site (emphasis added)** – it does not limit special circumstances only to the project site in order to grant a Project Permit Adjustment. The Director's Determination (Exhibit C) finds that the special circumstance applicable to the proposed project is the concurrent filing of the Vesting Tentative Tract Map and the nature of a small lot subdivision project. The applicant proposes a subdivision of the existing parcel into six (6) small lots to construct a small lot single-family residence on each subdivided lot.

The Vermont/Western SNAP was adopted in 2001, while the Small Lot Subdivision Ordinance was adopted in 2005 and subsequently amended in 2014 to allow early start construction of projects that want to begin construction utilizing the modified development standards for Small Lot Subdivisions prior to the recordation of a subdivision map. However, the Ordinance does not contain language to supersede any Specific Plan regulations prior to the recordation of the final map. Therefore, the proposed project to construct six (6) single-family dwellings is obligated to comply with the multifamily design and development regulations of the Specific Plan, as the provisions of the Small Lot Ordinance do not take effect until after the map is recorded.



The proposed project is a new hybrid housing typology that looks and functions like row townhomes but each unit is built independently on individual “small lots.” The Small Lot Ordinance is intended as a housing tool to encourage the development of alternative fee-simple homeownership in areas zoned for multi-family and commercial uses and enhance livability through compact, but livable, Small Lots. As stated in the Director’s Determination, given the nature of small lots and their narrow widths (21 to 41 feet in this case), buildings have smaller footprints and floor area on each level.

Each small lot single-family residence after the recordation of the final map will have a 701-square-foot ground floor, of which 403 square feet is used for a garage to provide two (2) parking spaces, and the remaining 298 square feet is used for a bedroom; a 786-square-foot second floor containing two (2) bedrooms; and a 786-square-foot third floor containing a living room, kitchen and dining area. The Zoning Code excludes parking areas from the floor area calculation, so each single-family house will contain 1,870 square feet of floor area excluding the garage.

Additionally, small lot subdivision projects are required to provide a driveway that is open from the ground to the sky for all subdivided lots all the way to the public street for access and frontage purposes. This requirement further reduces the buildable footprint on the ground floor of small lot subdivision projects. The east-west lot width is 60 feet, of which at least 18 feet must be open to the sky and allocated for access use and fire lane, and five feet must be used for a side yard setback. This results in a buildable footprint area of 37 feet in width. The subdivision also results in a reduced north-south lot width that is as narrow as 21 feet, 4 inches. As such, the buildable area of each floor level is limited, and the Adjustment of the transitional height requirement allows the applicant to develop the project to a height that will provide a more livable single-family residences.

Third, the appellants also assert that the special circumstances finding required for an adjustment from the Specific Plan involves distinguishing the property from other properties in the same zone and vicinity. The findings for a Project Permit Adjustment contain no such requirement.

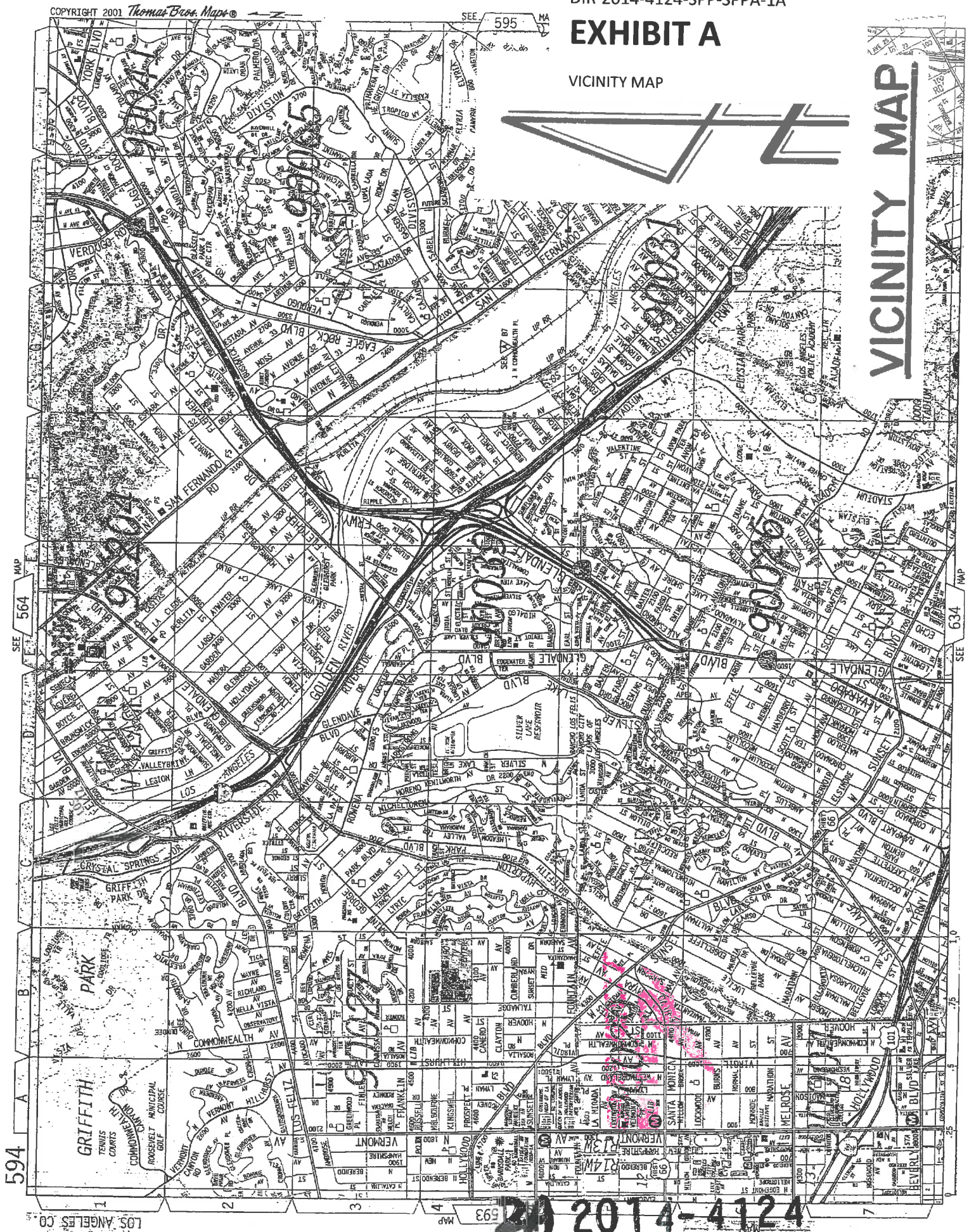
### **Staff’s Recommendation**

The appeals address concerns regarding the environmental clearance, compliance with the SNAP, and findings for a Project Permit Adjustment. Upon review and analysis of the issues raised by the appellants, no errors or abuse of discretion by the Director of Planning or his/her designees were found. There are two historical resource reports prepared by experts concluding that the existing duplex is not considered a historical resource and will not have potential impacts on historical resources. The project is in substantial conformance with the SNAP requirements, including trash receptacle, roof lines, façade relief, and privacy. The Municipal Code allows the Director of Planning to grant minor adjustments from certain specific plan regulations, and all required findings were made in the Director’s Determination. Therefore, staff recommends the Central Area Planning Commission to determine that the project is categorically exempt from CEQA pursuant to State CEQA Statutes and Guidelines Section 15332, deny the appeal of the conditional approval of a Project Permit Compliance Review and Project Permit Adjustment, sustain the Director’s Determination in conditionally approving the requested entitlements, and adopt the findings in the Director’s Determination.

## VICINITY MAP

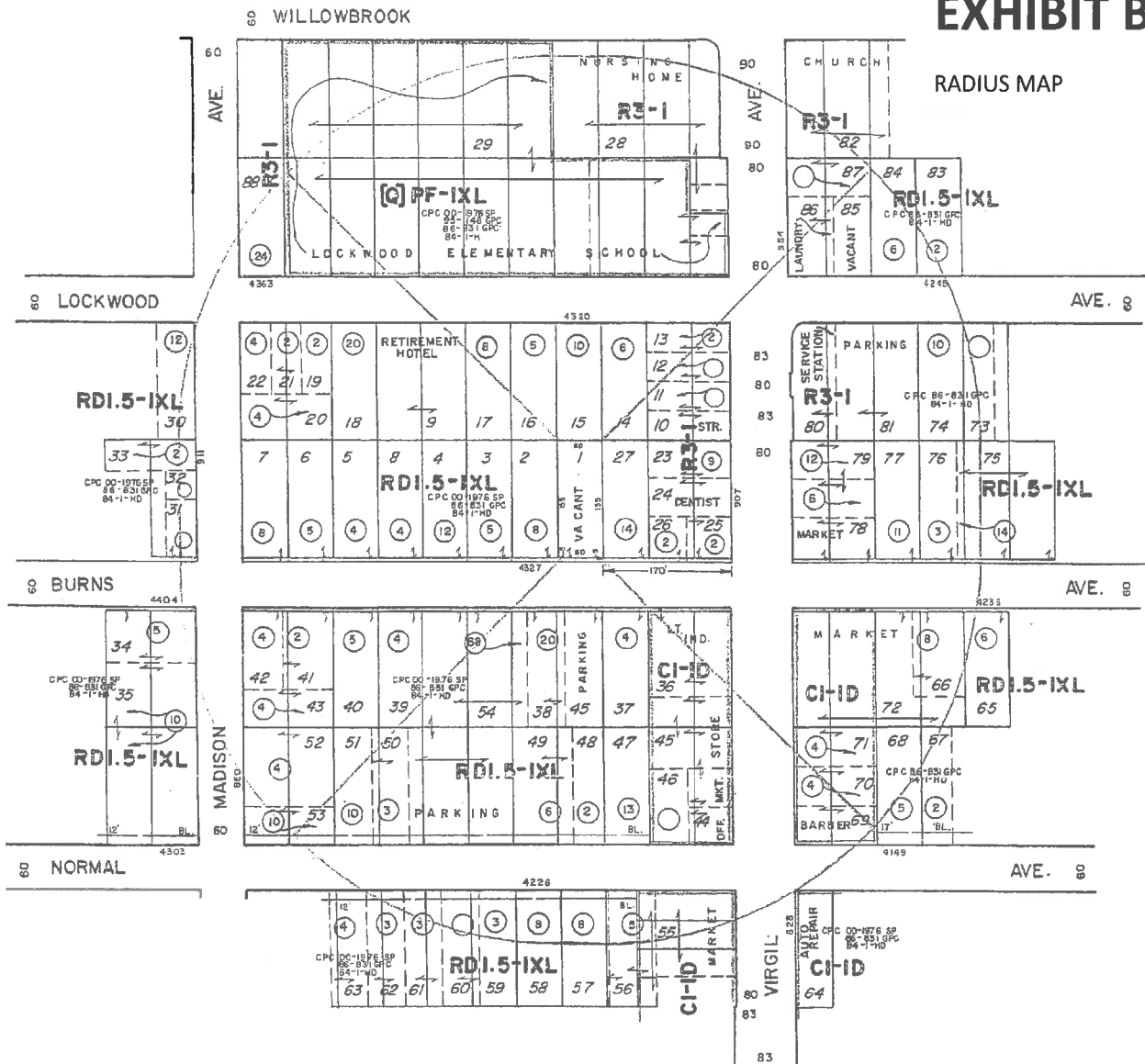


## VICINITY MAP

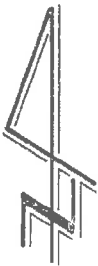


# EXHIBIT B

## RADIUS MAP



LEGAL CONNER'S SUBDIVISION OF JOHANSEN TRACT,  
LOT 166  
SEE APPLICATION



NET AC. = 0.22

|   |   |   |
|---|---|---|
| <p>THOMAS BROS.<br/>PAGE: 594 , GRID: 6/A</p> | <p>VESTING TENTATIVE TRACT NO. 73056</p> <p> <b>CONTINENTAL MAPPING SERVICE</b><br/>6315 Van Nuys Boulevard, Van Nuys, CA 91401<br/>(818) 787-1663</p> | <p>CASE NO.:<br/>DATE: <del>4-30-14</del> 1-19-17<br/>SCALE: 1" = 100'<br/>USES: FIELD<br/>D.M.: 144B197, 144B201, 141B197<br/>W.O. CMS 14-6646</p> |
| <p>C.D. 13 C.T. 1914.10 P.A. 070</p>          |   |   |



DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

CAROLINE CHOE  
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SAMANTHA MILLMAN  
MARC MITCHELL  
VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DIR-2014-4124-SPP-SPPA-1A

EXHIBIT C

DETERMINATION LETTER

DIR-2014-4124-SPP-SPPA

(213) 978-1271

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER  
(213) 978-1272

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

<http://planning.lacity.org>

VERMONT/WESTERN SNAP  
PROJECT PERMIT COMPLIANCE REVIEW AND  
PROJECT PERMIT ADJUSTMENT  
**CORRECTED**

February 6, 2018

**Property Owner/Applicant**

Christopher B. Schwanitz  
Stradella Court, LLC  
10153 Riverside Drive, Ste. 1000  
Toluca Lake, CA 91602

**Representative**

Matthew Hayden  
Hayden Planning  
10008 W. National Blvd., #229  
Los Angeles, CA 90034

**Case No.** DIR-2014-4124-SPP-SPPA

**Related Case No.** VTT-73056-SL

**CEQA:** ENV-2014-4125-CE

**Specific Plan Subarea:** A – Neighborhood Conservation

**Location:** 4321 and 4323 W. Burns Ave.

**Council District:** 13 – O'Farrell

**Neighborhood Council:** East Hollywood

**Community Plan Area:** Hollywood

**Land Use Designation:** Low Medium II Residential

**Zone:** RD1.5-1XL

**Legal Description:** Lot: 166; Block: None; Conner's  
Subdivision of the Johannsen  
Tract

**Last Day to File an Appeal:** February 21, 2018

**DETERMINATION**

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C. and the Vermont/Western Station Neighborhood Area Specific Plan Ordinance 184,888, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

**Approve with Conditions** a Project Permit Compliance Review for the demolition of an existing duplex, and the construction, use and maintenance of six (6) dwelling units with attached two-car garages and an uncovered guest parking space within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;

**Approve with Conditions** a Project Permit Adjustment to allow a seven-percent increase in the transitional height limit allowing 30 feet in lieu of the otherwise maximum permitted height of 27.99 feet; and

**Determined** based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332, Class 32 (Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

### CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped Exhibit "A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Parks First.** Prior to the issuance of a building permit, the applicant shall complete the following:
  - a. Make a payment of \$4,300 per dwelling unit, or \$17,200 for the net increase of four (4) dwelling units, to the Office of the City Administrative Officer (CAO), Parks First Trust Fund.
  - b. Contact Maria Ramos of the CAO at (213) 978-7683 or maria.ramos@lacity.org, to arrange for payment.
  - c. The calculation of a Parks First Trust Fund fee to be paid or actual park space to be provided pursuant to this Ordinance shall be off-set by the amount of any Quimby Fee (LAMC § 17.12) or dwelling unit construction tax (LAMC § 21.10.1, et seq.) paid as a result of the project.
3. **Density.** The project shall be limited to a maximum of six (6) dwelling units per the RD1.5-1XL Zone.
4. **Building Height.** The maximum building height, as measured from grade and defined in LAMC Section 12.03 to the highest point of the parapet, shall not exceed 30 feet.
5. **Building Setback.** The building shall be set back from the property line along Burns Avenue by 9 feet, 8 inches. In no event shall the building be set back from the property line along Burns Avenue by more than 10 feet.
6. **Open Space.** The project shall provide a minimum of 1,126 square feet of usable open space, consisting of 910 square feet of common open space at the ground level in the rear yard and 216 square feet of private open space within six (6) balconies. No portion of common usable open space shall have a dimension of less than 20 feet, and no portion of the private usable open space shall have a dimension of less than six (6) feet.
7. **Automobile Parking.** The applicant shall provide two (2) parking spaces in each dwelling unit for a total of 12 automobile parking spaces for six (6) dwelling units, and one (1) guest parking space that is accessible by guests of all units, as proposed by the applicant.
8. **Bicycle Parking.** The project shall provide a minimum of three (3) bicycle parking spaces.

9. **Rooftop Appurtenances.** The applicant shall screen all rooftop equipment and building appurtenances from public view or articulate the equipment and appurtenances to be architecturally integrated into the design with solid screening that matches the exterior materials, design and color of the building.
10. **Landscape Plan.** The applicant shall provide a final landscape plan prepared by a licensed landscape architect showing the following:
- a. All open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by shrubs, trees, ground cover, lawns, planter boxes, and any practicable combination.
  - b. Required number of street trees per Condition of Approval No. 12.
  - c. An automatic irrigation system shall be provided for all landscaped areas including the public right-of-way.
  - d. Portland cement concrete, pervious cement, grass-crete or another porous surface shall be used for the first 25 feet of the driveway.
11. **Street Trees.** Street trees must be installed and maintained prior to issuance of the building permit or suitably guaranteed through a bond. All improvements must be completed prior to the issuance of a Certificate of Occupancy.
- a. Three (3), 24-inch box shade trees shall be provided in the public right-of-way along Burns Avenue to the satisfaction of Bureau of Street Services, Urban Forestry Division. Whether the two (2) existing street trees in the parkway along Burns Avenue should remain or be replaced is subject to the Bureau of Street Services, Urban Forestry Division's discretion.
  - b. An automatic irrigation system shall be provided within the tree well.
  - c. The applicant shall be responsible for new street tree planting and pay fees for clerical, inspection, and maintenance per the Los Angeles Municipal Code Section 62.176 for each tree.
- Note: Contact the Urban Forestry Division, Subdivision staff, at (213) 847-3088 for site inspection prior to any street tree work.
12. **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground.
13. **Trash, Service Equipment and Satellite Dishes.** Trash, service equipment and satellite dishes shall be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. The trash area shall be enclosed by a minimum six-foot high decorative masonry wall. Each trash enclosure shall have a separate area for recyclables.



## Administrative Conditions

14. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Approved Plans, supplied by the applicant, shall be retained in the subject case file.
15. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
16. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
17. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
18. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
19. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
20. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
21. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

## 22. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the Applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the Applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the Applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## FINDINGS

The Project involves the demolition of an existing duplex, and the construction, use, and maintenance of six (6) single-family dwelling units pursuant to the Small Lot Subdivision Ordinance on a 9,602-square-foot lot. Each building will be three stories and 30 feet maximum in height, and contain 2,274 square feet of floor area. The Project will provide an uncovered guest parking space at the rear of the site in addition to the 12 spaces for the dwelling units. There will be a total of 1,126 square feet of usable open space, consisting of a 910-square-foot common open space on the rear yard, and six (6) 36-square-foot balconies.

The Project Site consists of a single parcel located along the northerly side of Burns Avenue between Virgil Avenue and Madison Avenue within the Hollywood Community Plan and Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP). The Project Site is zoned RD1.5-1XL and designated for Low Medium II Residential land uses. The existing duplex on the subject property was constructed on a different property at 922 East Vernon Avenue in Southeast Los Angeles in the early 1900s and later moved to the current location at 4321 West Burns Avenue between 1921 and 1922. The applicant submitted a Historic Resource Report, prepared by Kaplan Chen Kaplan and dated September 11, 2017, which has been reviewed by the Department of City Planning, Office of Historic Resources. The Report verified that the existing building does not meet the criteria for listing in the National Register of Historic Places, the California Register of Historical Resources or as a City of Los Angeles Historic-Cultural Monument or as a contributing building to any potential historic district. The subject building is not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles.

The Applicant is also requesting a Vesting Tentative Tract Map approval under Case No. VTT-73056-SL for the subdivision of a parcel into six (6) small lots. The Vermont/Western SNAP was adopted in 2001, while the Small Lot Subdivision Ordinance was adopted in 2005 and subsequently amended in 2014 to allow early start construction of projects that want to begin construction utilizing the modified development standards for Small Lot Subdivisions prior to the recordation of a subdivision map. The Small Lot Ordinance modifies the required minimum lot size, width and coverage, and reduces yards, passageways, and building separation for a standard subdivision and development of residential uses, in order to provide greater flexibility in accommodating the construction of fee-simple housing on smaller sized lots than would otherwise be permitted for a multifamily residentially zoned lot. For these reasons, the Small Lot Subdivision Ordinance contains language to allow projects that will be developed as Small Lot Subdivisions to deviate from these requirements prior to the recordation of a final map. However, the Ordinance does not contain language to supersede any Specific Plan regulations prior to the recordation of the final map. Therefore, the proposed project to construct six (6) single-family dwellings is obligated to comply with the multifamily design and development regulations of the Specific Plan, as the provisions of the Small Lot Ordinance do not take effect until after the map is recorded.

### **PROJECT PERMIT COMPLIANCE FINDINGS**

- 1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**
  - A. Parks First.** Section 6.F. of the Vermont/Western Specific Plan requires an Applicant to pay a Parks First Trust Fund of \$4,300 for each new dwelling unit prior to the issuance of a Certificate of Occupancy. The Project includes the demolition of an existing duplex and the construction of six (6) single-family dwellings for a net increase

of four (4) dwelling units. The Project is required to pay \$4,300 per dwelling unit for a total of \$17,200 into the Parks First Trust Fund per the Condition of Approval. The calculation of a Parks First Trust Fund fee to be paid or actual park space to be provided pursuant to Ordinance No. 184,888, shall be off-set by the amount of any Quimby Fee (LAMC § 17.12) or dwelling unit construction tax (LAMC § 21.10.1, et seq.) paid as a result of the Project. Therefore, as conditioned, the Project complies with Section 6.F of the Specific Plan.

- B. Residentially Zoned Properties.** Section 7.A. of the Vermont/Western Specific Plan states that residential uses allowed by the existing residential zoning classification of any lot located within Subarea A shall be permitted, provided that no more than two lots have a total combined lot area of 15,000 square feet may be tied together to form a single building site. Furthermore, parking shall be prohibited in required front yard areas. The proposed residential development is located within the RD1.5 Zone, which permits one (1) dwelling unit for every 1,500 square feet of lot area. The subject site is 9,602 square feet in size, which allows a maximum base density of six (6) dwelling units. The Project proposes to construct six (6) single-family homes on the site. Therefore, the Project complies with Section 7.A of the Specific Plan.
- C. Commercially Zoned Properties.** Section 7.B. of the Vermont/Western Specific Plan states that commercial uses on commercially zoned properties are limited to those uses defined as “Neighborhood Retail” and “Neighborhood Serving” in LAMC Section 13.07 and limited to the ground floor only. The Project site is not commercially zoned and does not propose commercial uses. Therefore, Section 7.B. of the Specific Plan does not apply.
- D. Schools, Child Care and Community Facilities.** Section 7.C. of the Vermont/Western Specific Plan states that public or private schools, child care facilities, parks, community gardens, community facilities, shall be permitted on any lot or lots provided that the building site for those uses has no more than two acres of combined lot area. The Project does not include any school, child care or community facilities uses. Therefore, Section 7.C. of the Specific Plan does not apply.
- E. Transitional Height.** Section 7.D. of the Vermont/Western Specific Plan states that the maximum height of any new building within Subarea A shall not exceed a height that is within 15 feet of the height of the shortest adjacent building on any adjacent lot. However, in no circumstance can the Project exceed the 30-foot height limit of the underlying RD1.5-1XL Zone. The Specific Plan further stipulates that roofs and roof structures for the purposes specified in the Los Angeles Municipal Code (LAMC) Section 12.21.1 B.3 of the Code and architectural rooftop features may be erected up to 10 feet above the transitional height limit, if the structures and features are set back a minimum of 10 feet from the roof perimeter and screened from view at street level.

The Applicant filed an application for a Vesting Tentative Tract Map approval for the subdivision of the existing parcel into six (6) small lots. Prior to the recordation of the final map, the height of the proposed six (6) single-family homes on the subject property would be measured in their entirety, from the lowest grade (as defined in LAMC Section 12.03) to the highest point of the roof, structure, or the parapet wall of all six (6) homes. After the recordation of the final map, the height of structures would be measured from the lowest grade to the highest point of the roof, structure or the parapet wall for each individual subdivided lot. As previously mentioned, the Small Lot

Subdivision Ordinance does not contain language to supersede any Specific Plan regulations prior to the recordation of the final map. Therefore, the proposed project to construct six (6) single-family dwellings is obligated to comply with the multifamily design and development regulations of the Specific Plan, as the provisions of the Small Lot Ordinance do not take effect until after the map is recorded.

The property to the west of the Project Site is developed with a single-story bungalow court, and the property to the east of the Project Site is developed with a two-story multi-family residential building. Per Exhibit "A," the shortest adjacent residential building to the west is 12.99 feet in height, which allows a maximum transitional height of 27.99 feet for the proposed Project. The maximum building height will be 30 feet, which is 2.01 feet taller than the maximum transitional height limit permitted. However, the Applicant requests a Project Permit Adjustment to allow a seven-percent increase in the transitional height limit allowing 30 feet in lieu of the otherwise maximum permitted height of 27.99 feet. The findings for the Project Permit Adjustment are below in Findings Nos. 3 through 6. With the granting of the Adjustment, the Project substantially complies with the transitional height provision of the Specific Plan.

- F. Building Setback.** Section 7.E. of the Vermont/Western Specific Plan states that all buildings shall face a public street. The proposed development consists of six (6) single-family dwellings on a property located on the northerly side of Burns Avenue. The first unit fronting on Burns Avenue has a doorway facing the street, and the Project provides a pedestrian path from the sidewalk to a residential doorway of each unit. Section 7.E. of the Vermont/Western Specific Plan also states that the exterior wall of the building frontage shall be located no closer to the street and no farther from the street than the exterior walls of the adjacent buildings. The property to the west of the Project Site is developed with a single-story bungalow court, and the property to the east of the Project Site is developed with a two-story multi-family residential building. The bungalow court has a front yard setback of 9 feet, 6 inches, and the multi-family building has a front yard setback of 10 feet. The Project observes a front yard setback of 9 feet, 8 inches. Therefore, the Project complies with Section 7.E. of the Specific Plan.
- G. Usable Open Space.** Section 7.F. of the Vermont/Western Specific Plan states that residential Projects with two or more dwelling units must provide specified amounts of common and private open space pursuant to the standards set forth in LAMC Section 12.21 G.2. The Specific Plan further stipulates that 50 percent of open space may be located above the grade level or first habitable room level, and roof decks may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof perimeter. The proposed development consists of six (6) single-family dwelling units. Each unit contains more than three (3) habitable rooms, requiring 175 square feet of open space per dwelling unit per LAMC Section 12.21 G.2. In total, the Project is required to provide a minimum of 1,050 square feet of usable open space, of which 525 square feet may be located above the grade or first habitable room level. The Project will provide 910 square feet of common open space that measures 20 feet by 45 feet, 6 inches at the grade level in the rear yard, and 216 square feet of private open space within six (6) balconies. The Applicant does not propose any roof decks. Therefore, the Project complies with Section 7.F. of the Specific Plan.



- H. Project Parking Requirements.** Section 7.G. of the Vermont/Western Specific Plan sets forth a minimum and maximum parking standard for new projects. Projects that provide three (3) or more habitable rooms per unit are required to provide a minimum of one and a half (1.5) spaces per unit, a maximum of two (2) spaces per unit and one-quarter (0.25) guest space for each dwelling unit. The project proposes six (6) dwelling units, each consisting of three (3) or more habitable rooms and is therefore required to provide a minimum of nine (9) parking spaces and a maximum of 12 parking spaces for the dwelling units and one (1) guest space. The Applicant proposes two (2) parking spaces in an attached garage within each of the six (6) dwelling units for a total of 12 spaces, and a guest parking space at the rear of the subject property. Therefore, as proposed, the Project complies with Section 7.G of the Specific Plan.

In addition, Section 7.G.2 of the Vermont/Western Specific Plan requires any Projects with two or more residential units to provide one-half (0.5) bicycle parking space per residential unit. The Project proposes six (6) dwelling units, which requires a minimum of three (3) bicycle parking spaces on-site. The plans submitted by the Applicant show that there will be four (4) uncovered bicycle parking spaces at the rear of the site. Therefore, the Project complies with Section 7.G.2 of the SNAP.

- I. Conversion Requirements.** Section 7.H. of the Vermont/Western Specific Plan sets forth requirements pertaining to the conversion of existing structures to residential condominium uses. The Project proposes to demolish an existing duplex and construct six (6) new single-family dwellings. The Project does not include the conversion of existing structures to residential condominium uses. Therefore, Section 7.H. of the Specific Plan does not apply.
- J. Development Standards.** Section 7.I. of the Vermont/Western Specific Plan requires that all Projects be in substantial conformance with the following Development Standards and Design Guidelines.

#### **Development Standards**

- K. Landscaped Focal Point.** This Development Standard requires all new development Projects to be designed around a landscaped focal point or courtyard. The Applicant has submitted a Landscape Plan showing landscaped areas within the front yard along Burns Avenue and the rear yard with trees, shrubs and ground cover, including ficus pumila, rhamnus Californica, salvia apiana, salvia clevelandii, leymus condesatus, woodwardia fimbriata, and chilopsis linearis. As such, the Project site will be landscaped with a focal point located within the front yard and the rear yard courtyard area. Therefore, as proposed, the Project complies with this Development Standard.
- L. Landscape Plan.** This Development Standard requires that all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by lawns and other ground coverings. The Applicant has submitted a Landscape Plan that shows landscaped front and rear yards, as described above. Therefore, as proposed, the Project complies with this Development Standard.
- M. Usable Open Space.** This Development Standard requires that common usable open space must have a dimension of 20 feet and be at least 400 square feet for Projects with under 10 dwelling units. The Development Standard further stipulates that private usable open space, such as balconies with a minimum dimension of six (6) feet, may

reduce the required usable open space directly commensurate with the amount of private open space provided. The Applicant proposes a common open space that measures 20 feet by 45 feet, 6 inches with a total area of 910 square feet. The development also proposes 216 square feet of private balconies with minimum dimensions of six (6) feet. Therefore, the Project complies with this Development Standard.

- N. Street Trees.** This Development Standard requires one, 24-inch box shade tree to be planted and maintained in the public right-of-way for every 20 feet of street frontage. The subject site occupies 60 feet of street frontage along Burns Avenue, requiring three (3) street trees in the public right-of-way. The Applicant has provided a Landscape Plan which only shows two (2) existing trees in the parkway along Burns Avenue. A Condition of Approval has been included to ensure that all street trees required by the Specific Plan are planted or guaranteed through a bond to the satisfaction of Bureau of Street Services, Urban Forestry Division prior to obtaining a Certificate of Occupancy. The Development Standard further requires that all landscaped areas including the public right-of-way shall be irrigated with an automated watering system, which has been included in the Conditions of Approval. Therefore, as conditioned, the Project complies with this Development Standard.
- O. Utilities.** This Development Standard requires all new utility lines which directly service the lot or lots to be installed underground. The Project does not propose any new utilities at this time. In the event that utilities be installed in the future, a Condition of Approval has been included requiring all proposed utilities on the Project site to be placed underground. Therefore, as conditioned, the Project complies with this Development Standard.
- P. Pedestrian Access.** This Development Standard requires that pedestrian access shall be in the form of walks provided from the public street to the main building entrance and that they provide a view into any existing interior courtyard or landscaped open area. The proposed development provides a paved pedestrian walkway to the building from Burns Avenue, providing access to the main building entrance to each of the six (6) dwelling units. The walkway provides a view into a landscaped common open space located at the rear of the project site. Therefore, as proposed, the Project complies with this Development Standard.
- Q. Alley Access.** This Development Standard requires vehicle and pedestrian access from existing alleys or side streets to be preserved and enhanced. The subject site is not accessible via an alley. Therefore, this Development Standard does not apply.
- R. Curb Cuts.** This Development Standard allows no more than one curb cut per lot or 100 feet of lot frontage and further requires curb cuts to be a maximum of 20 feet in width unless more is required by the Department of Transportation (DOT) or the Department of Building and Safety (DBS). The Site Plan shows a 20-foot curb that provides vehicular access to an attached parking garage in each of the six (6) dwelling units and an uncovered parking space from Burns Avenue. Therefore, as proposed, the Project complies with this Development Standard.
- S. Driveways.** This Development Standard requires that the first 25 feet in length of driveways be constructed of Portland cement concrete, pervious cement, grass-crete, or any other porous surface that reduces heat radiation and/or increases surface

absorption, thereby reducing runoff. The proposed development is accessible from Council Street via a 22-foot wide driveway that is approximately 139 feet, 6 inches in length. The plans do not indicate the type of the type of materials of which the driveway will be constructed. As such, a Condition of Approval has been included requiring a revised landscape plan showing Portland cement concrete or other semi-pervious paving surface for the driveway. Therefore, as conditioned, the Project complies with this Development Standard.

- T. Parking Lots and Structures.** This Development Standard requires surface parking lots, structures, garages and carports to be located at the rear of buildings. Furthermore, surface parking lots shall be paved with Portland cement concrete, pervious cement, grass-crete, or any other porous surface that will reduce the heat radiation and/or increase the surface absorption. The intent of this Development Standard is to minimize the appearance of parking areas. The Project includes a two-car parking garage in each of the six (6) dwelling units, and an uncovered parking space located at the rear of the site, located 139 feet, 6 inches away from the public right-of-way. While the uncovered parking space is not located at the rear of the proposed buildings, the uncovered parking space at the rear of the site will not be too visible from the public right-of-way given its distance from the street. Therefore, the Project substantially complies with this Development Standard.
- U. Trash, Service Equipment and Satellite Dishes.** This Development Standard requires that trash, service equipment and satellite dishes to be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. Additionally, the trash area shall be enclosed by a minimum six-foot high decorative masonry wall. The Applicant shows a trash area with recyclables at the rear of the project site; however, Exhibit "A" does not show the six-foot tall wall enclosing the trash area. Additionally, Exhibit "A" does not show any service equipment and satellite dishes proposed on the site. A Condition of Approval has been included requiring all trash, service equipment and satellite dishes to be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. The trash area is required to have an enclosure constructed of a decorative masonry wall that is six feet in height per the Condition of Approval. Therefore, as conditioned, the Project complies with this Development Standard.
- V. Roofs and Rooftop Appurtenances.** This Development Standard requires that all rooftop equipment be screened from public view or architecturally integrated into the design of the building by incorporating screening that is solid and matches the exterior materials, design and color of the building for flat roofs. Exhibit "A" does not propose any rooftop equipment. A Condition of Approval has been included requiring all rooftop equipment to be screened from public view. Therefore, as conditioned, the Project complies with this Development Standard.
- W. Roof Lines.** This Development Standard requires that all roof lines in excess of 40 feet in horizontal length must be broken up through the use of gables, dormers, plant-ions, cutouts or other appropriate means. The north and south elevations are approximately 37 feet in horizontal length, while the east and west elevations are approximately 127 feet, 10 ½ inches in horizontal length. The Project breaks up the roof line of east and west elevations by alternating Spanish tiles and flat parapets on the roof. Therefore, as proposed, the Project complies with this Development Standard.

- X. Privacy.** This Development Standard requires that buildings be arranged to avoid windows facing windows across property lines, or the private open space of other residential units. The Project abuts residential uses to the east and west. The Applicant has provided elevations which depict the windows of existing adjacent structures to superimposed onto the proposed Project. The elevations show that while there are windows that partially overlap one another, there are none which directly face those of the adjacent residential buildings and are generally staggered and/or off-set. Given the constraints as an infill development located in an urbanized area, the Applicant had demonstrated efforts to arrange windows to avoid directly facing windows across property lines or private open space of other residential units. Therefore, the Project substantially complies with this Development Standard.
- Y. Façade Relief.** This Development Standard requires that all exterior building elevations, walls or fences provide a break in the plane for every 20 feet in horizontal length, and every 15 feet in vertical length created by an architectural detail or a change in material. The Specific Plan further requires architectural treatments on the building front elevation to be continued on the sides and back of buildings. All facades of the proposed building comply substantially with the requirement by providing various breaks in the plane with a change in materials between stucco and wood panels and projecting balconies. The plans submitted by the Applicant propose new six-foot walls and fences on the site, which are subject to the façade relief requirement. However, these walls do not provide a break in the plane every 20 feet in horizontal length. As such, a Condition of Approval has been included to require the Applicant to submit revised elevations of the walls showing that these walls provide a break in the plane every 20 feet in horizontal length. Therefore, as conditioned, the Project complies with this Development Standard.

### **Design Guidelines**

- Z. General Building Design.** This Design Guideline recommends that buildings should be compatible in form with the existing neighborhood atmosphere. Surrounding properties are one to two stories in height, ranging from approximately 13 to 28 feet in height. The surrounding area is developed with one- to two-story, multi-family residential developments. The proposed buildings are 30 feet in height with three residential floors, which is consistent with the height and massing of adjacent structures and compatible with the surrounding area. Therefore, the Project satisfies this Design Guideline.
- AA. Architectural Features.** This Design Guideline recommends that courtyards, roof gardens, porches, balconies, arbors and trellises be used to add interest to the buildings. The Project includes open landscaped areas in the front and rear yards with various landscaping elements, including trees, shrubs, and groundcover. The Project proposes projecting balconies on the elevations, which adds to the building façade articulation. The Project also incorporates vertical planes that range in width and height, which further articulates the building and breaks up the massing and roof lines. Therefore, the Project satisfies this Design Guideline.
- BB. Shade.** This Design Guideline recommends that canopies, building overhangs and arbors be incorporated into the design of new structures to provide shade. The Project

provides projecting balconies that create canopies and overhangs to provide shade. Therefore, the Project satisfies this Design Guideline.

**CC. Building Color.** This Design Guideline encourages buildings be painted three colors: a dominant color, a subordinate color and a “grace note” color. The dominant color for the building will be white, while the subordinate color will be brown. Therefore, the Project substantially conforms to the Design Guidelines.

**2. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

The Director of Planning determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Class 32 consists of projects characterized as in-fill development meeting the following criteria:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c. The project site has no value as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

The applicant is requesting a Vesting Tentative Tract Map for the subdivision of one (1) parcel into six (6) small lots to construct a three-story, 30-foot tall single-family dwelling unit with an attached two-car garage on each lot. The subject site is relatively level, 9,602 square feet, or 0.22 acres, in size and wholly within the City of Los Angeles. The site is zoned RD1.5-1XL and has a General Plan Land Use Designation of Low Medium II Residential. The site is also located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP). As shown in the case file, the project is consistent with applicable Hollywood Community Plan designation and policies, all applicable zoning designations and regulations, and Specific Plan provisions. The RD1.5 Zone allows 1,500 square feet of lot area per each dwelling unit, which permits a maximum of six (6) units on the site.

The project site is located in an urbanized area, and all of the surrounding properties are developed with single- and multi-family residential developments, offices, commercial and retail stores, surface parking lots, light industrial buildings, and an elementary school. The site is currently improved with a duplex and has no value as a habitat for endangered, rare

or threatened species. There are five (5) non-protected trees on the site, which will be removed as part of the proposed project.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. The project will not result in significant impacts related to air quality because it falls below interim air threshold that were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of the proposed project will be on a site which has been previously developed and is consistent with the general plan. Therefore, based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Categorical Exemption.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 15303 and 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes six (6) dwelling units in an area zoned and designated for such development. The proposed project is not unusual for the vicinity of the subject site, and is similar in scope to other existing low- and medium-density residential developments in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. The only state designated scenic highway in the City of Los Angeles is a portion of State Route 27 (Topanga Canyon Boulevard), which is located in the Canoga Park, West Hills, Winnetka, and Woodland Hills area, and therefore the subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located near the project site. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

The applicant submitted a Historic Resource Report, prepared by Kaplan Chen Kaplan and dated September 11, 2017, which has been reviewed by the Department of City Planning, Office of Historic Resources. The Report verified that the existing building does not meet the criteria for listing in the National Register of Historic Places, the California Register of Historical Resources or as a City of Los Angeles Historic-Cultural Monument or as a contributing building to any potential historic district. The subject building is not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

### **PROJECT PERMIT ADJUSTMENT FINDINGS**

- 3. There are special circumstances applicable to the project or project site which make the strict application of the specific plan regulation(s) impractical.**

The Applicant is requesting a Project Permit Adjustment from the Vermont/Western Specific Plan, Section 7.D. Transitional Height, which requires a maximum transitional building height of 15 feet above the shortest existing adjacent building. The shortest adjacent building is on the property to the west of the site, which has a height of approximately 12.99 feet. This would permit a maximum building height on the subject property of 27.99 feet. The proposed finished building height of each residential structure will be 30 feet prior to the recordation of the final map, which is 17.01 feet higher than the shortest adjacent structure and 2.01 feet higher than the permitted transitional height provision.

The special circumstance applicable to the project is the concurrent filing of the Vesting Tentative Tract Map and the nature of a small lot subdivision project. As previously mentioned, the proposed project is reviewed as one residential development project under the SNAP prior to recordation of the final map. Once the final map is recorded, each unit is considered a single-family dwelling. The applicant is proposing to subdivide the lot into six (6) lots, which will range in width from approximately 21 to 41 feet. Given the narrow lot width of the subdivided lots, the buildings have smaller footprint and floor area for each level, thereby requiring the building to be taller in order to provide ample room in each unit. The Adjustment of the transitional height requirement allows the Applicant to develop the project to a height that will provide spacious dwelling units.

- 4. In granting the Project Permit Adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable specific plan regulations.**

Per Finding No. 1, as proposed and conditioned, the Project substantially complies with all other provisions of the Specific Plan Ordinance and Development Standards and Design Guidelines.

- 5. In granting the Project Permit Adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way.**

The Applicant requests a Project Permit Adjustment to allow a building height of 30 feet in lieu of the otherwise maximum permitted height of 27.99 feet per the SNAP Transitional Height requirement. Granting of the Adjustment would not have detrimental effects on surrounding properties and the public right-of-way. The adjacent two-story building to the east is approximately 20 feet in height according to a building permit issued in 1964. The adjacent one-story bungalows to the west is approximately 13 feet in height according to building permits issued in 1920. Although the proposed three-story building is approximately 17 feet taller than these bungalows, the building is setback from the westerly property line between the subject site and the adjacent building by 18 feet, thereby providing ample space for light and air. The one-story bungalows to the southeast, across Burns Avenue, is approximately 14 feet, 6 inches in height per a building permit issued in 1923. However, these buildings are located across the street and therefore, the proposed project would not overshadow or dominate these buildings. The two-story building located across Burns Avenue, to the southwest of the site has a building height of 28 feet per a building permit issued in 1982, which is only two (2) feet shorter than the height of the proposed Project. All other buildings along the street are similar in height, ranging from one to two stories. As such, the proposed 30-foot building height is compatible with other buildings in the area. Furthermore, an increase in building height would not affect vehicular traffic on Burns

Avenue. While the proposed buildings would be slightly taller than the maximum height permitted, building facades fronting the street are articulated with architectural elements including a change in materials and projecting balconies. Such articulated buildings would not have an adverse impact on pedestrians on the street. Furthermore, an increase in height would not affect utilities or other features within the public right-of-way. As such, it can be found that granting the Adjustment would not have detrimental effects on surrounding properties and public rights-of-ways.

6. **The project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

See Finding No. 2.



## **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

## **TRANSFERABILITY**

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

## **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

## **APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

**The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination** unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at [www.planning.lacity.org](http://www.planning.lacity.org).

Planning Department public offices are located at:

Figueroa Plaza  
201 North Figueroa Street  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
(818) 374-5050

West Los Angeles  
1828 Sawtelle Boulevard  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2901

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Building in the Valley, or the West Los Angeles Office. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either at [www.planning.lacity.org](http://www.planning.lacity.org) or by calling (213) 482-7077, (818) 374-5050, or (310) 231-2901 or through the Department of City Planning website. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP  
Director of Planning

Approved by:

  
Jane Choi, AICP, Senior City Planner

Reviewed by:

  
Mindy Nguyen, City Planner

Prepared by:

  
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DEPARTMENT OF  
**CITY PLANNING**

**CITY PLANNING COMMISSION**

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

CAROLINE CHOE  
VAHID KHORSAND  
JOHN W. MACK  
SAMANTHA MILLMAN  
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VERONICA PADILLA-CAMPOS  
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ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300

**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**EXHIBIT D**

DETERMINATION LETTER- VTT-763056-SL

(213) 978-1271

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER  
(213) 978-1272

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

<http://planning.lacity.org>

**CORRECTED ISSUE AND APPEAL DATES**

Decision Date: February 06, 2018

Last Day to Appeal: February 16, 2018

Chris Schwantiz (A)  
Stradella Court, LLC  
10153 Riverside Dr., Suite 1000  
Toluca Lake, CA 91602

Matthew Hayden (R)  
10008 West National Blvd., Unit 229  
Los Angeles, CA 90034

RE: Vesting Tentative Tract No. 73056-SL  
Related Case: DIR-2014-4124-SPP-SPPA  
4321 and 4323 West Burns Avenue  
Hollywood Community Plan Area  
Vermont/Western Station Neighborhood Area  
Plan Specific Plan – Subarea A  
(Neighborhood Conservation)  
Zone: RD1.5-1XL  
District Map: 144-B197  
Council District: 13  
CEQA: ENV-2014-4125-CE  
Legal Description: Lot 166, Conner's  
Subdivision of the Johannsen Tract

In accordance with provisions of Sections 17.03 and 12.22 C.27 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract No. 73056-SL, located at 4321 and 4323 West Burns Avenue for a maximum of six (6) lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on revised map stamp-dated July 13, 2017 in the Hollywood Community Plan and Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. This unit density is based on the RD1.5 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

**NOTE** on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That if this tract map is approved as “Small Lot Subdivision” then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
2. That if this tract map is approved as small lot subdivision then the final map be labeled as “Small Lot Subdivision per Ordinance No. 176,354” satisfactory to the City Engineer.
3. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Central District Engineering District Office.
4. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

5. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. The Map does not comply with the minimum 15-foot front yard setback for all Lot 1 fronting (facing) along Burns Avenue as required for the RD1.5 Zone. Revise the Map to show compliance with the above requirement or obtain written approval from the Department of City Planning Advisory (See Condition #13.c Note to City Zoning Engineer and Plan Check).
  - c. Provide and maintain a minimum 20-foot common access strip open to the sky for the lots all the way to the public street for access and frontage purpose per Section 12.03 under the definition of “Lot.” No projections are allowed into the 20-foot minimum common access strip. Provide the 20-foot wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced 18-foot common access strip all the way to the public street (See Condition #13.c Note to City Zoning Engineer and Plan Check).
  - d. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. “Area” requirements shall be rechecked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedications.

- e. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress for the small lot subdivision on the final map.

Notes:

The proposed building plans have been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health and safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements, with respect to the proposed property line. Compliance shall be to the satisfaction of LADBS at the time of plan check.

Backup space for parking space with less than 26 feet, 8 inches shall provide sufficient garage door opening width to comply with the current Zoning Code requirement.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

## **DEPARTMENT OF TRANSPORTATION**

6. That the project be subject to any recommendations from the Department of Transportation.

## **FIRE DEPARTMENT**

7. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

- c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- d. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- e. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- f. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- g. Submit plot plans indicating access road and turning area for Fire Department approval.
- h. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units
- i. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- j. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane."
- k. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- l. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- m. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- n. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

- o. Site plans shall include all overhead utility lines adjacent to the site.
- p. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department
- q. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- r. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Note:

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6509**. You should advise any consultant representing you of this requirement as well.

**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

- 8. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District. The project site is located on the pedestrian and bus routes for students attending Lockwood Elementary School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/motorists with the LAUSD Transportation Branch, phone no. 213-580-2950, and the principals or designees of Lockwood Elementary. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency.)



**DEPARTMENT OF WATER AND POWER**

9. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1 (c).)

**BUREAU OF SANITATION**

10. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated December 22, 2016. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1 (d).)

**INFORMATION TECHNOLOGY AGENCY**

11. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

**DEPARTMENT OF RECREATION AND PARKS**

12. That the Quimby fee be based on the RD1.5 Zone.

**DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS**

13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. Limit the subdivision to a maximum of six (6) lots.
  - b. Provide two (2) parking spaces in each dwelling unit for a total of 12 automobile parking spaces for six (6) dwelling units, and one (1) guest parking space that is accessible by guests of all units. The final tract map shall be revised to show the required number of parking spaces, including guest parking.



- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the location(s) of the following item(s) as it applies to this subdivision and the proposed development on the site.
- i. The project is permitted a reduced 18-foot common access strip open to the sky, all the way to the public street.
- ii. The project shall comply with the setbacks as indicated in the table below:

| Lot | Front Yard (Feet) | East Side Yard (Feet) | West Side Yard (Feet) | Rear Yard (Feet) |
|-----|-------------------|-----------------------|-----------------------|------------------|
| 1   | 9.67              | 5                     | 18                    | 0.17             |
| 2   | 0.17              | 5                     | 18                    | 0.17             |
| 3   | 0.17              | 5                     | 18                    | 0.17             |
| 4   | 0.17              | 5                     | 18                    | 0.17             |
| 5   | 0.17              | 5                     | 18                    | 0.17             |
| 6   | 0.17              | 5                     | 18                    | 20               |

- d. That prior to issuance of a certificate of occupancy, a minimum six-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in the required front yard.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- h. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

## i. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph ii.
- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph ii.
- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

14. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.
15. That prior to the issuance of the building permit or the recordation of the final map, a copy of the DIR-2014-4124-SPP-SPPA shall be submitted to the satisfaction of the Advisory Agency. In the event that DIR-2014-4124-SPP-SPPA is not approved, the subdivider shall submit a tract modification.
16. Prior to the issuance of a building permit, grading permit and the recordation of the final tract map, he subdivider shall record and execute a Covenant and Agreement to comply with the **Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan and Case No. DIR-2014-4124-SPP-SPPA.**

#### **Tenant Relocation Conditions**

17. Within 10 days after the expiration of the appeal period (and final action thereon), the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The applicant shall

provide a copy of the Covenant and Agreement to each eligible tenant within five (5) days of recordation of the Covenant and Agreement.

18. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

#### **DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS**

SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22 A.10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of

complete field notes in support of the boundary survey.

- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
  - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
  - (e) That drainage matters be taken care of satisfactory to the City Engineer.
  - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
  - (g) That any required slope easements be dedicated by the final map.
  - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
  - (i) That one-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
  - (j) That any one-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - (k) That no public street grade exceeds 15%.
  - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
  - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
    - i. No street lighting improvements if no street widening per S-3 (i) on Burns Avenue. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Burns Avenue.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (c)i, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up

to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - a. Remove and reconstruct the entire sidewalk adjoining the tract including the landscaping area with construction of a five-foot concrete sidewalk and landscaping of the parkway all satisfactory to the Central District B-Permit Section.
  - b. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

#### NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features, which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

### **FINDINGS OF FACT (CEQA)**

The Deputy Advisory determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Class 32 consists of projects characterized as in-fill development meeting the following criteria:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c. The project site has no value as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

The applicant is requesting a Vesting Tentative Tract Map for the subdivision of one (1) parcel into six (6) small lots to construct a three-story, 30-foot tall single-family dwelling with an attached two-car garage on each lot. The subject site is relatively level, 9,602 square feet, or 0.22 acres, in size and wholly within the City of Los Angeles. The site is zoned RD1.5-1XL and has a General Plan Land Use Designation of Low Medium II Residential. The site is also located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP). As shown in the case file, the project is consistent with applicable Hollywood Community Plan designation and policies, all applicable zoning designations and regulations, and Specific Plan provisions. The RD1.5 Zone allows 1,500 square feet of lot area per each dwelling unit, which permits a maximum of six (6) units on the site.

The project site is located in an urbanized area, and all of the surrounding properties are developed with single- and multi-family residential developments, offices, commercial and



retail stores, surface parking lots, light industrial buildings, and an elementary school. The site is currently improved with a duplex and has no value as a habitat for endangered, rare or threatened species. There are five (5) non-protected trees on the site, which will be removed as part of the proposed project.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. The project will not result in significant impacts related to air quality because it falls below interim air threshold that were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of the proposed project will be on a site which has been previously developed and is consistent with the general plan. Therefore, based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Categorical Exemption.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 15303 and 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes six (6) residential units in an area zoned and designated for such development. The proposed project is not unusual for the vicinity of the subject site, and is similar in scope to other existing low- and medium-density residential developments in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. The only state designated scenic highway in the City of Los Angeles is a portion of State Route 27 (Topanga Canyon Boulevard), which is located in the Canoga Park, West Hills, Winnetka, and Woodland Hills area, and therefore the subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located near the project site. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

The applicant submitted a Historic Resource Report, prepared by Kaplan Chen Kaplan and dated September 11, 2017, which has been reviewed by the Department of City Planning, Office of Historic Resources. The Report verified that the existing building does not meet the criteria for listing in the National Register of Historic Places, the California Register of Historical Resources or as a City of Los Angeles Historic-Cultural Monument or as a contributing building to any potential historic district. The subject building is not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat

the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract No. 73056-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Hollywood Community Plan designates the subject property for Low Medium II Residential land uses with the corresponding zones of RD1.5 and R2. The Framework Element encourages stability and enhancement of multi-family residential neighborhoods that are characterized by a mix of densities and dwelling types. The Framework Element also allows for growth in areas where there is sufficient public infrastructure and services. The subject property is zoned RD1.5-1XL and is approximately 9,602 square feet in size. The applicant proposes a six-unit small lot subdivision on the site that is permitted a maximum density of six (6) dwelling units in an area that is characterized by mix of low- and medium-density residential uses. The project site is bound by Burns Avenue to the south, which is designated as a Local Street by the Mobility Plan 2035, with a right-of-way width of 60 feet, and roadway width of 36 feet. BOE is not requiring any street dedication.

The subject property is also subject to Subarea A (Neighborhood Conservation) provisions in the Vermont/Western Station Neighborhood Area Plan (SNAP). The applicant filed a concurrent case (DIR-2014-4124-SPP-SPPA) for the demolition of an existing duplex and the construction of a six-unit residential development; and a Specific Plan Adjustment to allow a two-foot height increase from the 28-foot transitional height limit.

The approval of the Vesting Tentative Tract Map is subject to the approval of the concurrent DIR Case, and the applicant is required per Conditions of Approval to submit a copy of the Letter of Determination for the DIR Case prior to the issuance of the building permit or the recordation of the final map. In the event that the DIR case is not approved, the applicant is required to submit a tract modification. As such, the proposed six-unit small lot subdivision is substantially consistent with the applicable General Plan and the SNAP Specific Plan, subject to the approval of the Project Permit Compliance and Specific Plan Adjustment.

(b) **THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

Pursuant to Section 66418 of the Subdivision Map Act, “design” of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park and recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

The subject property will be served by an existing sanitary sewer adjoining the parcel. The applicant is required to construct necessary mainline and house connection sewers to serve the tract. The Bureau of Sanitation, Wastewater Collection System Division found no potential problems to their sewer and storm drain lines serving the subject area. Additionally, no street lighting improvements if no street widening is required per BOE improvement conditions. Otherwise, the applicant is required to remove and reinstall existing conduit behind new curb and gutter on Burns Avenue.

The Bureau of Engineering (BOE) has reviewed the proposed Vesting Tentative Tract Map and is requiring the applicant to remove and reconstruct the entire sidewalk adjoining the tract including the landscaping area with a five-foot concrete sidewalk and landscaping of the parkway, and construct the necessary on-site mainline sewers. The applicant is required to submit a plot plan, showing applicable fire lanes, fire hydrant, and distance from the edge of the roadway or approved fire lane to dwelling unit entrances, to the Los Angeles Fire Department for approval.

All of the recommended improvements have been included as Conditions of Approval. Additionally, the project is required to provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map and provide necessary public access to the on-site easements. Furthermore, the Los Angeles Department of Water and Power commented that this tract can be supplied with water from the municipal system and all required water mains have been installed. Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The project site currently consists of one parcel with a lot area of 9,602 square feet. The site is zoned RD1.5-1XL within the Hollywood Community Plan, which designates the site for Low Medium II Residential land uses. The project site is not located in any hazardous or geologically sensitive areas, including Hillside Area, Very High Fire Hazard Severity Zone, Flood Zone, Hazardous Waste/Border Zone, Methane Hazard Site, Alquist-Priolo Fault Zone, Landslide Area, Liquefaction Area, Preliminary Fault Rupture Study Area, and Tsunami Inundation Zone. Additionally, although the project site is located within the BOE Special Grading

Area, LADBS Grading Division reviewed the proposed project and determined that geology/soils reports are not required and the project does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. The surrounding properties are developed with a mix of low- and low-medium residential uses. The proposed development of six (6) small lot homes is an allowed use on the site that is consistent with the general character in the neighborhood. As such, the project site is physically suitable for the proposed type of development.

- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The project site is zoned RD1.5-1XL and designated for Low Medium II Residential land uses, corresponding to the RD1.5 and RD2 Zones per the Hollywood Community Plan Land Use Map. The RD1.5 Zone allows 1,500 square feet of lot area per each dwelling unit, permitting a maximum of six (6) units on the 9,602-square-foot site. The applicant proposes a six-unit small lot subdivision, which is within the maximum allowable density. As previously mentioned, the project site is not located in any hazardous or geologically sensitive areas, including Hillside Area, Very High Fire Hazard Severity Zone, Flood Zone, Hazardous Waste/Border Zone, Methane Hazard Site, Alquist-Priolo Fault Zone, Landslide Area, Liquefaction Area, Preliminary Fault Rupture Study Area, and Tsunami Inundation Zone. Additionally, although the project site is located within the BOE Special Grading Area, LADBS Grading Division reviewed the proposed project and determined that geology/soils reports are not required and the project does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. As such, the project site is physically suitable for the proposed density.

- (e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Deputy Advisory determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statutes and Guidelines, Section 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies (see above CEQA Findings). The Project Site is currently not a habitat for fish or wildlife.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and

safety related requirements, as mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management). The project site is not located on a hazardous materials site, floor hazard

There are no apparent health problems that might be caused by the design or construction of the proposed condominium units. The Bureau of Engineering has reported that existing sanitary sewer is available under Burns Avenue adjoining the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet State-wide ocean discharge standards.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The project site is a legally recorded lot that is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, park or any officially recognized public area that requires access through or within the proposed subdivision, and no such easements are known to exist. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the City prior to recordation of the proposed map.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 73056-SL.

VINCENT P. BERTONI, AICP  
Advisory Agency

  
\_\_\_\_\_  
KEVIN S. GOLDEN  
Deputy Advisory Agency  
\_\_\_\_\_  
JANE J. CHOI  
Senior City Planner

VPB:KSG:JJC:MD:NC

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

*Downtown Office  
Figueroa Plaza  
201 North Figueroa Street, 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
(213) 482-7077*

*Valley Office  
6262 Van Nuys Boulevard, Suite 251  
Van Nuys, CA 91401  
(818) 374-5050*

*West Los Angeles  
Development Services Center  
1828 Sawtelle Boulevard, 2nd Floor  
Los Angeles, CA 90025  
(310) 231-2901*

**Forms are also available on-line at <http://planning.lacity.org>.**

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90<sup>th</sup> day following the date on which the City's decision becomes final.





EXHIBIT F

ARCHITECTURAL PLANS  
DIR-2014-4124-SPP-SPPA

| DESCRIPTION   |                    | PROJECT INFORMATION   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
|---|--------------------|---|--|---|-----|---|--------|---|--|---------------------|--|--|---------|----------|---------|------------|--|----------|--------------------|----------------------------|--------|-----------------------------|--------|---------------------------|----------|---|--|----------|--------------------|----------|--------------------|---------------|---------|---------|---------|----------|----------|---------|----------|----------|----------|---------|---------|----------|---------|---------|---------|----------|---------|----------|---------|---------|---------|----------|-------------------|----------|----------|
| <p>6 NEW SINGLE-FAMILY, 3 STORY UNITS WITH ONE GARAGE EACH (2 PARKING STALLS TOTAL PER UNIT)<br/>Lot 6 will have a garage door that is accessible using a code. 1 of 2 stalls will be utilized as a guest parking space.<br/>ONE 22' WIDE COMMON ACCESS DRIVEWAY FOR VEHICULAR ACCESS<br/>ONE 5' COMMON WALKWAY FOR PEDESTRIAN ACCESS</p> <p>USE: 6 SFD<br/>OCCUPANCY GROUP: RESIDENTIAL, RD1.5XL<br/>CONSTRUCTION: WOOD FRAME (TYPE V-B)<br/>LOT AREA: 9,602 SF<br/>GARAGE: 403.25 SF<br/>BALCONY: 105 SF<br/>SPRINKLERS REQUIRED: NO</p>  |                    | <p><b>FLOOR AREA</b><br/><b>LOTS 1-6 (PER LOT)</b><br/>FIRST FLOOR: 701.25<br/>SECOND FLOOR: 786.25<br/>THIRD FLOOR: 786.25<br/>TOTAL SF OF EACH HOUSE: 2,273.75</p> <p><b>KEY NOTES</b><br/>1. CONCRETE DRIVEWAY - PERMEABLE<br/>2. TRASH COLLECTION - COMMON TRASH AREA</p>   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| <p><b>ZONING INFORMATION</b></p> <table><thead><tr><th colspan="2">HEIGHT</th></tr></thead><tbody><tr><td>HEIGHT MAX. PER UNDERLYING ZONING RD1.5-1XL</td><td>30'</td></tr><tr><td>TRANSITIONAL HEIGHT LIMIT PER SNAP PROPOSED</td><td>27.99'</td></tr><tr><td colspan="2">7% SNAP Height Increase Adjustment to 30' per LAMC Sec 11.5.7 E2(a)</td></tr></tbody></table> <table><thead><tr><th colspan="2">DENSITY CALCULATION</th></tr></thead><tbody><tr><td>ALLOWED: 1 UNIT/1500 SF LOT AREA ALLOWABLE (9,602/1500 SF)</td><td>6 UNITS</td></tr><tr><td>PROPOSED</td><td>6 UNITS</td></tr></tbody></table> <table><thead><tr><th colspan="2">OPEN SPACE</th></tr></thead><tbody><tr><td>REQUIRED</td><td>175' X 6= 1,050 SF</td></tr><tr><td>PROPOSED COMMON OPEN SPACE</td><td>910 SF</td></tr><tr><td>PROPOSED PRIVATE OPEN SPACE</td><td>216 SF</td></tr><tr><td>PROPOSED TOTAL OPEN SPACE</td><td>1,126 SF</td></tr></tbody></table> |                    | HEIGHT  |  | HEIGHT MAX. PER UNDERLYING ZONING RD1.5-1XL | 30' | TRANSITIONAL HEIGHT LIMIT PER SNAP PROPOSED | 27.99' | 7% SNAP Height Increase Adjustment to 30' per LAMC Sec 11.5.7 E2(a) |  | DENSITY CALCULATION |  | ALLOWED: 1 UNIT/1500 SF LOT AREA ALLOWABLE (9,602/1500 SF) | 6 UNITS | PROPOSED | 6 UNITS | OPEN SPACE |  | REQUIRED | 175' X 6= 1,050 SF | PROPOSED COMMON OPEN SPACE | 910 SF | PROPOSED PRIVATE OPEN SPACE | 216 SF | PROPOSED TOTAL OPEN SPACE | 1,126 SF | <p><b>PARKING</b></p> <p>Snap Parking Requirement Supersedes Code Requirement.</p> <p><b>PER LAMC SEC 12.21 A4 (a)</b></p> <table><tbody><tr><td>REQUIRED</td><td>2 SPACES/UNIT = 12</td></tr><tr><td>PROPOSED</td><td>2 SPACES/UNIT = 12</td></tr><tr><td>GUEST PARKING</td><td>1 SPACE</td></tr></tbody></table> <p><b>PER SNAP Section 7G1</b><br/>MIN STANDARD PARKING IS 1.5 SPACES/DWELLING UNIT WITH MORE THAN 3 HABITABLE ROOMS</p> <table><tbody><tr><td>MINIMUM</td><td>9 TOTAL</td></tr><tr><td>PROPOSED</td><td>12 TOTAL</td></tr></tbody></table> <p>MAX STANDARD PARKING IS 2 SPACES/DWELLING UNIT WITH MORE THAN 3 HABITABLE ROOMS</p> <table><tbody><tr><td>MAXIMUM</td><td>12 TOTAL</td></tr><tr><td>PROPOSED</td><td>12 TOTAL</td></tr></tbody></table> <p>MIN STANDARD GUEST PARKING IS .25 SPACES/DWELLING UNIT</p> <table><tbody><tr><td>MINIMUM</td><td>1 TOTAL</td></tr><tr><td>PROPOSED</td><td>1 TOTAL</td></tr></tbody></table> <p>MAX STANDARD GUEST PARKING IS NO MORE THAN .25 SPACE/DWELLING UNIT</p> <table><tbody><tr><td>MAXIMUM</td><td>1 TOTAL</td></tr><tr><td>PROPOSED</td><td>1 TOTAL</td></tr></tbody></table> <p><b>PARKING</b></p> <table><tbody><tr><td>STANDARD</td><td>6 TOTAL</td></tr><tr><td>COMPACT</td><td>6 TOTAL</td></tr></tbody></table> <p><b>BICYCLE PARKING</b></p> <table><tbody><tr><td>REQUIRED</td><td>6 x .5 = 3 SPACES</td></tr><tr><td>PROPOSED</td><td>4 SPACES</td></tr></tbody></table> |  | REQUIRED | 2 SPACES/UNIT = 12 | PROPOSED | 2 SPACES/UNIT = 12 | GUEST PARKING | 1 SPACE | MINIMUM | 9 TOTAL | PROPOSED | 12 TOTAL | MAXIMUM | 12 TOTAL | PROPOSED | 12 TOTAL | MINIMUM | 1 TOTAL | PROPOSED | 1 TOTAL | MAXIMUM | 1 TOTAL | PROPOSED | 1 TOTAL | STANDARD | 6 TOTAL | COMPACT | 6 TOTAL | REQUIRED | 6 x .5 = 3 SPACES | PROPOSED | 4 SPACES |
| HEIGHT  |                    |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| HEIGHT MAX. PER UNDERLYING ZONING RD1.5-1XL   | 30'                |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| TRANSITIONAL HEIGHT LIMIT PER SNAP PROPOSED   | 27.99'             |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| 7% SNAP Height Increase Adjustment to 30' per LAMC Sec 11.5.7 E2(a)   |                    |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| DENSITY CALCULATION   |                    |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| ALLOWED: 1 UNIT/1500 SF LOT AREA ALLOWABLE (9,602/1500 SF)  | 6 UNITS            |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| PROPOSED  | 6 UNITS            |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| OPEN SPACE  |                    |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| REQUIRED  | 175' X 6= 1,050 SF |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| PROPOSED COMMON OPEN SPACE  | 910 SF             |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| PROPOSED PRIVATE OPEN SPACE   | 216 SF             |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| PROPOSED TOTAL OPEN SPACE   | 1,126 SF           |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| REQUIRED  | 2 SPACES/UNIT = 12 |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
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| GUEST PARKING   | 1 SPACE            |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| MINIMUM   | 9 TOTAL            |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| PROPOSED  | 12 TOTAL           |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| MAXIMUM   | 12 TOTAL           |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| PROPOSED  | 12 TOTAL           |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| MINIMUM   | 1 TOTAL            |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| PROPOSED  | 1 TOTAL            |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| MAXIMUM   | 1 TOTAL            |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| PROPOSED  | 1 TOTAL            |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| STANDARD  | 6 TOTAL            |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| COMPACT   | 6 TOTAL            |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| REQUIRED  | 6 x .5 = 3 SPACES  |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
| PROPOSED  | 4 SPACES           |   |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |
|   |                    | <p><b>ADDRESS:</b> 4321-4323 West Burns Ave<br/><b>ASSESSOR PARCEL NO. (APN):</b> 5539-008-021<br/><b>THOMAS BROTHERS GRID:</b> PAGE 594 - GRID A6<br/><b>LOT/PARCEL AREA (CALCULATED):</b> 9,602 SF<br/><b>TRACT:</b> CONNER'S SUBDIVISION OF THE JOHANNSEN TRACT<br/><b>MAP REFERENCE:</b> M R 15-86<br/><b>BLOCK:</b> None<br/><b>LOT:</b> 166 and vacated portion of Burns Ave in front<br/><b>ARB (LOT CUT REFERENCE):</b> NONE<br/><b>MAP SHEET:</b><br/><b>COMMUNITY PLAN AREA:</b> HOLLYWOOD<br/><b>AREA PLANNING COMMISSION:</b> CENTRAL<br/><b>NEIGHBORHOOD COUNCIL:</b> EAST HOLLYWOOD<br/><b>COUNCIL DISTRICT:</b> CD 13 - MITCH O'FARRELL<br/><b>CENSUS TRACT #:</b> 1914.10<br/><b>LADBS DISTRICT OFFICE:</b> LOS ANGELES METRO<br/><b>SPECIAL NOTES:</b> NONE</p> <p><b>ZONING:</b> RD1.5-1XL</p> <p><b>GENERAL PLAN LAND USE:</b> LOW MEDIUM II RESIDENTIAL<br/><b>HILLSIDE AREA (ZONING CODE):</b> NO<br/><b>BASLINE HILLSIDE ORDINANCE:</b> NO</p> <p><b>BASLINE MANSIONIZATION ORDINANCE:</b> NO<br/><b>SPECIFIC PLAN AREA:</b> Vermont/Western Station Neighborhood Area Plan, Subarea A.<br/><b>DESIGN REVIEW BOARD:</b> NO<br/><b>HISTORIC PRESERVATION REVIEW:</b> NO</p> <p><b>ADAPTIVE REUSE INCENTIVE AREA:</b> NONE</p> <p><b>CRA-COMMUNITY REDEVELOPMENT AGENCY:</b> NONE<br/><b>CENTRAL CITY PARKING:</b> NO<br/><b>DOWNTOWN PARKING:</b> NO<br/><b>BUILDING LINE:</b> NONE<br/><b>LIQUIFACTION ZONE:</b> NO</p> |  |   |     |   |        |   |  |                     |  |  |         |          |         |            |  |          |                    |                            |        |                             |        |                           |          |   |  |          |                    |          |                    |               |         |         |         |          |          |         |          |          |          |         |         |          |         |         |         |          |         |          |         |         |         |          |                   |          |          |

| SETBACK MATRIX (per VTT 73056) |            |                |                |           |
|--------------------------------|------------|----------------|----------------|-----------|
| LOT                            | FRONT YARD | EAST SIDE YARD | WEST SIDE YARD | REAR YARD |
| 1                              | 9'8"       | 5'0"           | 18'0"          | 2"        |
| 2                              | 2"         | 5'0"           | 18'0"          | 2"        |
| 3                              | 2"         | 5'0"           | 18'0"          | 2"        |
| 4                              | 2"         | 5'0"           | 18'0"          | 2"        |
| 5                              | 2"         | 5'0"           | 18'0"          | 2"        |
| 6                              | 2"         | 5'0"           | 18'0"          | 20'0"     |

| SETBACK MATRIX (prior to subdivision) |            |                |                |           |
|---------------------------------------|------------|----------------|----------------|-----------|
| LOT                                   | FRONT YARD | EAST SIDE YARD | WEST SIDE YARD | REAR YARD |
| 1                                     | 9'8"       | 5'0"           | 18'0"          | 20'0"     |

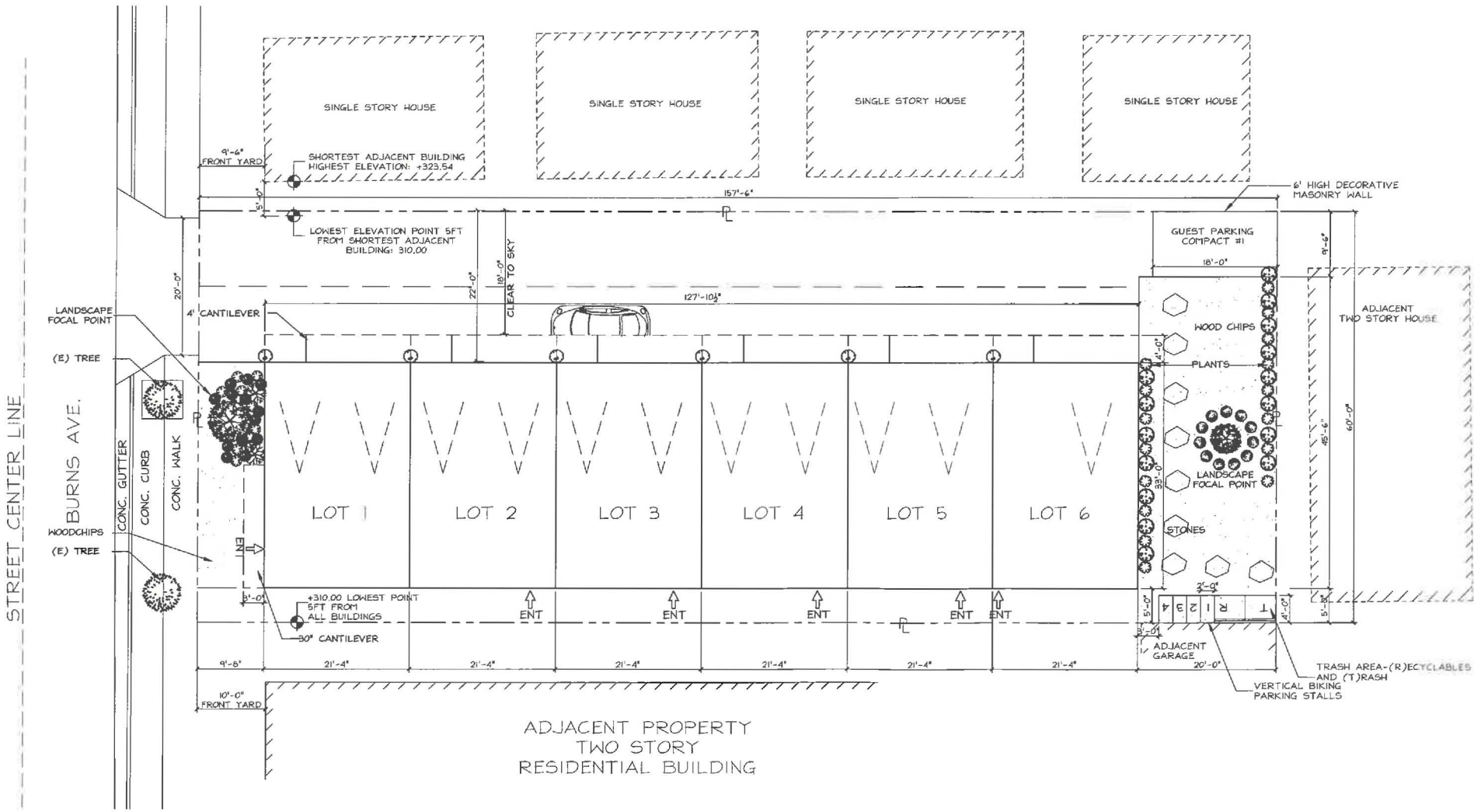
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Page No. 1 of 14  
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PROJECT PLANNING



# BURNS AVE. SMALL LOT SUBDIVISION

|                      | ALLOWED/REQUIRED | PROPOSED |
|----------------------|------------------|----------|
| COMMON OPEN SPACE SF | 1,050 SF         | 910 SF   |
| PRIVATE OPEN SPACE   |                  | 216 SF   |
| TOTAL OPEN SPACE     |                  | 1126 SF  |



LINDA MEJIA  
DESIGNER

8601 Balboa Blvd  
Northridge, Ca 91325  
818.419.4492

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CLIENT  
CHRIS SCHWANITZ  
STRADELLA COURT, LLC  
10153 RIVERSIDE DR.  
SUITE 1000  
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4321 BURNS AVE.  
LOS ANGELES, CA 90029

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*SPP-SPPA*

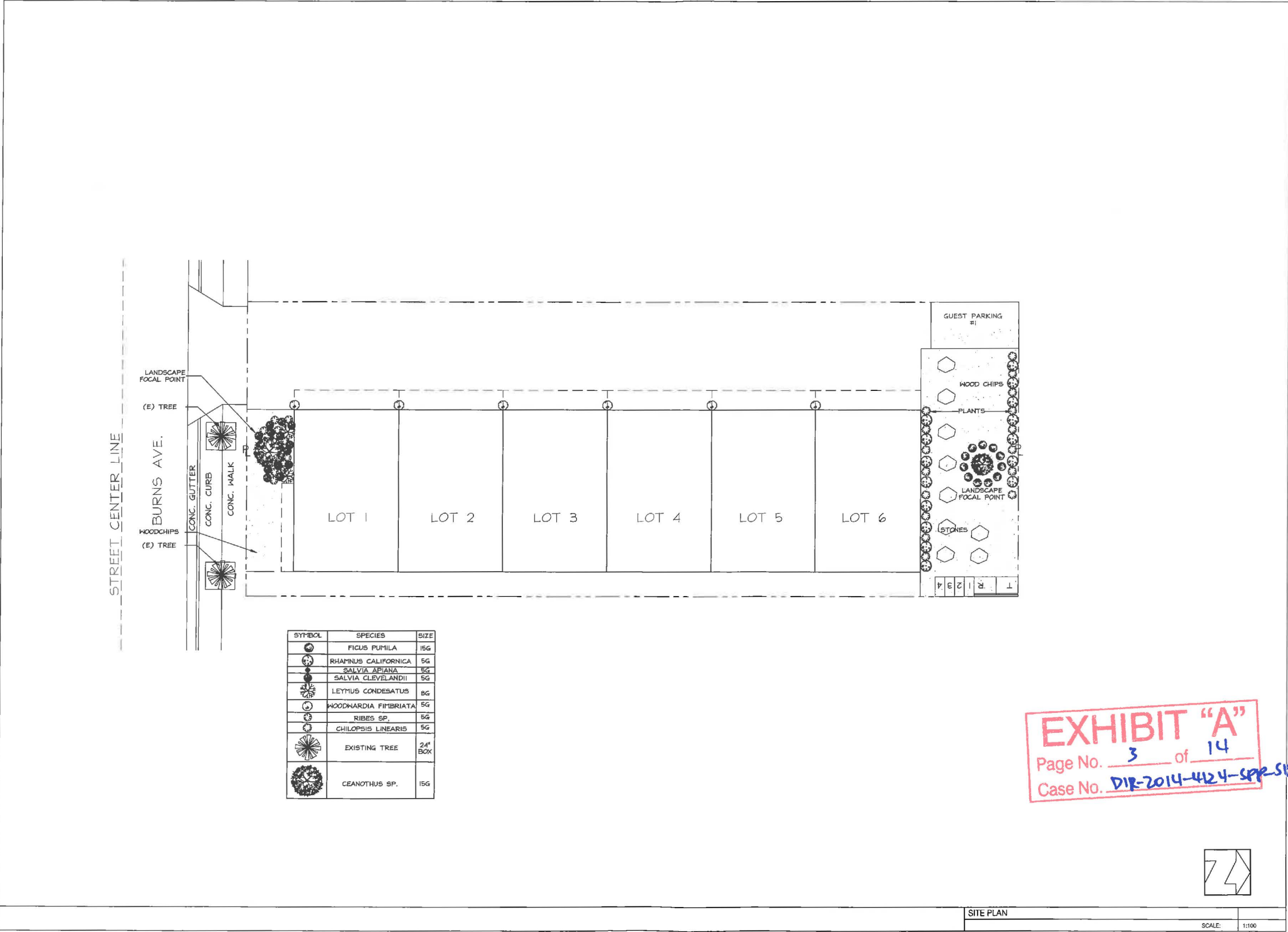
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| Date:        | 06-27-2017 |
| Project:     | BURNS      |
| Drawn:       | LM         |
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| Sheet No.:   |            |

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SITE PLAN



SCALE: 1/100



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HAHN

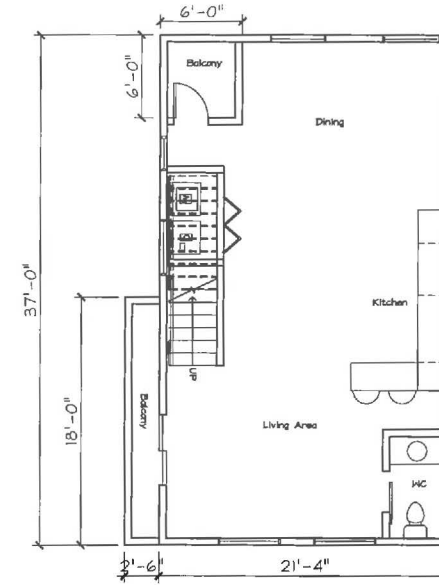
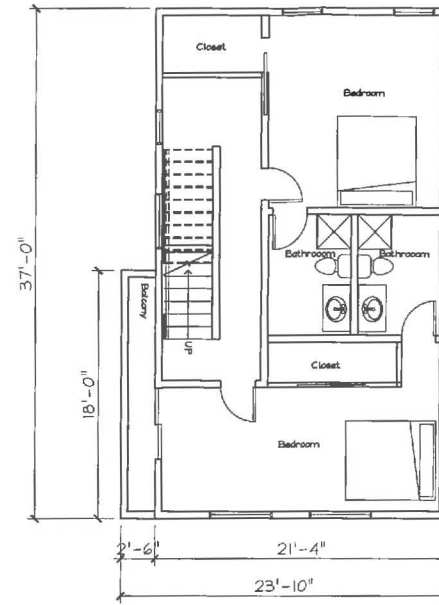
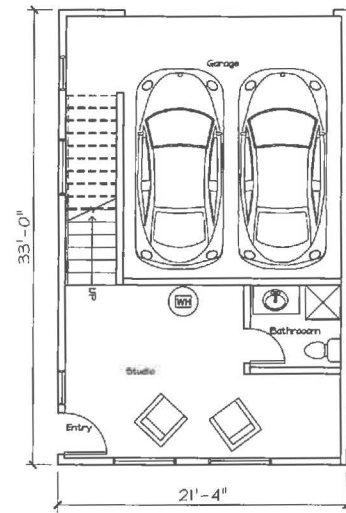


4321 BURNS AVENUE, LOS ANGELES 90029

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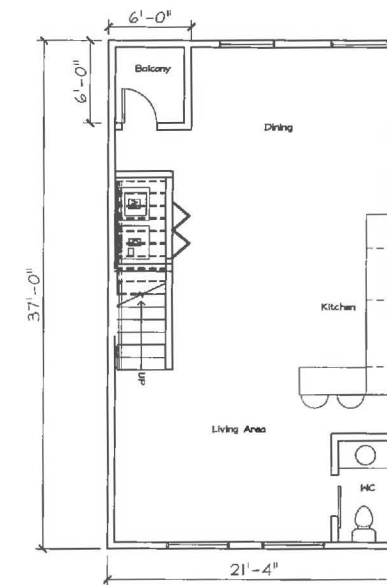
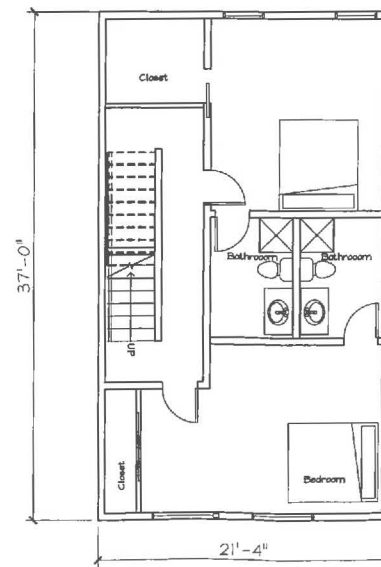
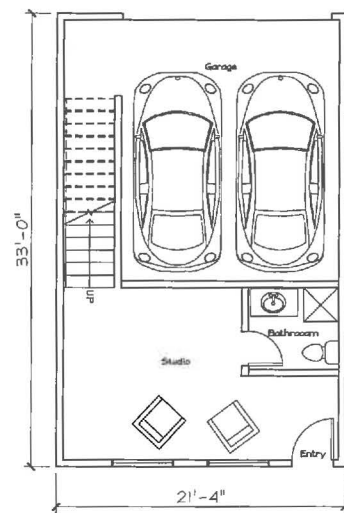
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UNIT PLANS- FRONT UNIT

SCALE: 1/8" = 1'-0"



UNIT PLANS- PRIMARY UNIT

SCALE: 1:100

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LOS ANGELES, CA 90029

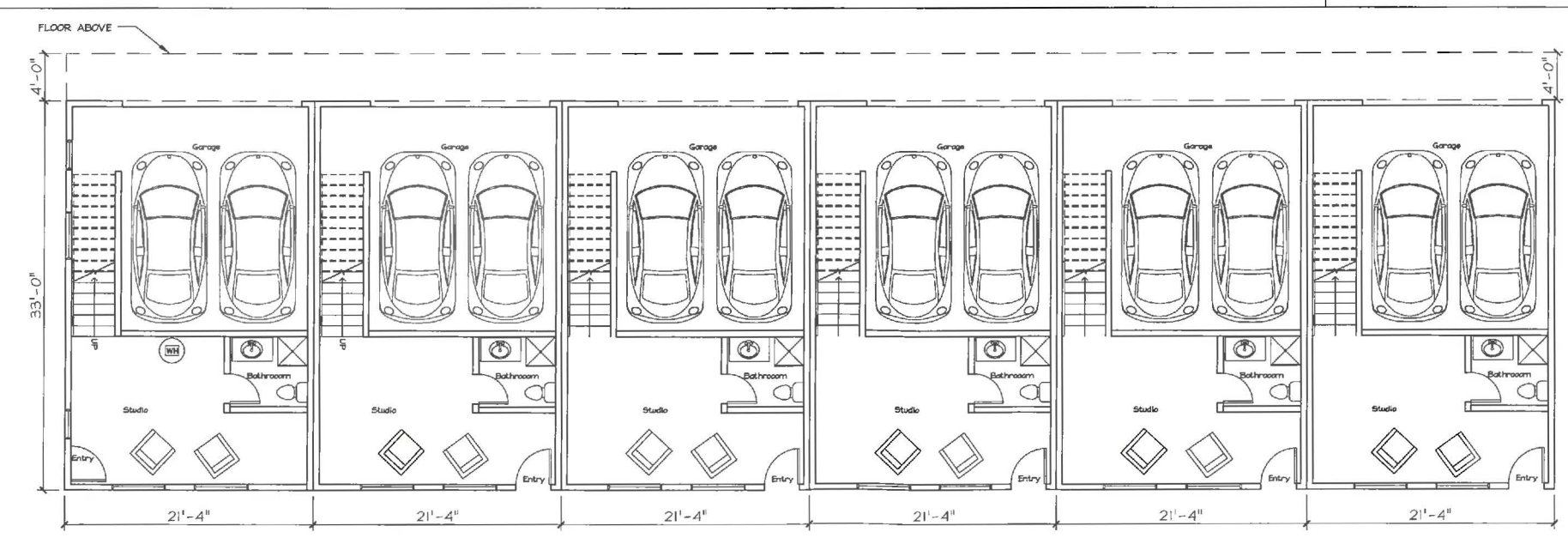
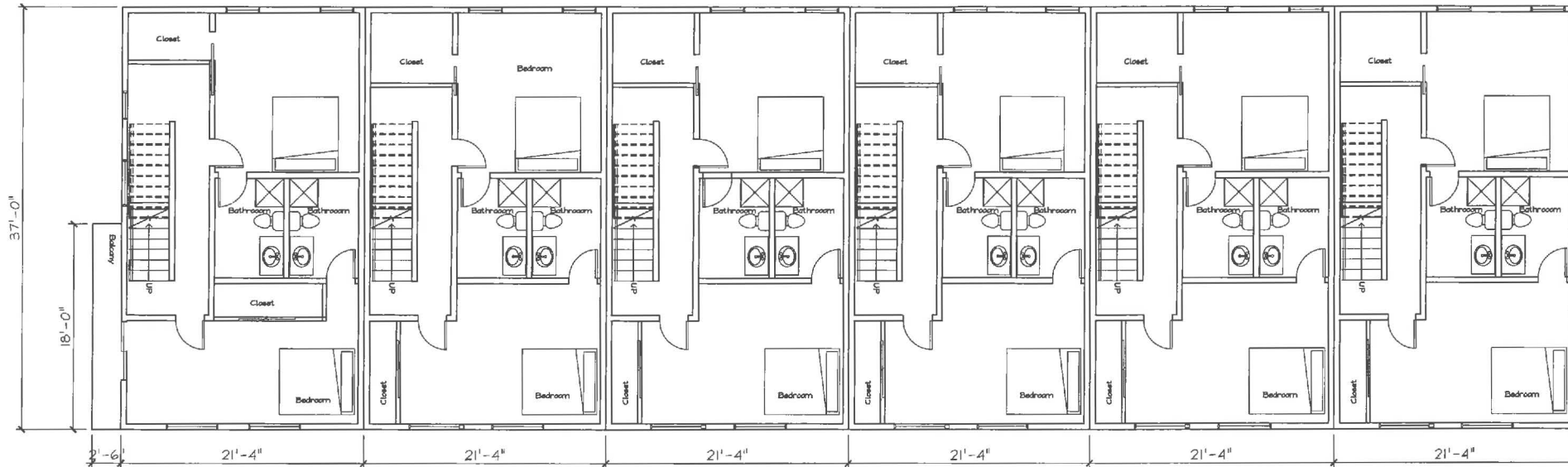
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UNIT PLANS

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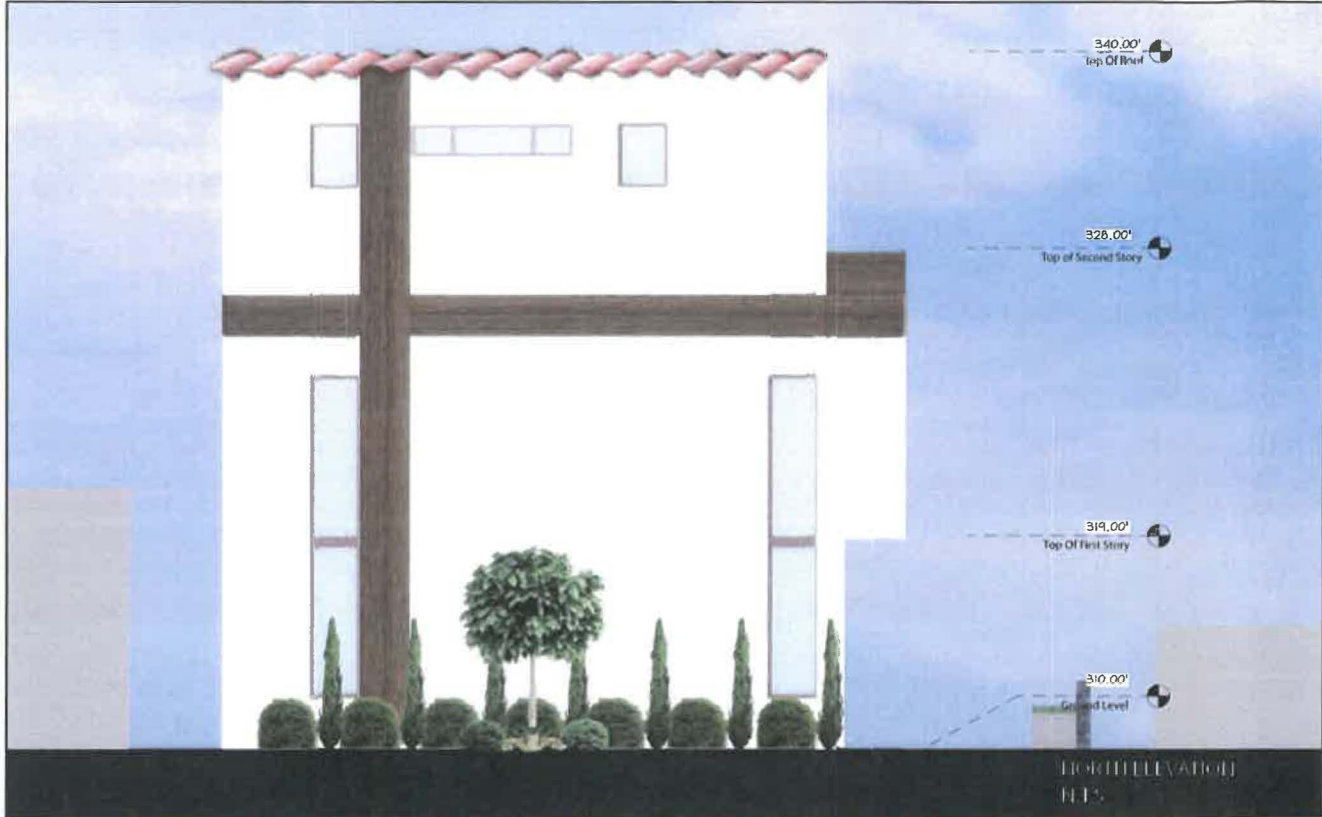
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Case No. DIR-2014-4124-SPP-SRA

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| Project:     | BURNS                      |
| Drawn:       | LM                         |
| Approved:    |                            |
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| Sheet Title: | GROUND & SECOND FLOOR PLAN |
| Sheet No.:   |                            |

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4321 BURNS AVE.  
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**EXHIBIT "A"**  
Page No. 8 of 14  
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SPPA

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| Date:        | 01-22-2017 |
| Project:     | BURNS      |
| Drawn:       | LM         |
| Approved:    |            |
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| Sheet Title: | ELEVATIONS |
| Sheet No.:   |            |

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WEST ELEVATION  
N.T.S



EAST ELEVATION  
N.T.S

LINDA MEJIA  
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REVISIONS  
NO. DATE DESCRIPTION

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Page No. 9 of 14  
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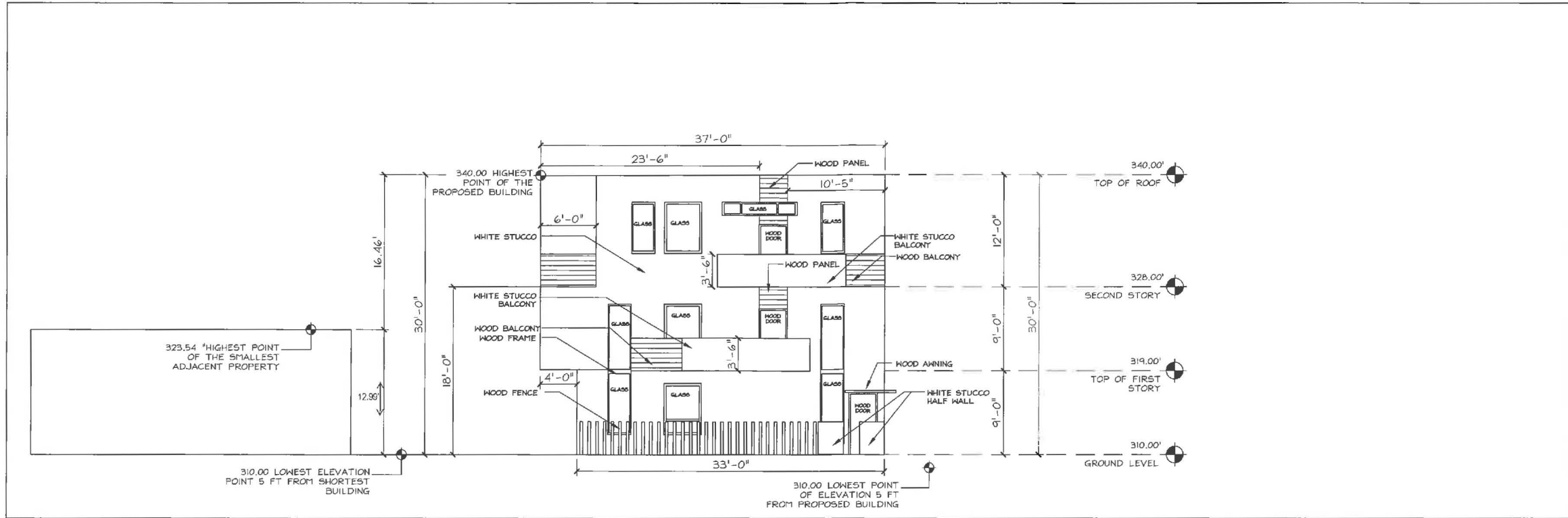
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Project:  
Drawn: LM  
Approved:  
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Sheet Title:

Elevations

Sheet No.:

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1" RECESS FOR ALL WINDOWS SOUTH ELEVATION SCALE: 1/8" = 1'-0"



1" RECESS FOR ALL WINDOWS WEST ELEVATION SCALE: 1/8" = 1'-0"

LINDA MEJIA  
DESIGNER

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Northridge, Ca 91325  
818.419.4492

| REVISIONS |      |             |
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CLIENT  
CHRIS SCHWANITZ

STRADELLA COURT, LLC  
10153 RIVERSIDE DR.  
SUITE 1000  
TOLUCA LAKE, CA 91602

4321 BURNS AVE.  
LOS ANGELES, CA 90029

**EXHIBIT "A"**  
Page No. 10 of 14  
Case No. D12-2014-4124-SPP  
**SPPA**

Date: 01-22-2017  
Project: BURNS  
Drawn: LM  
Approved:  
Scale: AS NOTED  
Sheet Title:  
ELEVATION COMPARED TO  
NEIGHBORING PROPERTY  
Sheet No.:

**A3.2**





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NO. DATE DESCRIPTION

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SUITE 1000  
TOLUCA LAKE, CA 91602

4321 BURNS AVE.  
LOS ANGELES, CA 90029

**EXHIBIT "A"**  
Page No. 14 of 14  
Case No. DIR-2014-4124

SPR-SPPA

Date: 01-22-2017  
Project: BURNS  
Drawn: LM  
Approved:  
Scale: AS NOTED  
Sheet Title: 3D VIEWS

Sheet No.:

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**EXHIBIT G**NOTICE OF EXEMPTION  
ENV-2014-4125-CE

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY

**City of Los Angeles Department of City Planning**COUNCIL DISTRICT  
13

PROJECT TITLE

Burns Avenue Small Lot Subdivision

LOG REFERENCE

ENV-2014-4125-CE

PROJECT LOCATION

4321 and 4323 West Burns Avenue

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Construction, use and maintenance of a six-unit small lot subdivision development on a 9,602-square-foot site.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

N/A

CONTACT PERSON

Stradella Court, LLC - c/o Christopher B. Schwanitz

AREA CODE

310

TELEPHONE NUMBER

EXT.

EXEMPT STATUS: (Check One)

STATE CEQA GUIDELINES

CITY CEQA GUIDELINES

MINISTERIAL

Sec. 15268

Art. II, Sec. 2b

DECLARED EMERGENCY

Sec. 15269

Art. II, Sec. 2a (1)

EMERGENCY PROJECT

Sec. 15269 (b) &amp; (c)

Art. II, Sec. 2a (2) &amp; (3)

CATEGORICAL EXEMPTION

Sec. 15300 et seq.

Art. III, Sec. 1

Class 32 Category N/A (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION:

Justification for project exemption to be included in the Determination Letter of the Proposed Project under Case No. DIR-2014-4124-SPP-SPPA.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE

*Chris*

TITLE

City Planning Associate

DATE

4/25/2017

FEE:

RECEIPT NO.

REC'D BY

DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

**Christopher Schwanitz**  
NAME (PRINTED)4/19/17  
DATE

SIGNATURE

**RECEIVED**  
CITY OF LOS ANGELES

APR 25 2017

CITY PLANNING  
PROJECT PLANNING

ENV-2014-4125-CE

1 of 2





WSB/UDBE/SBE/DBE Certified by Department of Transportation

## EXHIBIT H

HISTORIC REPORT BY SCIENTIFIC RESOURCE  
SURVEYS, INC

# Historic Resource Report 4321-4323 Burns Avenue, Los Angeles

### PREPARED FOR:

**Promark Investments, Inc.**

**Priority 1 Capital LLC**

223 E Thousand Oaks Blvd, Suite 412

Thousand Oaks CA 91360

### PREPARED BY:

**SCIENTIFIC RESOURCE SURVEYS, INC.**

2324 North Batavia St., Ste 109

Orange, CA 92865

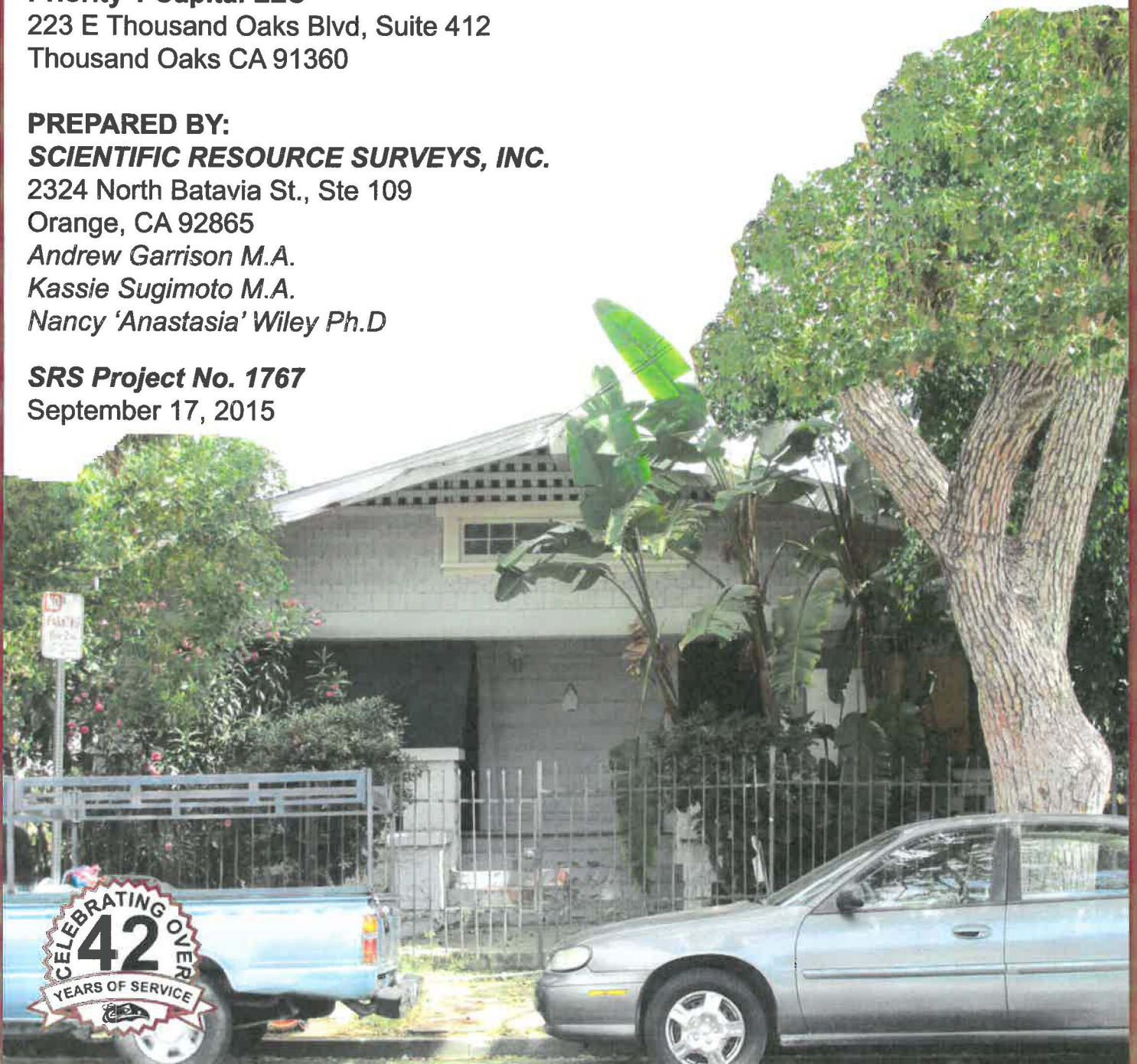
Andrew Garrison M.A.

Kassie Sugimoto M.A.

Nancy 'Anastasia' Wiley Ph.D

**SRS Project No. 1767**

September 17, 2015



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# 1. INTRODUCTION

## 1.1 Executive Summary

The purpose of this Historic Resources Assessment and Environmental Impact Analysis Report ("Report") is to identify and evaluate historical resources that may be affected by the implementation of a residential redevelopment project ("Project"), located at 4321 Burns Avenue, Assessor Parcel Number 5539-088-021. This report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources, and to analyze the potential impacts of the proposed Project on potential historical resources. This Report documents and evaluates the federal, state, and local significance and eligibility of the subject property. The Report includes a discussion of the survey methods used, a brief historic context of the property and surrounding area, the identification and evaluation of the subject property, and an impacts analysis.

The Project Site is located at 4321 Burns Avenue, in the southern section of the East Hollywood neighborhood of Los Angeles. The project site is currently developed with an early twentieth-century Craftsman style duplex found on lot 166 of Conner's Subdivision of the Johonnson Tract, approximately three miles northwest of Downtown. The building was originally located at 922 East Vernon Avenue and moved seven miles north to 4321-4322 Burns Avenue in the early 1920s. The building (Residence) is currently bound by Burns Avenue to the south, North Virgil Avenue to the west, and north Madison Avenue to the east. The Project Site is occupied and in use as a residences.

The subject property does not appear eligible, either individually or as a contributing member of a potential district, under any of the applicable federal, state or local eligibility criteria. Although the Residence is associated with historic themes identified in the Los Angeles' Citywide Historic Context Statement, such as The Early Multi-Family theme identified under the Residential Development and Suburbanization Context, and the Craftsman Multi-Family Residence theme under Architecture and Engineering context, it is an altered representation of a rather modest example of the Craftsman Bungalow style that were commonly derived from architectural pattern books which could be purchased as kits from catalogues in the early part of the twentieth -century. The Residence is not an exceptional, distinctive, outstanding, or singular example of its type or style, and has been moved from its original location. Because of alterations to the Residence and immediate setting, the subject property's integrity has been compromised over the years in terms of location, design, setting, and association. Furthermore, the Residence does not reflect or exemplify the broad cultural, political, economic, or social history of the nation, state, or city. Because the subject property is not a historical resource, the proposed project ("Project") has no direct impact on historic resources. In addition, the Project does not materially impair the setting of other historical resources in the project vicinity, and therefore, under CEQA, the Project would have no indirect impact to historical resources in the project vicinity.

## **1.2 Project Location and Current Setting**

The property address is 4321 Burns Avenue, Assessor Parcel Number 5539-088-021 in the southern section of the East Hollywood neighborhood of Los Angeles. The parcel is developed with an early twentieth-century Craftsman style duplex found on lot 166 of Conner's Subdivision of the Johonnson Tract approximately three miles northwest of Downtown.

The Residence is a 2300 square foot Craftsman style duplex in the East Hollywood neighborhood of Los Angeles. The building is located on a 9600 square foot lot facing south on the north side of Burns Avenue. The building is set back from the street approximately 20 feet behind a black metal security gate. A driveway flanks the western edge of the property along the side of the building to a parking area in the rear. The front façade is obscured by lush overgrown bushes, shrubs and trees within concrete lined planters. The security gate opens directly in front of the center of the duplex leading to a single step and a short concrete walkway which extends to more steps and the front porch.

The property is a quarter of a mile east of North Vermont Avenue, and less than a tenth of a mile from North Virgil Street. The neighborhood surrounding the duplex is incongruent and mixed. The types of buildings found on the same street as well as immediately south, north, and west of the property contain a variety of dwelling types. Many lots had been cleared in the mid-twentieth-century for the construction of large apartment buildings. Mixed in the neighborhood intermittently are bungalow courts and 1920-1930s era quadraplexes and apartment buildings. Other portions of the surrounding neighborhood contain homes of differing age, with many dating to the 1930s. The most common historic architectural style found in the immediate vicinity is that of Spanish Revival and Moorish/Moroccan Revival themed buildings.



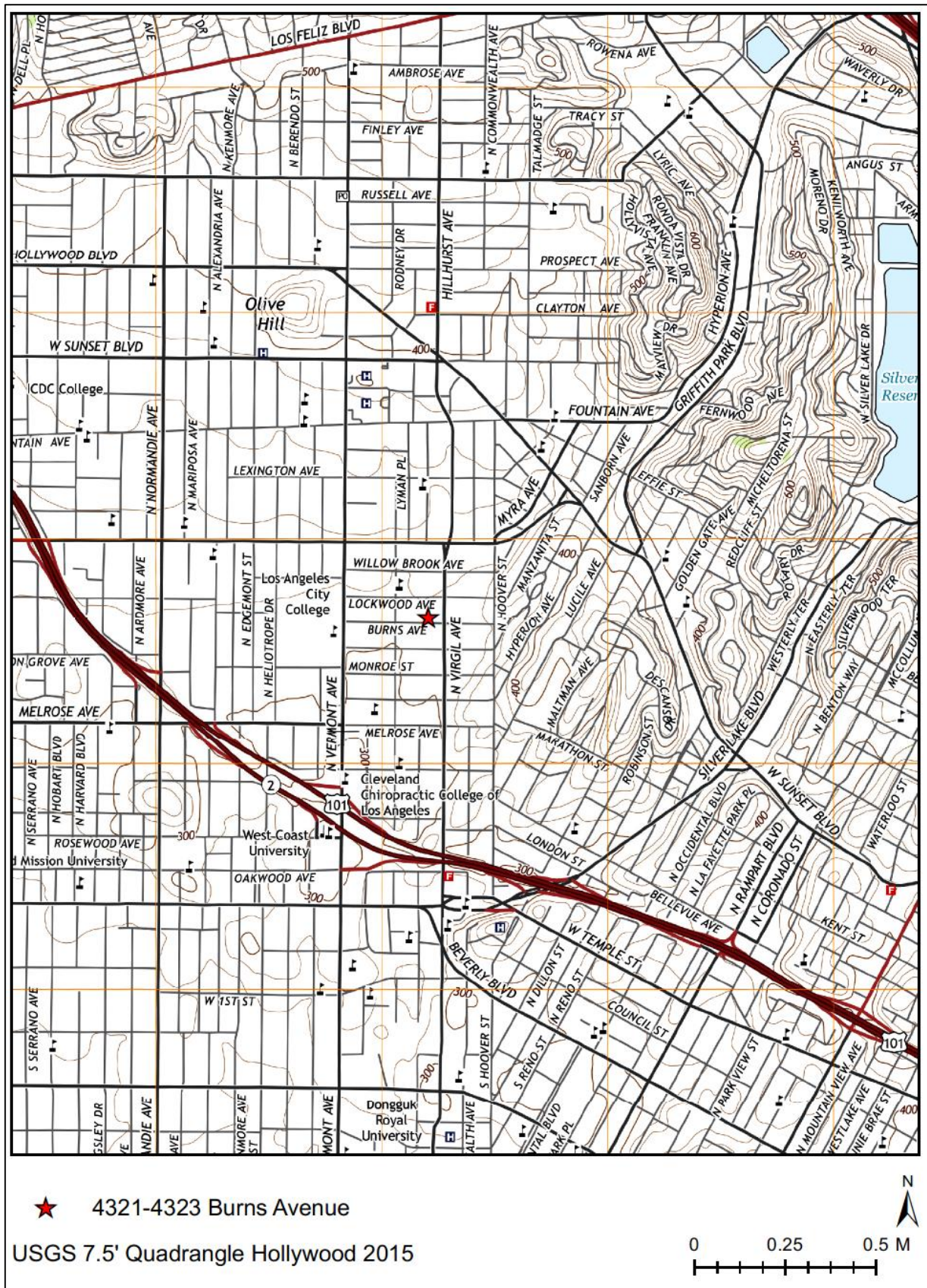
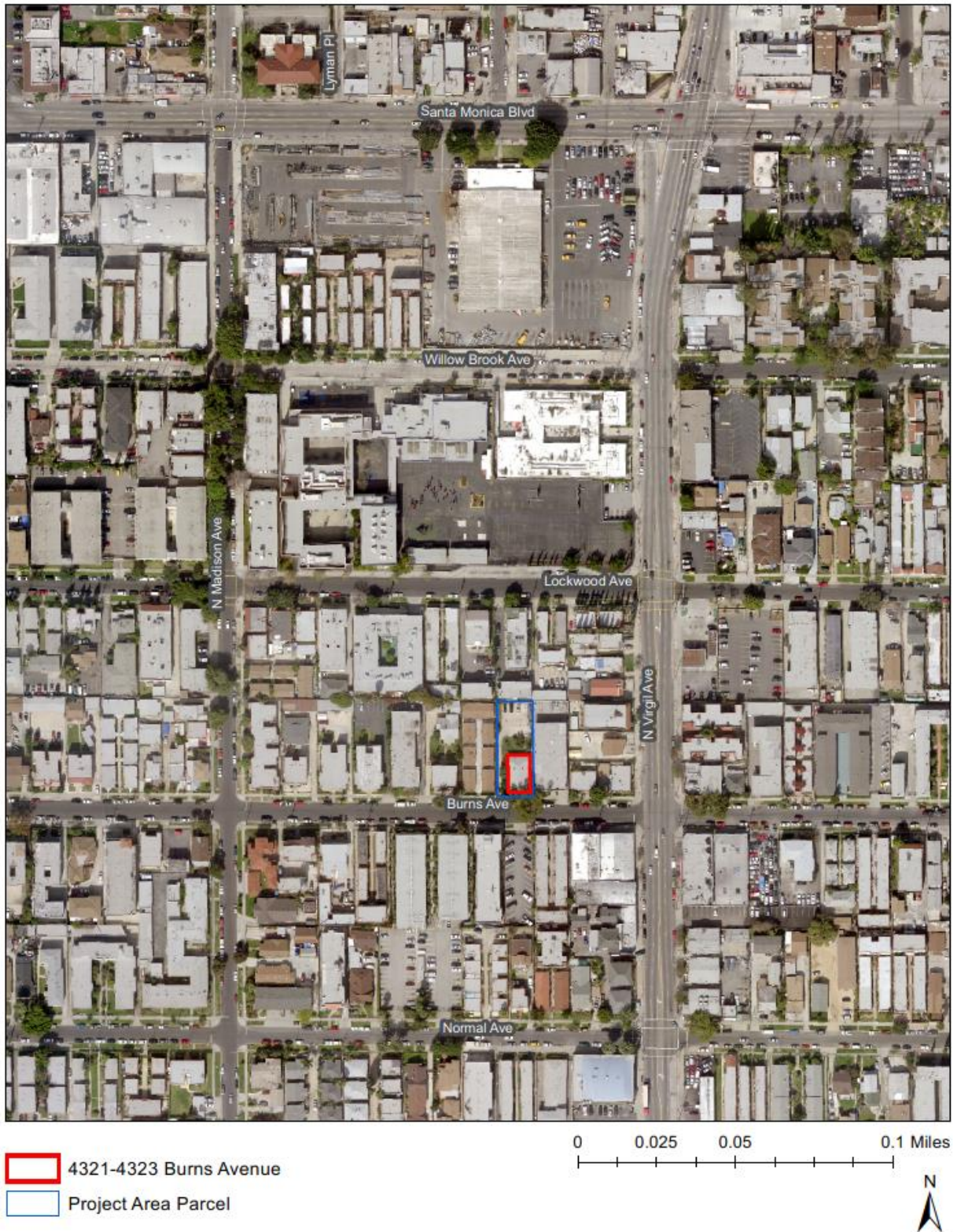


Figure 1. Project Location.





**Figure 2. Project Location as seen on USGS aerial.**





**Figure 3. 4321-4323 Burns Avenue Primary, Southern, Façade(2015).**



**Figure 4. 4321-4323 Burns Avenue Primary, Southern, Façade(2011).**

### **1.3 Project Description**

The site is currently developed with a duplex apartment house which would be removed. The property has a General Plan Land Use designation of Low Medium II Residential and is zoned RD1.5-1XL. The property falls within the Vermont/Western Transit Oriented District Specific Plan.

The proposed project involves the creation of five new three story for-sale single family houses on an existing lot totaling approximately 9,453 square feet (0.22 acres) in the East Hollywood neighborhood of Los Angeles. The five houses, proposed under Los Angeles' Small Lot Subdivision (Townhome) Ordinance (Ord. 176354), are designed to be neighborhood appropriate and to respect local styles, development intensities, setbacks, and heights, to comply with the intent of the applicable Vermont/Western Transit Oriented District Specific Plan, and to meet the recently adopted Small Lot Design Guidelines. The intent is to create the highest quality project possible and new home-ownership opportunities while fitting in with the existing neighborhood. The houses are designed with extensive "green" features to minimize their environmental impact during both construction and throughout the buildings' lives.

The proposed houses average just under 1,525 square feet each as measured by the Zoning Code and can be used as either two or three bedroom homes, bridging the mix of larger apartment and condominium buildings and smaller single-family houses in the wider neighborhood. They are designed to be attractive to a variety of potential residents including first-time home buyers, small families, and empty-nesters, consistent with the population of the immediate neighborhood and the intent of the Small Lot Ordinance.

Access to the houses' front doors is direct from the street. Two side by side parking spaces in attached private garages are provided for each house on a separate drive aisle, and covenants will be recorded against the lots requiring the spaces be kept open and available for parking.

The project utilizes the Small Lot Subdivision Ordinance to provide infill housing appropriately scaled to the surrounding neighborhood, and meets applicable setback requirements. The five foot side and rear yard setbacks of the Small Lot Subdivision Ordinance are met. The front setback of 9'8" bridges the adjacent existing setbacks of 9'6" and 10'0". Windows are placed to maximize privacy for the new housing and the surrounding existing buildings. Minor projections such as awnings, porches, and low fences, are proposed in required yards for articulation and all are consistent with applicable zoning and codes.

### **1.4 Purpose and Qualifications**

This assessment is required by the City of Los Angeles as part of the review process for a Project which would redevelop the subject property. This report is submitted by Andrew Garrison M.A., Kassie Sugimoto M.A., and Nancy 'Anastasia' Wiley Ph.D. of Scientific Resource Surveys, Inc. (SRSinc). Garrison and Wiley are qualified as historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. See Appendix B [CV]. This report was written by Garrison and Sugimoto.

## 1.5 Methodology

In preparing this report, the following tasks were performed:

1. Researched the property to determine whether or not it is currently listed as a landmark under national, state, or local programs and whether or not it has been previously identified or evaluated as a historical resource. This involved a search of records through Los Angeles City Zone Information Map Access System and the South Central Coastal Information Center at California State University Fullerton. The search revealed no previously recorded historical resources on the Project site.
2. Researched the property to determine whether or not it was identified as significant through SurveyLA, the Los Angeles Historic Resources Survey. This research revealed that the historic resources survey for this area has not been done.
3. Field inspection of the Project site was conducted to ascertain the general condition and physical integrity of the buildings thereon. Digital photographs were taken during this field inspection, which was conducted from the public right-of-way as well as on the subject parcel. Some interior shots of the building were obtained from the property owner.
4. Requested title information for the property at the Los Angeles County Assessor's Office as well as researched the County Recorders 'Grantee and Grantor Index' to determine the names of the owners over time.
5. Performed archival research on the property through the Los Angeles Public Library and online sources to gather historic maps, land records, aerial photos, and city directories. Maps included Historic USGS quadrangles, Sanborn Fire Insurance Maps, and Thomas Brothers Guides.
6. Obtained and reviewed the building permits for the property from the City of Los Angeles Department of Building and Safety. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional sources, such as the County Assessor's records, Sanborn maps, and field inspection.
7. Researched the property and surrounding area to establish the general history and context, including a review of the relevant databases, newspapers, books, and articles.
8. Utilized the applicable Context/Theme/Property Type eligibility standards formulated for SurveyLA, the Los Angeles Historic Resources Survey.
9. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance, integrity, and character-defining features of the Project site.
10. Reviewed contemporaneous Historical Resource Assessments conducted in the East Hollywood Community to ensure that historical resources and potentially historical resources are neither directly nor indirectly impacted.

## 2. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historic resources of national, State, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.<sup>1</sup> The National Register, California Register, and local designation programs are discussed below.

### 2.1 Federal Level: National Register of Historic Places

The National Register was established by the NHPA as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>2</sup>

#### Criteria

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria and retain integrity (this is, convey their significance) to be eligible for listing. Under the National Register, a property can be significant not only for the way it was originally

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<sup>1</sup> PRC § 5024.1, 14 CCR § 4850.

<sup>2</sup> 36 CFR § 60.2.

constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.<sup>3</sup>

The National Register recognizes seven aspects or qualities associated with integrity that, in various combinations, define integrity: feeling, association, workmanship, location, design, setting, and materials.

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.
2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.
3. *Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historic role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.
4. *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.
5. *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.
6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
7. *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity

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<sup>3</sup> *National Register Bulletin* 15, p. 19.



occurred and is sufficiently intact to convey that relationship to an observer.<sup>4</sup>

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when a property is significant. For properties that are considered significant under National Register Criteria A and B, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15) explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."<sup>5</sup> In assessing the integrity of properties that are considered significant under National Register Criterion C, National Register Bulletin 15 states, "a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."<sup>6</sup>

## **2.2 State Level: California Register of Historical Resources**

The State Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the State's jurisdictions. Also implemented at the State level, CEQA requires projects to identify any substantial adverse impacts that may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."<sup>7</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>8</sup> Certain resources are determined by the statute to be automatically included in the California Register by operation of law, including California properties formally determined eligible for, or listed in, the National Register.<sup>9</sup>

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

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<sup>4</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, pp. 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed May 16, 2015.

<sup>5</sup> "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *National Register Bulletin 15*, p. 46.

<sup>6</sup> "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." *National Register Bulletin 15*, p. 46.

<sup>7</sup> PRC § 5024.1(a).

<sup>8</sup> PRC § 5024.1(b).

<sup>9</sup> PRC § 5024.1(d).



- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest (PHI) that have been evaluated by OHP and have been recommended to the State Historical Resources Commission for inclusion on the California Register.<sup>10</sup>

Other resources which may be nominated to the California Register, include:

- Individual historical resources;
- Historical resources contributing to historic districts:
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a Historic Preservation Overlay Zone (HPOZ).<sup>11</sup>

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register, location, design, setting, materials, workmanship, feeling, and association. Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing

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<sup>10</sup> PRC § 5024.1(d).

<sup>11</sup> PRC § 5024.1(e).

in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.<sup>12</sup>

### California Office of Historic Preservation Survey Methodology

The evaluation instructions and classification system prescribed by OHP in its manual, Instructions for Recording Historical Resources (March 1995) provide a three-digit evaluation rating code ("Status Code") for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The second digit of the Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are "found ineligible for the National Register, California Register, or Local designation through survey evaluation."<sup>13</sup>

### **2.3 Local Level: City of Los Angeles Cultural Heritage Ordinance**

The City enacted a Cultural Heritage Ordinance in April 1962. The Cultural Heritage ordinance defines City Monuments as sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These City Monuments are regulated by the City's Cultural Heritage Commission and the City Council.

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<sup>12</sup> 14 CCR § 4852(c).

<sup>13</sup> *Ibid.*

The Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7) establishes criteria for designating local historic resources as City Monuments. A City Monument is any site (including significant trees or other plant life located on the site), building or structure or particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites:

- In which the broad cultural, economic or social history of the nation, State, or community is reflected or exemplified;
- Which are identified with historic personages or with important events in the main currents of national, State, or local history;
- Which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, or method of construction; or
- Which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above.

When determining historic significance and evaluating a resource against the Cultural Heritage Ordinance criteria above, the Cultural Heritage Commission and the staff of the Office of Historic Resources often ask the following questions:

- Is the site or structure an outstanding example of past architectural styles or craftsmanship?
- Was the site or structure created by a "master" architect, builder, or designer?
- Did the architect, engineer, or owner have historical associations that either influenced architecture in the City or had a role in the development or history of Los Angeles?
- Has the building retained "integrity"? Does it still convey its historic significance through the retention of its original design and materials?
- Is the site or structure associated with important historic events or historic personages that shaped the growth, development, or evolution of Los Angeles or its communities?
- Is the site or structure associated with important movements or trends that shaped the social and cultural history of Los Angeles or its communities?<sup>14</sup>

With regard to integrity, the seven aspects of integrity of the National Register and California Register are the same and the threshold of integrity for individual eligibility is similar. However, the threshold of integrity for HPOZs is lower; a contributing structure in an HPOZ is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features.

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<sup>14</sup> *What Makes a Resource Historically Significant?* City of LA Office of Historic Preservation, <http://preservation.lacity.org/commission/what-makes-resource-historically-significant>, accessed July 15, 2015.

## Los Angeles Historic Preservation Overlay Zone (HPOZ)

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new HPOZs, the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was adopted by the Los Angeles City Council on March 19, 2004, and became effective on May 12, 2004.<sup>15</sup> An HPOZ is an area of the city which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural, or aesthetic significance. To receive such designation, areas must be adopted as an HPOZ by the City Planning Commission and the City Council through a zone change procedure that includes notification of all affected and nearby property owners and public hearings. Once designated, areas have an HPOZ overlay added to their zoning, and are subject to special regulations under Section 12.20.3 of the Los Angeles Municipal Code. Each HPOZ area has a five member HPOZ Board to review and make recommendations on projects and promote historic preservation within the designated area. Most types of exterior changes or improvements to properties in an HPOZ area require written approval from the City of Los Angeles Planning Department.<sup>16</sup>

Before an HPOZ may move into the formal adoption process, a historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either "contributing" or "non-contributing" to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood's development, or has been so significantly altered that it no longer conveys its historic character.<sup>17</sup>

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.<sup>18</sup>

### Survey LA Historic Context and Themes

The subject properties fall under two different Survey LA contexts:

- Residential Development and Suburbanization, 1850-1980: Early Multi-Family Residential Development, 1880-1930.

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<sup>15</sup> *Citywide HPOZ Ordinance*, City of LA Office of Historic Preservation, <http://preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed May 16, 2015.

<sup>16</sup> *How to Establish an HPOZ*, City of LA Office of Historic Preservation, <http://preservation.lacity.org/hpoz/homepage/about-hpoz-program>, accessed May 16, 2015.

<sup>17</sup> *The HPOZ Review Process*, City of LA Office of Historic Preservation <http://preservation.lacity.org/hpoz/hpoz-review-process>, accessed May 14, 2015.

<sup>18</sup> *Citywide HPOZ Ordinance*

- Architecture and Engineering, 1850-1980, Craftsman, 1905-1930: Multi-Family Residence

The Early Multi-Family theme identified under the Residential Development and Suburbanization Context and the Craftsman Multi-Family Residence theme under Architecture and Engineering, fit the subject property most aptly.

**CONTEXT:** Residential Development and Suburbanization, 1850-1980  
**SUB CONTEXT:** No Sub-context  
**THEME:** Early Residential Development, 1880-1930  
**SUB THEME:** Early Multi-Family Residential Development, 1880-1930  
**PROPERTY TYPE:** Residential  
**PROPERTY SUB TYPE:** Multi-Family Residence

**GEOGRAPHIC LOCATION:** Citywide  
**AREA OF SIGNIFICANCE:** Settlement; Community Planning and Development  
**CRITERIA:** A/1/1  
**PERIOD OF SIGNIFICANCE:** 1880 - 1930

**ELIGIBILITY STANDARDS:**

- Dates from the period of significance
- Is a rare surviving example of the type in the neighborhood or community
- More research needed
- No Eligibility Standards checked
- Represents a very early period of settlement/residential development in a neighborhood or community
- Resource does not meet Eligibility Standards

**CHARACTER DEFINING/ASSOCIATIVE FEATURES:**

- Has an important association with early settlement or residential development within a neighborhood or community
- May also be significant for its association with important early settlers
- May be within an area later subdivided and built out
- More research needed
- No CDFs/Associative Features checked
- Often sited in a prominent location
- Resource does not retain sufficient CDFs/Associative Features
- Retains most of the essential physical and character-defining features from the period of significance

**INTEGRITY CONSIDERATIONS:**

- Because of the rarity of the type there may be a greater degree of alterations or fewer extant features
- Should retain integrity of Location, Feeling, Association and Materials from the period of significance

**CONTEXT:** Architecture and Engineering, 1850-1980  
**SUB CONTEXT:** No Sub-context  
**THEME:** Arts and Crafts Movement, 1895-1930  
**SUB THEME:** Craftsman, 1905-1930  
**PROPERTY TYPE:** Residential  
**PROPERTY SUB TYPE:** Multi-Family Residence

**GEOGRAPHIC LOCATION:** The Arroyo Seco area, including the neighborhoods of Garvanza, Highland Park, Montecito Heights, and Mount Washington, Hollywood, Echo Park, and West Adams. Less frequently in the Mid-Wilshire area because many of the major examples have been demolished

**AREA OF SIGNIFICANCE:** Architecture

**CRITERIA:** C/3/3

**PERIOD OF SIGNIFICANCE:** 1905 - 1930

**ELIGIBILITY STANDARDS:**

- Was constructed during the period of significance
- Exemplifies the tenets of the Arts and Crafts movement and the Craftsman style
- Exhibits quality craftsmanship
- More research needed
- Resource does not meet Eligibility Standards
- No Eligibility Standards checked

**CHARACTER DEFINING/ASSOCIATIVE FEATURES:**

- Retains most of the essential physical features from the period of significance
- One or two stories in height
- Building forms that respond to the site
- Shingled exteriors, occasionally clapboard or stucco
- Low-pitched gabled roofs
- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Broad front entry porches of half for full-width, with square or battered columns, sometimes second-story sleeping porches
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Typically double-hung windows or casement windows situated in groups
- Represents an early or rare example of the style in the community in which it is located
- If Airplane, then has a "pop up" second story with one or two rooms
- If Japanese-influenced, then may have multi-gabled roofs or gables that peak at the apex and flare at the ends
- If Chalet-influenced, then may have single, rectangular building forms, front-facing gabled roofs, second story balconies, flat balusters with decorative cutouts or decorative brackets and bargeboards
- More research needed
- No CDFs/Associative Features checked
- Resource does not retain sufficient CDFs/Associative Features

**INTEGRITY CONSIDERATIONS:**

- Should retain integrity of Location, Feeling, and Association from the period of significance
- Original use may have changed
- Should retain integrity of Design, Workmanship, Feeling, Setting, and Materials
- Craftsman style buildings that have been stuccoed are excluded from individual listing under C/3/3 if they were originally shingled or clapboarded
- The most common alteration is the replacement of windows and the enclosure of porches
- Some window replacement may be acceptable if the openings have not been resized, particularly windows associated with kitchens and bathrooms on rear and side elevations
- The enclosure of porches is an acceptable alteration so long as the features such as piers and posts have not been removed
- Brick or stonework may have been painted; acceptable as it is reversible
- Building may have been moved for preservation purposes

**SCCIC Records search**

A records search was performed by SRSinc at the South Central Coastal Information Center (SCCIC). The SCCIC is the official cultural resource records repository for Los Angeles County, and a part of the California Historical Resource Information System, established and maintained under the auspices of the Office of Historic Preservation. The information obtained by the records check utilized the Centers maps and records identifying previously recorded cultural (historical/built and archaeological) resources in or near the Project site, and existing cultural resources reports pertaining to the vicinity. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), the California State Historic Properties Directory (HPD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed.

Further research was performed using updated National Register and Los Angeles Historic Cultural Monument data of resources in proximity to the Project area. National Register data was obtained online from <http://www.nps.gov/nr/> while updated LAHCM data was collected from the Los Angeles Planning Department.

No cultural resources were identified on the Project area. Twenty-three built resources were identified within the half-mile buffer. Fourteen resources were identified on the HPD. Within the half-mile-radius one property is listed on the National Register, one is listed on the California Register, and two are listed as Local HCM. Although not listed, the one California Register property would also be considered locally significant due to its listing on the CRHR. No cultural resources reports identified through the records search encompass the Project area; however, sixteen cultural resource reports were identified within the half-mile radius. Finally, no archaeological sites were identified within the half-mile radius.



**Table 1. Recorded Resources within a Half-Mile of the Project Area on File at SCCIC.**

| Primary # | Address                  | Description  | Listing      |
|-----------|--------------------------|--|--------------|
| 19-167284 | 4591 Santa Monica Blvd.  | Cahunga Branch of Los Angeles Library                | NRHP & LAHCM |
| 19-173427 | 800 N Vermont Ave.       | 1928 Renaissance Revival Commercial Building         |              |
| 19-173513 | 1101 N Vermont Ave.      | Nicholas Priester Building                           | CRHR         |
| 19-187472 | 1135 N Madison           | 1920s Craftsman                                      |              |
| 19-187473 | 1129 N Madison           | Spanish Colonial Revival Appartment                  |              |
| 19-187476 | 1171 N Westmoreland Ave. | 1920 Bunalow   |              |
| 19-187477 | 1173 N Westmoreland Ave. | 1920s Craftsman                                      |              |
| 19-187478 | 1175 N Westmoreland Ave. | 1920s Craftsman                                      |              |
| 19-187479 | 1185 N Westmorland Ave.  | 1920s Mediterranean Revival Appartment               |              |
| 19-187480 | 4558 Lexington Ave.      | 1920s home   |              |
| 19-187481 | 4564 Lexington Ave.      | 1920s Craftsman                                      |              |
| 19-176196 | 1153 N Westmoreland Ave. | 1930 Spanish Revival Hospital/Junior League Building |              |

**Table 2. Properties Listed on the Historic Property Index within a Half-Mile of the Project Area.**

| Primary #   | Address                   | NRS |
|---|---------------------------|-----|
| 19-173427   | 800 N. Vermont Ave        | 6Y  |
| 19-173513   | 1101 N. Vermont Ave       | 2S2 |
| 19-173836   | 4621 Vermont Pl.          | 6Y  |
| 19-175024   | 4108 Marathon St.         | 6Y  |
| 19-175082   | 637 Imogen Ave.           | 6Y  |
| 19-175469   | 3926 Marathon St.         | 6Y  |
| 19-175470   | 3932 Marathon St.         | 6Y  |
| 19-175600   | 4522 Willow Brook Ave.    | 6Y  |
| 19-176010   | 706 Lucile Ave.           | 6Y  |
| 19-176196   | 1153 N. Westmoreland Ave. | 6Y  |
| NA  | 4456 Lockwood Ave.        | 6Y  |
| NA  | 811 N Heliotrope Dr.      | 6Y  |
| 187473  | 1129 N Madison Ave.       | 6Y  |
| NA  | 1125 N. Virgil            | 6U  |
| Resource record on file at SCCIC and also listed on SCCIC Research Result Table |                           |     |

**Table 3. Los Angeles Cultural Monuments located within a Half-Mile of the Project Area.**

| Primary #   | HCM # | Address                  | Description   |
|---|-------|--------------------------|---|
| 19-167284   | 314   | 4591 Santa Monica Blvd.  | Cahunga Branch of Los Angeles Library                       |
| NA  | 844   | 944-944 ½ N Maltman Ave. | Purviance Residence/1920s Rudolf M. Schindler designed home |
| Resource record on file at SCCIC and also listed on SCCIC Research Result Table |       |                          |   |

### 3 HISTORIC SETTING

#### 3.1 General Los Angeles History

The development of Los Angeles can be traced back to the 1780's when settlers founded El Pueblo de la Reina de Los Angeles or "The Town of the Queen of Angels." By the middle of the nineteenth century, Los Angeles had become the largest city in California. "Between 1880 and 1896, Los Angeles went from a population of 11,000 to 97,000.<sup>19</sup>" Many factors aided the population increase of the late nineteenth century as much of the rest of the United States viewed California as an exotic locale.<sup>20</sup> Fueled by the construction of the railroad and the publication of *Ramona* by Helen Hunt Jackson, tourism flourished in California during the turn of the century. *Ramona* romanticized the Spanish and Native American past of California. Tourism continued to play a large role within Southern California building off of a romanticized vision of the State; promoting a mythical past that glorified the Spanish colonial period.<sup>21</sup>

At the beginning of the twentieth-century, a number of communities sprung up around the growing metropolis. These new developments were spurred by the subdivision of land and the construction of homes.

Transportation became a major force in the region early on. Many communities thrived because of their access to the rail line allowing citizens to travel to and from Los Angeles with ease. Some Property owners, especially those near the Red Car Line, began placing multiple buildings on their parcels, as to create living quarters that could be rented out.

The advent of the automobile brought new forms of boosterism.<sup>22</sup> Newly constructed highways connected the crumbling ruins of the old California Missions, marketing them as the corner-pieces of California's Spanish Colonial past. Further, new simulacra attractions such as Olvera Street in Los Angeles were constructed to highlight the State's Mexican heritage.<sup>23</sup> The advent of the automobile also allowed Southern Californians to maintain better access throughout the Los Angeles region leading to significant improvements to the regions infrastructure.

#### 3.2 Cornelius Cole and Colegrove (1893-1909)

The Project area is located in the southeastern portion of what is known today as East Hollywood. East Hollywood was created in the early twentieth-century and encompassed portions of two historic areas, Prospect Park in the north and Colegrove in the south.

Around 1900, Prospect Park was a farming village where oranges, avocados, bananas, and wheat were grown on the site of what is now Los Angeles City College. Prospect Park was renamed "East Hollywood" to more closely associate itself with the booming town to the northwest, which even then, was on its way to legendary status.<sup>24</sup>

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<sup>19</sup> "History," [http://downtownla.com/5\\_05\\_downtownHistory.asp](http://downtownla.com/5_05_downtownHistory.asp), accessed July 2, 2015.

<sup>20</sup> Dydia DeLyser, *Ramona Memories: Tourism and the Shaping of Southern California*. Minneapolis: University of Minnesota Press, 2005; Phoebe S. Kropp, *California Vieja: Culture and Memory in a Modern American Place*. Berkeley: University of California Press, 2006; Marguerite S. Shaffer, *See America First: Tourism and National Identity, 1880-1940*. Washington: Smithsonian Institution Press, 2001.

<sup>21</sup> DeLyser 2005:52; Kropp 2006:36.

<sup>22</sup> Kropp 2006:59.

<sup>23</sup> Kropp 2006; Shaffer 2001.

<sup>24</sup> "History," East Hollywood Neighborhood Council, <http://www.easthollywood.net/history>, accessed July 8, 2015.

The southern part of East Hollywood had originally been part of a town known as Colegrove. The early development of Colegrove began in 1893 by Cornelius Cole. Colegrove was bound by Sunset and Beverly Boulevards, between Seward and Grower streets.<sup>25</sup> Cole, a lawyer and former senator, aided the Hancock family in confirming their title over Rancho La Brea in the 1870s. In return, Cole was deeded a 500-acre tract in the northeast corner of the Rancho. Although Cole's Law practice was in San Francisco, he moved with his family to the tract and began subdividing the parcel. Cole named the new settlement after his wife's, Olive, maiden name, Colegrove.

Cole did not move to the area full time until 1888 when he retired at the age of 66. At this time the surrounding area was experiencing a real estate boom as surrounding adjacent communities sprung up through subdivisions. One of these newer subdivisions found just north of Colegrove was the town of Hollywood. Founded by Horace and Daeida Wilcox in 1887, the Hollywood community rivaled Colegrove. The towns were separated by Sunset Boulevard and the communities initially shared city services as well as a church as Colegrove opened up the Cahuenga Valley's first post office in 1884.<sup>26</sup>

Trouble between the two communities arose in the early twentieth-century as Daedia Wilcox Beveridge, now remarried, persuaded the Episcopal Church pastor to move the church and congregation to a new site in Hollywood. The towns had outgrown each other as the school which served both communities, Pass School, had become overcrowded. Colegrove sued Hollywood as their neighbor to the north had built a drainage ditch that deposited muddy runoff into their community.<sup>27</sup>

At the beginning of the twentieth-century, Colegrove was an industrious community. Citiculture dominated the landscape sustaining the town. Home to nearly 300 acres of lemon groves, Colgrove thrived in the beginning of the century. The Colegrove Lemon Exchange shipped approximately 17.4 million lemons throughout the United States by way of refrigerated rail cars in 1906.<sup>28</sup>

The region had originally been serviced by the steam rail line known as the Cahuenga Valley Railroad which connected Los Angeles with Hollywood via Western Avenue; however, with the connection of the area to Los Angeles in 1907 by electric trolley, residence of the village were able to commute much more easily to the Los Angeles city center. The ease of mobility brought about by transportation caused the population to swell and the subsequent subdivision of tracts throughout Colegrove. As lots were subdivided and new tracts established, the lemon groves diminished for the construction of houses. By the 1920s, the Cahuenga Valley had stopped playing any major role in agriculture.<sup>29</sup>

### Annexation

Hollywood established its own Post Office in 1897, further separating its self from Colegrove. In 1903 Hollywood became an independent City. Faced with a need to upgrade infrastructure and services, Colegrove chose a different route and became part of the growing City, Los Angeles, in 1909. The process of annexation was not quick as the idea of it had been debated for a number of years before the residents of the community voted in favor of it. In January of 1906 Seward Cole, son of Cornelius, addressed the Cahuenga Valley Improvement Association advocating to

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<sup>25</sup> Bruce T. Torrence, *Hollywood, the First Hundred Years*. New York, N.Y.: New York Zoetrope, 1982: 29-30

<sup>26</sup>: Torrence 1982:36.

<sup>27</sup> Greg. Williams, *The Story of Hollywood: An Illustrated History*. BL Press, 2005: 37

<sup>28</sup> Nathan Masters, *Hooray for Colgrove*, 2013, [http://www.kcet.org/updaily/socal\\_focus/history/la-as-subject/hooray-forcolegrove-remembering-hollywoods-forgotten-neighbor.html](http://www.kcet.org/updaily/socal_focus/history/la-as-subject/hooray-forcolegrove-remembering-hollywoods-forgotten-neighbor.html), accessed July 1, 2015

<sup>29</sup> Williams 2005:151

push for annexation.<sup>30</sup> With annexation in 1909 the community took advantage of the outfall sewer and water supply from the Owens River Aqueduct. Another benefit of annexation was that of reliable police and fire protection.<sup>31</sup>

As Colegrove and other surrounding communities experienced the benefits of being part of the larger Los Angeles, Hollywood soon followed suit and voted for annexation into the larger city as well. Hollywood maintained its name and image where as Colegrove did not. Hollywood street names remained mostly intact while Colegrove was forced to change the names of many of its streets. Colegrove Boulevard was changed to Santa Monica Boulevard. Soon portions of Colegrove were referred to as South Hollywood and East Hollywood as real estate brokers looked to cash in on Hollywood's success. By the 1920s, Colegrove had lost most of what set it apart from its neighboring communities.<sup>32</sup>

### **3.3 Subdivision and Neighborhood Development**

First subdivided in 1887, the project area is located on lot 166 of Conner's Subdivision of the Johonnsen Tract. The land was owned by Conner, Lindley, McCarthy and Wicks. At the time of the original subdivision many of the streets were plotted with names that differ from those found today. Burns Avenue originally was to be named Vine Street, while current day Santa Monica Boulevard located just three streets north of the Project Area was originally to be named Burdick Street.

After annexation, the residential development of East Hollywood grew. The Cahuenga Branch of the Los Angeles Public Library on Santa Monica Boulevard was erected in 1916 thanks in large part to donations from Andrew Carnegie. Further, The Los Angeles Normal School, an institution which trained teachers, moved from Downtown Los Angeles to a former farmland along Vermont Avenue in the 'Teens' just a quarter of a mile south of the project area. In 1919, the school was acquired by the University of California Regents and was designated the 'University of California, Southern Branch.' The University of California, Southern Branch continued to focus on training and developing teachers.

Most of East Hollywood's homes were constructed in the 1930s as Los Angeles continued to grow despite the Great Depression. The proximity to Downtown, its location to streetcar lines, and new automobile routes fostered residential growth of both single family and multi-family dwellings.

### **3.4 American Craftsman Style Architecture (1905–1930)**

The subject property's architectural style was derived from the Arts and Crafts Movement, which originated in England during the second half of the nineteenth century as a reaction to nineteenth century industrial culture. The Arts and Crafts Movement called for a return to honesty and utility in design, handcrafted construction, and the use of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture, and decorative arts.

The Craftsman style was adaptable across socioeconomic categories and included both large finely crafted homes for the affluent class, and small modestly built cottages or bungalows for the

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<sup>30</sup> "Colegrove Wants To Be Annexed" *Los Angeles Herald*, January 10, 1906

<sup>31</sup> Torrence 1982:56

<sup>32</sup> Masters 2013

working class. In contrast to earlier styles, the bungalow was intended for the servant-less household and could be built by either an unskilled builder using plans from books or with kits fully cut and shipped from mail-order houses. The Craftsman style was publicized extensively in lifestyle magazines of the period, which led to a flourishing of pattern books, some of which offered prefabricated "kit" components for on-site assembly such as products by Sears Roebuck and Company and Pacific Ready-Cut Homes. In other examples, architects and master builders used the architectural vocabulary of the Craftsman style to create complex and highly detailed residential architecture.<sup>33</sup>

The architecture of the American Craftsman style was defined by its use of natural materials, hand craftsmanship, integration into the landscape, incorporation of the climate, and broad horizontality with multilevel eaves. Craftsman style single-family residences were once ubiquitous throughout the United States. However, because of their wide covered front porches, a key design feature that functioned as an outdoor room, Craftsman properties were especially popular in warmer areas of the country, such as Southern California. The typical Craftsman residence is one to one-and-one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

During the first three decades of the twentieth-century, the Craftsman style bungalow was common in Los Angeles and the residential neighborhoods. The Craftsman style has a generally recognized national period of significance of 1905 to 1930 during the time when this style was most common.<sup>34</sup> Craftsman single-family residences dating from 1905 to 1930 are associated with the architectural styles and culture of early twentieth-century residential architecture. They illustrate the broad influence of the Arts and Crafts Movement on the local architects, designers, and builders working in Los Angeles during the first few decades of the twentieth-century. Furthermore, they represent the identity and values of the occupants, who found in this style and method of construction a means by which to satisfactorily accommodate themselves and their families economically, and to express their individuality by selecting from and combining a wide variety of plans, window treatments, door treatments, porches, and architectural features then available.

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<sup>33</sup> *Santa Monica Historical Resources Inventory*, 1985-86 Final Report.

<sup>34</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1990.

## 4 HISTORY OF PROPERTY

### 4.1 Construction History

Building permits show the Craftsman style duplex located at 4321-4323 Burns Avenue was originally located seven miles south at 922 East Vernon Avenue in southeast Los Angeles. The early documentation of the home is ambiguous. The first permit the City has on file is from 1907 and includes alteration and additions to be completed on a building located at 922 East Vernon Avenue. The 1907 additions included a two room addition with a 2'X24' back house being constructed. The contractor for the additions is listed as W.R. Wilson.

It is unclear if the 1907 building is the same building now at 4321-4323 Burns Avenue as two permits on file with the City on April 3 1914, indicate new construction took place on the East Vernon lot in that year. One permit is listed as new construction of a 20'X28' single family dwelling at 922 ½ East Vernon. The second permit filed on the same date is for the construction of a 30'X54' duplex at 922 East Vernon. The architect listed on both permits is H.E. Elliot. Although the permits filed are for the construction of a new building, a second page for both permits notes, "Bedrooms to be enlarged to 10'X20'." It is likely the duplex is the 4321 Burns building; however, its original construction cannot fully be concluded.

Although the original construction date of the building is not conclusive, it is known the building was moved from 922 East Vernon Avenue to 4321-4322 Burns Avenue in 1921 or 1922. The permit filed November 21, 1921 indicates the owner at the time, Hyman Rosen, had applied to move the building. Rosen, then had garages built on the lot behind the duplex in 1922. Aerial photos indicate the garages were demolished in around 2006.

There are not many building permits on file for 4321-4323 Burns Avenue, and Sanborn Fire insurance Maps do not provide any more insight into the buildings construction. Sanborn Maps for the East Vernon address only cover the area in 1922 after the building had been removed. The Sanborn Maps for the Burns Avenue address cover the years 1919 (before the building was on the lot), 1950, and 1955. The maps do not indicate any change in floor plan or alterations to the building, but it is clear from the building survey that some alteration have been performed on the building. Explained in more detail below, the building has had additions to the rear of home which jut out of the northern portion of both the eastern and western façade. Further, this addition did not maintain the original roof line. The roof has been covered in composite-shingles and some of the buildings windows have been changed.

#### Occupants and Owners

The house located at 4321-23 Burns Avenue was originally located at 921-22 East Vernon Avenue. Information on the original homeowner of 922 East Vernon Avenue is unknown, but the building permit record indicates at least three owners prior to the relocation of the house. The earliest known homeowner of the Vernon property is Joseph Daniels (11 October 1832<sup>35</sup>-29 July 1912<sup>36</sup>). Daniels and his second wife,<sup>37</sup> Maria L. Daniels (May 1831 - unknown<sup>38</sup>), owned the home for at least seven years between the years of 1900-1907.<sup>39</sup> Daniels either sold or transferred ownership of the Vernon Avenue property to his niece, Hattie E. (Pickering) Funk.

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<sup>35</sup> (United States of America, Bureau of the Census 2004b)

<sup>36</sup> (Find A Grave 2012)

<sup>37</sup> Inferred from genealogy; see Daniels Family Tree.

<sup>38</sup> DOB accessed from 1900 United States Federal Census (United States of America, Bureau of the Census 2004b). The 1910 United States Federal Census lists Joseph Daniels's marital status as "widowed." Therefore, Maria Daniels death occurred between the years of 1900-1910 (United States of America 2006).

<sup>39</sup> Assessment inferred from the 1900 United States Federal Census and a building permit dated August 27 1907.

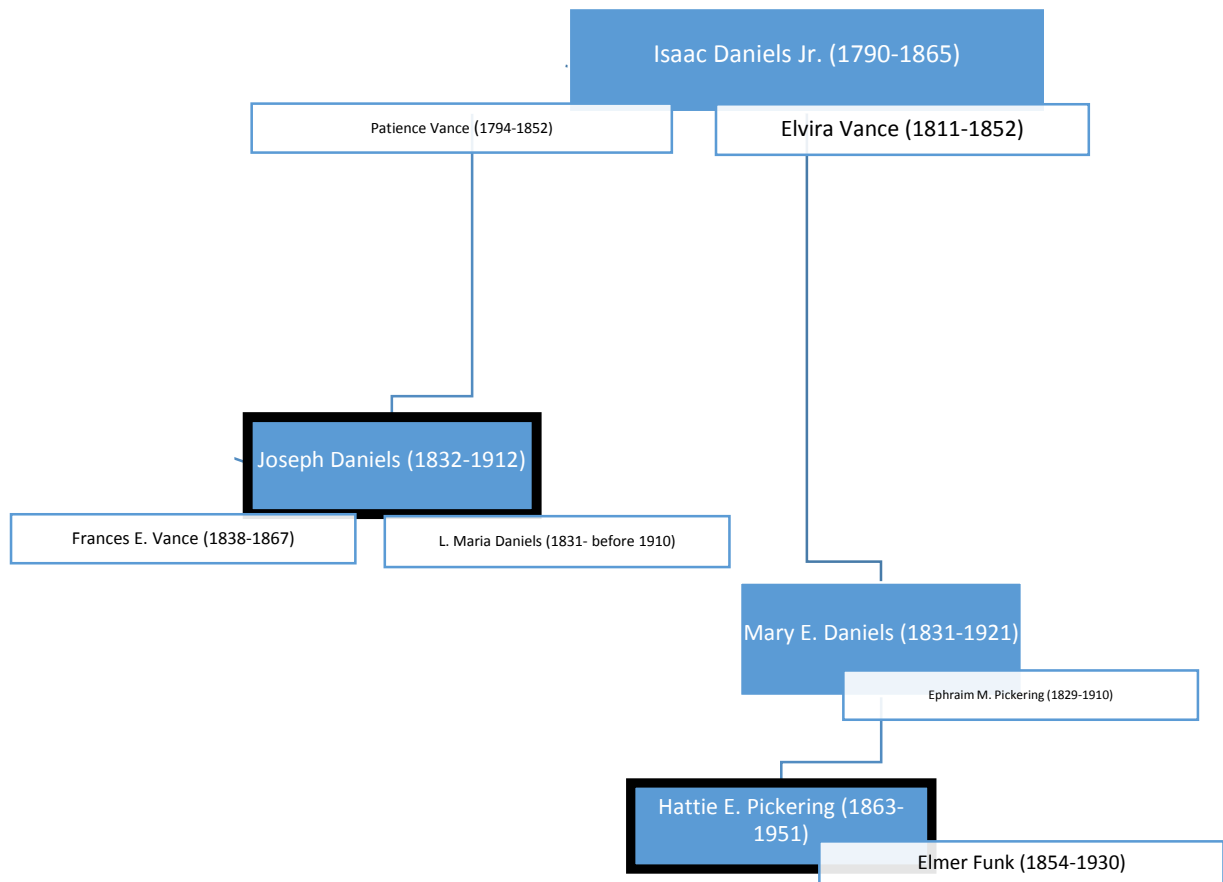


**Table 4: Property Owners of 922 E. Vernon Ave.**

| Year | Owner          | Source          |
|------|----------------|-----------------|
| 1907 | Joseph Daniels | Building Permit |
| 1914 | H.E. Funk      | Building Permit |
| 1921 | H. Rosen       | Building Permit |

**Table 5: Property Owners of 4321-23 Burns Ave.**

| Year      | Owner                              | Source          |
|-----------|------------------------------------|-----------------|
| 1921      | H. Rosen                           | Building Permit |
| 1954      | Gitla Spiwak                       | Property Deed   |
| 1995      | Benjamin and Helen Spivak (Spiwak) | Property Deed   |
| 2003      | Samuel Lee and Glen Suh            | Property Deed   |
| 2004-2013 | Lee Samuel                         | Property Deed   |
| 2013      | Priority 1 Capital LLC             | Property Deed   |



**Figure 5. Daniels Family Tree. Names demarcated with a black border indicate a homeowner of the Vernon/Burns property.**

Hattie Elizabeth (Pickering) Funk (14 September 1863- 6 March 1951<sup>40</sup>) is listed as the property owner on a building permit dated from 3 April 1914. Hattie E. Pickering was born and raised in Wisconsin<sup>41</sup> until her early twenties.<sup>42</sup> By 1888, Pickering relocated to Los Angeles, California and married<sup>43</sup> Elmer M. Funk.<sup>44</sup> Elmer and Hattie Funk resided at 922 E. Vernon Avenue for at least nine years between the years of 1905<sup>45</sup>-1914<sup>46</sup>. Around 1920, Hattie E. Funk sold the house to Hyman Rosen and moved back to Wisconsin to live with her mother,<sup>47</sup> Mary E. (Daniels) Pickering. After her mother's death in 1921, Hattie E. Funk moved back to California to serve as a live-in nurse.<sup>48</sup>

Hyman Rosen (14 July 1882<sup>49</sup>- unknown) immigrated from Rozan, Poland in 1904<sup>50</sup> with his wife, Bertha Rosen (~1884<sup>51</sup>-unknown). The Rosen's lived in Nashville, TN where they owned "Rosen's Antique Emporium." In 1920, Rosen sold off his antique inventory to refocus his business to refurbishing furniture.<sup>52</sup> Sometime in the early 1920s, the Rosens moved their business to Los Angeles, California and purchased the house located at 922 E. Vernon Ave <sup>15</sup>. The Rosens requested to move the property located on Vernon Avenue to 4323 Burns Avenue in 1921. The property was removed from 922 E. Vernon and moved to the new address on Burns Avenue<sup>53</sup> by 1930.<sup>54</sup> The Rosens maintained their furniture business and resided on Burns Avenue between the years of 1928-1953.<sup>55</sup>

Hyman Rosen purchased the 922 E. Vernon Ave property sometime before 1921<sup>56</sup> and requested to have the property relocated to 4321 Burns Avenue. It is unclear whether Rosen intended to relocate the house at the time of purchase, but the expansion and development of the East Vernon School may have motivated Rosen to move the house to its current location.

In the early 1900's, there were two schoolhouses located on Vernon Avenue. At the time, the Vernon School District was so overcrowded with students that they could only offer a half-day of school for 1<sup>st</sup>-4<sup>th</sup> graders. In 1904, the Los Angeles Board of Education built a larger schoolhouse at the corner of Vernon and Compton Avenues to accommodate more students. Although the new facility could house up to 480 students, the new schoolhouse was still too small to service all of the incoming students.<sup>57</sup> With both the McKinley and Vernon Schools congested, the

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<sup>40</sup> (State of California, California Death Index 2000)

<sup>41</sup> (United States of America, Bureau of the Census 2010a)

<sup>42</sup> Age inferred from the 1880 Federal Census. United States of America, Bureau of the Census (1999) and 1900 Federal Census (United States of America, Bureau of the Census 2004a)

<sup>43</sup> Marriage date: 21 June 1888 (RootsWeb [http://userdb.rootsweb.ancestry.com/marriages/] 2010)

<sup>44</sup> Elmore M. Funk, Sr. was born in Ohio [August 1854] (United States of America, Bureau of the Census 2004a) and died in Los Angeles, California [1930]. The age at death was estimated using Ancestry.com.

<sup>45</sup> The earliest phone book listing for Hattie E. Funk is 1905 (Los Angeles City Directory 2011)

<sup>46</sup> The last phone book listing for Hattie E. Funk is 1914 (Los Angeles City Directory 2011)

<sup>47</sup> (United States of America, Bureau of the Census 2010b)

<sup>48</sup> As indicated by the 1930 Census (United States of America, Bureau of the Census 2002)

<sup>49</sup> (U.S. National Archives, Washington, D.C. 2007)

<sup>50</sup> (United States, Selective Service System. 2010)

<sup>51</sup> (United States of America, Bureau of the Census 2002)

<sup>52</sup> (The Upholsterer and Interior Decorator 1920)

<sup>53</sup> Inferred from the tenant history at 922 E. Vernon and 4323 Burns Ave.

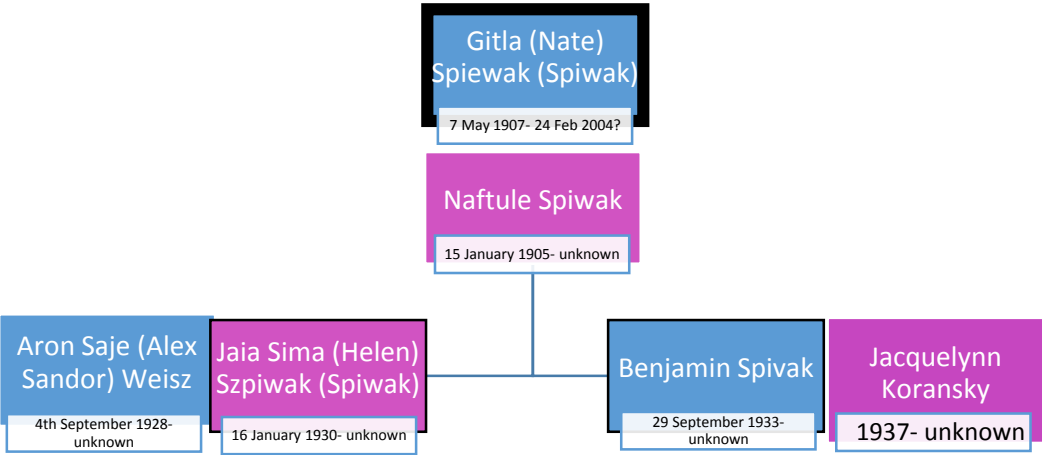
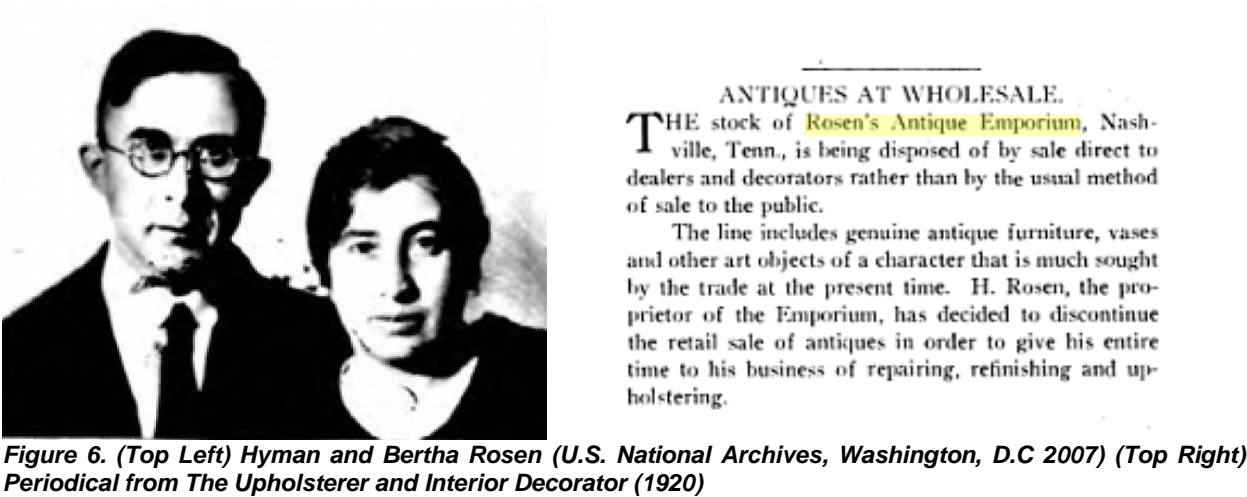
<sup>54</sup> The occupation history shows an overlap in occupancy at the Vernon Ave. and the Burns Ave. location between the years of 1926-1929. It is possible that the relocation of the duplex structure occurred in several stages that did not complete until the early 30's.

<sup>55</sup> The number of years the Rosen's resided at 4323 Burns Ave. was constructed from the 1954 property deed, Hyman Rosen's voting registrations, and the Los Angeles City directories from the following years: 1924, 1928, 1930, 1932, 1938, 1940, 1944, and 1950.

<sup>56</sup> As indicated by the 1921 building permit to relocate the house to 4321 Burns Ave.

<sup>57</sup> (New Structure on Vernon Avenue is Open for Service, 1904)

community demanded the Board of Education to build new schools for their children.<sup>58</sup> The demand for more space and a larger schoolhouse may have contributed to the relocation of the house.



<sup>58</sup> (Board is Urged to Provide Schools, 1904)

The Rosen's sold their home of twenty-five years to Gitla Spiwak on February 3<sup>rd</sup>, 1954. The Spiwak family resided in the property for approximately 49 years after moving to the United States. Gitla (Nate Spiwak) Spiwak (7<sup>th</sup> May 1907- unknown)<sup>59</sup> moved to the United States from Cuba in 1950<sup>60</sup> with his wife, Naftule Spiwak (15 January 1905- unknown),<sup>61</sup> and his two children, Jaia (Helen) Sima Szpiwak (16 January 1930- unknown)<sup>62</sup> and Benjamin Spivak. The Spiwak family settled in Los Angeles in the early 1950's. In 1951, Helen Szpiwak married<sup>63</sup> Alex S. Weisz,<sup>64</sup> the Weisz and Spiwak families occupied the property from the mid-1950's until Alex and Helen Weisz's divorce<sup>65</sup> in 1973. Helen Weisz stayed at the Burns Ave property after her divorce until the early 2000's. In 1995,<sup>66</sup> Gitla Spiwak transferred<sup>67</sup> ownership of the house to his children, Benjamin and Helen. Helen remained in the house until her and her brother sold the house to Samuel Lee and Glen Suh in 2003. Lee and Suh each held a 50% interest in the house until Suh sold his half to Lee in 2004. Samuel Lee is the last known home owner of 4321-23 Burns Avenue before the current owner Priority 1 Capital LLC.

**Table 6: List of Occupants at 921-922 E. Vernon Ave.**

| Year | Resident Name     | House No. | Occupation             | Source                |
|------|-------------------|-----------|------------------------|-----------------------|
| 1905 | Hattie E. Funk    | 921       | House Wife             | U.S. City Directories |
| 1906 | Geo H. Funk       | 922       | Res                    | U.S. City Directories |
| 1906 | Hattie E. Funk    | 922       |                        | U.S. City Directories |
| 1908 | Hattie E. Funk    | 922       |                        | U.S. City Directories |
| 1910 | Hattie E. Funk    | 922       | House Wife             | U.S. City Directories |
| 1911 | Hattie E. Funk    | 922       | Nurse                  | U.S. City Directories |
| 1912 | Elmore M. Funk    | 922       | Lab                    | U.S. City Directories |
| 1912 | Hattie E. Funk    | 922       |                        | U.S. City Directories |
| 1913 | Elmore M. Funk    | 922       | Hlpr                   | U.S. City Directories |
| 1913 | Hattie E. Funk    | 922       |                        | U.S. City Directories |
| 1914 | Hattie E. Funk    | 922       |                        | U.S. City Directories |
| 1915 | Chas. A. Russell  | 922       | Meat Cutter            | U.S. City Directories |
| 1916 | Wesley W. Adams   | 922       | test                   | U.S. City Directories |
| 1916 | Sumner W. Adams   | 922       | Wire chf Pac<br>T&T Co | U.S. City Directories |
| 1917 | Clarence S. Crain | 922       | Not Listed             | U.S. City Directories |

<sup>59</sup>Gitla Spiwak (aka Gelbert Spiwak and Nate Spiwak) was born on May 7th 1907 in Ostrow Poland, but he lived in Cuba as a legal Cuban Citizen. Gitla married Naftule Spiwak (Polish/ DOB: 1/15/1905) on June 27th 1927 in Ostrow, Poland. Gitla and Naftule left Cuba and entered the US (via Miami, FL) on October 10th, 1950. (The National Archives at Riverside, California, 2014a)

<sup>60</sup> October 10<sup>th</sup>, 1950 (The National Archives at Riverside, California, 2014a)

<sup>61</sup> (The National Archives at Riverside, California, 2014d)

<sup>62</sup> Helen Spiwak (aka Jaia Sima Szpiwak) was born on January 16th, 1930 in Havana, Cuba. Spiwak entered the U.S. via New Orleans, Louisiana on September 24th, 1948. Spiwak was naturalized on May 25th, 1949 ( The National Archives at Riverside, California, 2014c)

<sup>63</sup> 2 April 1951 (California Department of Health and Welfare, 2013)

<sup>64</sup> Aka: Aron Sandor Weisz and Aron Saje Weisz. Weisz was born on September 4th, 1928 in Opalyi, Hungary. He entered the U.S. via New York, NY on October 27th 1947 and was naturalized on May 7th 1948 (U.S. National Archives and Records Administration, 2010)

<sup>65</sup> (California Department of Health Services, Center for Health Statistics, 2007)

<sup>66</sup> Gitla Spiwak gave the Burns Ave property to his children on 15 December, 1995

<sup>67</sup> The property deed indicates that Gitla Spiwak gifted 50% of the house to each of his children, Benjamin and Helen Spiwak.

**Table 7: List of Occupants at 4321-4323 Burns Ave**

| Year      | Resident Name                  | House No. | Occupation                | Source   |
|-----------|--------------------------------|-----------|---------------------------|--|
| 1926      | W.F. Bowman                    | 4321      |                           | U.S. City Directories  |
| 1928      | Otto Ellerman                  | 4321      | Engineer                  | California Voter Registration  |
| 1924-1953 | The Rosen Family               | 4323      |                           |  |
| 1930      | Otto E. Ellerman               | 4321      | Mechanical Engineer       | California Voter Registration  |
| 1934      | Geo and Natalie Wolf           | 4321      | Wilshire Furniture Outlet | U.S. City Directories  |
| 1954      | Alex S. Weisz                  | 4323      |                           | California Voter Registration  |
| 1956      | Nate Spiwak                    | 4321      |                           | U.S. City Directories  |
| 1956      | Alex S. Weisz                  | 4323      |                           | U.S. City Directories  |
| 1960      | Nate Spiwak                    | 4323      |                           | U.S. City Directories  |
| 1965      | Nate Spiwak                    | 4323      |                           |  |
| 1973      | Leandro C. Lopez <sup>68</sup> | 4321      |                           | California Voter Registration <sup>69</sup>                          |
| 1973      | Nate Spiwak                    | 4323      |                           |  |
| 1987      | H. Weisz                       | 4321      |                           | California Voter Registration <sup>70</sup><br>U.S. City Directories |
| 1987      | Nate Spiwak                    | 4323      |                           | U.S. City Directories  |
| 1999      | Nate Spiwak                    | 4323      |                           | U.S. City Directories <sup>71</sup>                                  |
| 2000      | Nate Spiwak                    | 4323      |                           | U.S. City Directories <sup>72</sup>                                  |

The house was used as the primary residency of each of the property's longest owners (Rosen and Weisz/Spiwak). However, the duplex was also used as a rental property by several of the owners. Tables 6 and 7 list the occupants (including home owners and tenants) by year. The Funk family owned and occupied the house at 922 E. Vernon from 1905-1914. The house was leased to several people after the Funk residency. Charles A. Russell,<sup>72</sup> a butcher,<sup>73</sup> rented the property for one year in 1915. Sumner Wesley Adams<sup>74</sup> rented the house on Vernon in 1916, followed by Clarence C. Crain (1917).

Once moved to Burns Avenue, the house was rented by a mechanical engineer, Otto E. Ellerman (6 July 1882-April 1967<sup>75</sup>) who moved into the house after the death of his wife, Alice Cecilia Flavin (1882-1925<sup>76</sup>). Ellerman and his son, Otto Matthias Ellerman (9 Oct 1911-29 Jan 2004<sup>77</sup>) lived in the house from 1928 until around 1931.<sup>78</sup> The Rosen family owned and lived in the home from the early 1930's up until they sold the house in 1954. In the mid-1950's, the Weisz/Spiwak family moved into the duplex and occupied the house until the early 21<sup>st</sup> century.

<sup>68</sup> Leonardo Narisco Lopez (aka Leandro Narciso Carbonell Lopez) was born 27 February 1938 in Banger La Union, Philippines. Lopez moved to the U.S. on August 3rd, 1969 (The National Archives at Riverside, California, 2014b).

<sup>69</sup> (U.S. Public Record Index, 2010a)

<sup>70</sup> (U.S. Public Record Index, 2010b)

<sup>71</sup> (Acxiom Corporation, 1993-2002 White Pages, 2005)

<sup>72</sup> (United States, Selective Service System., 2005a)

<sup>73</sup> (United States of America, Bureau of the Census, 2012)

<sup>74</sup> (United States, Selective Service System, 2005b)

<sup>75</sup> (United States, Social Security Administration, 2011a)

<sup>76</sup> (South Dakota Department of Health, 2004)

<sup>77</sup> (United States, Social Security Administration, 2011b)

<sup>78</sup> Year estimated based on the California Voters Registration from 1932 (California State Library, 2015)

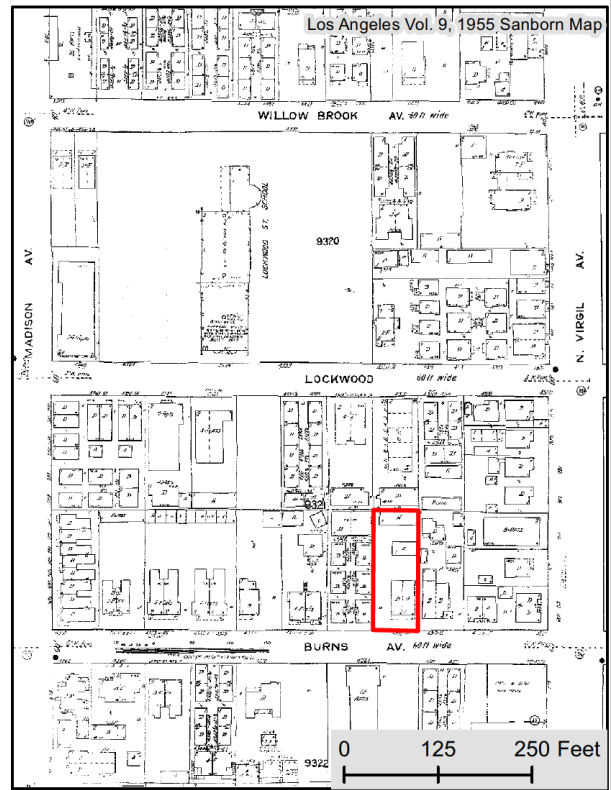
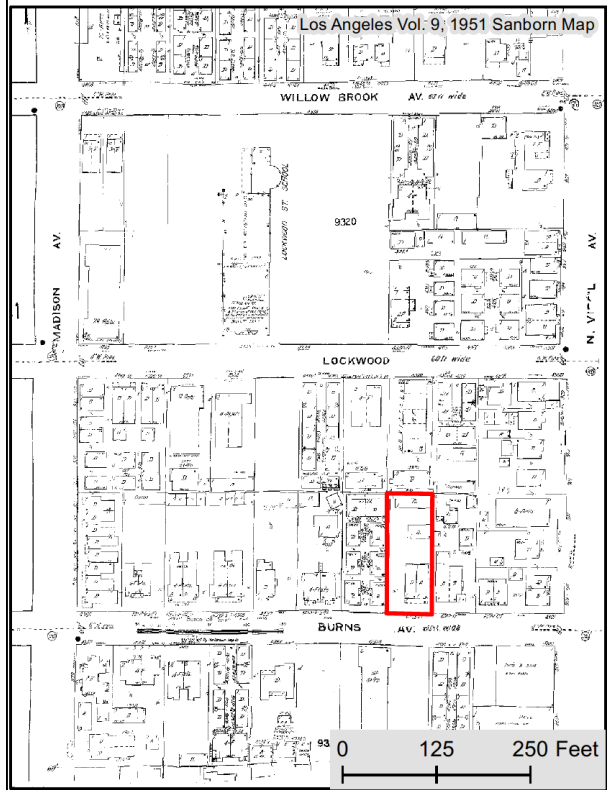
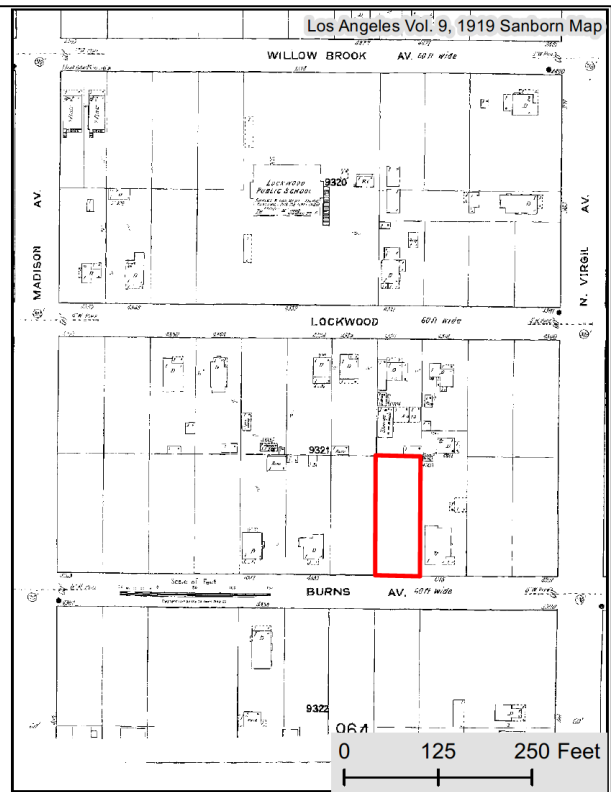
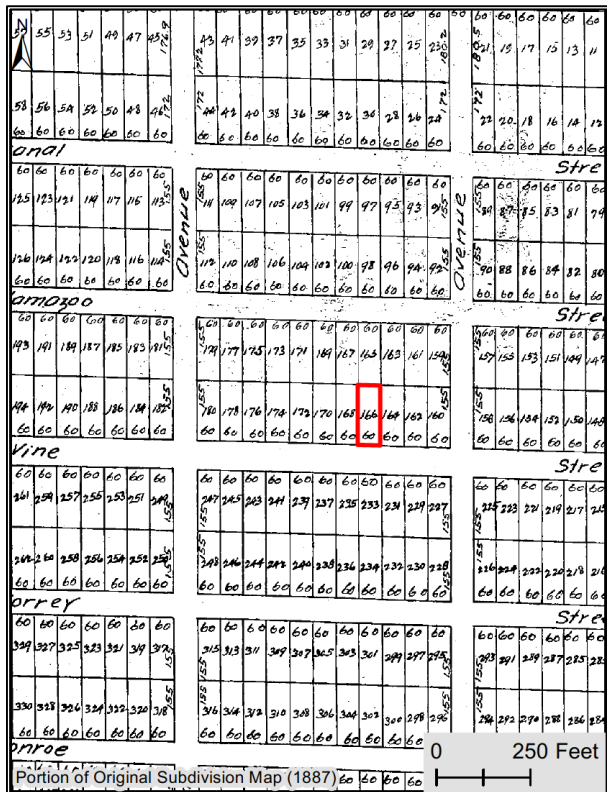


Figure 8. Project Area as Seen on Historic Maps.



### Surrounding Neighborhood

The neighborhood surrounding the duplex is incongruent and mixed. To the east is North Virgil Street, a major thoroughfare with shops, stores, etc. of all differing architectural styles and construction dates.

The types of buildings found on the same street as well as immediately south, north, and west of the property contain a mixture of dwelling types. Many lots had been cleared in the mid-twentieth-century for the construction of large apartment buildings. Mixed in the neighborhood intermittently are bungalow courts and 1920-1930s era apartment buildings. Other portions of the surrounding neighborhood contain homes of differing age, with many dating to the 1920s. The most common historic architectural style found in the immediate vicinity is that of Spanish Revival and Moorish/Moroccan Revival themed buildings. Because of the incongruent nature of the neighborhood caused by the large modern apartment buildings, the surrounding area would not qualify as an historic district or HPOZ.



**Figure 9. Example of Modern Mid-Century Apartment Buildings Flanking the 4321-4323 Burns Ave (top), and view across the street from the project area also illustrating a mix of original buildings and modern construction (bottom).**



**Figure 10. Google Street View (April 2015), Looking West From 4321-4323 Burns Ave. Note the mixture of modern buildings mixed with original structures.**





**Figure 11. Eclectic (Prairie) style Quadraplexe Found West of the Project Area on Burns Avenue.**



**Figure 12. Moorish/Moroccan Revival Apartment Building Located Accross the Street from the Project Area.**





**Figure 13. 1980s Era Apartment Building Found Across the Street (south) of the Project Area.**



**Figure 14. 1960s Era Apartment Building Located on the Parcel Immediately East of the Project Area to.**





**Figure 15. Many Original Buildings within the Neighborhood Have been Altered. This home west of the project area was originally built in the 1920s but has undergone a number of alterations.**



**Figure 16. This Bungalow Court Located Next to Project Area. This Bungalow Court found on the parcel next to (west) of the project area has been severely altered within the past 5 years as the Google 2009 (left) and 2011 (right) street views show, siding has been changed to stucco, and windows have been extensively altered.**

## 4.2 Architectural Descriptions



**Figure 17. Front Facade of 4321-4323 Burns Avenue. Photo is from 2009 and obtained through Google Street view historic archives. Overgrown trees and shrubs now obscure most of the front façade from the street.**

2321-2323 Burns Avenue is a 2300 square foot Craftsman style duplex in the East Hollywood neighborhood of Los Angeles. The building is located on a 9600 square foot lot facing south on the north side of Burns Avenue. The building is set back from the street approximately 20 feet behind a black metal security gate. A driveway flanks the western edge of the property along the side of the building to a parking area in the rear. The front façade is obscured by lush overgrown bushes, shrubs and trees within concrete-lined planters. The security gate opens directly in front of the center of the duplex leading to a single step and a short concrete walkway which extends to more steps and the front porch.

The wood framed duplex has a mostly rectangular floor plan and massing on a concrete foundation. An addition to the rear of the building juts out from the northern portion of the western and eastern façade creating a slight 'T.' The building is grey with white trim covered in horizontal clapboards. The southern façade is symmetrical with an open full-width porch. The porch is surrounded by concrete railings and decorative concrete blocks arranged in a checkered pattern. The porch is supported by medium height concrete piers and round classical-style columns. Two entrances to the duplex open up to the porch mirroring each other with an eight-over-one fixed transomed window in wood casement and sill flanked by the respective front door. Both doors have had black security doors placed in front of a wooden door. The door casing is embellished with a moderate taper as it extends up from the porch, with the top portion being embellished with an obtuse angle at the ends. The top of the window casing extends beyond the measurements of the window and meets the door casing at its angled termination. The front gable is covered in plain wood shingles and a central eight over eight glazed fixed window in wood casing and sill underneath a decorative lattice which extends to the roof.





**Figure 18. Front Porch 4321-4323 Burns Avenue. Note the concrete block used for railing detail.**



*Figure 19. Front Window and Door of 4321 Burns Avenue. Note the casing detail.*



**Figure 20. Front and Western Façade. Note the concrete porch support, the exposed rafters, and metal bars on western façade windows.**

The building appears to have originally been a rectangular front gabled home. The addition to the rear, northern façade, of the building has altered the roof line into a modified cross-gable (alteration). Instead of the gables meeting at a common ridge, the cross-gable of the addition is shorter in height creating a central hipped roof in the rear of the home (alteration). The roof has a low pitch, exposed rafters with fascia boards, exposed roof beams, and wide open eaves. The building has been roofed in grey composite sheets (alteration). The duplex has two slope brick chimneys, each extending out of the respective unit's roof.





**Figure 21. Rear (South) Façade Showing the Back Addition to the Duplex.**



**Figure 22. Rear Addition and Modified Roof Line.**



**Figure 23. Western Façade Windows.** *Overgrown trees and brush obscure much of the buildings façades; nevertheless, it is still possible to see a mixture of modern aluminum framed and original windows behind the trees and security bars.*

All of the windows, except those found on the front façade, have had metal bars (alteration) added to them with many also having had an aluminum framed screen also added (alteration). The fenestration found around the house all are in wood casing with wood sill that match those found on the southern façade. Approximately half of the windows, mostly those found on the addition have been altered/changed to aluminum framed windows set in the original wood casing. The original windows found around the home are mostly comprised of transomed three-over-one casement windows of differing sizes. The western façade has two sets of two casement windows on the southern portion of the elevation with two larger single rectangular casement windows, each flanking a central fixed horizontal window. Two other windows found on the western façade are in casing of similar size to the smaller windows found on this façade; however, they have been switched for modern aluminum framed windows (alteration). The fenestration orientation of the western façade is mirrored on the eastern façade.





***Figure 24. Western Façade Windows (cont).***



***Figure 25. Western Façade Windows (cont). Close up of original fixed horizontal window.***



**Figure 26. Western Façade Windows (cont). Close up of original transomed casement windows.**



**Figure 27. Western Façade Windows (cont). Close up of altered windows, modern aluminum framed.**





***Figure 28. Google Street View (2011) showing Eastern Façade. Overgrown foliage and limited access due to the adjacent apartment building made it difficult to photo document this facade. Note the window placement mirrors that of the western facade.***

## 5 INTEGRITY ANALYSIS

The National and California Registers have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance.<sup>79</sup> In accordance with the guidelines of the National Register of Historic Places, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity. Furthermore, *National Register Bulletin 15* states, "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register."<sup>80</sup> The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

The following table outlines the integrity assessment of the duplex, while an in-depth analysis of the property's significance, or lack thereof, is described within the following sections.

**Table 8. 4321-4323 Integrity Analysis.**

| Aspect of Integrity | Yes | No | Comments  |
|---------------------|-----|----|---|
| Location            |     | X  | The building has been moved from its original location and does not fit with the surrounding area   |
| Design              |     | X  | The building has had additions to the back while many of the side and rear windows have been changed to aluminum framed windows. Further, the addition to the rear has altered the roof line of the duplex.                       |
| Setting             |     | X  | The physical environment of the property has been compromised through its relocation as well as the alteration of adjacent structures and the construction of modern apartment buildings adjacent to and within the general area. |
| Workmanship         | X   |    | The building does still display workmanship associated with common kit style craftsman bungalows of the early twentieth-century.  |
| Materials           | X   |    | The Duplex does still possess the materials associated with common kit style craftsman bungalows of the early twentieth-century.  |
| Feeling             | X   |    | The building does still convey the feeling of a common kit style craftsman bungalows of the early twentieth-century.  |
| Association         |     | X  | There is no direct link between the building and any historic events or individuals; therefore, the duplex does not maintain integrity of association, as none exist.   |

### 5.1 Significance Evaluation

#### Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

<sup>79</sup> *National Register Bulletin 15*, p. 44.

<sup>80</sup> *National Register Bulletin 15*, p. 46.

- California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, State, or City (community).

Although maintaining integrity of material and feeling, the duplex does not qualify for National, State, or local listing under the respective criterion associated with broad patterns of history. The duplex is a rather modest example of the Craftsman Bungalow style that were commonly derived from architectural pattern books which could be purchased as kits from catalogues in the early part of the twentieth-century. Further, the building no longer possesses integrity of location as the duplex was moved to its current location in the 1920s and does not reflect the style of the surrounding neighborhood. The surrounding area would not qualify as a district as the adjacent properties are either mid-twentieth-century apartment buildings, or a bungalow court that has had much of its integrity compromised through the replacement of and alteration of all windows, improper infill of window casings, and the removal of wood siding in favor of stucco. Other buildings found on the street have either been altered in a similar fashion, demolished in favor of mid-century apartment buildings, or are designed in Spanish Revival and Moorish/Moroccan Revival themed architecture, hence incongruent with this relocated craftsman duplex.

#### Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- National Register Criterion B: Is associated with the lives of persons significant in our past.
- California Register Criterion 2: Is associated with the lives of persons important in our past.
- Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, State, or local history.

The duplex is not identified with historic personages or events in the main currents of national, state, or local history. As outlined above the property research identified six, possibly seven, owners of the duplex with the Rosen and Spiwak families being the most prominent. The Rosens' owned the property over 30 years and moved it from its original location to where it is today, while the Spiwak family owned the property of approximately 50 years. Further, the research uncovered a list of long list of tenants who occupied the building, with the trend of one unit being occupied by the owner (ie. Rosen or Spiwak), and the other unit rented out. Nevertheless, the Residence does not show any historical importance in association with various owners or occupants. Therefore, no evidence was found that linked the property to any period of importance in the productive life of a locally, statewide, or nationally known person and the Residence is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.

#### Architecture

With regard to architecture, design or construction, the following are the relevant criteria:

- National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high



artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

- California Register Criterion 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.
- Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The Residence is ineligible for designation under National Register Criterion C, California Criterion 3, and the local criterion. Under the Craftsman style theme, the Residence does not meet the eligibility standards under Craftsman style architecture. The duplex does not retain integrity of location, setting, or design as it was moved. Further, the duplex is a rather modest example of the Craftsman Bungalow style that were commonly derived from architectural pattern books which could be purchased as kits from catalogues in the early part of the twentieth-century. The Residence is not an exceptional, distinctive, outstanding, or singular example of its type or style either individually or as a contributor to a district. It is not architecturally distinctive and is a typical example of its style commonly built in Southern California and the western United States. The residence does not represent an early example of the style in the community as it was not originally constructed within the East Hollywood area. Additionally, the Residence is not a notable work of a master builder, as there is no architect of record. Therefore, the Residence does not satisfy National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master.

#### Archaeology

- National Register Criterion D: Yields, or may be likely to yield, information important in prehistory or history.
- California Register Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

The building itself is not likely to yield any information important to prehistory or history. Therefore, the Residences does not meet the above criterion at the national or state level. Nevertheless, much of the ground-surface of the property has been obscured by development (structures, pavement, etc.) for nearly 95 years and there is the potential for the discovery of prehistoric and historic cultural resources within the project boundaries. Trash dumps, privies, changes in soil colorations, human or animal bone, pottery, chipped or shaped stone, shell-midden, etc. are all potential indications of an archaeological site. Therefore, caution should be taken during ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations.

## 5.2 Los Angeles Historic Preservation Overlay Zone (HPOZ)

Relevant criteria to be considered within an HPOZ are whether the resource:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.<sup>81</sup>

The Residence is not located within an HPOZ, nor would the area qualify as one as newer mid-and-late twentieth-century apartment buildings have been intermixed with the original neighborhood. Further, many original buildings have been severely altered hindering the ability of the neighborhood to convey a collective significance. Finally, as outlined above, the 4321-4323 Burns Avenue Duplex was moved to this neighborhood and does not reflect the original style found on many other multifamily dwellings still located within the general vicinity.

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<sup>81</sup> "Citywide HPOZ Ordinance," *City of Los Angeles Historic Resources*, <http://preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed May 16, 2015.

## 6 CEQA IMPACTS ANALYSIS

### 6.1 Significance Thresholds

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a City Monument would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.<sup>82</sup>

#### CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) a project involves a "substantial adverse change" in the significance of the resource when one or more of the following occurs:

- Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
  - Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or
  - Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
  - Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State *CEQA Guidelines* when one or more of the following occurs:

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<sup>82</sup> *L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1*  
<http://www.environmentla.org/programs/Thresholds/Complete%20Threshold%20Guide%202006.pdf>, accessed May 14, 2015.

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings ("Standards"); or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.<sup>83</sup>

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s), or a site, for designation as a historic resource. The Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations ("CFR") Section 67.7). Similarly, the Los Angeles Cultural Heritage Ordinance provides that compliance with the Standards is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to City Monuments (see Los Angeles Administrative Code Section 22.171.14.a.1). Therefore, the Standards are used for regulatory approvals for designated resources but not for resource evaluations.<sup>84</sup> Similarly, CEQA recognizes the value of the Standards by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a "safe harbor" by providing either a categorical exemption or a negative declaration for a project which meets the Standards (see *CEQA Guidelines* Section 15331 and 15064.5(b)(3)).

Based on the above considerations, the factors listed in the *L.A. CEQA Thresholds Guide* have been reviewed and refined for this analysis. As such, the Project would have a significant impact on historic resources, if:

- The Project would demolish, destroy, relocate, or alter a historical resource such that eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource); or
- The Project would reduce the integrity or significance of important resources on the Project Site or in the vicinity.

## 6.2 Analysis of Project Impacts

### Project Description

The site is currently developed with a duplex apartment house which would be removed. The property has a General Plan Land Use designation of Low Medium II Residential and is zoned RD1.5-1XL. The property falls within the Vermont/Western Transit Oriented District Specific Plan.

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<sup>83</sup> Ibid.

<sup>84</sup> *Century Plaza Hotel EIR, Appendix IV.D-3, Historic Thresholds Letter, from Michael J Logrande, Director of Planning and Ken Bernstein, Manager, Office of Historic Resources, City of Los Angeles, to Bruce Luckow, President, Matrix Environmental, Los Angeles, California, December 15, 2010.*  
<http://www.planning.lacity.org/eir/CenturyPlazaMixedDevelopment/DEIR/files/Appendix%20IV.D-3,%20Historic%20Thresholds%20Ltr.pdf>, accessed July 14, 2015.

The proposed project involves the creation of five new three story for-sale single family houses on an existing lot totaling approximately 9,453 square feet (0.22 acres) in the East Hollywood neighborhood of Los Angeles. The five houses, proposed under Los Angeles' Small Lot Subdivision (Townhome) Ordinance (Ord. 176354), are designed to be neighborhood appropriate and to respect local styles, development intensities, setbacks, and heights, and to comply with the intent of the applicable Vermont/Western Transit Oriented District Specific Plan and to meet the recently adopted Small Lot Design Guidelines. The intent is to create the highest quality project possible and new home-ownership opportunities while fitting in with the existing neighborhood. The houses are designed with extensive "green" features to minimize their environmental impact during both construction and throughout the buildings' lives.

The proposed houses average just under 1,525 square feet each as measured by the Zoning Code and can be used as either two or three bedroom homes, bridging the mix of larger apartment and condominium buildings and smaller single-family houses in the wider neighborhood. They are designed to be attractive to a variety of potential residents including first-time home buyers, small families, and empty-nesters, consistent with the population of the immediate neighborhood and the intent of the Small Lot Ordinance.

Access to the houses' front doors is direct from the street. Two side by side parking spaces in attached private garages are provided for each house on a separate drive aisle, and covenants will be recorded against the lots requiring the spaces be kept open and available for parking.

The project utilizes the Small Lot Subdivision Ordinance to provide infill housing appropriately scaled to the surrounding neighborhood, and meets applicable setback requirements. The five foot side and rear yard setbacks of the Small Lot Subdivision Ordinance are met. The front setback of 9'8" bridges the adjacent existing setbacks of 9'6" and 10'0". Windows are placed to maximize privacy for the new housing and the surrounding existing buildings. Minor projections such as awnings, porches, and low fences, are proposed in required yards for articulation and all are consistent with applicable zoning and codes.

#### Direct Impacts

As outlined above, the duplex located at 4321-4323 Burns Avenue is not listed on the National Register, the California Register, as a Los Angeles Cultural Monument, or part of a district/HPOZ. Further, the building does not qualify as an historic resource under National, State, or Local criteria and has lost important aspects of its integrity through the relocation of the structure, additions to the rear, and the alteration of some of the windows. Therefore, the Project as it is currently designed would not have any direct impacts on an historic resource as defined by CEQA.

#### Indirect Impacts

Indirect Impacts were analyzed to determine if the Project would affect any known historic resources near the Project area. For the purpose of this assessment, the Indirect Impacts Study Area is mainly defined as the area occupied by properties located on Burns Avenue and within the viewshed of the subject property. Because of the density of the built environment and the presence of trees and bushes, the Indirect Impacts Study Area is defined as the properties along Burns Avenue between North Virgil Avenue and North Madison Avenue. No historical resources are located within the Indirect Impacts Study Area. Further, as illustrated above the surrounding neighborhood is not, nor does it qualify as, an HPOZ or an historic district under Federal, State, or local criteria.

In addition, the properties located within the Indirect Impacts Study Area either do not appear to be potentially eligible historical resources or would not derive significance based on the presence



of the duplex located at 4321-4323 Burns Avenue. For example, the adjacent parcel, western parcel, is comprised of a bungalow court that has been extensively modified and no longer possesses integrity. Intermixed along the street are modern apartment buildings including a 1960s era apartment complex immediately east of the duplex, and a 1980s era apartment complex found across the street. The intermixed modern style construction contributes to the areas inability to be classified as a district; hence, buildings found within the general area's would need to qualify individually as significant, and not based on the proximity of other structures. Therefore, the removal of the duplex would not impact the potential significance of any structure on Burns Avenue or within the building's viewshed.

Finally, the project would not impact or alter the significance of any already identified resources as none fall within the viewshed of the Project. In addition, of the twenty-three recorded resources identified during this study that fall within the half-mile of the project area, only three of the resources are listed on a Federal, State, or Local Registry; one property is listed on the National Register, one is listed on the California Register, and two are listed as Local HCM. Although not listed, the one California Register property would also be considered locally significant due to its listing on the CRHR.

**Table 9. Recorded Significant Buildings and How Significance was Derived.**

| Primary # | Address                  | Description   | Listing      | Significance Derived                                  |
|-----------|--------------------------|---|--------------|---|
| 19-167284 | 4591 Santa Monica Blvd.  | Cahunga Branch of Los Angeles Library                       | NRHP & LAHCM | Architecture, Community Planning, Social/Humanitarian |
| 19-173513 | 1101 N Vermont Ave.      | Nicholas Priester Building                                  | CRHR         | Architecture  |
| NA        | 944-944 ½ N Maltman Ave. | Purviance Residence/1920s Rudolf M. Schindler designed home | LAHCM        | Architecture/ Architect (Rudolf M. Schindler)         |

As outlined in the table above, all recorded significant resources found within a half-mile of the project area derive their significance from the building's unique architectural representation, association with important community events, or association with a significant architect. The significance of the respective resource will not be altered by this Project.

Again, all significant resources would not have their significance altered by this Project and are not located within the viewshed of the Project. Further, no potential resources located on Burns Avenue or within view of the duplex would derive its possible significance or eligibility based on the retention of the building, nor would the removal of the duplex hinder any potential significance of the surrounding structures as the architecturally mixed area does qualify to be evaluated as a district. Therefore, the project would not physically detract, either directly or indirectly, from the integrity and significance of any historical resource such that its eligibility for listing in the National Register, California Register, or as a City Monument.

### **6.3 Recommendations and Mitigation Measures**

As the property is not an historical resource subject to CEQA, the Project will have no impact on historical resources. As a result, no further study or mitigation measures are recommended or required at this point. However, much of the ground-surface of the property has been obscured by development (structures, pavement, etc.) for nearly 100 years and there is the potential for the discovery of prehistoric and historic cultural resources within the project boundaries. Trash dumps, privies, changes in soil colorations, human or animal bone, pottery, chipped or shaped

stone, shell-midden, etc. are all potential indications of an archaeological site. Therefore, caution should be taken during ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel.

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## **APPENDIX A: PROJECT PLANS**

## ZONING ANALYSIS

| ZONE                                    | FEAS STUDY<br>VERMONT/WESTERN SPECIFIC PLAN SUBAREA A      | PROPOSED                 | ADJUSTED                 | NOTES  |
|---|--|--------------------------|--------------------------|--|
| DENSITY                                 | 0<br>1.0 DENSITY ZONAS                                     | 0                        | 0                        | ALL BUILT PER PLAN 1/2008  |
| FLOOR AREA INTD                         | 1.0<br>PER ACRE (FLOOR AREA)                               | 1.0                      | 1.0                      | AS REQUIRED PER ZONING   |
| LOT COVERAGE                            | 60%  | 60%                      | 60%                      |  |
| HEIGHT                                  | 24.1'  | 22'                      | 22'                      | REQUIRING AN ADJUSTMENT OF THE MAC   |
| FEET SETBACKS                           | 0<br>FRONT<br>SIDE<br>REAR                                 | 0<br>0<br>0              | 9'-0"<br>9'-0"<br>9'-0"  | ADJUSTED FRONT SETBACKS 9'-0" x 9'-0"  |
| CONCRETE OR BRICK OR<br>MASONRY CHIMNEY | 0<br>0<br>0  | 0<br>0<br>0              | 0<br>0<br>0              | CERTAIN LAMINATED GLASS/STAINLESS STEEL<br>REQUIRING AN ADJUSTMENT OF THE MAC  |
| PAVING                                  | 1.0 SPACEMENT<br>AS REQUIRED<br>TOTAL MINIMUM<br>18 SPACES | 2 SPACEMENT<br>18 SPACES | 2 SPACEMENT<br>18 SPACES | REQUIRING AN ADJUSTMENT OF THE MAC<br>LIMITS HAVE MORE THAN 2 INVERTIBLE PARKING<br>ALL PARKING SPACES MUST BE UNPAVED |
| MOBILE PARKING<br>SPACES                | 0.0 SPACEMENT  | 1 SPACEMENT              | 1 SPACEMENT              | MOBILE PARKING SPACES PROVIDED FOR IN<br>SCHEDULE OF EACH LOT  |

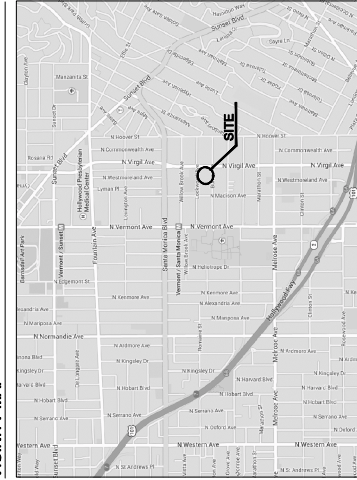
## LOT ANALYSIS

| LOT | AREA (SFT) | PRICE      | MSR 1      | MSR 2      | MSR        |
|-----|------------|------------|------------|------------|------------|
| 1   | 3,000.0    | 96.0 (WST) | 96.0 (WST) | 96.0 (WST) | 96.0 (WST) |
| 2   | 2,104.7    | 96.0 (WST) | 96.0 (WST) | 96.0 (WST) | 96.0 (WST) |
| 3   | 1,604.4    | 96.0 (WST) | 96.0 (WST) | 96.0 (WST) | 96.0 (WST) |
| 4   | 1,805.1    | 96.0 (WST) | 96.0 (WST) | 96.0 (WST) | 96.0 (WST) |
| 5   | 1,974.4    | 96.0 (WST) | 96.0 (WST) | 96.0 (WST) | 96.0 (WST) |

### ALLOWABLE HEIGHT

|  |       |                           |
|--|-------|---------------------------|
| LOWEST ADJACENT BUILDING HEIGHT            | 14.1' | PER SURVEY                |
| TRANSITIONAL HEIGHT ALLOWANCE              | 18.7' | SPECIFIC PLAN SEC. 7.D.   |
| MAXIMUM ALLOWABLE HEIGHT                   | 28.1' | SPECIFIC PLAN SEC. 7.A.2. |
| MAXIMUM ALLOWABLE HEIGHT W/ 10% ADJUSTMENT | 32.7' |                           |

## VICINITY MAP



## SHEET INDEX

|          |                              |
|----------|------------------------------|
| TITLE 00 | PROJECT INFO                 |
| TITLE 01 | SITE PLAN                    |
| TITLE 02 | FLOOR PLANS                  |
| TITLE 03 | BUILDING SECTIONS            |
| TITLE 04 | EXTERIOR ELEVATIONS          |
| -        | SURVEY                       |
| -        | VERTICAL TENTATIVE TRACT MAP |

## PROJECT DESCRIPTION

CONSTRUCT FIVE NEW SINGLE-FAMILY HOUSES UNDER THE SMALL LOT SUBDIVISION ORDINANCE.

## PROJECT DATA

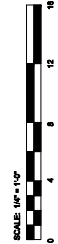
| ADDRESS | 425 S. GILBERT AVENUE<br>LOS ANGELES, CA 90005  | PROPOSED PERAS<br>PER HOUSE | APR | LOT SIZE | 8,641.78 SQ. FT. | LOT 1      | 226 SQ. FT.<br>861 SQ. FT.<br>1,087 SQ. FT.<br>1,313 SQ. FT.<br>TOTAL PERAS — | LEVEL 1<br>LEVEL 2<br>LEVEL 3<br>LEVEL 4<br>TOTAL PERAS — |
|---------|---|-----------------------------|-----|----------|------------------|------------|---|---|
| OWNER   | PROPERTY: CAPITAL LLC<br>235 THIRTEENTH AVENUE, SUITE 202<br>SAN FRANCISCO, CA 94103<br>TEL: 415.774.1000 |                             |     |          |                  | LOT 19 A-B | 226 SQ. FT.<br>861 SQ. FT.<br>1,087 SQ. FT.<br>1,313 SQ. FT.<br>TOTAL PERAS — | LEVEL 1<br>LEVEL 2<br>LEVEL 3<br>LEVEL 4<br>TOTAL PERAS — |
|         |   |                             |     |          |                  |            | 7,618 SQ. FT.   | 7,618 SQ. FT. (SUMMARY)                                   |

[illegible]



**FLOOR PLANS**

**NUMBER:** TTM.02



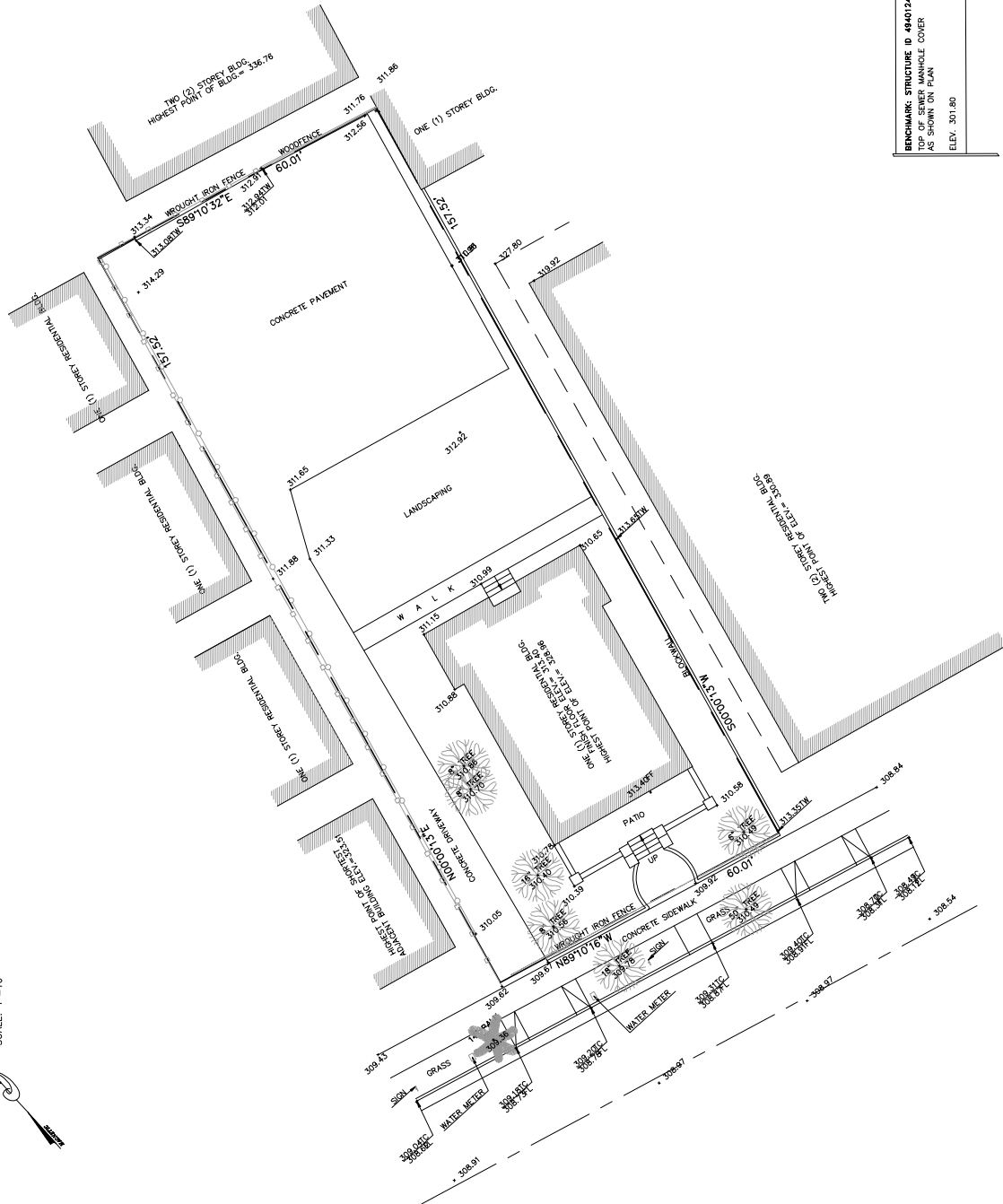
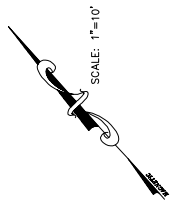
**LEVEL 2**  
691 SQ. FT. (1,620 SQ. FT. TOTAL LIVING)  
49 SQ. FT. DECK

**LEVEL 3**  
607 SQ. FT. (1,520 SQ. FT. TOTAL LIVING)  
108 SQ. FT. DECK









NOTE:  
THIS SURVEY IS INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION. BOUNDARY STAKING MUST BE CONDUCTED BY A LICENSED SURVEYOR IN ORDER TO VERIFY THE PROPER LEGAL SET BACKS. IF THE NEWLY PLANNED CONSTRUCTION "EYE-BALLING" OR GUESSING THE BOUNDARY LOCATIONS HAS NO JUSTIFICATION AND IF PERFORMED CANCEL THE VALIDITY AND ACCURACY OF THIS SURVEY.

NOTE:  
THIS SURVEY AND MAP ARE THE PROPERTY OF TALA ASSOCIATES, INC. AND MAY NOT BE MODIFIED, ALTERED OR CHANGED IN ANY FASHION WITHOUT PRIOR WRITTEN APPROVAL BY TALA ASSOCIATES, INC. AND THE CLIENT. THE CLIENT AGREES TO HOLD TALA ASSOCIATES, INC. HARMLESS FROM AND EXTENDS TO THE RESULTING PLOT OF SAID MAP AND THE COMPUTER DISK OR E-MAIL THAT MAP BE PROVIDED TO THE CLIENT. ANY OTHER USE OF THIS MAP OR THE INFORMATION CONTAINED THEREIN OR WARRANTY, EITHER EXPRESSED OR IMPLIED BY TALA ASSOCIATES, INC. AS TO SUCH CHANGED MATERIAL.

**SITE ADDRESS:**  
4321 BURNS AVENUE  
LOS ANGELES, CA 90029

**LEGAL DESCRIPTION:**

PORTION OF LOT 184 OF CONNER'S SUB OF THE JOHANNSEN TRACT TRACT OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN MISCELLANEOUS RECORD 15 PAGE 86 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

NOTES:

NO EASEMENT HAS BEEN PLOTTED.

**BENCHMARK STRUCTURE ID 49401246**  
WHOLE COVER  
AS SHOWN ON PLAN  
ELEV. 301.80

**TOPOGRAPHY SURVEY**

|                |           |
|----------------|-----------|
| DATE: 03-10-14 | REVISION: |
| DRAWN: AS SURV |           |
| CHECKED: JCK   |           |
| DATE: 03-10-14 |           |
| PROJECT: 4452  |           |
| SHEET: 1 OF 1  |           |
| FILE NO.: 3000 |           |

VESTING TENTATIVE TRACT 73056  
for 5 unit small lot subdivision purposes

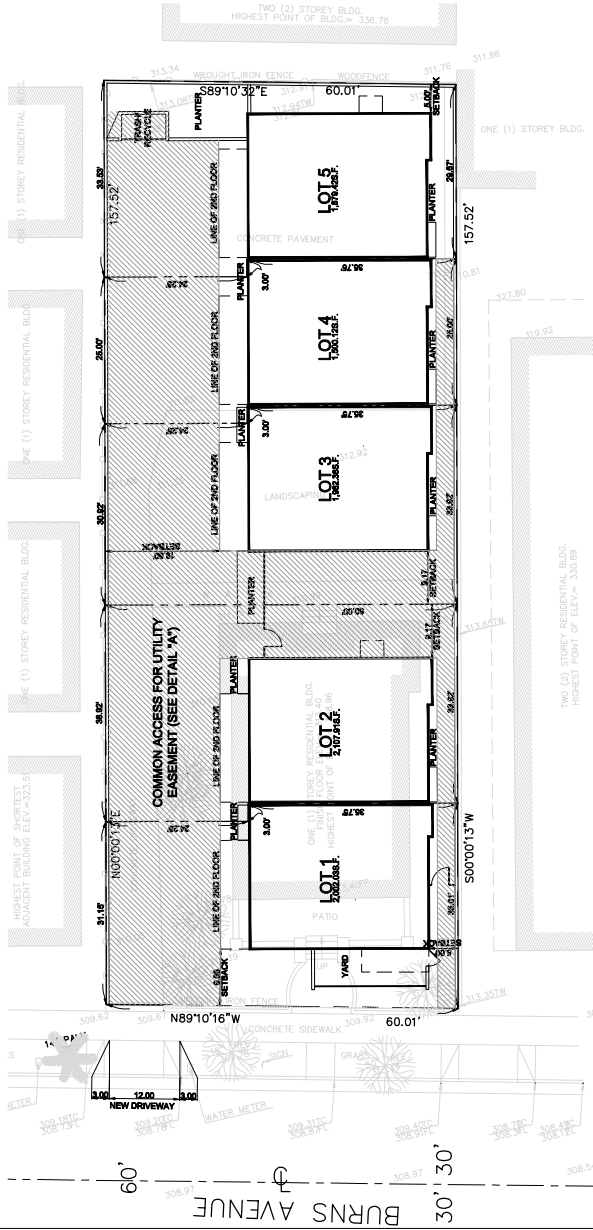
PORTION OF LOT 186 OF CORNERS SUB OF THE JOHANSEN TRACT, IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN MISCELLANEOUS RECORD 15 PAGE 88  
INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 558-000-021

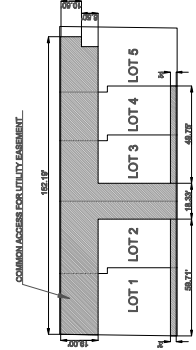
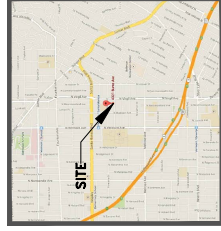
TRACT MAP NOTES

OWNER:  
PRIMITY CAPITAL LLC  
10000 WILSON BLVD, SUITE 400  
THIRDMOND, CA 91320  
(818) 277-1986  
ATTN: MR. JONATHAN  
ADDRESS SITE:  
10000 WILSON BLVD  
LOS ANGELES, CA 90025  
GROSS AREA: 11,000 SQ. FT. 0.255 ACRES  
PID: 1/2 OF BURNS AVE  
NET AREA: 9,482.88 SQ. FT. 0.216 ACRES  
PLOT ONLY

- NOTES:
1. THIS AREA IS SUBMITTED TO RECORDING.
  2. NO PROTECTED SPACES ON THE SITE.
  3. ALL UTILITIES ARE AVAILABLE TO THE SITE.
  4. ALL UTILITIES ARE AVAILABLE TO THE SITE.
  5. ALL UTILITIES ARE AVAILABLE TO THE SITE.
  6. NO EXISTING EXCEPT SHOWN HEREON.
  7. PROPOSED PARKING SPACES: 10.
  8. SEWER IS AVAILABLE TO THE SITE.
  9. ALL UTILITIES ARE AVAILABLE TO THE SITE.
  10. ALL UTILITIES ARE AVAILABLE TO THE SITE.
  11. SITE IS NOT IN LIQUIDATION.



VICINITY MAP  
N.T.S.



DETAIL - A  
N.T.S.

| PROPERTY DESCRIPTION |              |               |               |               |               |
|----------------------|--------------|---------------|---------------|---------------|---------------|
| LOT #                | LOT AREA     | FRONT         | SIDE 1        | SIDE 2        | REAR          |
| 1                    | 2,002.00S.F. | 0'-0" (SOUTH) | 0'-0" (EAST)  | 19'-6" (WEST) | 0'-3" (NORTH) |
| 2                    | 2,108.70S.F. | 0'-0" (EAST)  | 0'-3" (SOUTH) | 0'-2" (NORTH) | 19'-6" (WEST) |
| 3                    | 1,892.40S.F. | 0'-0" (EAST)  | 0'-2" (SOUTH) | 0'-3" (NORTH) | 19'-6" (WEST) |
| 4                    | 1,800.10S.F. | 0'-0" (EAST)  | 0'-3" (SOUTH) | 0'-3" (NORTH) | 19'-6" (WEST) |
| 5                    | 1,819.40S.F. | 0'-0" (EAST)  | 0'-3" (SOUTH) | 0'-0" (NORTH) | 19'-6" (WEST) |

PLANS PREPARED BY:  
TALA ASSOCIATES  
REYNALDO T. DE RAMA  
1316 COLBY AVENUE  
LOS ANGELES, CA 90025  
PHONE (424) 832-3455  
FAX (310) 473-5988  
JN3050 DATE: AUGUST 26, 2014

## **APPENDIX B: RESUME AND PROFESSIONAL QUALIFICATIONS**



**DR. NANCY ANASTASIA WILEY, Ph.D.**  
**PRINCIPAL INVESTIGATOR, RESEARCH DIRECTOR**

**PROFESSIONAL EXPERIENCE**

Beginning her career with Classical Languages, Dr. Wiley immediately broadened her studies and academic projects to include anthropological endeavors in both prehistoric and historic archaeology and cultural studies resulting in certification in both sub-disciplines by the Society of Professional Archaeologists. Due to her roots in New York State prehistory and her strong background in history and architecture, she was one of the few in the United States to be certified for both Prehistoric Field Studies and Historic Archaeology. These tools have served her well as Research Director and Principal Investigator for the oldest cultural resource management firm, SRS, Inc [est. 1973], and the longest privately funded cultural resource investigations in southern California [31 years]. These investigations comprise a multi-site and multi-disciplinary project that integrates archaeological, historic, ethnographic, geophysical and paleontological studies.

**SUMMARY PROJECT LISTING: HISTORY**

2007-2011 ***Final Historic Reports: The Ruiz Adobe, The Lomita Riding Club, The Bolsa Chica Gun Club and The Bolsa Chica Military Reservation-*** Principal Investigator, Research Director.

2010 -***"Chilkoot/Chilkat Traditional Cultural Places District"*** [Resolution by the Chilkoot Indian Association]; Prepared for the Chilkoot Indian Association.  
-***"The Haines Old School Site"*** [A CIA Traditional Cultural Place; HCMP Historic District Site; National Register Symbol of Integration and Deishu Archaeological Site]; Prepared for the Chilkoot Indian Association.  
-***"T'a Noow and Chilkoot/Chilkat Historic Forts"***; Prepared for Alaskan Department of Natural Resources; Forestry Division of Haines; in process.

1994 ***Policy and Procedure Manual: Guidelines for Compliance with the Cultural Resource Requirements of the National Historic Preservation Act [NHPA] of 1966 and the California Environmental Quality Act of 1970 [CEQA]***. The California State University Physical Planning/Development. Distributed to all California State University campuses.

1994 ***Demolition Documentation of Batteries 128 and 242, Bolsa Chica Military Reservation***, Monitoring Notes, Photographs and Drafts. with David Hocking and R.M. Beer.

1994 ***Closed Space Graffiti: Documentation of Graffiti at Batteries 128 and 242, Bolsa Chica Military Reservation*** with David Hocking.

1990 ***Historical Significance: Bolsa Chica Military Reservation, Bolsa Chica Mesa*** with R. M. Beer.

1986 ***"Encino Village: The Three Faces of Cultural Resource Management"*** Pacific Coast Archaeological Society Quarterly 22(3).

1986 ***"The Terrain Conductivity Meter and Relevant Stratigraphy: LAn-43"*** Pacific Coast Archaeological Society Quarterly 22(3).

1983 ***"Encino Roadhouse Complex"*** Pacific Coast Archaeological Society Quarterly 19(2).

**EDUCATION**

M.A., Mount St. Mary's College Course work; emphasis: Native American Spirituality, 2005

Ph.D. University of Pennsylvania Classical Archaeology, 1979

M.A. University of Pennsylvania Classical Archaeology, 1973

B.A. State University of New York, Albany Ancient Greek, Anthropology, 1970

**REGISTRATIONS & CERTIFICATES**

National Preservation Institute Certifications:

[2009] NEPA Compliance and Cultural Resources

[2009] Consultation and Protection of Native American Sacred Lands

[2009] Identification and Management of Traditional Cultural Places

Society of Professional Archaeologists:

[1986] Prehistoric Field Research Certification

[1988] Historical Archaeology Certification

[2003] Register of Professional Archaeologists #10461

[2008] Native American Sensitivity Training; Reg. #224; Riv. Co.

**ANDREW JOSEPH GARRISON, M.A., RPA**  
**SENIOR RESEARCH & GIS SPECIALIST**

**PROFESSIONAL EXPERIENCE**

With over ten years of experience in Cultural Resource Management, Mr. Garrison has the experience and training to develop and lead survey and research projects. As Senior Research Specialist, he is qualified under the Secretary of Interior Standards to conduct studies in History, Archaeology, and Architectural History. He holds a B.A. in History, a B.S. in Anthropology, and an M.A. in History. He has experience in the guidelines and implications of The California Environmental Quality Act (CEQA), The National Environmental Policy Act (NEPA), and section 106 of The National Register of Historic Places (NRHP). He worked for a number of years at the Eastern Information Center, and has experience researching the background and documentation of archaeological and historic sites. Mr. Garrison gained experience in architectural history while in graduate school where he worked with the City of Riverside documenting resources of the recent past as part of the City of Riverside Modernism Context Survey. Further, he interned for the City of Riverside's Historic Preservation program administered through the Planning Division of the Community Development Department during the summer of 2010 researching historic properties. He also has participated in a National Archives and Records Administration (NARA) internship. Since joining SRSinc in 2009, he has led all projects related to History and Archaeological Research. Mr. Garrison also holds a Professional Certificate in Geographic Information Systems (GIS) which he uses to visualize Historical Data.

**SUMMARY PROJECT DESCRIPTIONS**

- **Senior Researcher and Principal Investigator**  
Oversee and lead historical and archaeological research projects and lead or contributing author on numerous Cultural Resources Reports including historic building assessments, records and archive searches, and archaeological surveys archaeological surveys.
- **Historian**  
Document and photograph historic buildings and sites performing extensive research utilizing knowledge of architectural styles, public records, and historic maps located at local libraries and archives.
- **GIS Specialist**  
Utilize tabular and a spatial data to visualize patterns and conduct analysis for historical and archaeological projects, producing professional quality maps for reports and publications.
- **Historic Preservation Researcher**  
Document, photograph, research and architectural resources within the City of Riverside. Completed extensive research utilizing knowledge of modern architectural styles, public records, and historic maps.

**EDUCATION**

*Professional Certificate in GIS  
University of California, Riverside  
Extension, 2014*

*M.A. Public History, University of  
California, Riverside, 2009*

*B.A. History, University of  
California, Riverside, 2005*

*B.S. Anthropology, University of  
California, Riverside, 2005*

**REGISTRATIONS &  
CERTIFICATES**

*Registered Professional  
Archaeologist (RPA)*

*Certified Archaeologist for  
Riverside County #319*

*ESRI 2013 GIS Certification for  
ArcDesktop*

*Completion of OSHA Ten Hour  
Safety Course #36-003655607*

*OSHA 40 Hour HAZWOPER  
#150841143980*

*California Preservation  
Foundation – Member*

*California Council for the  
Promotion of History – Member*

*American Cultural Resources  
Association - Member*

*Lithic Studies Society*

*Society for California  
Archaeology*

**WORK HISTORY**

*Scientific Resource Surveys  
(SRS), Senior Research and GIS  
Specialist  
2009- present*

*City of Riverside Historic  
Preservation Volunteer Intern,  
April 2010-Sept.2010*

*City of Riverside Modernism  
Context Survey, Preservation  
Researcher, April 2009- Aug.  
2009*

*Eastern Information Center (EIC),  
Information Officer*

**KASSIE SUGIMOTO**  
**CULTURAL RESOURCE SPECIALIST AND**  
**ARCHAEOLOGIST**

**PROFESSIONAL EXPERIENCE**

Kassie Sugimoto is a cultural resource specialist with experience at historic and prehistoric archaeological sites within North and South America. While earning a B.A. in Anthropology (Archaeology Concentration) from California State University Dominguez Hills, Kassie worked on several archaeological projects, including the Rancho Dominguez Historical Archaeology Project (Carson, CA), the Bioarchaeology Human Osteology Project (San Jose de Moro, Peru), and the Sinsicap Valley Archaeological Project (La Libertad, Peru). Kassie developed specialized human osteology skills while earning an M.A. in Anthropology from North Carolina State University by conducting Forensic and Bioarchaeological research. Throughout her career, Kassie has acquired the necessary experience and training to conduct historic and archaeological surveys, mapping and recording, excavation, and artifact analysis. She has experience with supervising and directing archaeological crews, field and lab research, and museum curation. Kassie has collaborated with both senior and junior scholars in archaeological, bioarchaeological, and forensic settings to produce, publish, and present research in topics such as ethnography, historical ecology, historic and prehistoric archaeology, forensic anthropology, skeletal biology, and bioarchaeology.

**SUMMARY PROJECT DUTIES**

Archaeologist:

- Conducts archaeological field and lab research for cultural resource projects.
- Participates in the management and curation of archaeological artifacts.
- Specializes in the identification and handling of osteological materials.

Cultural Resources Specialist:

- Conducts cultural resource research: survey, documentation, photography, technical writing, and technical editing.
- Synthesizes the results of archaeological research and prepares the final report for the lead agency

Research:

- Conducts archaeological and historic research for cultural resource projects.
- Produces academic research and disseminates research on behalf of SRSinc.

**EDUCATION**

*M.A. Anthropology,  
North Carolina State  
University (2015)*

*B.A. Anthropology  
California State  
University Dominguez  
Hills (2013)*

**REGISTRATIONS &  
CERTIFICATES**

*Certificates in:  
HAZWOPER  
~40 Hour Certification,  
AdvanceOnlineSolutions  
(2015)  
~Analysis of Organismal  
Form, University of  
Manchester (2014)*

*Registered Member of:  
~Society for American  
Archaeology*

*~California Preservation  
Foundation*

**WORK HISTORY**

*Scientific Resource  
Surveys (SRS), Cultural  
Resource Specialist and  
Archaeologist, 2015 –  
present*

*Andahuaylas  
Bioarchaeology Project,  
Assistant Project  
Director, 2013-Present*

*Sinsicap Valley  
Archaeological Project,  
Research Assistant,  
2012*

*Rancho Dominguez  
Historical Archaeology  
Project, Crew Chief,  
2011-2012*

## **APPENDIX C: DPR 523 FORMS**

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other  
Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Listings \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder) SRS1767-1H

P1. Other Identifier: 4321 Burns Avenue

\*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 Hollywood Date 2015 T.1S R.13W Section 18 S.B.B.M.

c. Address 4321-4323 Burns Avenue City Los Angeles Zip 90029

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 381205 mE/ 3772646 mN

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

APN 5539-088-021

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

The resource is located at 4321 Burns Avenue, in the southern section of the East Hollywood neighborhood of Los Angeles. The project site is currently developed with an early twentieth-century Craftsman style duplex found on lot 166 of Conner's Subdivision of the Johonnson Tract, approximately three miles northwest of Downtown. The building was originally located at 922 East Vernon Avenue and moved seven miles north to 4321-4322 Burns Avenue in the early 1920s. The building (Residence) is currently bound by Burns Avenue to the south, North Virgil Avenue to the west, and north Madison Avenue to the east. The Project Site is occupied and in use as a residences.(see Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP3) Multi-Family Property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front, southern façade (August 2015)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both  
Circa 1910 (Building Permits)

\*P7. Owner and Address:

Promark Investments, Inc.  
223 E Thousand Oaks Blvd, Suite 412  
Thousand Oaks CA 91360

\*P8. Recorded by: (Name, affiliation, and address)

Andrew Garrison MA RPA  
Scientific Resource Surveys Inc.  
2324 N Batavia St. Ste 109  
Orange CA, 92865

\*P9. Date Recorded: August, 2015

\*P10. Survey Type: (Describe)

Historic Resource Assessment

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

2015 Garrison, Sugimoto, Wiley;  
Historical Resource Report,  
4321-4323 Burns Avenue

\*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): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) SRS1767-1H \*NRHP Status Code \_\_\_\_\_

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☒ B1. Historic Name: 4321-4323 Burns Avenue

B2. Common Name: 4321-4323 Burns Avenue

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

\*B5. Architectural Style: Craftsman

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

Building permits show the Craftsman style duplex located at 4321-4323 Burns Avenue was originally located seven miles south at 922 East Vernon Avenue in southeast Los Angeles. The early documentation of the home is ambiguous. The first permit the City has on file is from 1907 and includes alteration and additions to be completed on a building located at 922 East Vernon Avenue. The 1907 additions included a two room addition with a 2'X24' back house being constructed. The contractor for the additions is listed as W.R. Wilson. (See Continuation Sheet)

\*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1922 Original Location: 922 East Vernon

\*B8. Related Features: None B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme

The subject properties fall under two different Survey LA contexts:

- Residential Development and Suburbanization, 1850-1980: Early Multi-Family Residential Development, 1880-1930.
- 
- Architecture and Engineering, 1850-1980, Craftsman, 1905-1930: Multi-Family Residence

Area East Hollywood Period of Significance 1920s Property Type Multi-Family Residence

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

The southern part of East Hollywood had originally been part of a town known as Colegrove which became part of the growing City, Los Angeles, in 1909. The subject property's architectural style was derived from the Arts and Crafts Movement, which originated in England during the second half of the nineteenth century as a reaction to nineteenth century industrial culture. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

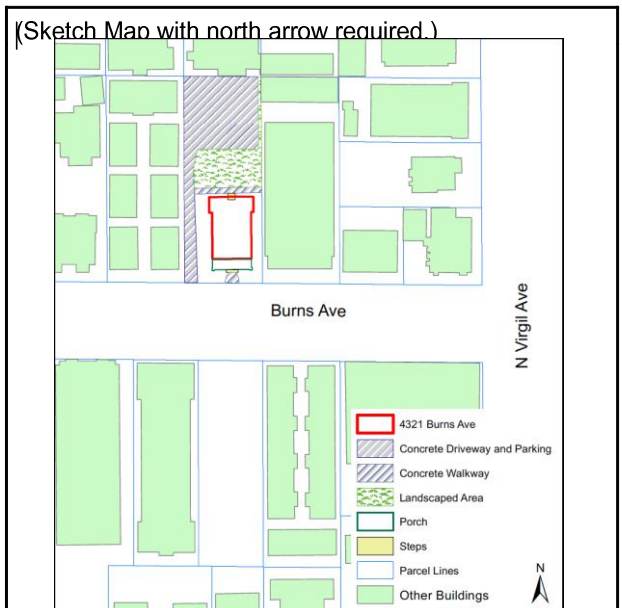
(See Continuation Sheet)

B13. Remarks:

\*B14. Evaluator: Andrew Garrison MA RPA

\*Date of Evaluation: July 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: \_\_\_\_\_  
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### P3. Description (cont):



*Figure 1. Front Facade of 4321-4323 Burns Avenue. Photo is from 2009 and obtained through Google Street view historic archives. Overgrown trees and shrubs now obscure most of the front façade from the street.*

2321-2323 Burns Avenue is a 2300 square foot Craftsman style duplex in the East Hollywood neighborhood of Los Angeles. The building is located on a 9600 square foot lot facing south on the north side of Burns Avenue. The building is set back from the street approximately 20 feet behind a black metal security gate. A driveway flanks the western edge of the property along the side of the building to a parking area in the rear. The front façade is obscured by lush overgrown bushes, shrubs and trees within concrete-lined planters. The security gate opens directly in front of the center of the duplex leading to a single step and a short concrete walkway which extends to more steps and the front porch.

The wood framed duplex has a mostly rectangular floor plan and massing on a concrete foundation. An addition to the rear of the building juts out from the northern portion of the western and eastern façade creating a slight 'T.' The building is grey with white trim covered in horizontal clapboards. The southern façade is symmetrical with an open full-width porch. The porch is surrounded by concrete railings and decorative concrete blocks arranged in a checkered pattern. The porch is supported by medium height concrete piers and round classical-style columns. Two entrances to the duplex open up to the porch mirroring each other with an eight-over-one fixed transomed window in wood casement and sill flanked by the respective front door. Both doors have had black security doors placed in front of a wooden door. The door casing is embellished with a moderate taper as it extends up from the porch, with the top portion being embellished with an obtuse angle at the ends. The top of the window casing extends beyond the measurements of the window and meets the door casing at its angled termination. The front gable is covered in plain wood shingles and a central eight over eight glazed fixed window in wood casing and sill underneath a decorative lattice which extends to the roof.

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Figure 2. Front Porch 4321-4323 Burns Avenue. Note the concrete block used for railing detail.



Figure 3. Front Window and Door of 4321 Burns Avenue. Note the casing detail.

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*Figure 4. Front and Western Façade. Note the concrete porch support, the exposed rafters, and metal bars on western façade windows.*

The building appears to have originally been a rectangular front gabled home. The addition to the rear, northern façade, of the building has altered the roof line into a modified cross-gable (alteration). Instead of the gables meeting at a common ridge, the cross-gable of the addition is shorter in height creating a central hipped roof in the rear of the home (alteration). The roof has a low pitch, exposed rafters with fascia boards, exposed roof beams, and wide open eaves. The building has been roofed in grey composite sheets (alteration). The duplex has two slope brick chimneys, each extending out of the respective unit's roof.



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*Figure 5. Rear (South) Façade Showing the Back Addition to the Duplex.*



*Figure 6. Rear Addition and Modified Roof Line.*



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Property Name: \_\_\_\_\_  
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*Figure 7. Western Façade Windows. Overgrown trees and brush obscure much of the buildings façades; nevertheless, it is still possible to see a mixture of modern aluminum framed and original windows behind the trees and security bars.*

All of the windows, except those found on the front façade, have had metal bars (alteration) added to them with many also having had an aluminum framed screen also added (alteration). The fenestration found around the house all are in wood casing with wood sill that match those found on the southern façade. Approximately half of the windows, mostly those found on the addition have been altered/changed to aluminum framed windows set in the original wood casing. The original windows found around the home are mostly comprised of transomed three-over-one casement windows of differing sizes. The western façade has two sets of two casement windows on the southern portion of the elevation with two larger single rectangular casement windows, each flanking a central fixed horizontal window. Two other windows found on the western façade are in casing of similar size to the smaller windows found on this façade; however, they have been switched for modern aluminum framed windows (alteration). The fenestration orientation of the western façade is mirrored on the eastern façade.

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*Figure 8. Western Façade Windows (cont).*



*Figure 9. Western Façade Windows (cont). Close up of original fixed horizontal window.*



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*Figure 10. Western Façade Windows (cont). Close up of original transomed casement windows.*



*Figure 11. Western Façade Windows (cont). Close up of altered windows, modern aluminum framed.*

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Property Name: \_\_\_\_\_  
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*Figure 12. Google Street View (2011) showing Eastern Façade. Overgrown foliage and limited access due to the adjacent apartment building made it difficult to photo document this facade. Note the window placement mirrors that of the western facade.*

### **B6.Construciton History (cont):**

It is unclear if the 1907 building is the same building now at 4321-4323 Burns Avenue as two permits on file with the City on April 3 1914, indicate new construction took place on the East Vernon lot in that year. One permit is listed as new construction of a 20'X28' single family dwelling at 922 ½ East Vernon. The second permit filed on the same date is for the construction of a 30'X54' duplex at 922 East Vernon. The architect listed on both permits is H.E. Elliot. Although the permits filed are for the construction of a new building, a second page for both permits notes, "Bedrooms to be enlarged to 10'X20'." It is likely the duplex is the 4321 Burns building; however, its original construction cannot fully be concluded.

Although the original construction date of the building is not conclusive, it is known the building was moved from 922 East Vernon Avenue to 4321-4322 Burns Avenue in 1921 or 1922. The permit filed November 21, 1921 indicates the owner at the time, Hyman Rosen, had applied to move the building. Rosen, then had garages built on the lot behind the duplex in 1922. Aerial photos indicate the garages were demolished in around 2006.

There are not many building permits on file for 4321-4323 Burns Avenue, and Sanborn Fire insurance Maps do not provide any more insight into the buildings construction. Sanborn Maps for the East Vernon address only cover the area in 1922 after the building had been removed. The Sanborn Maps for the Burns Avenue address cover the years 1919 (before the building was on the lot), 1950, and 1955. The

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maps do not indicate any change in floor plan or alterations to the building, but it is clear from the building survey that some alteration have been performed on the building. Explained in more detail below, the building has had additions to the rear of home which jut out of the northern portion of both the eastern and western façade. Further, this addition did not maintain the original roof line. The roof has been covered in composite-shingles and some of the buildings windows have been changed.

### **B10.Significance (cont):**

The following table outlines the integrity assessment of the duplex, while an in-depth analysis of the property's significance, or lack thereof, is described within the following sections.

*Table 1. 4321-4323 Integrity Analysis.*

| Aspect of Integrity | Yes | No | Comments  |
|---------------------|-----|----|---|
| Location            |     | X  | The building has been moved from its original location and does not fit with the surrounding area   |
| Design              |     | X  | The building has had additions to the back while many of the side and rear windows have been changed to aluminum framed windows. Further, the addition to the rear has altered the roof line of the duplex.                       |
| Setting             |     | X  | The physical environment of the property has been compromised through its relocation as well as the alteration of adjacent structures and the construction of modern apartment buildings adjacent to and within the general area. |
| Workmanship         | X   |    | The building does still display workmanship associated with common kit style craftsman bungalows of the early twentieth-century.  |
| Materials           | X   |    | The Duplex does still possess the materials associated with common kit style craftsman bungalows of the early twentieth-century.  |
| Feeling             | X   |    | The building does still convey the feeling of a common kit style craftsman bungalows of the early twentieth-century.  |
| Association         |     | X  | There is no direct link between the building and any historic events or individuals; therefore, the duplex does not maintain integrity of association, as none exist.   |

### 5.1 Significance Evaluation

#### Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.
- California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, State, or City (community).



## CONTINUATION SHEET

Property Name: \_\_\_\_\_  
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Although maintaining integrity of material and feeling, the duplex does not qualify for National, State, or local listing under the respective criterion associated with broad patterns of history. The duplex is a rather modest example of the Craftsman Bungalow style that were commonly derived from architectural pattern books which could be purchased as kits from catalogues in the early part of the twentieth-century. Further, the building no longer possesses integrity of location as the duplex was moved to its current location in the 1920s and does not reflect the style of the surrounding neighborhood. The surrounding area would not qualify as a district as the adjacent properties are either mid-twentieth-century apartment buildings, or a bungalow court that has had much of its integrity compromised through the replacement of and alteration of all windows, improper infill of window casings, and the removal of wood siding in favor of stucco. Other buildings found on the street have either been altered in a similar fashion, demolished in favor of mid-century apartment buildings, or are designed in Spanish Revival and Moorish/Moroccan Revival themed architecture, hence incongruent with this relocated craftsman duplex.

### Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- National Register Criterion B: Is associated with the lives of persons significant in our past.
- California Register Criterion 2: Is associated with the lives of persons important in our past.
- Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, State, or local history.

The duplex is not identified with historic personages or events in the main currents of national, state, or local history. As outlined above the property research identified six, possibly seven, owners of the duplex with the Rosen and Spiwak families being the most prominent. The Rosens' owned the property over 30 years and moved it from its original location to where it is today, while the Spiwak family owned the property of approximately 50 years. Further, the research uncovered a list of long list of tenants who occupied the building, with the trend of one unit being occupied by the owner (ie. Rosen or Spiwak), and the other unit rented out. Nevertheless, the Residence does not show any historical importance in association with various owners or occupants. Therefore, no evidence was found that linked the property to any period of importance in the productive life of a locally, statewide, or nationally known person and the Residence is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.

### Architecture

With regard to architecture, design or construction, the following are the relevant criteria:

- National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

## CONTINUATION SHEET

Property Name: \_\_\_\_\_

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- California Register Criterion 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.
- Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The Residence is ineligible for designation under National Register Criterion C, California Criterion 3, and the local criterion. Under the Craftsman style theme, the Residence does not meet the eligibility standards under Craftsman style architecture. The duplex does not retain integrity of location, setting, or design as it was moved. Further, the duplex is a rather modest example of the Craftsman Bungalow style that were commonly derived from architectural pattern books which could be purchased as kits from catalogues in the early part of the twentieth-century. The Residence is not an exceptional, distinctive, outstanding, or singular example of its type or style either individually or as a contributor to a district. It is not architecturally distinctive and is a typical example of its style commonly built in Southern California and the western United States. The residence does not represent an early example of the style in the community as it was not originally constructed within the East Hollywood area. Additionally, the Residence is not a notable work of a master builder, as there is no architect of record. Therefore, the Residence does not satisfy National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master.

### Archaeology

- National Register Criterion D: Yields, or may be likely to yield, information important in prehistory or history.
- California Register Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

The building itself is not likely to yield any information important to prehistory or history. Therefore, the Residences does not meet the above criterion at the national or state level.

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Property Name: \_\_\_\_\_  
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### 5.2 Los Angeles Historic Preservation Overlay Zone (HPOZ)

Relevant criteria to be considered within an HPOZ are whether the resource:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.<sup>1</sup>

The Residence is not located within an HPOZ, nor would the area qualify as one as newer mid-and-late twentieth-century apartment buildings have been intermixed with the original neighborhood. Further, many original buildings have been severely altered hindering the ability of the neighborhood to convey a collective significance. Finally, as outlined above, the 4321-4323 Burns Avenue Duplex was moved to this neighborhood and does not reflect the original style found on many other multifamily dwellings still located within the general vicinity.

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<sup>1</sup> "Citywide HPOZ Ordinance," *City of Los Angeles Historic Resources*, <http://preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed May 16, 2015.

## CONTINUATION SHEET

Property Name: \_\_\_\_\_  
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### B12. References (cont):

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## CONTINUATION SHEET

Property Name: \_\_\_\_\_

Page 18 of 19

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State of California Natural Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI#  
Trinomial

Page 19 of 19

\*Resource Name or # (Assigned by recorder) SRS1767-1H

\*Map Name: USGS 7.5' Hollywood \_\_\_\_\_ \*Scale: 1:24000 \*Date of map: 2015



## **APPENDIX D: PHOTOGRAPHIC CONTACT SHEET AND SURVEY LOG**





# PHOTOGRAPHIC RECORD

PHOTOGRAPHIC RECORD

Primary #

HRI #

Trinomial

Page  of   
 Project Name or # (Assigned by Recorder)  Year   
 Camera Format:  Lens Size:   
 Film Type and Speed:  Negatives Kept at:  Scientific Resource Surveys, Inc. Offices

[illegible]





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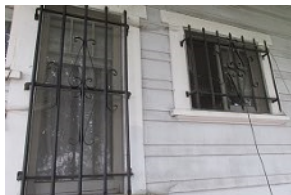
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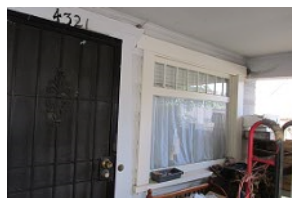
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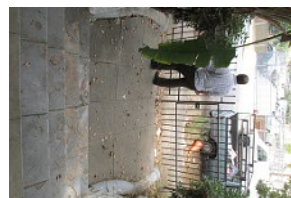
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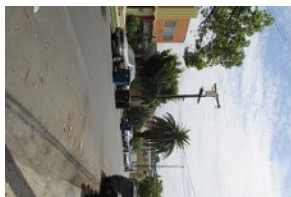
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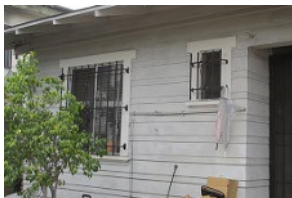
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**APPENDIX E: BUILDING PERMITS FOR 4321-4323 BURNS AVE.**



All applications must be filled out by applicant

Ward \_\_\_\_\_

Applicant must indicate the Building Line or  
Lines clearly and distinctly on the Drawings.

BOARD OF PUBLIC WORKS  
DEPARTMENT OF BUILDINGS

## Application to Alter, Repair or Demolish

Application is hereby made to the Chief Inspector of Buildings of the City of Los Angeles, for the approval of the detailed statement of the specifications and plans, herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinances shall be complied with in the alteration, repair or demolition of said building, whether specified herein or not.

(Sign Here) \_\_\_\_\_

Los Angeles, Cal., AUG 27 1907

### LOCATION AND DESCRIPTION OF PRESENT BUILDING

| ROOM <del>8</del> - FIRST FLOOR                    | CITY ASSESSOR: Please Verify           |
|--|--|
| Lot <u>2</u> Block <u>2</u> Ward _____             | Lot _____ Block _____ Ward _____       |
| Tract <u>N. M. Ames &amp; Sub of Vernon</u>        | Tract _____                            |
| <u>Old structure for number</u>                    |  |
| Book <u>15</u> Page <u>6</u> F. B. Page <u>143</u> | Book _____ Page _____ F. B. Page _____ |

| ROOM <del>34</del> - THIRD FLOOR                                | CITY ENGINEER: Please Verify Street Number |
|---|--|
| From Street No. <u>922 E. Vernon Ave.</u>                       | To Street No. _____                        |
| 1. Owner's name <u>Joseph Daniels</u>                           |  |
| 2. Owner's address <u>1507 Hoover</u>                           |  |
| 3. Architect's name _____                                       |  |
| 4. Builder's name <u>W. R. Wilson</u>                           |  |
| 5. Builder's address <u>1230 E. 46th</u>                        |  |
| 6. Estimated cost of the Proposed Improvements, \$ <u>90.00</u> |  |

2 room addition 12 x 24 Gal. Secure  
2 x 6 joist  
2 x 3 sill  
2 x 4 underpin  
to be built at no 922 E. Vernon Ave.

Permit No. 5048

(4)





All applications must be filled out by applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

WARD.....

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building  
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO  
ROOM No. 6  
FIRST  
FLOORASSESSOR  
PLEASE  
VERIFYLot No. 2Block 2

(Description of Property)

At the corner of 1st and 2nd Sts.District No. 15M. B. Page 6F. B. Page 147TAKE TO  
ROOM No. 34  
THIRD  
FLOORENGINEER  
PLEASE  
VERIFYNo. 922 1/2East Vermont Ave

(Location of Job)

Street

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building residence No. of Rooms 4 No. of families one
- Owner's name Mrs. H. E. Funk Phone .....
- Owner's address 1807 New Hampshire
- Architect's name H. E. Elliott Phone .....
- Contractor's name H. E. Elliott Phone .....
- Contractor's address 1046 East 41st St
- ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} \$ 600.00
- Any other buildings on the lot? one How used? residence
- Size of proposed building 20 x 28 Height to highest point 16 feet
- Number of stories in height one Character of ground sand
- Material of foundation Brick Size footings 2 x 4 Size wall 2 x 4 Depth below ground 4
- Material of chimneys Brick Number of inlets to flues one Interior size of flues 8 x 8
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 3 x 4 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6 Second floor joists x Third floor joists x Specify material of roof Paper roof
- State Number of Plumbing Fixtures to be installed five Number of gas outlets 4
- State if there is a sewer or cesspool to be constructed on this lot sewer  
(No cesspools allowed where there is a street sewer)
- Plumbing and gas fitting contractor's name .....

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.

(Sign here)

H. E. Elliott  
(Owner or Authorized Agent).

FOR DEPARTMENT USE ONLY

|                           |  |   |  |
|---------------------------|--|---|--|
| PERMIT NO.<br><u>7074</u> | Plans and specifications checked and found to conform to Ordinances, State Laws, etc.<br>(Use Ink) | Application checked and found O. K.<br>(Use Rubber Stamp) | Stamp here when permit is issued                   |
|                           | <u>H. E. Elliott</u><br>Plan Examiner  | <u>APR 3 1914 R. B.</u><br>Clerk                          | <u>APR 3 1914</u><br>RECEIVED<br>L. A. Bldg. Dept. |

200



# REMARKS

*Bedroom to be enlarged to 10' x 12'*

Plans and collections have been  
checked and approved by this department  
and comply with the House Court Ord-

nance.

Date 5/17

**HOUSING COMMISSION**

*[Signature]*  
Per



All applications must be filled out by applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

WARD 2

BOARD OF PUBLIC WORKS  
DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building  
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 FIRST FLOOR  
ASSESSOR PLEASE VERIFY

Lot No. 2 Block 2  
(Description of Property) At the corner of Vermont Ave and 9th St

District No. 15 M. B. Page 6 F. B. Page 149

TAKE TO ROOM No. 34 THIRD FLOOR  
ENGINEER PLEASE VERIFY

No. 922 East Vermont Ave  
(Location of Job)

Street

O. K. City Assessor By [Signature] Deputy

O. K. City Engineer By [Signature] Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence No. of Rooms 8 No. of families 2
- Owner's name Mrs. J. E. Funk Phone
- Owner's address 1807 New Hampshire
- Architect's name J. E. Elliott Phone
- Contractor's name J. E. Elliott Phone
- Contractor's address 1046 East 41st St
- ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} \$2500.00
- Any other buildings on the lot? one How used? residence
- Size of proposed building 30 x 54 Height to highest point 18 ft feet
- Number of stories in height one Character of ground sand
- Material of foundation concrete Size footings 12" Size wall 8 Depth below ground 6"
- Material of chimneys brick Number of inlets to flues one Interior size of flues 8 x 8
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 3 x 4  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-bearing studs 2 x 3  
Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6  
Second floor joists — Third floor joists — Specify material of roof asph. roof
- State Number of Plumbing Fixtures to be installed eight Number of gas outlets eight
- State if there is a sewer or cesspool to be constructed on this lot sewer  
(No cesspools allowed where there is a street sewer)
- Plumbing and gas fitting contractor's name not set

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.

(Sign here) J. E. Elliott  
(Owner or Authorized Agent).

FOR DEPARTMENT USE ONLY

|                           |  |  |  |
|---------------------------|--|--|--|
| PERMIT NO.<br><u>7075</u> | Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink)<br><u>[Signature]</u><br>Plan Examiner | Application checked and found O. K. (Use Rubber Stamp)<br>APR 3 1914 R.B.<br>Clark | Stamp here when permit is issued.<br>RECEIVED<br>APR 3 1914<br>Bldg. Dept. |
|---------------------------|--|--|--|

H v

[Signature]



# REMARKS

Bed-rooms in row to be enlarged to 10'6" x 11'6"

These plans and specifications have been  
checked and approved by this department  
and comply with the House Court Ordi-  
nance.

Date 4/3/14

HOUSING COMMISSION

Per [Signature]



All applications must be filled out by applicant

Clark will stamp number here, as follows:  
4.—If for Plumbing, Sewer or Cesspool.  
5.—If for Gas Piping or Inspection.  
6.—If both for Plumbing, Sewer or Cesspool and for Gas Piping.

BOARD OF PUBLIC WORKS  
DEPARTMENT OF BUILDINGS

Application for the Installation of Plumbing, Sewer or Cesspool, Gas Fitting and Old Gas Pipe Inspection

Plans and Specifications and such other data as will enable the department to ascertain whether the proposed work will conform to the requirements of the State Laws and City Ordinances must be filed.

This form to be used only where there is no new erection, construction, alteration or repair being made to building, and where a building permit has not been issued.

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a permit to construct and install the work hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit.

First: That the permit does not grant any right or privilege to construct or install the work therein described or any portion thereof upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any of the work therein described or any portion thereof for any purpose that is or may be hereafter prohibited by Ordinance of the City of Los Angeles.

(USE INK OR INDELIBLE PENCIL)

Location by Street and Number where work herein described is proposed to be done

No. 922 (Near 922 E. Vernon)  
East Vernon Ave Street

1. What purpose is the building used for? Residence
2. Owner's Name Mrs. Hattie E. Frank
3. Contractor's Name Sanitary Plumbing Company  
(Plumber, Gas Fitter, Sewer or Cesspool Contractor)
4. Contractor's Address 401 South Park Ave
5. State the number of Plumbing Fixtures to be installed or altered 4
6. Specify if there is a Sewer or Cesspool to be constructed on the premises Sewer  
(No cesspools allowed where there is a street sewer)
7. State the number of Gas Outlets to be installed or altered 1
8. Is the work to be done in a new or old building? Old  
(Any completed building is considered old)
9. If in an old building, are there any alterations or repairs or change of purpose being made to same; and if so, what is your estimate of the cost of the construction work None  
(Answer fully)

I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done in accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not.

(Sign here)

Sanitary Plumbing Co  
(Owner or Authorized Agent).

FOR DEPARTMENT USE ONLY

|                            |   |   |  |
|----------------------------|---|---|--|
| PERMIT NO.<br><u>11727</u> | Plans and specifications checked and found to conform to Ordinances, State Laws, etc.<br>(Use Ink)<br><br>Plan Examiner | Application checked and found O. K.<br>(Use Rubber Stamp)<br><u>JUN 2 - 1914 R. B.</u><br><br>Clerk | Stamp<br><u>RECEIVED</u><br><u>JUN 2 1914</u><br><u>100000</u> |
|----------------------------|---|---|--|





\*\*\*\*\*

1121



# All Applications must be filled out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS  
and other data must also be filed

BOARD OF PUBLIC WORKS

## DEPARTMENT OF BUILDINGS

### Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

#### REMOVED FROM

Lot 2 Block 2  
Tract H.M. Ames Tract  
Sub of Vernon

Book 30 Page 2 F. B. Page 4321-23

From No. 922-24 E. Vernon Ave Street 4321-23

To No. 4321 Burns Ave bet Vigil & Madison Street

#### REMOVED TO

Lot 166 Block 166  
Tract Conner's Sub. of the Johnson Tract

Book 30 Page 2 F. B. Page 4321-23

From No. 922-24 E. Vernon Ave Street 4321-23

To No. 4321 Burns Ave bet Vigil & Madison Street

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Residence 2 Families
- What purpose will Building be used for hereafter? Residence 2 Families
- Owner's name Hyman Rosen Phone Ker 2578
- Owner's address 4253 So Flower st
- Architect's name H. Rosen Phone
- Contractor's name H. Rosen Phone
- Contractor's address
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 250.00
- Class of present Building Frame No. of rooms at present eight
- Number of stories in height one Sign of present Building 32 x 30
- State how many buildings are on this lot Three garages
- State purpose buildings on lot are used for Garages  
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Painting and papering also plumbing connections  
and under plumbing  
W. Board

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) Hyman Rosen  
(Owner or Authorized Agent)

OVER

FOR DEPARTMENT USE ONLY

|                            |   |                                     |  |
|----------------------------|---|-------------------------------------|--|
| PERMIT NO.<br><b>32549</b> | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. |  |
|                            | Plan Examiner <u>W. Board</u>   | Clerk <u>H. Rosen</u>               |  |

Map not complete

W. Board



13. Size of new addition 2nd x ..... No. of stories in height.....  
14. Material of foundation Cement Size footings 12 Size wall 6 Depth below ground 6"  
15. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs 2 x B  
16. Size of exterior studs 2 x 3 Size of interior non-bearing studs.....x.....  
17. Size of first floor joists.....x..... Second floor joists.....x.....  
18. Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) A. H. Rosen  
(Owner or Authorized Agent.)



All Applications must be filled out by Applicant

Hdg. Form 2

PLANS AND SPECIFICATIONS  
and other data must also be filed

2

BOARD OF PUBLIC WORKS  
DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings  
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO  
REAR OF  
NORTH  
ANNEX  
1st FLOOR

CITY CLERK  
PLEASE  
VERIFY

Lot No. \_\_\_\_\_ Block \_\_\_\_\_  
(Description of Property)

District No. \_\_\_\_\_ M. B. Page \_\_\_\_\_ F. B. Page \_\_\_\_\_

TAKE TO  
ROOM No. 405  
SOUTH  
ANNEX

ENGINEER  
PLEASE  
VERIFY

No. 4321 Burns av. Street \_\_\_\_\_  
(Location of Job)

Betu Redwood and Vermont

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk

Deputy

By

O. K. City Engineer

Deputy

By

- Purpose of Building private garage No. of Rooms 4 No. of Families \_\_\_\_\_
- Owner's name H. Rosen Phone \_\_\_\_\_
- Owner's address 5223 S. Flower st
- Architect's name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's name A. Yousanoff Phone 41831
- Contractor's address 2510 pensyl. av.
- VALUATION OF PROPOSED WORK Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. \$ 400.00
- Is there any existing (old) building on lot? yes, House How used? 2 family
- Size of proposed building 16 x 36 Height to highest point 12 feet
- Number of Stories in height one Character of ground Dobie
- Material of foundation R. W. Size of footings \_\_\_\_\_ Size of wall \_\_\_\_\_ Depth below ground \_\_\_\_\_
- Material of chimneys \_\_\_\_\_ Number of inlets to flue \_\_\_\_\_ Interior size of flues \_\_\_\_\_ x \_\_\_\_\_
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders Cement  
EXTERIOR studs 2 x 3 INTERIOR BEARING studs \_\_\_\_\_ x \_\_\_\_\_ Interior Non-Bearing studs \_\_\_\_\_  
\_\_\_\_\_ x \_\_\_\_\_ Ceiling joists \_\_\_\_\_ x \_\_\_\_\_ Roof rafters 2 x 3 FIRST FLOOR JOISTS 2 x 3  
Second floor joists \_\_\_\_\_ x \_\_\_\_\_ Specify material of roof paper
- Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) A. Yousanoff  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.

4704

Plans and Specifications checked  
and found to conform to Ord-  
nances, State Laws, etc.

Plan Examiner

Application checked and found  
O. K.

Clerk

Stamp here when permit is

FEB 14 1922

100000

L. A. Bldg. Dept.



# REMARKS



# **EXHIBIT I**

HISTORIC EVALUATION BY KAPLAN CHEN  
KAPLAN

**4321 Burns Avenue  
Los Angeles, California  
Historic Resource Evaluation**

**September 11, 2017**

**Submitted by:**

**Kaplan Chen Kaplan  
2526 Eighteenth Street  
Santa Monica, CA 90405**

**David Kaplan, Principal  
Pam O'Connor, Architectural Historian**

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## **Attachments**

- Attachment A: Photographs
- Attachment B: Subdivision Map
- Attachment C: Building Permits
- Attachment D: Historic Aerials and Sanborn Insurance Maps
- Attachment E: DPR Forms
- Attachment F: SCCIC Report

***EXECUTIVE SUMMARY***

Kaplan Chen Kaplan conducted an historic resource survey of a building at 4321 Burns Avenue in the Hollywood Community Plan Area. Sources including the South Central Coastal Information Center (SCCIC) and SurveyLA reports for the Hollywood Community Plan Area were reviewed. The subject building was not recorded in the SCCIC database nor was it identified as a potential historic resource in SurveyLA reports. Furthermore, the subject building is not located within or adjacent to the boundary of any identified historic district.

Based on the research and analyses conducted and the evaluation provided in the following report, the subject building is not associated with any historic events or patterns of history, nor is the building associated with any historic persons. The subject building does not meet the threshold for historic architectural significance. The subject building was not designed by a notable architect or master builder.

The duplex at 4321 Burns Avenue does not meet the criteria to be determined eligible for the National Register of Historic Places, the California Register of Historical Resources or as a City of Los Angeles Historic-Cultural Monument as an individual landmark or as contributing building to a potential historic district.

***SUMMARY OF RESEARCH AND FIELD METHODOLOGY***

Research and evaluation of the duplex was conducted in May and June of 2017. Field data collection included observation and photography of the subject building and other buildings on the 4300 Block of Burns Avenue.

Research on the development history of the subject building and block was conducted. City of Los Angeles building permits were reviewed and are attached. Also consulted were primary and secondary archival sources including databases of the Los Angeles Public Library and other online research. Sources researched included historic newspaper archives, architects' databases and histories, and historic maps including Sanborn Maps, topographic, and aerial maps. In addition, sources such as City Directories were consulted.

A records search was conducted at the South Central Coastal Information Center at California State University, Fullerton. The records search did not find any previously recorded historical resources on the property.

SurveyLA documents including the Hollywood Community Plan Area Historic Resources Reports were reviewed, as was HistoricPlacesLA. SurveyLA Historic Contexts and documents were reviewed to identify relevant Context/Theme/Property Type eligibility standards to use to evaluate the duplex.

The duplex and adjacent area were analyzed and evaluated using federal, state and local standards and eligibility criteria to assess potential historic significance and integrity.

All of the field data and research data were analyzed and evaluated by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and by an architect who meets the Professional Qualification Standards for Historic Architect.

## **REGULATORY FRAMEWORK**

The importance of historic resources has been recognized by federal, state and local governments through programs and legislation that identify and recognize buildings, structures, object, landscapes and districts that possess historic significance.

### **California Environmental Quality Act**

The California Environmental Quality Act (CEQA) considers historical resources part of the environment. A project that may cause a substantial adverse effect on the significance of an historical resource may have a significant effect on the environment. A property that is eligible for listing in the California Register of Historical Resources, is listed in a local register of historical resources, or has been identified as historically significant in an historic resources survey that meets specific criteria is considered a historical resource under CEQA.

In order to determine if a property is a potential historical resource it must be evaluated for its eligibility for inclusion on the National Register of Historic Places, the California Register of Historical Resources and/or as a local historical resource.

### **National Register of Historic Places**

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide "used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and indicate what properties should be afforded protection from destruction or impairment."<sup>1</sup> Building, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is evaluated using established criteria:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

*Significance of Association. National Register Bulletin 32, Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, provides guidance on evaluating potential historic association with people who have "made contributions or

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<sup>1</sup>36 Code of Federal Regulations, Section 60.

played a role that can be justified as significant.” For association with leaders or prominent families it is necessary “to explain their significant accomplishments” and they “must be compared to those of others who were active, successful, prosperous, or influential in the same field.” Most properties nominated for associations with significant persons also are nominated for other reasons and a majority of properties nominated under the association criterion are also significant in the area of architecture or for the area in which the individual(s) achieved recognition.

*National Register Bulletin 32* adds that “the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant. “Associations with “one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property.” The contribution must be distinctive: “it is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others.”

*Integrity.* Properties may be eligible for inclusion on the National Register as individual resources and/or as contributors to an historic district. *National Register Bulletin 15: How to Apply National Register Criteria for Evaluation* states that in addition to meeting at least one of the four criteria, a resource should be evaluated to assess its integrity. For individual resources to qualify for inclusion they must represent an important aspect of an area’s history and possess integrity. An historic district must retain integrity as a whole, “the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished.”

The seven aspects of integrity are location, design, feeling, association, setting, workmanship and materials. To “retain historic integrity a property will always possess several, and usually most, of the aspects.” For a resource to be evaluated as significant for its design, a “property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”

*Historic Context.* A resource must also be significant within an historic context. *National Register Bulletin 15* states that an historic context explains “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear.” To be determined eligible for listing on the National Register a property must possess significance within a historic context and possess integrity.

### **California Register of Historical Resources**

The California Register, based on the National Register, is the “authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and indicate which properties are to be protected.” A building, site, structure, object, or historic district may be eligible for inclusion on the California Register if it meets one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States



2. It is associated with the lives of persons important to local, California, or national history
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* states that in addition to meeting one of the criteria of significance, a resource must “retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance” and “integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.” Historical resources that “have been rehabilitated or restored may be evaluated for listing.”

*Series 6* guidance also states, “Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.” Historical resources that do not retain sufficient integrity to qualify for the National Register may still be eligible for listing in the California Register: “a resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.”<sup>2</sup>

### **City of Los Angeles Historic-Cultural Monument**

The City of Los Angeles designates sites, building, or structures of particular historic or cultural significance to the City of Los Angeles as Historic-Cultural Monuments. There is no age threshold. A property must meet at least one of the following three criteria to be designated as a Historic Cultural Monument:

1. Is identified with important events in the main currents of national, state or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community
2. Is associated with the lives of historic personages important to national, state, city, or local history
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values

Historic Districts, known as Historic Preservation Overlay Zone (HPOZ), is a significant concentration, linkage, or continuity of sites, building, structures, objects, landscape or natural feature united historically or aesthetically by plan or physical development. The criteria for the designation of an HPOZ are:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance,

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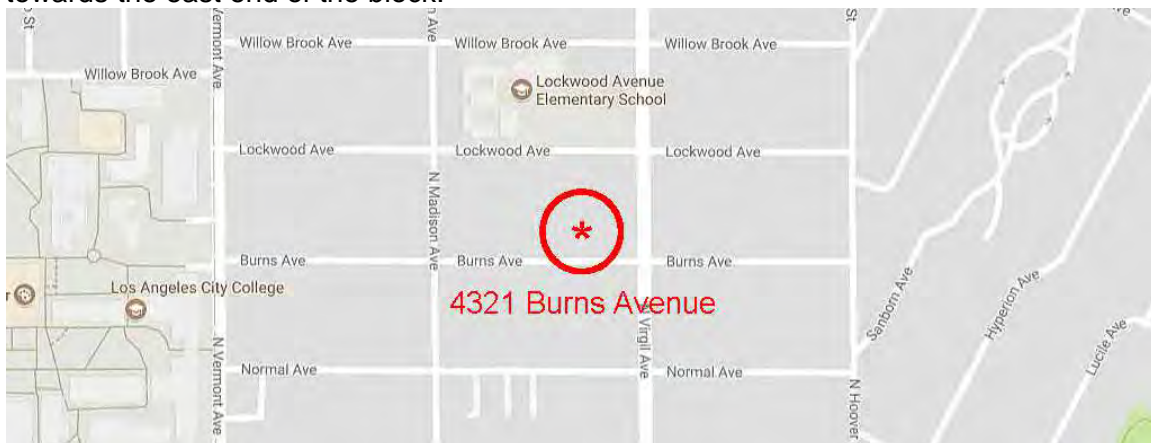
<sup>2</sup>California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison, p. 3.

- and possesses historic integrity reflecting its character at that time
2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city
  3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.

Contributing resources to an HPOZ are identified through a Historic Resources Survey conducted for the HPOZ.

### **PROJECT LOCATION**

The subject duplex building is located in the far southeast section of the Hollywood Community Plan Area. The building is located on the 4300 block of Burns Avenue, an east-west running street with the parcels oriented north-south, facing Burns Avenue. The block is bounded by North Virgil Avenue on the east and North Madison Avenue on the west. The north side of the block is bounded by Lockwood Avenue. The subject parcel (Assessor Parcel Number 5539-008-021) is located on the north side of the street towards the east end of the block.



Location Map

### **DEVELOPMENT HISTORY OF THE 4300 BLOCK OF BURNS AVENUE AND 4321 BURNS AVENUE**

The 4300 block of Burns Avenue was part of a subdivision known as the Conner's Subdivision of the Johanssen Tract that was filed in 1887 by owners Conner, Lindley, McCarthy and Wicks (see Attachment B). The subdivision was three blocks east to west and seven blocks north to south. Most of the street names used in the 1887 subdivision were later changed. Burns Avenue was known as Vine Street in the 1887 subdivision. The blocks were laid out with all parcels, except those at the very western edge, with 60-foot street frontages and on most streets with 155 foot lengths. The parcels were sequentially numbered and the subject parcel known as Parcel 166.

Although subdivided in 1887, it took almost three decades for the 4300 block of Burns Avenue to be developed. The 1919 Sanborn Map shows only three of the 11 parcels on the north side of the street having been developed with single-family houses and two of

the eight parcels on the south side of the street (some of the parcels had been consolidated on the south side of the street). Although these first houses were single-family the pattern of development soon changed to that of multi-family residences.

As development picked up in the early 1920s a bungalow court on the north side of the block (adjacent to the subject property) and two bungalow courts on the south side of the block were constructed. Several other parcels on both sides of the block were developed in the 1920s. The subject building at 4321 Burns Avenue was moved to Burns Avenue around 1921-22 when owner Hyman Rosen took out building permits to construct garages at the rear of the parcel and to move a duplex building (from 922 E. Vernon Avenue) onto the front of the parcel.

Two buildings on the south side of the block were developed in 1930. The Sanborn Map from 1950 shows only two single-family houses with all other parcels containing duplexes, bungalow courts and a large apartment building. By 1970, two large apartment buildings had been constructed on the block. In 1985 two lots on the south side of the block were consolidated for construction of a modern multi-building apartment complex.

### **CRAFTSMAN ARCHITECTURE**

The *SurveyLA Citywide Historic Context Statement, Architecture and Engineering/Arts and Crafts Movement* observes that “the Craftsman bungalow dates from the early 1900s through the 1920s. The bungalow’s simplicity of form, informal character, direct response to site, and extensive use of natural materials – particularly wood – was a regional interpretation of the socio-economic and aesthetic reforms espoused by the Arts and Crafts movement’s fonder, William Morris.”<sup>3</sup> The style rejected the industrial elements that had become popularized in turn of the century architectural styles such as spindles and highly decorative woodwork. Rather the Craftsman style embraced handcrafted and natural materials and high quality workmanship.

Craftsman-style buildings typically are characterized by an emphasis on horizontality, broad gable roofs with wide overhanging eaves, exposed rafters and purlins, compact massing, wood clapboard or shingle siding, broad front porches often composed with stone, clinker brick, or stuccoed porch piers, and windows with stylized muntin patterns. The style was popularized in period magazines which led to publication of “pattern” books featuring house designs and manufacturers who provided house kits for on-site assembly. The style was adopted for a wide range of residential buildings in terms of size from large complex master-crafted homes to middle-class bungalows and modest cottages including bungalow courts.

Although the Craftsman style declined in popularity by World War I and Period Revival styles gained popularity, the Craftsman style bungalow continued to be built through the 1920s.

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<sup>3</sup> The *SurveyLA Citywide Historic Context Statement, Architecture and Engineering/Arts and Crafts Movement*, p. 14, [http://preservation.lacity.org/sites/default/files/ArtsandCraftsMovement\\_1895-1930.pdf](http://preservation.lacity.org/sites/default/files/ArtsandCraftsMovement_1895-1930.pdf)

***BUILDING HISTORY AND DESCRIPTION******Building History***

See Attachments for Sanborn Maps and building permits. The duplex at 4321 Burns Avenue was moved to that parcel in 1921-1922 from 922 E. Vernon Avenue. The Vernon Avenue site was located in southeast Los Angeles.

The 1906 Sanborn Map for Vernon Avenue shows a very small dwelling on the parcel at 922 East Vernon Avenue (Lot 2 of Block 2 of the "Vernon H.M. Ames First Subdivision of Vernon" Tract). This building was much smaller than the other standard sized single-family houses on the block and was set back farther from the lot line than the other houses. In 1907 a City of Los Angeles building permit was issued for an addition to the house at 922 E. Vernon Avenue to add two rooms to an existing house. The owner was Joseph Daniels and the builder was listed as W. R. Wilson. In June of 1914 owner Mrs. Hattie E. Funk applied for a building permit for plumbing/sewer improvements to the "old" building on the parcel. The permit noted that this building was at the rear of the parcel.

At that time there were two new buildings being constructed on the parcel. Two months earlier in 1914, owner Mrs. Funk had applied for permits for two buildings to be constructed at 922 E. Vernon Avenue. Permit Number 7074 issued on April 3, 1914 was for a four room 20 by 28 foot residence (560 square feet) for one family. That permit noted that there was one residence already on the parcel. The architect and contractor was listed as H. E. Elliott. That same day Permit Number 7075 was taken out by Mrs. Funk for an eight room 30 by 54 foot (1,620 square foot) residence for two families, a duplex building. H. E. Elliott was listed as architect and contractor. The 1922 Sanborn Map shows that all buildings on the parcel at 922 E. Vernon Avenue and all the other residential buildings on the south side of the 900 block of Vernon Avenue had been moved or demolished to make way for construction of the McKinley Avenue Junior High School.

In 1921-22 the owner of the 4321 Burns Avenue parcel, Hyman Rosen, applied to move a duplex building from 922 E. Vernon Avenue to be used as a duplex residence at 4321 Burns Avenue. It appears that the 1914 duplex residence from the Vernon Avenue parcel is the building that was moved to the Burns Avenue site. The building permit for the 1914 duplex was for a building of 1,620 square feet; the building today is listed as 1,704 square foot duplex by the Los Angeles County Assessor. After the Vernon Avenue duplex had been moved to the Burns Avenue parcel, owner Rosen applied to construct garages in the rear of the Burns Avenue parcel; these garages no longer exist.

There is no evidence that the c1906 house at 922 E. Vernon Avenue ever was converted into a duplex. The 1907 Sanborn Map shows that building as an extremely small house. The 1907 permit was to add only two rooms to the small building and the permit did not refer to the building as a duplex. The building permit from 1914 for plumbing for the existing "old" house notes that this existing building was at that time located at the rear of the parcel.

*Architectural Description*

The duplex is a one-story Craftsman style building of 1,704 square feet. The building is basically rectangular in plan with a rear addition. The south façade, facing the street, has a low-pitch, broad front-gable roof with an overhang. The area under the gable has wood shingles; the rest of the house is clad with wood clapboard. There is a horizontal window vent centered under the gable and above it is a lattice/grid vent. The porch is recessed under the gable and is supported by tapered columns on the porch piers. The porch piers are made of rusticated concrete. The piers at the far ends of the front façade form the base for round tapered columns. The porch railing is of concrete blocks arranged to create a checkerboard pattern. There are no columns on the piers that flank the entry steps. The “railing” along the steps is made of similar rusticated concrete blocks.



Front (south) elevation



Entry porch



Front (south) elevation

Front porch piers (without columns) and  
entry doors under porch

Entrance steps lead up to the porch. The area directly in front of the steps, centered along the front façade, is a blank stretch of wall of wood clapboard siding with no architectural features or details. The doors to each unit are located on the front porch offset from the centered plain wall. A metal security door covers each of the wood front doors. There is a single window to the far side of each door. These windows are 8/1 fixed transomed windows with wood surrounds.





West elevation



Driveway and west end of parcel

The roof overhang on the sides of the building projects out with rafters exposed. All windows on the sides of the building have metal security bars. Windows are placed along both elevations. Almost half of the windows are non-original aluminum frame windows. The original windows that remain are of varying sizes and mostly 3/1 casement windows. There is a rear addition that is slightly lower than the main building with a side gable roof. There were no building permits for this addition.

There is a shallow setback lawn area in front of the building with overgrown vegetation. There is a driveway on the far west side of the parcel that led to the garages (demolished) in the rear.

### ***BUILDING OCCUPANTS***

City Directories and building permits provided data on occupants and owners of the subject building. Later City Directory listings did not include data on occupations.

The owner of the Vernon Avenue parcel and its buildings in 1914 was Hattie Elizabeth (Pickering) Funk (1863-1951). She was born and raised in Wisconsin and moved to Los Angeles by 1888 where she married Elmer M. Funk. The 1905 City Directory lists Hattie Funk as residing at the 922 E. Vernon Avenue location. The owner then and in 1907 was Joseph Daniels who resided at 1507 Hoover Street. Hattie along with her husband resided at 922 E. Vernon Avenue from c1905-1914 and acquired ownership of the parcel sometime during that period.

In the 1920s parcels on the 900 block of Vernon Avenue including 922 E. Vernon Avenue were acquired by the Board of Education to use as a school campus. The owner of the parcel at that time is unknown, but it is known that Hyman Rosen was the person who moved the duplex building from the Vernon Avenue parcel to the Burns Avenue site according to the 1921 building permit.

Hyman Rosen was an immigrant from Poland who resided in Nashville, Tennessee with his wife, Bertha. In Nashville they owned an antique shop. Around 1920 the Rosens moved to Los Angeles. The Rosens lived at the Burns Avenue duplex from around 1924 until 1953. During that time the Rosens operated a furniture business.

In 1954 the duplex was purchased by Gitla Spiwak. He moved to the US from Cuba and his family included wife, Naftule and children Helen and Benjamin. Helen married Alex S. Weisz. Spiwak family members resided in the duplex.

No other biographical information was identified for the owners and occupants of 4321 Burns Avenue.

|             | <b>4321 Burns Avenue</b>              |                              |
|-------------|---------------------------------------|------------------------------|
| <b>Year</b> | <b>Name</b>                           | <b>Occupation</b>            |
| 1924-1954   | Rosen Family                          | Furniture sales              |
| 1924        | Gladys M. Bristol                     |                              |
| 1924        | John S. Susbar                        | Clerk                        |
| 1926        | W.F. Bowman                           |                              |
| 1929        | Edward Egan                           | Pressman                     |
| 1929        | Mrs. Kate Grant                       |                              |
| 1929-1933   | Otto Ellerman                         | Asst assayer, R.A. Perez Co. |
| 1934        | George Wolf<br>Natalie Wolf           | Wilshire Furniture Outlet    |
| 1937        | Morgan Russell<br>Faye Russell        | Salesman                     |
| 1942        | Donald McManigal<br>Lucille McManigal | Aircraft worker              |
| 1951        | Joseph P. Stapleton                   |                              |
| 1954-2000   | Spiwak/Weisz Family                   |                              |

## ***EVALUATION OF SIGNIFICANCE***

### **Review of Existing Historic Resources Surveys**

The *SurveyLA Historic Resources Report for the Hollywood Community Plan Area* did not identify the duplex at 4321 Burns Avenue as a potential historic resource. The bungalow court at 4342 Burns Avenue was identified as a historic resource as an “excellent example of a 1920s bungalow court in Hollywood.” No other potential historic resources on the 4300 block of Burns Avenue were identified by SurveyLA.

SurveyLA identified a bungalow court at 4215 Burns Avenue and another at 4442 Burns Avenue as potential historic resources. The only other identified potential historic resources in the neighborhood are the Lockwood Avenue School (1935), another bungalow court (1924) at 4156 W. Normal Avenue, and a Victorian Vernacular cottage (1900) at 1271 Virgil Avenue. No other nearby buildings or districts were identified as potential historic resources by SurveyLA.

The subject building was evaluated using the SurveyLA Historic Context Statements and Tables. These historic contexts provide the framework for identifying and evaluating the city's historic resources. They identify important themes in history and then relate those themes to extant historic resources or associated property types. Historic contexts establish the significance of themes and topics and then provide specific guidance regarding the characteristics a particular property must have to be a good example of a type.

The subject building was evaluated using the National Register, California Register and City of Los Angeles criteria for significance with historic events, historic persons, and architectural/design significance.

***Criterion A/1/1: Is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage.***

The Historic Context used regarding broad patterns of development is that of Early Residential Development.

Context: Residential Development and Suburbanization, 1850-1980  
Theme: Early Residential Development, 1880-1930  
Sub-Theme: Early Multi-Family Residential Development, 1880-1930  
Property Type: Residential  
Property Sub-Type: Multi-family Residential.

Period of Significance: 1880-1930

Eligibility Standards:

- dates from the period of significance
- is a rare surviving example of the type in the neighborhood or community
- represents a very early period of settlement/residential development in a neighborhood or community

Character Defining/Associative Features:

- has an important association with early settlement or residential development within a neighborhood or community
- may also be significant for its association with important early settlers
- may be within an area later subdivided and built out
- often sited in a prominent location
- retains most of the essential physical and character-defining features from the period of significance

Integrity Considerations

- because of the rarity of the type there may be a greater degree of alterations or fewer extant features
- should retain integrity of Location, Feeling, Association and Materials from the period of significance

The duplex at 4321 Burns Avenue is not an example of the early residential development of Burns Avenue or the neighborhood as the house was built in 1914 in another area of Los Angeles, in the southeast area. It was moved to the 4300 block of Burns Avenue after development had begun on that block: several single-family houses were constructed in the teen years and several multi-family residences built in 1920 and 1921. The house at 4321 Burns Avenue did not influence the development or design of buildings in Hollywood.

The duplex is not associated with early settlers. There were no historic events related to the owners or occupants of the building or related to the building itself. The building at

4321 Burns Avenue does not meet criteria A/1/1 for listing as an individual historic resource in the National Register, the California Register level, or as a City of Los Angeles Historic-Cultural Monument.

***Criterion B/2/2: Is associated with the lives of persons important in our past.***

National Register Criterion B, California Register Criterion 2, and City of Los Angeles Criterion 2 (B/2/2) address properties that may be identified with historic persons and addresses association with the lives of persons significant in the past who have made an important impact on national, state or local history. Guidance from *National Register Bulletin 32* states that to meet criteria for historic association, specific individuals must have made contributions or played a role that can be justified as significant within a defined area of American history or prehistory. For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments. The person associated with the property must be individually significant within a historic context. Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field.

Through sources including City Directories and building permits, owners and occupants of the subject building were identified. No other significant biographical information was found regarding any of the owners or occupants. None of the occupants or owners is associated with any important aspect of history. The building at 4321 Burns Avenue does not meet the criteria for historic significance based on association with historic persons, for listing in the National Register, the California Register, or as a City of Los Angeles Historic-Cultural Monument under Criteria B/2/2.

***Criterion C/3/3: 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.***

A resource is eligible under this criterion if it embodies the distinguishing characteristics of an architectural type, specimen, inherently valuable for study of a period style or method of construction. A resource also is eligible if it represents notable work of a master builder, designer or architect. An area whose components may lack individual distinction may meet this criterion as a distinguishable entity such as a historic district.

***Work of a Master.***

The house at 4321 Burns Avenue has H.E. Elliott listed as its architect and contractor. No biographical information was identified for H.E. Elliott. No information on his career or body of work was identified. H.E. Elliott is not considered to be a master architect.

*Historic District.* There is one potential historic resource on the 4300 block of Burns Avenue, the bungalow court at 4342 Burns Avenue. No potential historic district including the 4300 block of Burns Avenue was identified in the *SurveyLA Historic Resources Report for the Hollywood Community Plan Area*. There is no potential historic

district on the 4300 block of Burns Avenue as there is not a sufficient concentration of historic building.

*Architectural Design: Embodies distinctive characteristics of a style, type, period, or method of construction.*

SurveyLA Context: Architecture and Engineering, 1850-1980

Theme: Arts and Crafts Movement, 1895-1930

Sub-theme: Craftsman, 1905-1930

Property Type: Residential

Property Sub Type: Multi-Family Residence.

#### Summary Statement of Significance:

A resource evaluated under this sub-theme is significant in the area of architecture as an excellent example of the Craftsman style and exhibits quality of design through distinctive features. Examples of Craftsman architecture in Los Angeles reflect new aesthetic choices that were tied to the Arts and Crafts movement during the early part of the 20<sup>th</sup> Century and shift away from the architecture of the late Victorian era. Craftsman style houses are characterized by their glorification of natural materials and promotion of outdoor living with typically generous front porch. Custom-designed houses often featured workmanship and design of high quality and represent the Craftsman style at its peak of expression. They were constructed when the philosophical underpinnings of the Arts and Crafts movement were practiced by the leading architects and designers in Southern California.

Period of Significance: 1905-1930

#### Period of Significance Justification:

While Craftsman style features began to creep into the architectural vocabulary as early as 1895, the true expressions of the style were not constructed until 1905. Thus, the period of significance begins in 1905 with the earliest extant examples of the style in its true form. While larger Craftsman style houses were generally not constructed after 1915, the style continued to be used in the design of bungalows through the 1920s.

Associated Property Type: Residential – Single-Family and Multi-Family Residence

Property Sub-type description: Associated property types are predominantly residential buildings, but may also include institutional buildings. Most residential buildings are single-family residences such as 2-story houses, and 1 and 1 ½ story bungalows. Multi-family residences include bungalow courts and fourplexes.

Property Sub-type Significance: Resources significant under this sub-theme are excellent examples of the Craftsman style of architecture in Los Angeles.

#### Eligibility Standards:

- was constructed during the period of significance
- exemplifies the tenets of the Arts and Crafts movement and the Craftsman style
- exhibits quality craftsmanship



## Character-Defining/Associative Features:

- retains most of the essential physical features from the period of significance
- One or two stories in height
- building forms that respond to the site
- shingled exteriors, occasionally clapboard or stucco
- low-pitched gabled roofs
- broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- broad front entry porches of half or full-width, with square or battered columns sometimes second-story sleeping porches
- extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- typically double-hung windows or casement windows situated in groups
- represents an early or rare example of the style in the community in which it is located

## Integrity Considerations:

- should retain integrity of Design, Workmanship, Feeling, Setting, and Materials
- Craftsman style buildings that have been stuccoed are excluded from individual listing under C/3/3 if they were originally shingled or clapboarded
- the most common alteration is the replacement of windows and the enclosure of porches
- some window replacement may be acceptable if the openings have not been resized, particularly windows associated with kitchens and bathrooms on rear and side elevations
- the enclosure of porches is an acceptable alteration so long as the features such as piers and posts have not been removed
- brick or stonework may have been painted; acceptable as it is reversible
- building may have been moved for preservation purposes

The building at 4321 Burns Avenue, while representative of the Craftsman style, is not a significant example of the Craftsman style of architecture. The house does not exemplify the tenets of the Arts and Crafts movement. The building has no unique or special relationship to its site. There is no use of natural materials. There is no evidence of quality craftsmanship in the materials or construction techniques as the materials are ordinary and the workmanship unremarkable.

The building is not in its original location. There are many better examples of the Craftsman architectural style in the survey area: there are at least 40 Craftsman residences identified as individually eligible historic resources in the Hollywood Community Plan Area Historic Resources Survey conducted by SurveyLA. There are additional Craftsman style houses identified by SurveyLA as contributing buildings located in potential historic districts. Numerous other intact examples of Craftsman style houses were identified in the *2009 Community Redevelopment Area Survey of Hollywood*.

SurveyLA Context: Residential Development and Suburbanization, 1880-1980

Sub-context: Multi-family Residential Development, 1910-1980

Theme: Multi-family Residential, 1910-1980

Sub-theme: Apartment Houses, 1910-1980

Property Type: Duplex

Eligibility Standards:

- was originally constructed as a duplex
- is an excellent example of the type
- was constructed during the period of significance
- is also important under the Architecture Context as an excellent example of an architectural style from its period and/or the work of a significant architect or builder

Character-Defining/Associative Features:

- retains most of the essential character-defining features from the period of significance
- composed of two units, arranged horizontally (one story) or vertically (two stories)
- typically occupies a single residential lot
- associated architectural style: Craftsman, Mission Revival, Spanish Colonial Revival, Tudor Revival, French Revival, Streamline Moderne
- for the National Register, property must possess exceptional importance if less than 50 years of age

Integrity Considerations:

- replacement of some windows may be acceptable if the openings have not been resized
- security bars may have been added
- if it is a rare surviving example of its type, or is a rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable
- where this property type is situated within a grouping of multi-family residences, it may also be significant as a contributor to a Multi-Family Residential District. A grouping may be composed of a single property type or a variety of types.

While the house was originally constructed as a duplex, it is not an excellent example of the type. The building is not significant as an example of the Craftsman style as it is not an excellent example of the style. The building was not designed by a significant architect or builder and does not possess high quality of workmanship or materials.

The building at 4321 Burns Avenue does not meet the criteria for historic significance based on architectural or design significance or as the duplex property type, for listing in National Register, the California Register, or as an individual City of Los Angeles Historic-Cultural Monument under Criteria C/3/3.

*Integrity Analysis*

As the subject building does not meet the threshold for historic significance under any of the criteria, an integrity analysis is not required.

## ***CONCLUSION***

Based on the facts presented above, the building at 4321 Burns Avenue:

- is not associated with any historic events or patterns of history;
- is not associated with any historic persons;
- is not a notable example of the Craftsman style of architecture;
- is not associated with a master architect;
- is not an example of the work of a master craftsman;
- does not possess high quality workmanship or materials;
- is not a significant example of the multi-family duplex property type.

The building does not meet the criteria for listing in the National Register of Historic Places, the California Register of Historical Resources or as a City of Los Angeles Historic-Cultural Monument or as a contributing building to any potential historic district.

## References

Aerial Photographs. EDR Environmental Data Resources, Inc.

California Index, Los Angeles Central Library.

*California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison.*

City Directory Abstract, EDR Environmental Data Resources, Inc

City Directories, Los Angeles Public Library, <http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp>

City of Los Angeles Building Permit Records

Gebhard, David, and Robert Winter. *Los Angeles: An Architectural Guide*. Salt Lake City: Gibbs-Smith. 2003.

Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles: Rosebud Press. 1981.

Los Angeles County Assessor records.

*National Register Bulletin 15, How to Apply National Register Criteria for Evaluation*

Sanborn Maps, 1906, 1922, 1919, 1950, 1955, 1960, 1969.

*SurveyLA Citywide Historic Context Statement, Architecture and Engineering/Arts and Crafts Movement,*

[http://preservation.lacity.org/sites/default/files/ArtsandCraftsMovement\\_1895-1930.pdf](http://preservation.lacity.org/sites/default/files/ArtsandCraftsMovement_1895-1930.pdf)

SurveyLA. *Field Survey Results Master Report,*

[http://www.preservation.lacity.org/files/SurveyLA\\_Cover%20Report\\_Final\\_0.pdf](http://www.preservation.lacity.org/files/SurveyLA_Cover%20Report_Final_0.pdf)

Survey LA, *Historic Resources Survey Reports, Hollywood Community Plan*

*Area,*[http://preservation.lacity.org/sites/default/files/HistoricResourcesSurveyReport\\_Hollywood.pdf](http://preservation.lacity.org/sites/default/files/HistoricResourcesSurveyReport_Hollywood.pdf),

[http://preservation.lacity.org/sites/default/files/Hollywood\\_Individual%20Resources.pdf](http://preservation.lacity.org/sites/default/files/Hollywood_Individual%20Resources.pdf)

SurveyLA, *Los Angeles Citywide Historic Context Statement, Context: Pre-Consolidation Communities of Los Angeles, 1862-1932.* July 2016.

<http://preservation.lacity.org/sites/default/files/Pre-ConsolidationCommunitiesofLosAngeles.pdf>

**Attachment A: 4321 Burns Avenue and Burns Avenue Photographs**

**East Side of 4300 Block of Burns Avenue**



1 961 N. Virgil Avenue, 1922



2 4307 W. Burns Avenue, 1922





3 4315 W. Burns Avenue, 1964



4 4321 W. Burns Avenue, 1922





5 4327 W. Burns Avenue, 1920



6 4327 W. Burns Avenue, 1920



7 4331 W. Burns Avenue, 1921



8 4337 W. Burns Avenue, 1964





9 4343 W. Burns Avenue, 1920



10 4347 W. Burns Avenue, 1921



11 4357 W. Burns Avenue, 1921



12 902 N. Madison Avenue, 1923



West Side of 4300 Block of Burns Avenue



13 875 N. Virgil Avenue, 1930



14 4306 W. Burns Avenue, 1955



15 4312 W. Burns Avenue, 1923



16 Parking Lot west of 4312 W. Burns Avenue and across from subject property





17 4324 W. Burns Avenue, 1929



18 4330 W. Burns Avenue, 1985



19 4342 W. Burns Avenue, 1924



20 4348 W. Burns Avenue, 1921





21 4356 W. Burns Avenue, 1931



22 874 N. Madison Avenue, 1939



**4321 W. Burns Avenue**



23. 4321 W. Burns Avenue, west and south elevations



24. 4321 W. Burns Avenue, driveway and south elevation





25. 4321 W. Burns Avenue, south elevation



26. 4321 W. Burns Avenue, south elevation





27. 4321 W. Burns Avenue, porch



28. 4321 W. Burns Avenue, entry area under porch



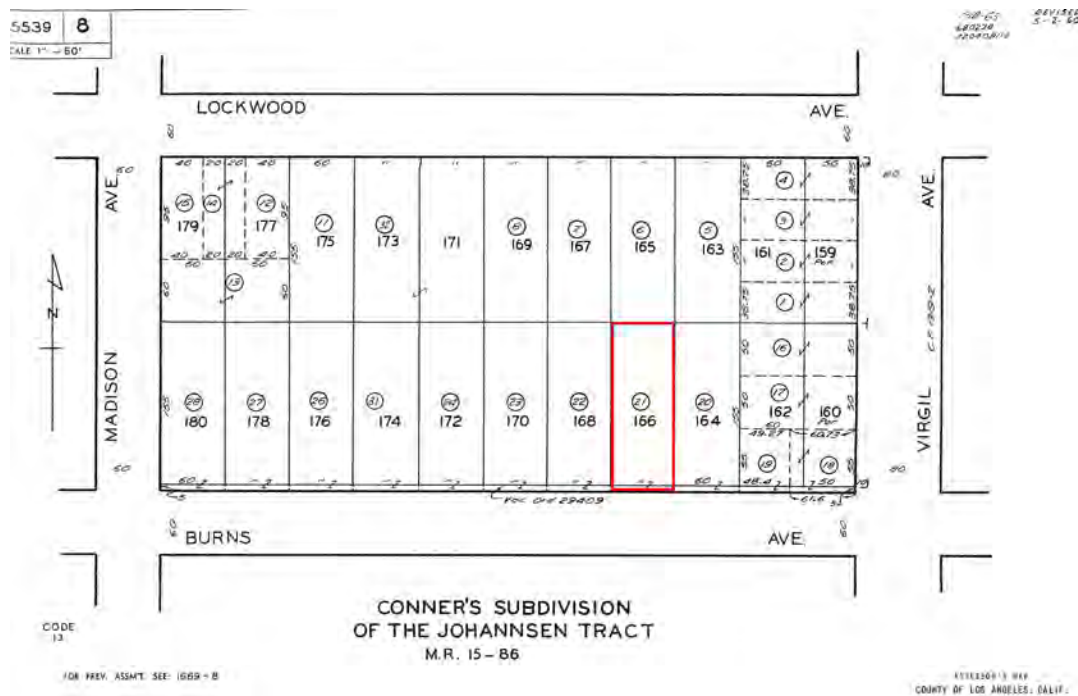
29. 4321 W. Burns Avenue, east elevation



**Attachment B: Subdivision Map**

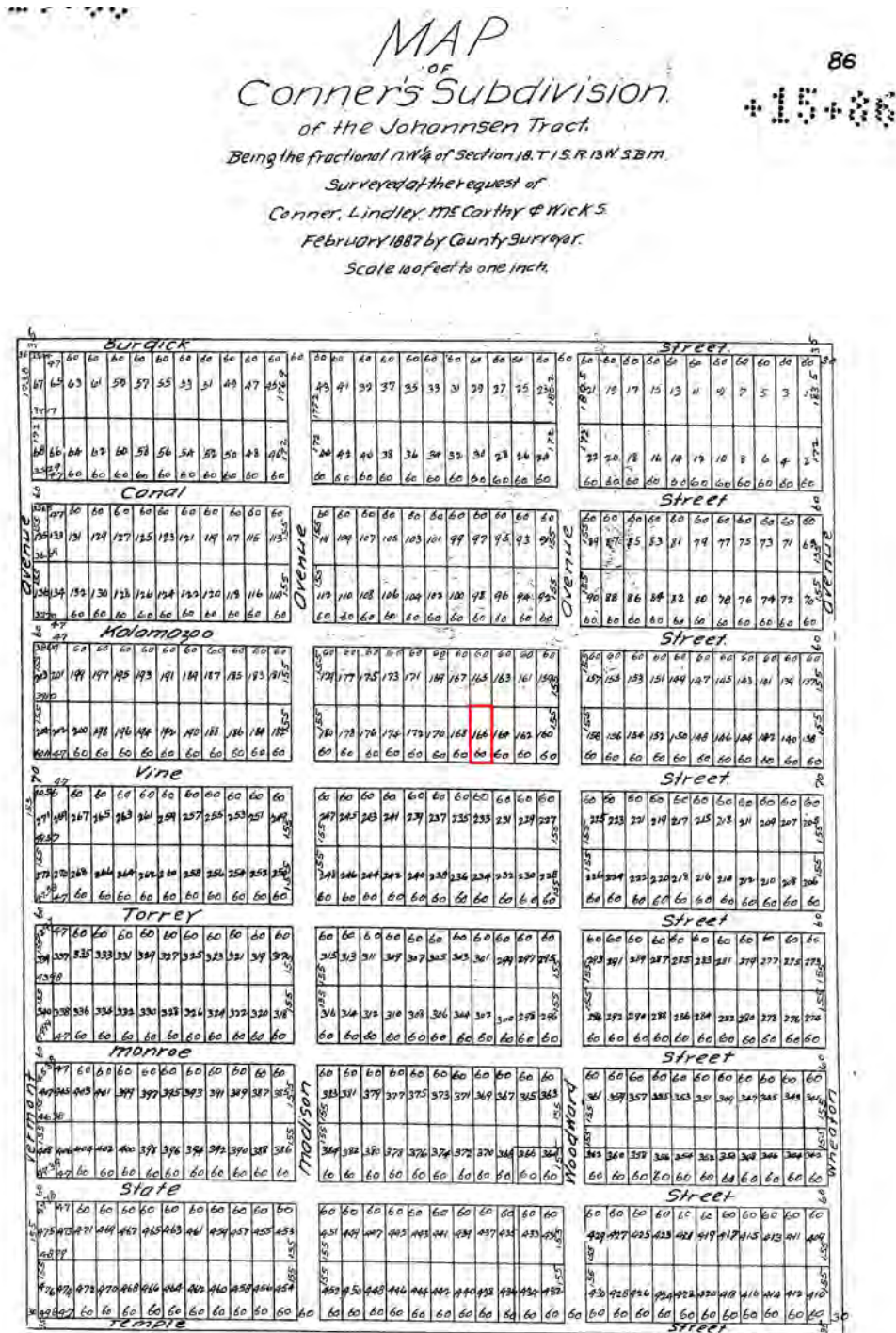


Aerial photograph (ca. 2017)



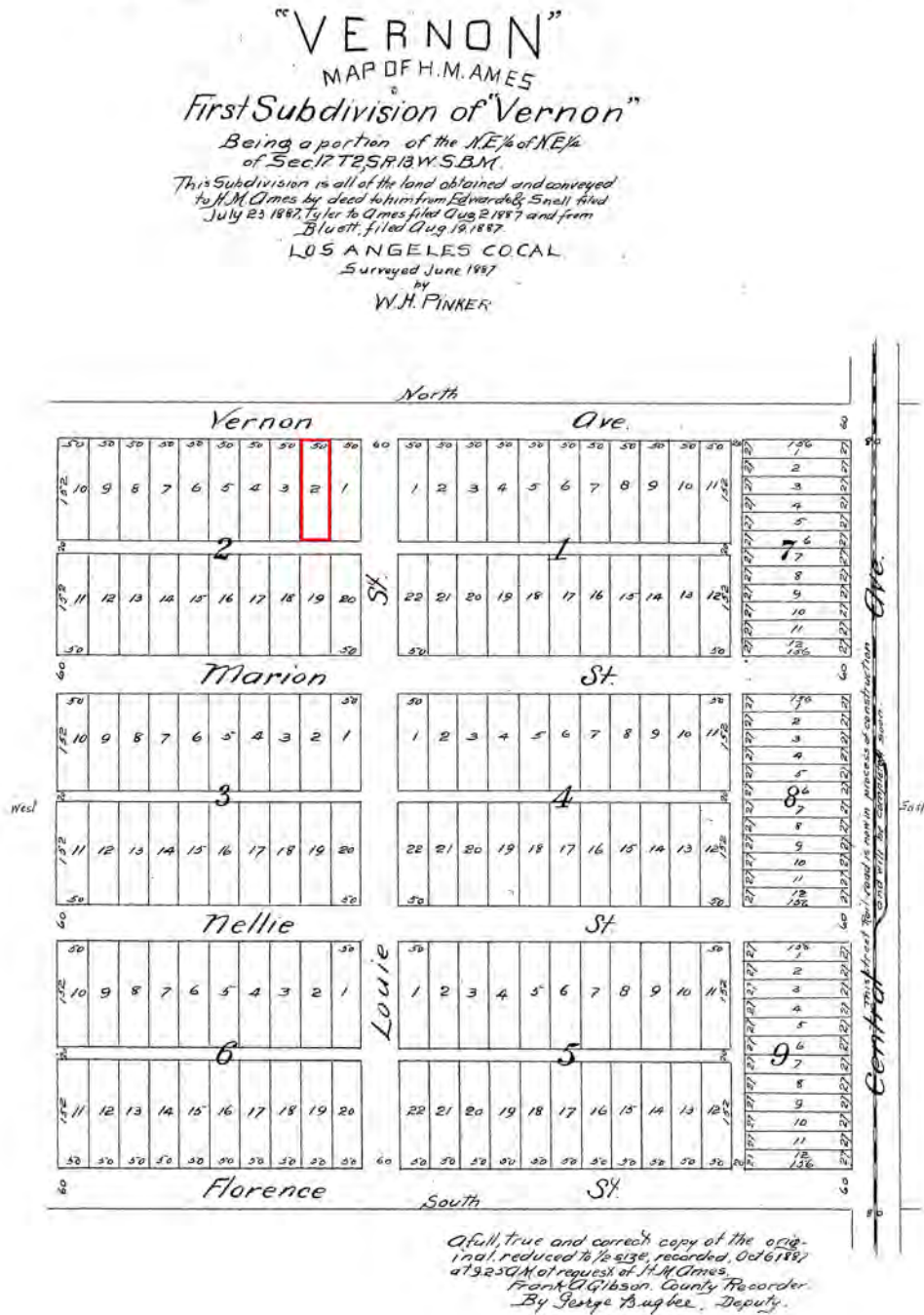
Los Angeles County Assessor's Map





a full, true and correct copy of the original,  
(reduced to the scale of 250 feet to one inch)  
recorded April 9, 1887 at 53 min Past 12 m.  
at request of S. K. Lindley.  
*Frank A. Gibson* County Recorder.  
*By George Hughes* Deputy.

Subdivision Tract Map (4321 Burns Avenue)



Subdivision Tract Map for Vernon Avenue

***ATTACHMENT C: Building Permits***

All applications must be filled out by applicant

Ward

Applicant must indicate the Building Line or  
Lines clearly and distinctly on the Drawings.

BOARD OF PUBLIC WORKS  
DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

Application is hereby made to the Chief Inspector of Buildings of the City of Los Angeles, for the approval of the detailed statement of the specifications and plans herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinances shall be complied with in the alteration, repair or demolition of said building, whether specified herein or not.

(Sign Here)

*H. R. Wilson*

Los Angeles, Cal., AUG 27 1907

LOCATION AND DESCRIPTION OF PRESENT BUILDING

*Addition* CITY ASSESSOR: Please Verify

ROOM 1 FIRST FLOOR REMOVED FROM

Lot 2 Block 2 Ward

Tract *W. M. Ames & Sub of Vernon*

*Old structure to be removed*

Book 15 Page 6 F. B. Page 143

REMOVED TO

Lot Block Ward

Tract

Book Page F. B. Page

ROOM 34 THIRD FLOOR

CITY ENGINEER: Please Verify Street Number

From Street No. 922 E. Vernon Ave To Street No.

1. Owner's name *Joseph Daniels*

2. Owner's address 1507 Hoover

3. Architect's name

4. Builder's name *H. R. Wilson*

5. Builder's address 1230 E. 46th

6. Estimated cost of the Proposed Improvements, \$ 90.00

*2 room addition 12 x 24 Gal. house  
2 x 6 feet  
2 x 3 sill  
2 x 4 underpin  
to be built at no 922 E. Vernon Ave.*

Permit No. 5048

(4)





All applications must be filled out by applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

WARD 6

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building  
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That this permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 2 Block 2  
(Description of Property) At the corner of First and 1/2 East Vermont Ave  
TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY  
District No. 13 M. B. Page 6 F. B. Page 147  
TAKE TO ROOM No. 34 THIRD FLOOR ENGINEER PLEASE VERIFY  
No. 922 1/2 East Vermont Ave (Location of Job)  
Street East Vermont Ave  
By [Signature] O. K. City Engineer  
By [Signature] Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building residence No. of Rooms 4 No. of families one
- Owner's name Mrs. H. E. Frank Phone
- Owner's address 1807 New Hampshire
- Architect's name H. E. Elliott Phone
- Contractor's name H. E. Elliott Phone
- Contractor's address 1046 East 41st St
- ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, etc.} \$ 600.00
- Any other buildings on the lot? one How used? residence
- Size of proposed building 20 x 28 Height to highest point 16 feet
- Number of stories in height one Character of ground sand
- Material of foundation concrete Size footings  Size wall  Depth below ground
- Material of chimneys brick Number of inlets to flues one Interior size of flues 8 x 8
- Give sizes of following materials: REDWOOD MUDDSILLS 2 x 6 Girders 3 x 4  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-bearing studs 2 x 3  
Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6  
Second floor joists x Third floor joists x Specify material of roof Asph. roof
- State Number of Plumbing Fixtures to be installed five Number of gas outlets 4
- State if there is a sewer or cesspool to be constructed on this lot sewer  
(No cesspools allowed where there is a street sewer)
- Plumbing and gas fitting contractor's name

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.

(Sign here) H. E. Elliott  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

|                           |   |  |  |
|---------------------------|---|--|--|
| PERMIT NO.<br><u>7074</u> | Plans and specifications checked and found to conform to Ordinances, State Laws, etc.<br>(Use Ink)<br><u>[Signature]</u><br>Plan Examiner | Application checked and found O. K.<br>(Use Rubber Stamp)<br>APR 3 1914 R. B.<br>Clerk | Stamp here when received<br>RECEIVED<br>APR 3 1914<br>DEPT. OF BUILDINGS |
|                           | 4 ✓   |  |  |

200

# REMARKS

*Bedroom to be enlarged to 10' x 12'*

These plans and specifications have been checked and approved by this department and comply with the House Court Ordinance.

mailed.

Date 5/3/15

**HOUSING COMMISSION**

*John H. [Signature]*

*[Signature]*

All applications must be filled out by applicant

and other data must also be filed

WARD

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building  
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO  
ROOM No. 6  
FIRST  
FLOOR  
ASSESSOR  
PLEASE  
VERIFY

Lot No. 2 Block 2  
(Description of Property)  
H. E. Jones Trust, Part of Vernon  
District No. 15 M. B. Page 6 F. B. Page 149

TAKE TO  
ROOM No. 34  
THIRD  
FLOOR  
ENGINEER  
PLEASE  
VERIFY

No. 922 East Vernon Ave  
(Location of Job)  
Street

O. K. City Assessor  
By [Signature]  
O. K. City Engineer  
By [Signature]

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence No. of Rooms 2 No. of families 2
- Owner's name Mrs. H. E. Jones Phone
- Owner's address 1807 New Hampshire
- Architect's name H. E. Elliott Phone
- Contractor's name H. E. Elliott Phone
- Contractor's address 1246 East 41st St
- ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} \$2500.00
- Any other buildings on the lot? one How used? residence
- Size of proposed building 20 x 54 Height to highest point 18 ft feet
- Number of stories in height one Character of ground sand
- Material of foundation concrete Size footings 12" Size wall 8 Depth below ground 6"
- Material of chimneys brick Number of inlets to flues one Interior size of flues 8 x 8
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 8 x 4  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-bearing studs 2 x 7  
Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6  
Second floor joists — Third floor joists — Specify material of roof asph roof
- State Number of Plumbing Fixtures to be installed eight Number of gas outlets eight
- State if there is a sewer or cesspool to be constructed on this lot sewer  
(No cesspools allowed where there is a street sewer)
- Plumbing and gas fitting contractor's name H. E. Elliott

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.

(Sign here) H. E. Elliott  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

|                           |  |   |  |
|---------------------------|--|---|--|
| PERMIT NO.<br><u>7075</u> | Plans and specifications checked and found to conform to Ordinances, State Laws, etc.<br>(Use Ink)<br>Plan Examiner <u>[Signature]</u> | Application checked and found O. K.<br>(Use Rubber Stamp)<br>APR 3 1914 R. B. Clerk | Stamp here when permit is issued<br>RECEIVED<br>APR 3 1914<br>BUILDING DEPT. |
|---------------------------|--|---|--|

H v



# REMARKS

*Bed room in new to be enlarged to 16' x 11'6"*

These plans and specifications have been  
checked and approved by this department  
and comply with the House Court Ordinance.

Date 4/3/14

HOUSING COMMISSION

*[Signature]*

All applications must be filled out by applicant

6  
Clark will stamp number here:  
4-If for Plumbing, Sewer or Gas.  
5-If for Gas fitting or inspection.  
6-If both for Plumbing, Sewer or Cesspool and for Gas fitting.

BOARD OF PUBLIC WORKS  
DEPARTMENT OF BUILDINGS

Application for the Installation of Plumbing, Sewer or Cesspool, Gas Fitting and Old Gas Pipe Inspection

Plans and Specifications and such other data as will enable the department to ascertain whether the proposed work will conform to the requirements of the State Laws and City Ordinances must be filed.

This form to be used only where there is no new erection, construction, alteration or repair being made to building, and where a building permit has not been issued.

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a permit to construct and install the work hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit.

First: That the permit does not grant any right or privilege to construct or install the work therein described or any portion thereof upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any of the work therein described or any portion thereof for any purpose that is or may be hereafter prohibited by Ordinance of the City of Los Angeles.

(USE INK OR INDELIBLE PENCIL)

Location by Street and Number where work herein described is proposed to be done

No. 922 (near 922 E. Vernon)  
East Vernon Ave Street

1. What purpose is the building used for? Residence
2. Owner's Name Mrs. Hattie E. Frank
3. Contractor's Name Sanitary Plumbing Company  
(Plumber, Gas Fitter, Sewer or Cesspool Contractor)
4. Contractor's Address 4101 South Park Ave
5. State the number of Plumbing Fixtures to be installed or altered 4
6. Specify if there is a Sewer or Cesspool to be constructed on the premises sewer  
(No cesspools allowed where there is a street sewer)
7. State the number of Gas Outlets to be installed or altered 1
8. Is the work to be done in a new or old building? Old  
(Any completed building is considered old)
9. If in an old building, are there any alterations or repairs or change of purpose being made to same; and if so, what is your estimate of the cost of the construction work none  
(Answer fully)

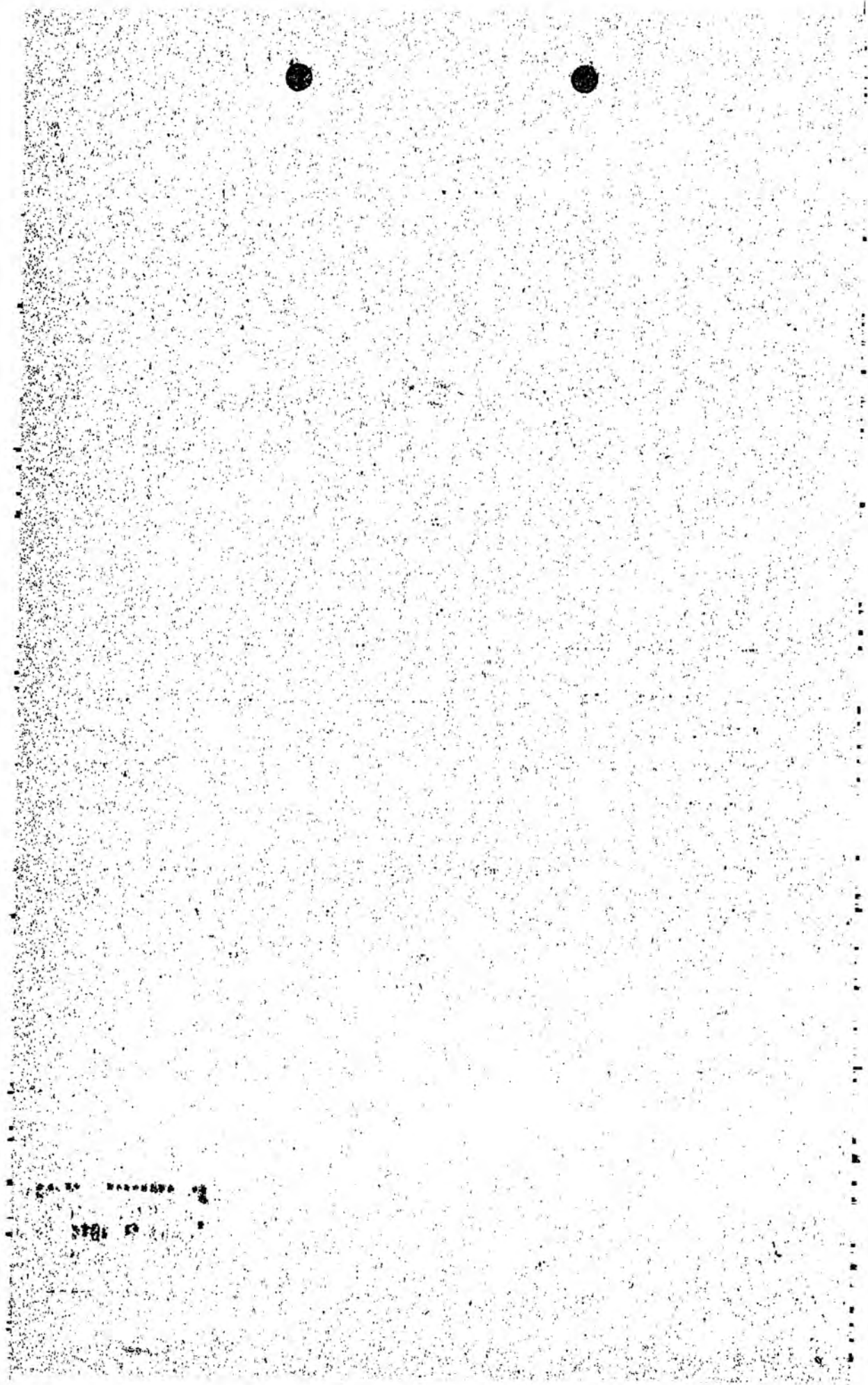
I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done in accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not.

(Sign here)

Sanitary Plumbing Co  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

|                            |   |   |  |
|----------------------------|---|---|--|
| PERMIT NO.<br><u>11727</u> | Plans and specifications checked and found to conform to Ordinances, State Laws, etc.<br>(Use Ink)<br><br>Plan Examiner | Application checked and found O. K.<br>(Use Rubber Stamp)<br><u>JUN 2 - 1914 P. B.</u><br><br>Clerk | RECEIVED<br><u>JUN 2 1914</u><br>TODD<br>L.A. B. D. B. |
|----------------------------|---|---|--|





# All Applications must be filled out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS  
and other data must also be filed

# 3

BOARD OF PUBLIC WORKS

## DEPARTMENT OF BUILDINGS

### Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

|                                  | REMOVED FROM  | REMOVED TO  |
|----------------------------------|---|---|
| TAKE TO ROOM No. 6 FIRST FLOOR   | Lot <u>2</u> Block <u>2</u>   | Lot <u>166</u> Block <u>2</u>   |
| CITY CLERK PLEASE VERIFY         | Tract <u>W. M. Green Tract</u>  | Tract <u>Conner's Sub. 4</u>  |
|                                  | <u>Sub. of Vernon</u>   | <u>the Johnson Tract</u>  |
| TAKE TO ROOM No. 405 SOUTH ANNEX | Book <u>30</u> Page <u>2</u> F. B. Page <u>2</u>                          | Book <u>30</u> Page <u>2</u> F. B. Page <u>2</u>                          |
| ENGINEER PLEASE VERIFY           | From No. <u>922-24 E. Vernon Ave.</u> Street <u>4321-23</u>               | From No. <u>922-24 E. Vernon Ave.</u> Street <u>4321-23</u>               |
|                                  | To No. <u>4221 Burns Ave. bet Virgil &amp; Madison</u> Street <u>4221</u> | To No. <u>4221 Burns Ave. bet Virgil &amp; Madison</u> Street <u>4221</u> |

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Residence 2 Families
2. What purpose will Building be used for hereafter? Residence 2 Families
3. Owner's name Hyman Rosen Phone Ver 2578
4. Owner's address 4253 So Flower St
5. Architect's name H. Rosen Phone
6. Contractor's name H. Rosen Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Ceapools, Elevators, Painting, Finishing, all Labor, etc.) \$ 250
9. Class of present Building Frame No. of rooms at present eight
10. Number of stories in height one Sign of present Building 32 x 30
11. State how many buildings are on this lot one
12. State purpose buildings on lot are used for garage

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Painting and papering, etc plumbing connections and under pinning  
None

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

**OVER**

(Sign here)

Hyman Rosen  
(Owner or Authorized Agent)

| FOR DEPARTMENT USE ONLY    |   |                                     |  |
|----------------------------|---|-------------------------------------|--|
| PERMIT NO.<br><u>32549</u> | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. |  |
|                            | Plan Examiner <u>E. E. Egan</u>   | Clerk <u>H. Rosen</u>               |  |

*Map not complete*



13. Size of new addition 20 x 12 No. of stories in height 1  
14. Material of foundation Cement Size footings 12 Size wall 6 Depth below ground 6"  
15. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs 2 x 8  
16. Size of exterior studs 2 x 6 Size of interior non-bearing studs 1 x 4  
17. Size of first floor joists 2 x 6 Second floor joists 2 x 6  
18. Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

A. H. Rosen  
(Owner or Authorized Agent.)

## All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

2

BOARD OF PUBLIC WORKS  
DEPARTMENT OF BUILDINGSApplication for the Erection of Frame Buildings  
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO  
REAR OF  
NORTH  
ANNEX  
1st FLOORCITY CLERK  
PLEASE  
VERIFYLot No. \_\_\_\_\_ Block \_\_\_\_\_  
(Description of Property)

District No. \_\_\_\_\_ M. B. Page \_\_\_\_\_ F. B. Page \_\_\_\_\_

TAKE TO  
ROOM No. 405  
SOUTH  
ANNEXENGINEER  
PLEASE  
VERIFYNo. 4321 Burns av Street \_\_\_\_\_  
(Location of Job)Beta Redwood and Vermont  
(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk

By \_\_\_\_\_ Deputy

O. K. City Engineer

By \_\_\_\_\_ Deputy

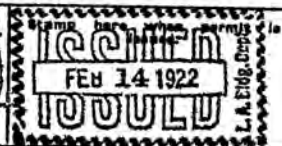
- Purpose of Building private garage No. of Rooms 4 No. of Families \_\_\_\_\_
- Owner's name H. Rosen Phone \_\_\_\_\_
- Owner's address 5223 S. Flower st
- Architect's name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's name A. Gonsanoff Phone 41831
- Contractor's address 2510 pensyl. av.
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$400.00
- Is there any existing (old) building on lot? yes. House How used? 2 family
- Size of proposed building 16 x 36 Height to highest point 12 feet
- Number of Stories in height One Character of ground Dobie
- Material of foundation R. W. Size of footings \_\_\_\_\_ Size of wall \_\_\_\_\_ Depth below ground \_\_\_\_\_
- Material of chimneys \_\_\_\_\_ Number of inlets to flue \_\_\_\_\_ Interior size of flues \_\_\_\_\_ x \_\_\_\_\_
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders Cement  
EXTERIOR studs 2 x 3 INTERIOR BEARING studs \_\_\_\_\_ Interior Non-Bearing studs \_\_\_\_\_  
Ceiling joists \_\_\_\_\_ Roof rafters 2 x 3 FIRST FLOOR JOISTS 2 x 6  
Second floor joists \_\_\_\_\_ Specify material of roof paper
- Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) A. Gonsanoff  
(Owner or Authorized Agent)

|                               |  |   |
|-------------------------------|--|---|
| PERMIT NO.<br><br><b>4704</b> | FOR DEPARTMENT USE ONLY  |   |
|                               | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.<br><br>Plan Examiner _____ | Application checked and found O. K.<br><u>1465</u><br>Clerk _____ |



## This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper.



***Attachment D: Historic Aerials and Sanborn Insurance Maps***

**Historic Aerials**



Aerial Photo 1923





Aerial Photo 1928



Aerial Photo 1938





Aerial Photo 1948





Aerial Photo 1954



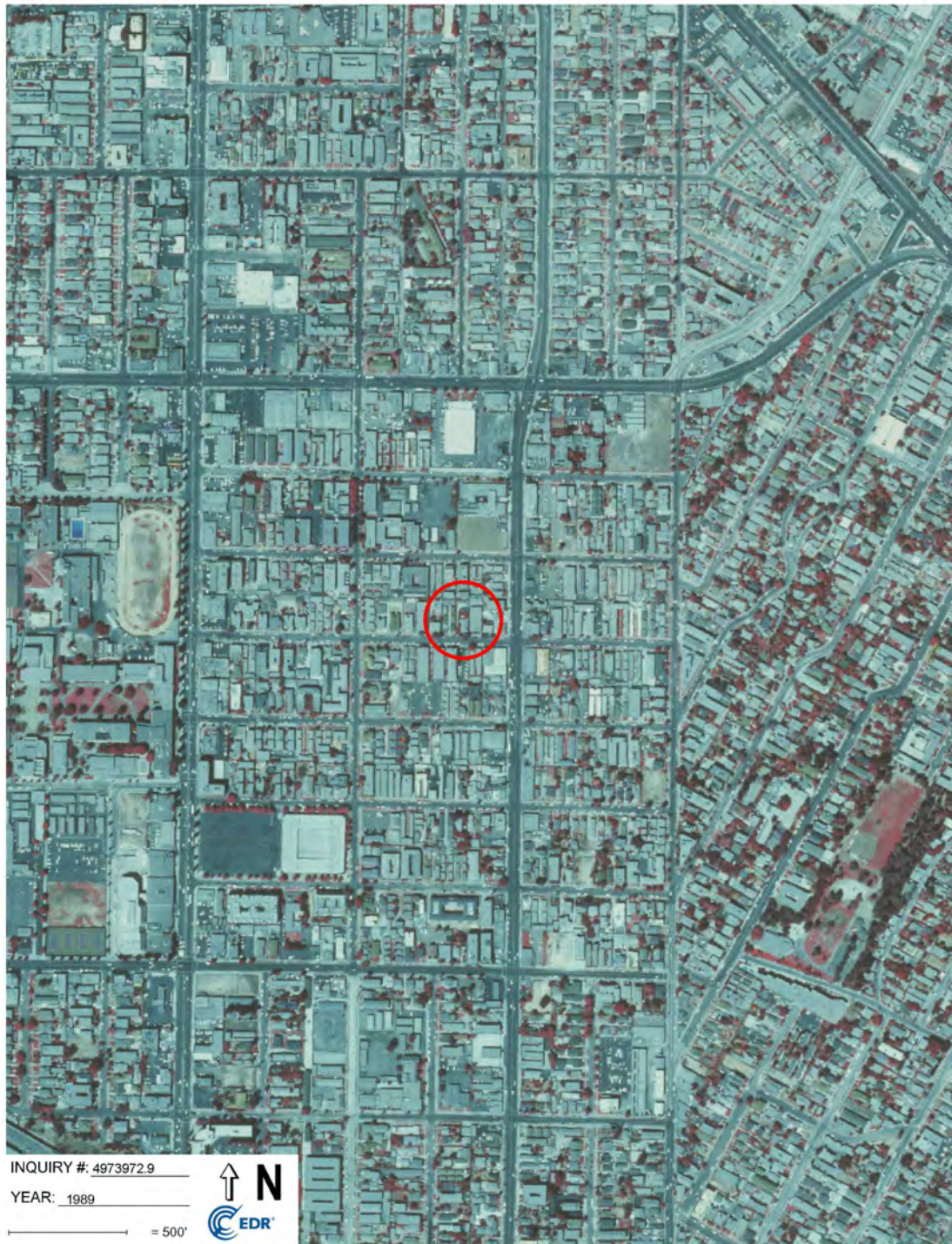


Aerial Photo 1964



Aerial Photo 1977





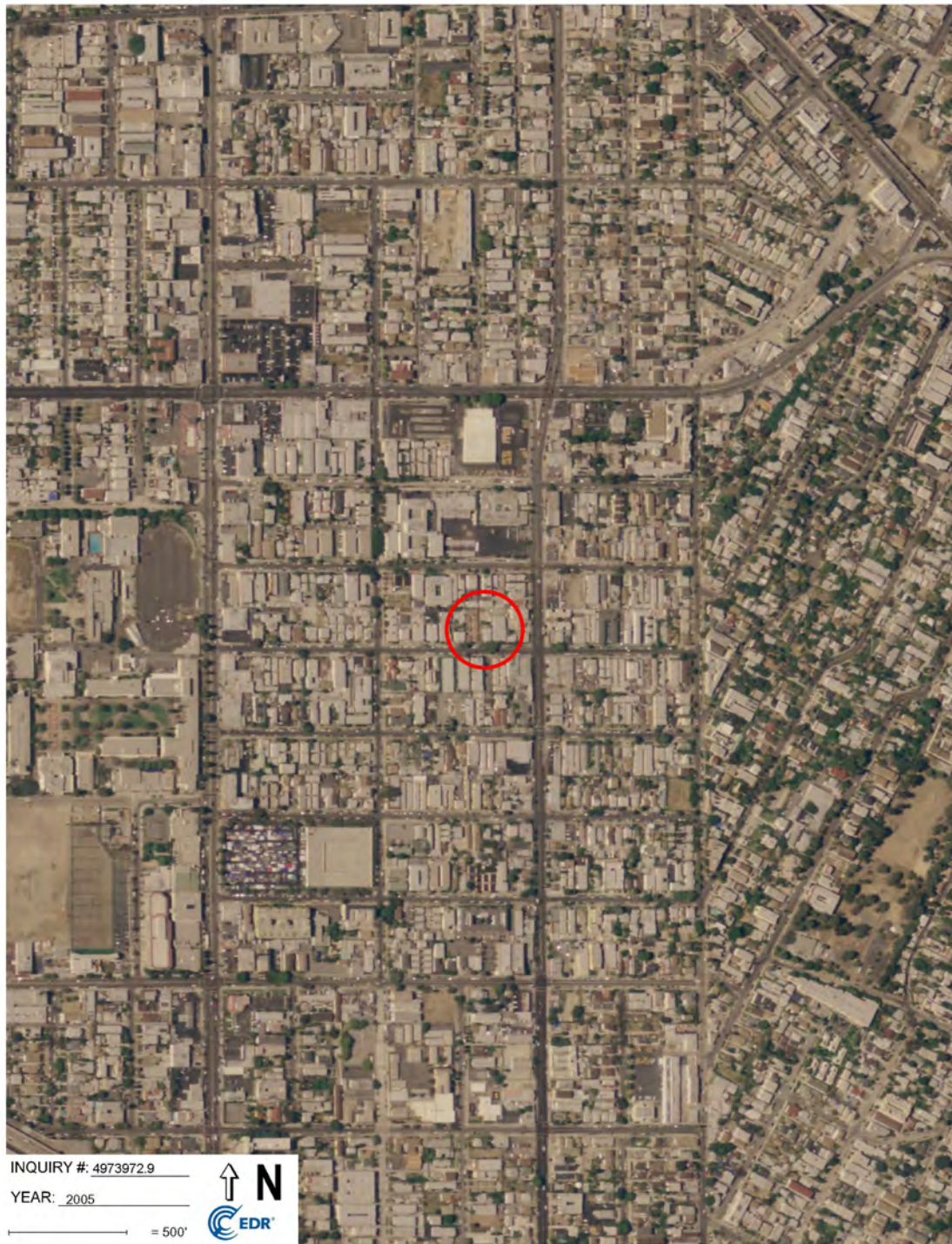
Aerial Photo 1989





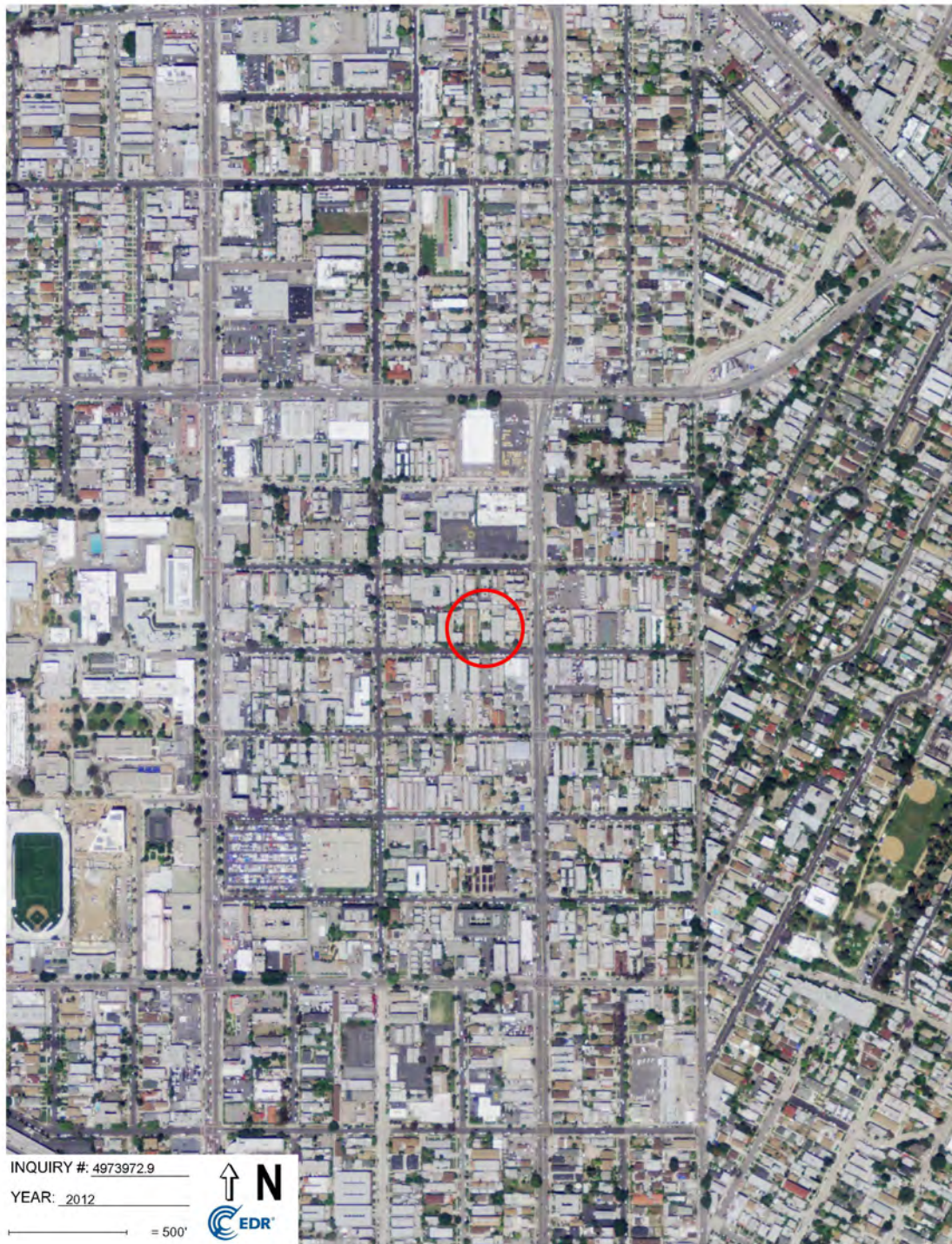
Aerial Photo 1994





Aerial Photo 2005





Aerial Photo 2012

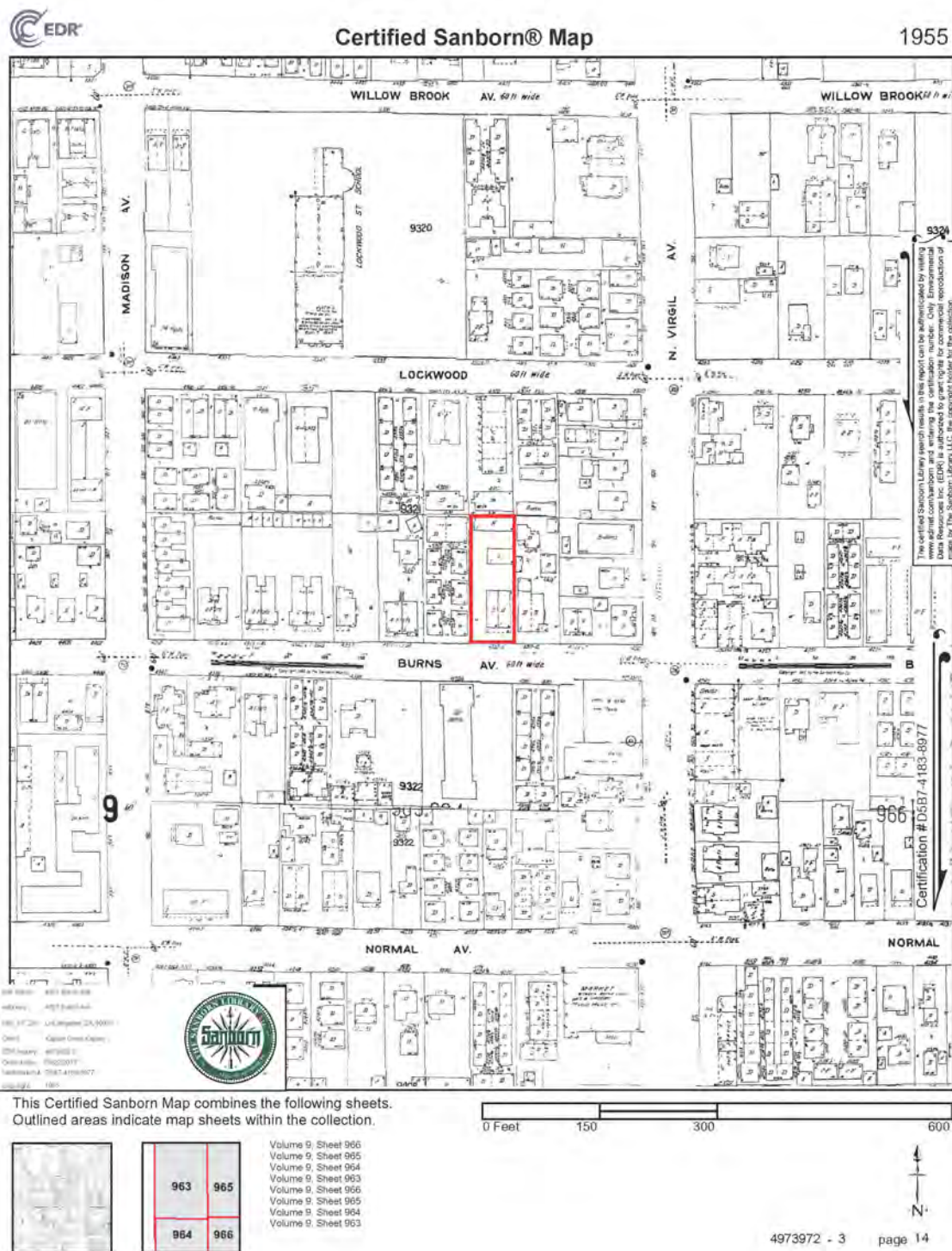
Sanborn Insurance Map 1919



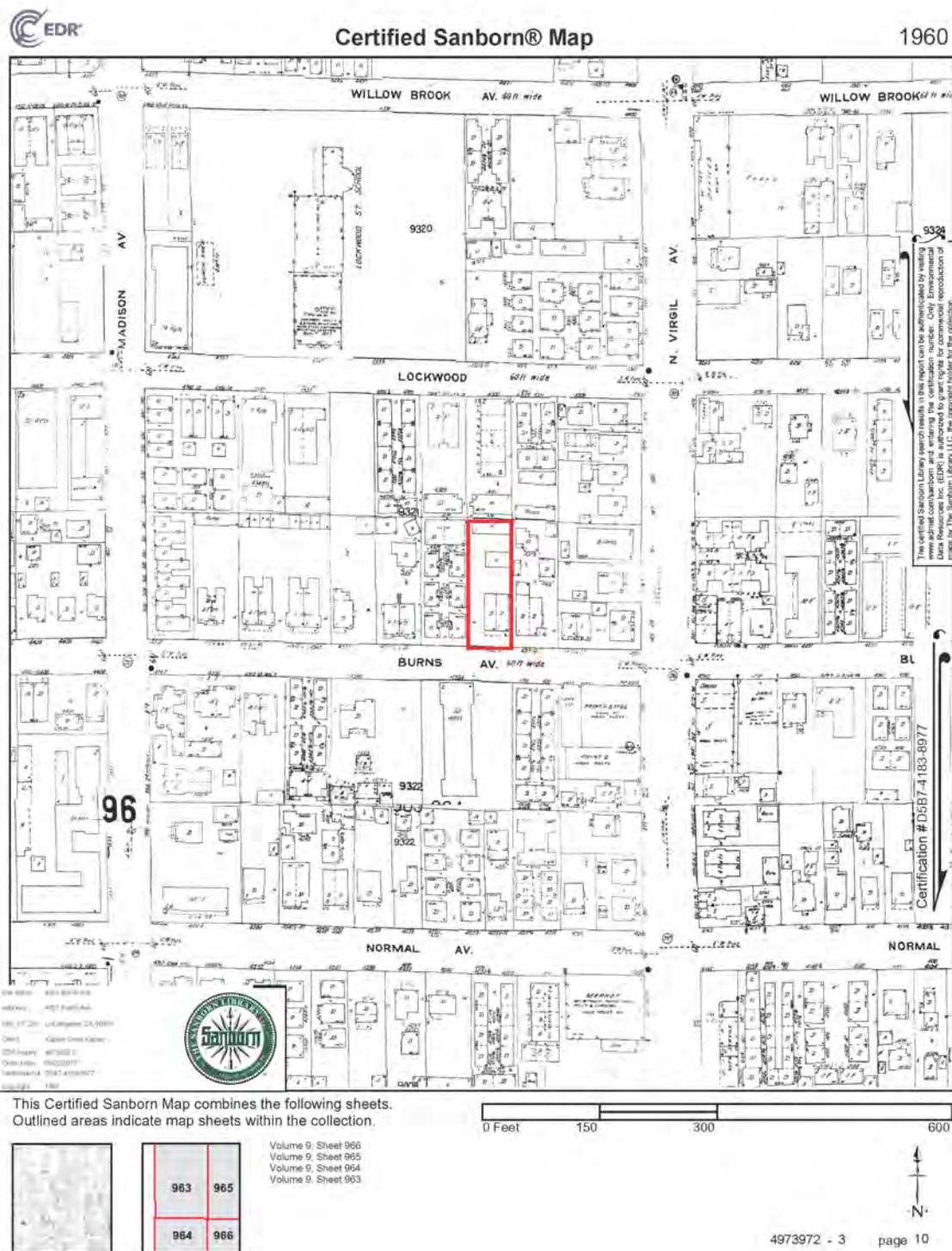


Sanborn Insurance Map 1950



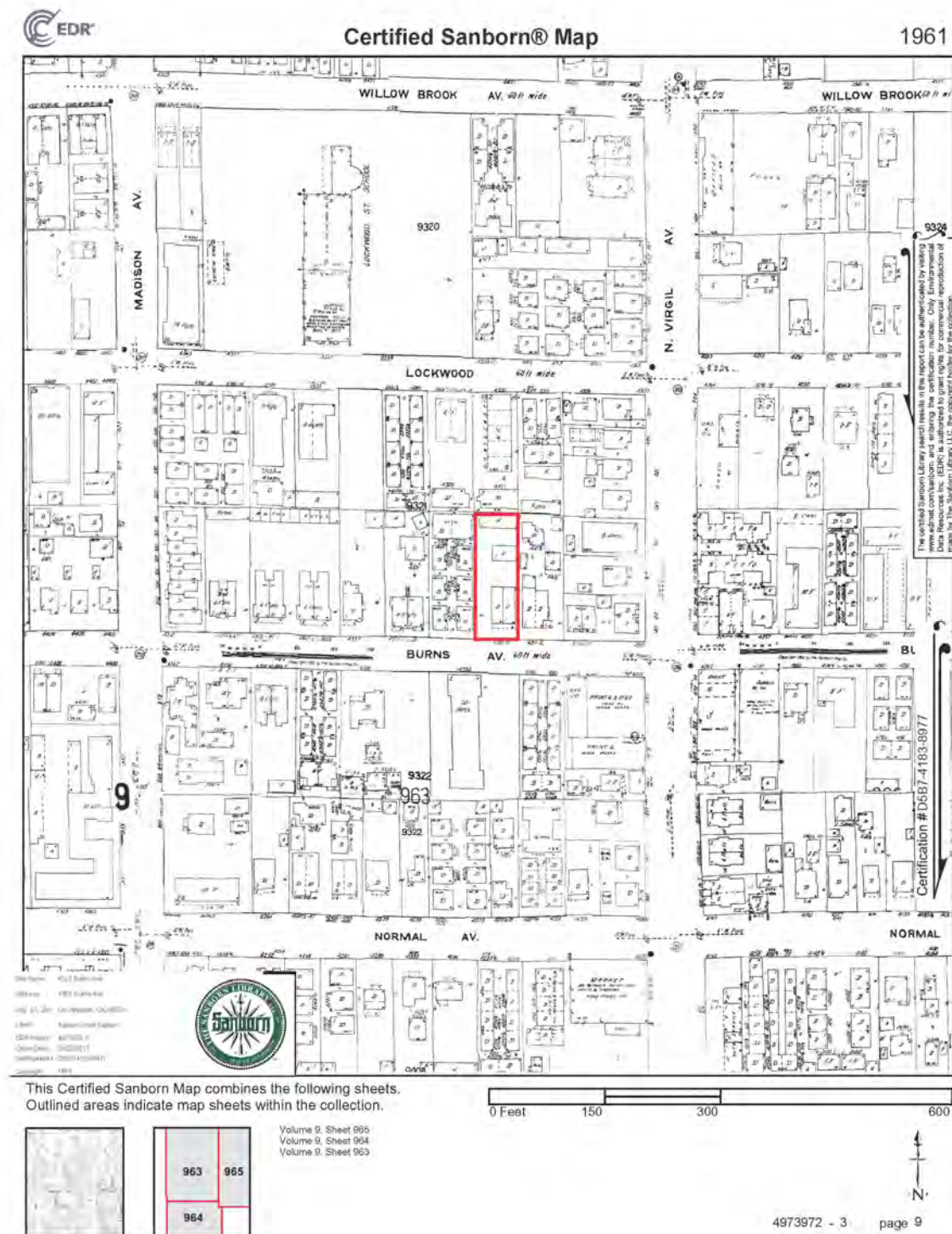


Sanborn Insurance Map 1955

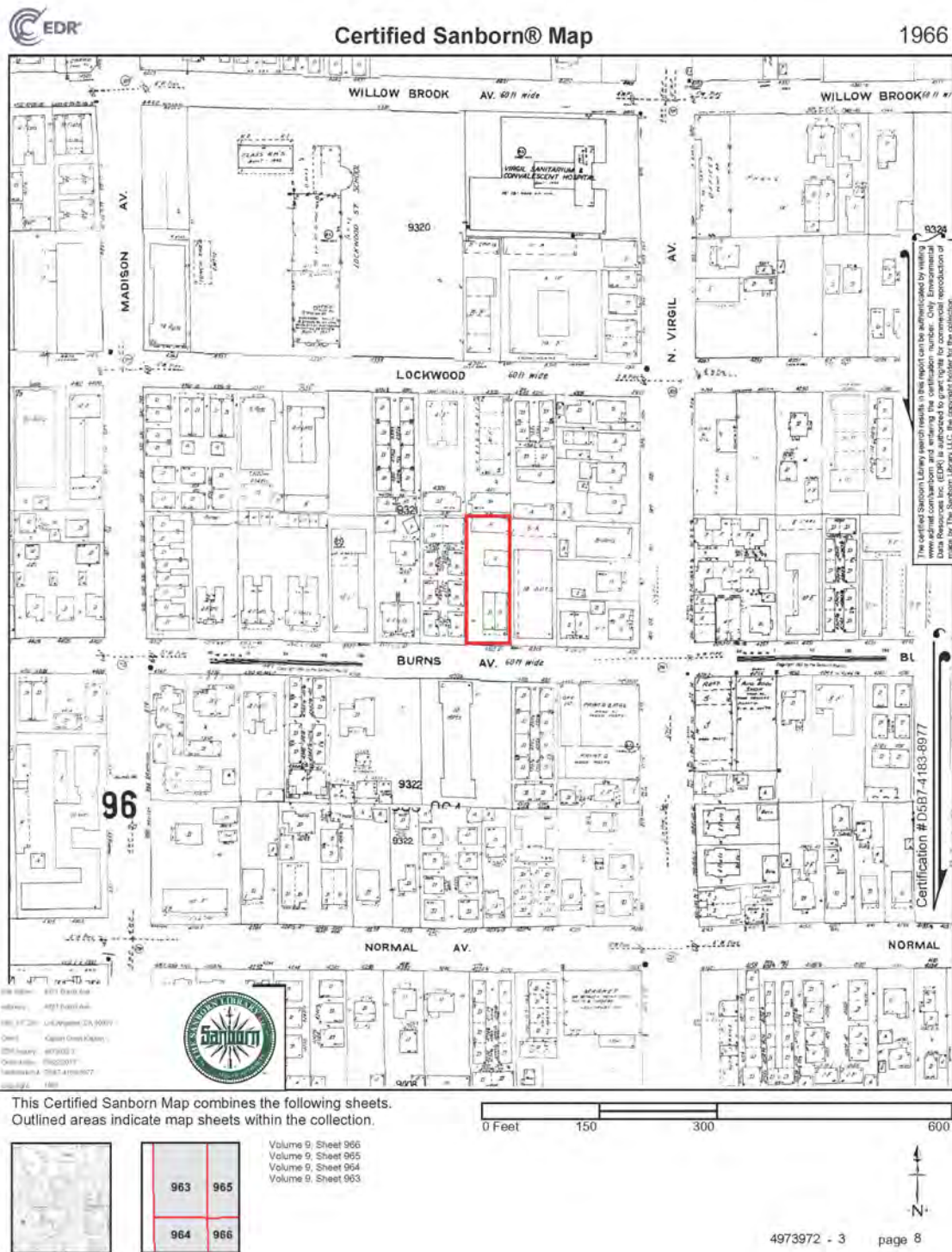


Sanborn Insurance Map 1960



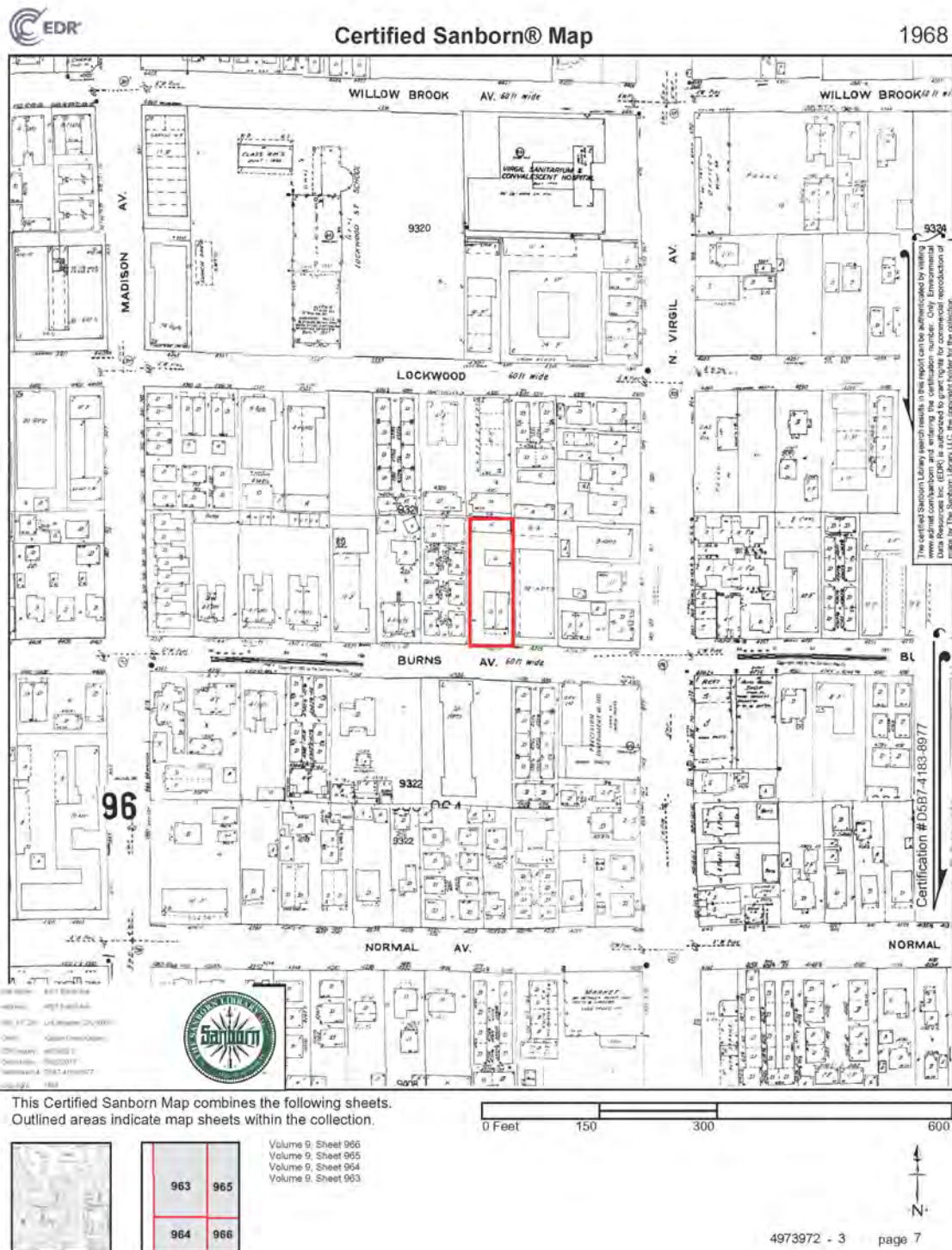


Sanborn Insurance Map 1961

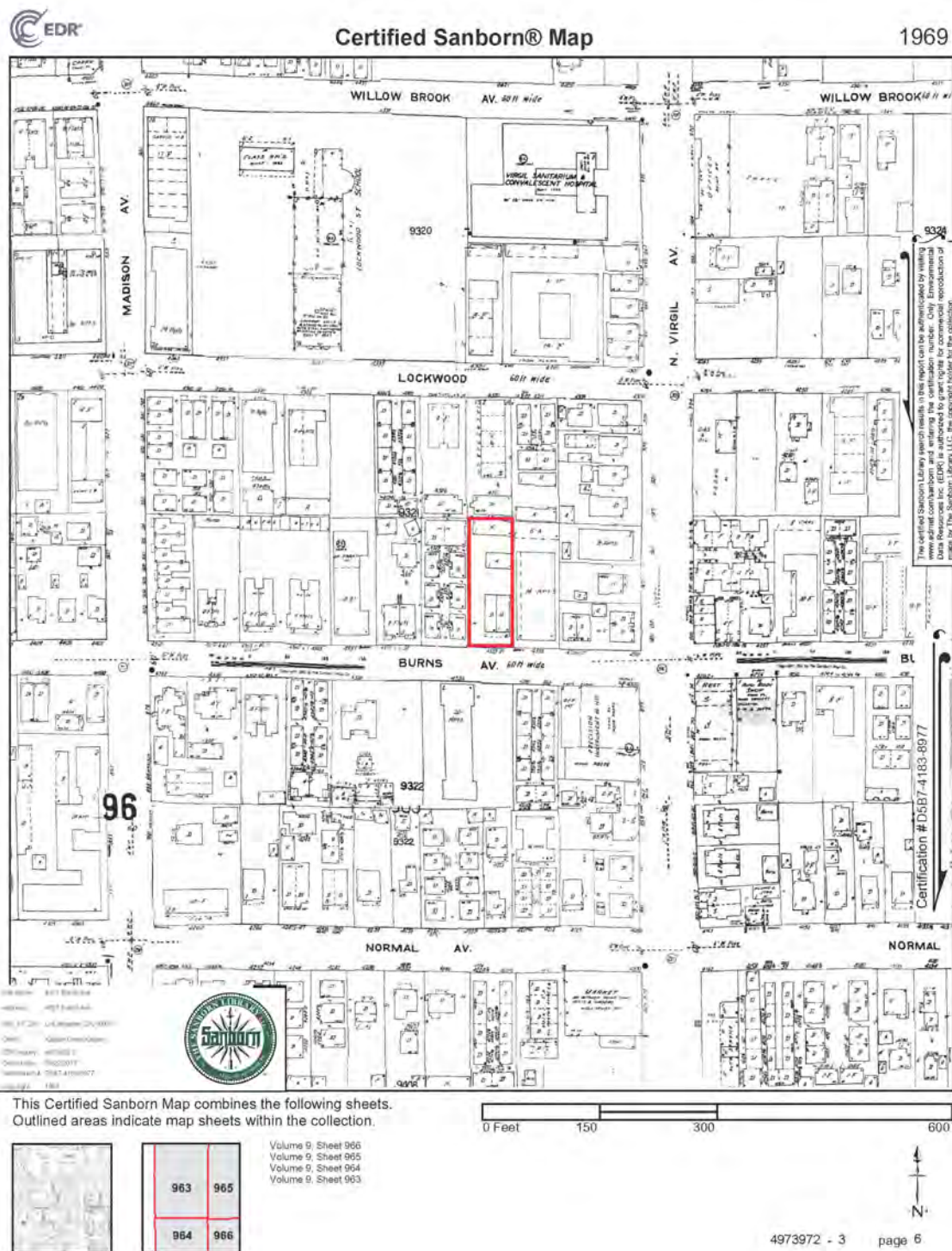


Sanborn Insurance Map 1966



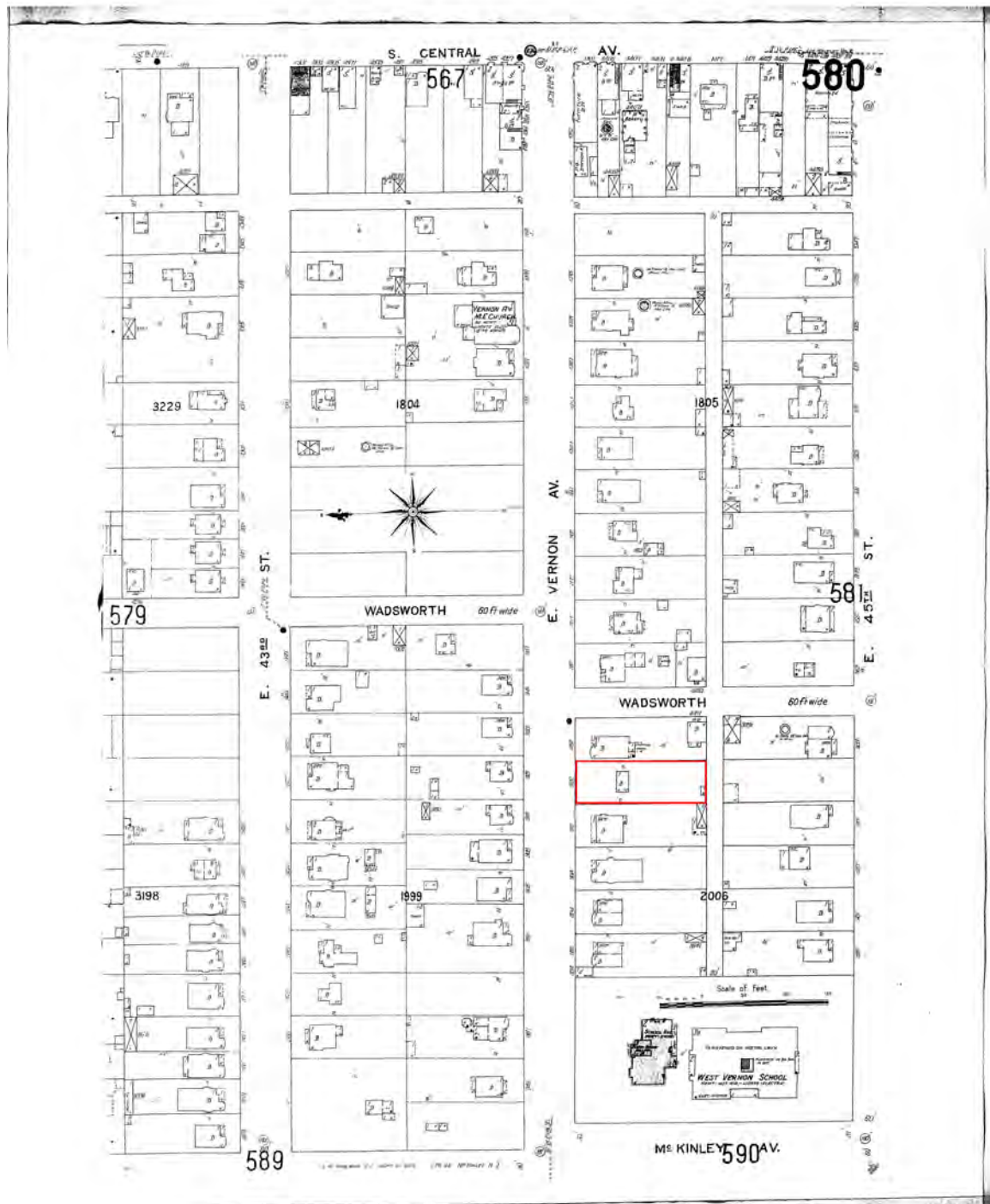


Sanborn Insurance Map 1968



Sanborn Insurance Map 1969

Sanborn Insurance Maps for 922 E. Vernon Avenue



Sanborn Map 1906 shows original small structure





Sanborn Map 1922 indicates that the parcel was redeveloped as part of a school site



***ATTACHMENT E: DPR Records***

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

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code Reviewer Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) 4321 Burns Avenue, Los Angeles

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 Date T; R; of of Sec; B.M.

c. Address 4321 Burns Avenue, Los Angeles City Zip 90029

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

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

APN: 5078-014-012

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

The house is a one-story Craftsman style duplex building of 1,704 square feet. The building is basically rectangular in plan with a rear addition. The south façade, facing the street, has a low-pitch, broad front-gable roof with an overhang. The area under the gable has wood shingles; the rest of the house is clad with wood clapboard. There is a horizontal window bent centered under the gable and above it is a lattice/grid vent. The porch is recessed under the gable and is supported by tapered columns on the porch piers. The porch piers are made of rusticated concrete. The piers at the far ends of the front façade form the base for round tapered columns. The porch railing is of concrete blocks arranged to create a checkerboard pattern. There are no columns on the piers that flank the entry steps. The "railing" along the steps is made of similar rusticated concrete blocks. Entrance steps lead up to the porch. The area of the front façade, directly in front of the steps, is a plain wall, clad in wood clapboard siding with no architectural feature or detailing. The doors to each unit are offset to the side along the front façade. Each door has a metal security door in front of wood doors. There is a single window to the far side of each door. These windows are 8/1 windows with wood surrounds. The roof overhang on the sides of the building projects out with rafters exposed. All windows on the sides of the building have metal security bars. Windows are placed along both elevations. Almost half of the windows have non-original aluminum frame windows. The original windows that remain are of varying sizes and mostly 3/1 casement windows. There is a rear addition that is slightly lower than the main building with a side gable roof. There were no building permits for this addition.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



**\*P3b. Resource Attributes:** (List attributes and codes) HP3

**\*P4. Resources Present:** ☒ Building  
☐ Structure ☐ Object ☐ Site ☐ District  
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) June 2017

**\*P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric  
☐ Both

1914; moved to current site  
1921-22

**\*P7. Owner and Address:**

**\*P8. Recorded by:** (Name, affiliation, and address) Pam O'Connor, Kaplan Chen  
Kaplan, 2526 18<sup>th</sup> St., Santa Monica, CA  
90405  
Santa Monica, Ca 90405

**\*P9. Date Recorded:** 8/2017 **Survey Type:** (Describe) Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")  
Historic Resources Survey for 4321 Burns  
Avenue," Kaplan Chen Kaplan 9/2017

**\*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):

\*Resource Name or # (Assigned by recorder)4321 Burns Avenue\*NRHP Status Code  
Page2of2

B1. Historic Name: B2. Common Name: B3. Original Use: Duplex Residence B4. Present Use: Duplex Residence\*B5. Architectural Style:Craftsman

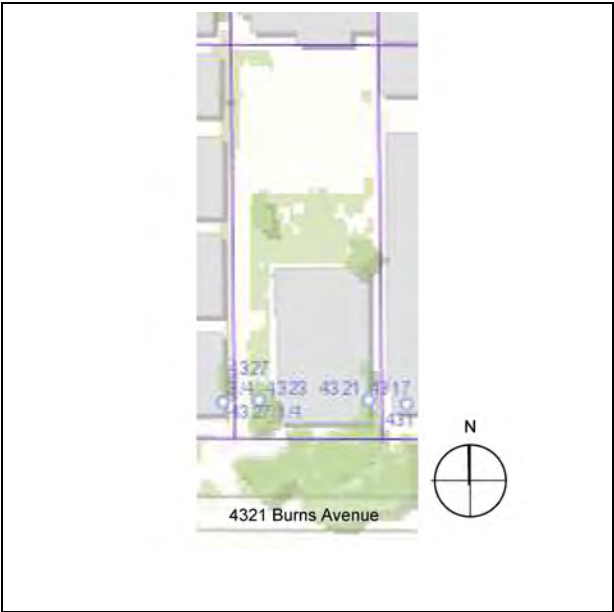
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
  
Constructed in 1914 at 922 E. Vernon Avenue in southeast Los Angeles; moved to 4321 Burns Avenue in 1921-22.  
  
\*B7. Moved? **Yes**~~X~~ **Unknown** Date: 1921-22 Original Location: 922 E. Vernon Avenue, Los Angeles  
\*B8. Related Features:

B9a. Architect: H.E. Elliott b. Builder::H.E. Elliott  
\*B10. Significance: Theme Architecture and Engineering Area Los Angeles  
Period of Significance1905-1930 Property Type House-Duplex Applicable Criteria None(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The duplex building at 4321 Burns Avenue was constructed in 1914 at 922 E. Vernon Avenue in Southeast Los Angeles for owner Mrs. Hattie E. Funk. No information is known about Mrs. Funk. The duplex house was moved to 4321 Burns Avenue in 1921-22 by then owner Hyman Rosen. The house was moved after development had already been established on the 4300 block of Burns Avenue. The house did not stimulate development nor influence building styles of the block or in the Hollywood area. The building has features of the Craftsman style of architecture but is not an excellent example of the style and does not exemplify the tenets of the Arts and Crafts movement. The building is not associated with any historic persons or events.

B11. Additional Resource Attributes: (List attributes and codes)  
\*B12. References:  
  
4321 Burns Ave. Historic Evaluation Report, Kaplan Chen Kaplan 9/2017.  
  
B13. Remarks:  
  
\*B14. Evaluator:Pam O'Connor, Kaplan Chen Kaplan\*Date of Evaluation:9/2017

(This space reserved for official comments.)



***ATTACHMENT F: South Central Coastal Information System (SCCIC) Report***





15619 Ogram Avenue  
Gardena, CA 90249-44

**W.H. Bonner Associates**

Archaeofaunal Studies  
Archaeological Surveys  
Historical & Genealogical Research



(310) 675-27  
E-mail: [whbonner@aol.com](mailto:whbonner@aol.com)

June 15, 2017

David Kaplan  
KCK Architects  
2526 18<sup>th</sup> Street  
Santa Monica, CA 90405

Subject: Historic Records Search Results for 4321 Burns Avenue, Los Angeles, Los Angeles County, CA

Dear Mr. Kaplan:

At your request, W. H. Bonner Associates has conducted a historic records search for your project located at 4321 Burns Avenue, Los Angeles, California 90029. The records search was conducted on June 9, 2017, at the South Central Coastal Information Center (SCCIC), California State University, Fullerton.

To identify any historic properties, the rolls of the National Register of Historic Places (NRHP), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI) were examined. The California State Historic Resources Inventory (HRI), Historic Preservation Overlay Zones (HPOZ), and the Los Angeles City Historic-Cultural Monuments List (LACHCM) were also reviewed to determine local resources previously evaluated for their historic significance. Built dates were determined from the website of the Los Angeles County Tax Assessor.

#### Record Search Results

4321 Burns Avenue, Los Angeles, 90029 APN 5539-080-021

Multi-Family Residence

First improvement built year 1922/effective built year 1922

Directory of Properties in the Historic Property Data File – Not Listed

Los Angeles City Historic-Cultural Monuments List (LACHCM) – Not listed

National Register of Historic Places (NRHP) – Not listed

California Points of Historic Interest (CPHI) – Not listed

California Historical Landmarks (CHL) – Not listed

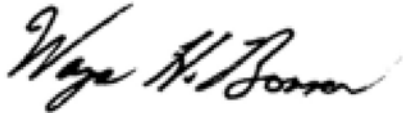
Historic Preservation Overlay Zone (HPOZ) – Not Listed

Please Note: Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have

historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

We appreciate this opportunity to assist you on your project. If we can be of any further assistance, or if you have any questions concerning this letter, please do not hesitate to contact our office at (310) 675-2745 or via e-mail, [whbonner@aol.com](mailto:whbonner@aol.com).

Sincerely,

A handwritten signature in black ink, reading "Wayne H. Bonner". The signature is written in a cursive, flowing style with a large initial 'W'.

Wayne H. Bonner, M.A.  
RPA Certified Archaeologist #10085

| PROPERTY-NUMBER | PRIMARY-# | STREET-ADDRESS      | NAMES                              | CITY-NAME   | OWN | YR-C | OHP-PROG.   | PRG-REFERENCE-NUMBER | STAT-DAT | NRS | CRIT |
|-----------------|-----------|---------------------|------------------------------------|-------------|-----|------|-------------|----------------------|----------|-----|------|
| 020998          | 19-167059 | 959 BROXTON AVE     | FOX WESTWOOD VILLAGE THEATER       | LOS ANGELES | P   | 1930 | PROJ. REVW. | UMTA860829A          | 09/29/86 | 2S2 | C    |
| 152619          |           | 5336 BRYNHURST AVE  |                                    | LOS ANGELES |     | 1922 | HIST. SURV. | 0053-0179-0000       |          | 3S  |      |
| 127486          |           | 5341 BRYNHURST AVE  |                                    | LOS ANGELES |     | 1912 | HIST. RES.  | 0053-4510-0000       |          | 3S  |      |
| 136774          |           | 5435 BRYNHURST AVE  |                                    | LOS ANGELES |     | 1920 | PROJ. REVW. | DOE-19-03-0467-0000  | 07/31/03 | 6Y  |      |
| 185607          |           | 85607 BRYNHURST AVE |                                    | LOS ANGELES | P   | 1919 | PROJ. REVW. | HUD030801A           | 07/31/03 | 6Y  |      |
| 024620          | 19-170641 | 5024 BUCHANAN ST    | BUCHANAN STREET SCHOOL             | LOS ANGELES | D   | 1937 | HIST. RES.  | DOE-19-01-0032-0000  | 01/31/01 | 6Y  |      |
| 119234          | 19-158398 |                     |                                    | LOS ANGELES |     | 1920 | PROJ. REVW. | HUS010201B           | 01/31/01 | 6Y  |      |
| 119235          |           | 2803 BUCKINGHAM RD  |                                    | LOS ANGELES | P   | 1930 | HIST. RES.  | DOE-19-03-0028-0000  | 01/31/03 | 6U  |      |
| 119236          |           | 2807 BUCKINGHAM RD  |                                    | LOS ANGELES | P   | 1919 | PROJ. REVW. | HUD030103D           | 01/31/03 | 6U  |      |
| 119237          |           | 2811 BUCKINGHAM RD  |                                    | LOS ANGELES | P   | 1919 | PROJ. REVW. | HUD110929E           | 10/05/11 | 6Y  |      |
| 119238          |           | 2817 BUCKINGHAM RD  |                                    | LOS ANGELES | P   | 1937 | HIST. RES.  | DOE-19-94-0545-0000  | 08/15/94 | 2S2 |      |
| 070440          | 19-173983 |                     |                                    | LOS ANGELES |     | 1955 | PROJ. REVW. | HRG940202Z           | 08/15/94 | 2S2 |      |
| 152620          |           | 4020 BUCKINGHAM RD  |                                    | LOS ANGELES |     | 1922 | HIST. SURV. | 0053-2088-0000       |          | 5S2 |      |
| 069769          | 19-173854 | 2916 BUDAU AVE      |                                    | LOS ANGELES | P   | 1939 | HIST. RES.  | DOE-19-95-0236-0000  | 09/21/95 | 6U  |      |
| 096974          | 19-175167 | 2925 BUDAU AVE      |                                    | LOS ANGELES | P   | 1938 | HIST. RES.  | HUD950921B           | 09/21/95 | 6U  |      |
| 089246          | 19-174897 | 3109 BUDAU AVE      |                                    | LOS ANGELES | P   | 1922 | PROJ. REVW. | DOE-19-95-0237-0000  | 09/21/95 | 6U  |      |
| 153575          |           | BUDLONG AVE         | 7900-8200 BLOCKS BUDLONG AVE/ VERM | LOS ANGELES |     | 1924 | PROJ. REVW. | HUD950921B           | 09/21/95 | 6U  |      |
| 097766          | 19-175257 | 1925 BUDLONG AVE    | SLAVIN SPECIAL EDUCATION CENTER    | LOS ANGELES | D   | 1937 | HIST. RES.  | DOE-19-00-0098-0007  | 03/31/00 | 2D4 | C    |
| 081567          | 19-174457 | 1176 BUELA AVE      |                                    | LOS ANGELES | U   | 1928 | PROJ. REVW. | HUD000327A           | 03/31/00 | 2D4 | C    |
| 125675          |           | 10535 BUFORD AVE    |                                    | LOS ANGELES | U   | 1928 | HIST. RES.  | DOE-19-94-0534-0000  | 08/15/94 | 6Y  |      |
| 136777          |           | 2489 BUNDY DR       |                                    | LOS ANGELES |     | 1924 | PROJ. REVW. | HRG940202Z           | 08/15/94 | 6Y  |      |
| 024941          | 19-170961 | 614 BUNKER HILL AVE | GEORGE A. MONTGOMERY RESIDENCE     | LOS ANGELES | P   | 1887 | PROJ. REVW. | HUD871027C           | 05/22/89 | 6Y  |      |
| 024942          | 19-170962 | 618 BUNKER HILL AVE | HARRY M ALEXANDER RESIDENCE        | LOS ANGELES | P   | 1887 | HIST. RES.  | DOE-19-98-0365-0000  | 05/11/98 | 6Y  |      |
| 180388          |           | 1126 BURGER AVE     |                                    | LOS ANGELES | P   | 1922 | PROJ. REVW. | HUD090511I           | 05/11/98 | 6Y  |      |
| 023951          | 19-169973 | 517 BURLINGTON AVE  |                                    | LOS ANGELES | P   | 1922 | HIST. RES.  | DOE-19-03-0030-0000  | 01/31/03 | 6U  |      |
| 127488          |           | 11146 BURTON ST     |                                    | LOS ANGELES |     | 1924 | PROJ. REVW. | HUD030103G           | 01/31/03 | 6U  |      |
| 097767          | 19-175258 | 5507 BUSHNELL WY    | BUSHNELL WAY ELEMENTARY SCHOOL     | LOS ANGELES | D   | 1922 | HIST. SURV. | 0053-2331-0000       | 01/31/01 | 6Y  |      |
| 092297          | 19-174989 | 2550 BUTTE ST       | ATCHINSON TOPEKA & SANTA FE REDOND | LOS ANGELES | P   | 1887 | HIST. RES.  | DOE-19-94-0535-0000  | 08/15/94 | 6Y  |      |
| 092300          | 19-174992 | 2550 BUTTE ST       | REDONDO JUNCTION SUPERVISORS OFFIC | LOS ANGELES | P   | 1913 | PROJ. REVW. | HRG940202Z           | 08/15/94 | 6Y  |      |
| 092298          | 19-174990 | 2550 BUTTE ST       | REDONDO JUNCTION ROUNDHOUSE        | LOS ANGELES | P   | 1920 | HIST. RES.  | DOE-19-94-0719-9999  | 10/27/94 | 2S2 | AC   |
| 092299          | 19-174991 | 2550 BUTTE ST       | REDONDO JUNCTION WATCHMAN'S TOWER  | LOS ANGELES | P   | 1913 | PROJ. REVW. | FHWA940929A          | 10/27/94 | 2S2 | AC   |
| 123746          |           | 1223 CABRILLO AVE   | VENICE OF AMERICA HOUSE            | LOS ANGELES | P   | 1924 | HIST. RES.  | DOE-19-94-0719-0003  | 10/27/94 | 2D2 | AC   |
|                 |           |                     |                                    |             |     | 1906 | PROJ. REVW. | FHWA940929A          | 10/27/94 | 2D2 | AC   |
|                 |           |                     |                                    |             |     |      | HIST. RES.  | NPS-00001623-0000    | 04/13/00 | 1S  | AC   |

**ORIG****EXHIBIT J**APPEAL BY ANNE HARS  
DIR-2014-4124-SPP-SPPA

APPLICATIONS:

**APPEAL APPLICATION**

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

**1. APPELLANT BODY/CASE INFORMATION**

Appellant Body:

☒ Area Planning Commission    ☐ City Planning Commission    ☐ City Council    ☐ Director of Planning
Regarding Case Number: DIR-2014-4124-SPP-SPPAProject Address: 4321-4323 W. Burns AvenueFinal Date to Appeal: ~~02/19/2018~~ 02/21/18

Type of Appeal:

☐ Appeal by Applicant/Owner☒ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved☐ Appeal from a determination made by the Department of Building and Safety**2. APPELLANT INFORMATION**Appellant's name (print): Anne Hars

Company: \_\_\_\_\_

Mailing Address: 812 N Coronado StreetCity: Los AngelesState: CAZip: 90026Telephone: (626) 376-8961E-mail: annehars@me.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☐ Self☒ Other: Virgil Village Neighborhood Association

- Is the appeal being filed to support the original applicant's position?

☐ Yes☐ No**3. REPRESENTATIVE/AGENT INFORMATION**

Representative/Agent name (if applicable): \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_



#### 4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

Are specific conditions of approval being appealed? ☐ Yes ☒ No

If Yes, list the condition number(s) here: \_\_\_\_\_

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

#### 5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: Xe 1 ts Date: 2.21.2018

#### 6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
  - Appeal Application (form CP-7769)
  - Justification/Reason for Appeal
  - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
  - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

| This Section for City Planning Staff Use Only             |  |   |
|---|--|---|
| Base Fee: <u>\$89-</u>                                    | Reviewed & Accepted by (DSC Planner):<br><u>Yovana Perez</u> | Date: <u>2/21/18</u>  |
| Receipt No: <u>01018533280</u>                            | Deemed Complete by (Project Planner):                        | Date:   |
| <input type="checkbox"/> Determination authority notified |  | <input type="checkbox"/> Original receipt and BTC receipt (if original applicant) |

February 20, 2018

Anne Hars  
The Virgil Village Neighborhood Association  
c/o 812 N. Coronado Street  
Los Angeles, CA 90026

Central Area Planning Commission  
Los Angeles City, Department of City Planning  
c/o Public Counter  
201 N Figueroa St, 4th Floor  
Los Angeles, CA 90012

Re:  
DIR-2014-4124-SPP-SPPA  
related cases:  
VTI-73056-SL  
ENV-2014-4125-CE

4321 and 4323 W Burns Avenue

To:  
Members of the Central Area Planning Commission:

The Virgil Village Neighborhood Association is troubled and alarmed at the pointless destruction of our historic resources and the undermining of the Vermont/ Western Transit Oriented District Specific Plan, also known as "SNAP," or Station Neighborhood Area Plan. We do not support the approval of a project which violates SNAP in the areas of height, privacy, façade relief, and general non- conformance on a street that provides housing in the form of single and two-story buildings.

**The Project violates CEQA, seeks to demolish an historic resource.**

The project proposed for 4321 and 4323 Burns Avenue would demolish the existing 1914 Craftsman duplex, moved to this site in 1921. The current owner hired Kaplan Chen Kaplan (KCK) to perform an historic analysis on this home, but the first report was rushed and incomplete. When asked for a more extensive report, they submitted the same report where the information had been rearranged, but included no new data. Finally, a third more extensive report was submitted by KCK in September of 2017.

Professional historian Charles Fisher has stated that this house “appears to have a high level of integrity”, yet this final report by KCK states that the site “does not possess high quality workmanship or materials” and gives no explanation to support this opinion. There is no discussion of integrity in any of these reports, nor did they provide a California status code rating for this property. Also missing in all of these reports is any mention of the building interiors. We have reason to believe that the interiors of these units are intact and unaltered, yet all three of these reports lack descriptions or discussions with regard to interiors of this building. Mr. Fisher has examples of similar situations where the interiors of a house weighed heavily in the decision to designate an HCM. In particular, the Sturdevant Bungalow in Venice was declared HCM #927 despite a negative staff report after the interiors were studied and taken into consideration.

Historic resources are protected under CEQA, and their demolition constitutes a negative environmental impact on the surrounding area. The letter of determination states: “The subject building is not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.” However, HistoricPlacesLA and Survey LA are not the definitive authority on historic resources, and a fair argument has been voiced by Mr. Fisher and others (see attached letters and photo) that the house at 4321 Burns Avenue is an historic resource; according to Mr. Fisher “there is no doubt that this house would at least be considered a contributor if this area were in an HPOZ”.

We challenge the Categorical Exemption and believe that further environmental review is necessary, with mitigation measures and a reasonable range of alternatives as expressed within an Environmental Impact Report.

**Height Adjustment in violation of SNAP, does not increase Floor Area.**

The project asks for a height adjustment of approximately two feet. The determination letter states: “The applicant is proposing to subdivide the lot into six (6) lots, which will range in width from approximately 21 to 41 feet. Given the narrow lot width of the subdivided lots, the buildings have smaller footprint and floor area for each level, thereby requiring the building to be taller in order to provide ample room in each unit. The Adjustment of the transitional height requirement allows the Applicant to develop the project to a height that will provide spacious dwelling units”. However, the



increase in height does not increase the floor area of any of these units; the request for a height increase is only to facilitate a twelve foot ceiling height in the upper floors. The request for an adjustment in order to create more headroom on the third floor of these units does not justify a violation of SNAP restrictions, especially when considering that each unit is already designed for 2274 square feet of living space. In reality, the overall height could easily conform to SNAP by reducing the third floor ceilings from 12 to 10 feet - they would still be a foot higher than the average 9 foot ceiling on the other floors. It makes no sense to ask for this adjustment, the Applicant seems intent on pushing and "breaking" the limits of SNAP regulations.

**Façade Relief does not conform to SNAP requirements.**

The project is not in conformance with SNAP regarding façade relief. According to the determination letter regarding façade relief "This Development Standard requires that all exterior building elevations, walls or fences provide a break in the plane for every 20 feet in horizontal length, and every 15 feet in vertical length created by an architectural detail or a change in material. The Specific Plan further requires architectural treatments on the building front elevation to be continued on the sides and back of buildings. All facades of the proposed building comply substantially with the requirement by providing various breaks in the plane with a change in materials between stucco and wood panels and projecting balconies. The plans submitted by the Applicant propose new six-foot walls and fences on the site, which are subject to the façade relief requirement. However, these walls do not provide a break in the plane every 20 feet in horizontal length. As such, a Condition of Approval has been included to require the Applicant to submit revised elevations of the walls showing that these walls provide a break in the plane every 20 feet in horizontal length. Therefore, as conditioned, the Project complies with this Development Standard".

The Condition of Approval seems to indicate the only problems with the façade design are related to the unattached walls and fences, but we recognize the façade of this entire project as a cheap arrangement of walls; windows, balconies and tile on alternating units is haphazardly thrown together with minimal thought, the least amount of effort and no attempt at real articulation or style. In light of this developer's record, the project will most likely never be built, it is rather just a token design in order to gain approval, demolish the existing house and flip the entitlements and the empty lot to the next developer.



**Project violates Privacy restrictions, window placement does not conform to SNAP requirements.**

SNAP is clear about issues of window placement and privacy, and mandates that "Buildings shall be designed so that block frontages are varied, attractive and preserve privacy. Buildings shall be arranged to avoid windows facing windows across property lines or facing private outdoor space of other residential units." The determination letter states "The Project abuts residential uses to the east and west. The Applicant has provided elevations which depict the windows of existing adjacent structures to superimposed onto the proposed Project. The elevations show that while there are windows that partially overlap one another, there are none which directly face those of the adjacent residential buildings and are generally staggered and/or off-set. Given the constraints as an infill development located in an urbanized area, the Applicant had demonstrated efforts to arrange windows to avoid directly facing windows across property lines or private open space of other residential units. Therefore, the Project substantially complies with this Development Standard." We disagree and contend that the spacing of the windows fails to meet the criteria for this mandated Standard. The staggered and off-set design, which remains an intrusion of privacy for the adjoining building, is problematic and in direct violation of SNAP privacy requirements.

**Project does not conform to the neighboring structures.**

According to the Design Guidelines in the determination letter, "buildings should be compatible in form with the existing neighborhood atmosphere. Surrounding properties are one to two stories in height, ranging from approximately 13 to 28 feet in height. The surrounding area is developed with one- to two-story, multi-family residential developments. The proposed buildings are 30 feet in height with three residential floors, which is consistent with the height and massing of adjacent structures and compatible with the surrounding area. Therefore, the Project satisfies this Design Guideline." We disagree with this finding; this project introduces unprecedented height and non-conforming elements on a street that provides housing in the form of modest single and two-story buildings. Even the determination letter acknowledges the consistency of one- and two-story buildings in the surrounding area. In fact, this immediate block contains ONLY one- and two-story houses and apartment buildings, there are NO three-story buildings on this block and very few on adjacent streets. This consistency in height continues even onto the commercial areas in adjacent Virgil Village. This project does not conform to the Design Guidelines and is not compatible with the neighborhood.

**Project does not specify private trash collection services.**

There is an abiding agreement between Small Lot developers and the City of Los Angeles Planning Department that any Small Lot Development trash collection services be contracted through private sanitation companies in order to avoid multiple trash bins taking up street parking on trash day. Although the trash collection area is mentioned several times in the determination letter, it is always in reference to the concrete block enclosure meant to hide the trash area. Since the letter never mentions private service, we want to ensure that this project conforms to these established rules. We ask that all trash collection be contracted through a private trash disposal service and does not rely on City Sanitation services.

In conclusion, we believe the Advisory Agency erred in it's discretion when approving this Small Lot project at 4321 Burns Avenue. The height of the buildings may not exceed the SNAP zoning requirements; this project should subject to CEQA and not Categorically Exempt. Without proper CEQA review, including thorough historic analysis and greater design detail with respect to window placement and façade relief, approval for this project should be rescinded.

Anne Hars  
The Virgil Village Neighborhood Association

**From:** Charles Fisher <[arroyoseco@hotmail.com](mailto:arroyoseco@hotmail.com)>  
**Sent:** Friday, July 28, 2017 5:00 PM  
**To:** [nuri.cho@lacity.org](mailto:nuri.cho@lacity.org)  
**Cc:** [kevin.golden@lacity.org](mailto:kevin.golden@lacity.org); 'Mindy Nguyen'; Edward Hunt  
**Subject:** 4321 Burns Avenue Historic Report

Dear Nuri,

RE: VTT 73056-SL

I have received and reviewed the most recent report by Kaplan Chen Kaplan and have found to be just as inadequate the previous report in that it fails to properly document the property and follow established criteria for the analysis of the resource. No interior photos have been included in the report. Numerous aerial shots and Sanborn maps are shown of the current site, but none are shown of the original location that could help verify the report's assertion that the house was constructed in 1914 rather than 1903-04. The dimensions of the house that was moved are not the same as the dimensions of the 1914 house. The original house at 922 E. Vernon Avenue had a 12' X 24' addition in 1907, but the overall dimensions of the house are not noted on the permit. At least the earlier report by Scientific Resource Surveys, Inc. was honest in stating the author was unsure of the original construction date. It also included better photos of the house, but still none from the interior.

I have researched, written, and advocated over 160 successful Historic Cultural Monument nominations in Los Angeles over the past 30 years and have also written numerous historic assessment reports in Los Angeles and other cities.

A categorical exemption is not a proper action for a project that will remove a building that has architectural or historic merit. Not all historic properties are listed in Survey LA. This project requires a proper review under the California Environmental Quality Act.

Sincerely,

Charles J. Fisher,

Historian

323-256-3593



Charles J. Fisher, Historian  
140 S. Avenue 57  
Highland Park, CA 90042  
Phone: 323/256-3593 Fax: 323/255-0041  
Email: arroyoseco@hotmail.com

September 6, 2017

City of Los Angeles  
Department of City Planning  
200 N Spring Street  
Los Angeles, CA 90012

Attn: Nuri Cho

**RE: 4321 Burns Avenue Historic Report, VTT 73056-SL**

Dear Nuri,

I have received and reviewed the second version of the report by Kaplan Chen Kaplan and have found to be just as inadequate the previous report in that it fails to properly document the property and follow established criteria for the analysis of the resource. Rearranging the data and findings in a bullet-point fashion without supplying any new information is not updating the criteria for the findings.

No interior photos have been included in this or the earlier report. Numerous aerial shots and Sanborn maps are shown of the current site, but none are shown of the original location that could help verify the report's assertion that the house was constructed in 1914 rather than 1903-04. The dimensions of the house that was moved are not the same as the dimensions of the 1914 house. The original house at 922 E. Vernon Avenue had a 12' X 24' addition in 1907, but the overall dimensions of the house are not noted on the permit. At least the earlier report by Scientific Resource Surveys, Inc. was honest in stating the author was unsure of the original construction date. It also included better photos of the house, but still none from the interior.

I have researched, written, and advocated over 160 successful Historic Cultural Monument nominations in Los Angeles over the past 30 years and have also written numerous historic assessment reports in Los Angeles and other cities. I have worked with houses of similar character as this one. Two Historic Cultural Monuments that I wrote come to mind:

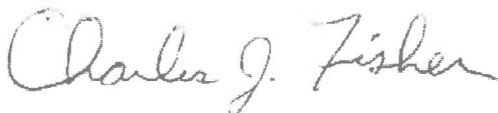
The first is HCM No. 556, the *Charlie and Nettie Williams Home* in Highland Park, which consists of two small cottages on a lot roughly the same size as the Burns property. The interior of the rear house, which was built in 1905, is completely clad in tongue and groove paneling with no plaster. This interior treatment was unknown until the CHC toured the property. That interior treatment became a major part of the nomination. The other was HCM No. 894, the *Monroe Cottage* in Garvanza. Both of these houses had alterations, but the Cultural Heritage Commission determined that they were significant enough for HCM status.

While neither is of the Craftsman design, they are both important representatives of the type of housing that was common for their time. The small Craftsman houses are indigenous to Los Angeles and are an important part of our history. They are the backbone of many historic communities and are contributors to many of the various HPOZs in the city. To allow the demolition of this one without a thorough review is not giving it a proper vetting.

I am presently working with a house of similar design as the Burns property on Belmont Avenue, which the Planning Department does consider historic. We must never be selective when making determinations on historic properties. The Burns house retains almost all of its original historic exterior fabric. Los Angeles also considers interiors as well, yet no analysis or photos of the interior has been presented in any of the reports.

A categorical exemption is not a proper action for a project that will remove a building that has architectural or historic merit. Not all historic properties are listed in Survey LA. This project requires a proper review under the California Environmental Quality Act.

Sincerely,

A handwritten signature in cursive script that reads "Charles J. Fisher". The ink is dark and the signature is fluid, with a large initial "C".

Charles J. Fisher,  
Historian

Charles J. Fisher, Historian

*140 S. Avenue 57  
Highland Park, CA 90042  
Phone: 323/256-3593 Fax: 323/255-0041  
Email: arroyoseco@hotmail.com*

February 15, 2018

City of Los Angeles  
Department of City Planning  
200 N Spring Street  
Los Angeles, CA 90012

Attn: Nuri Cho

**RE: 4321 Burns Avenue, VTT 73056-SL**

Dear Nuri,

I am writing this letter as a follow-up to my letter of September 6, 2017 in which I laid out the lack of proper historic analysis of the house in the various historic assessment reports that had been previously submitted on this resource.

The facts are clear: The house was built during the transition period of the early 20<sup>th</sup> Century when the Victorian era was ending and the Arts and Crafts era was coming in to vogue. The house at 4321 Burns Avenue is clearly of historic and architectural significance as a representative of that period and must be vetted accordingly.

As I noted in the previous letter, I was working with a house at 505 Belmont Avenue, which is of similar design and scale as 4321 Burns Avenue, which the Planning Department does consider historic. Again, we must never be selective when making determinations on historic properties. The Burns house retains almost all of its original historic exterior fabric and is therefore every bit as significant as the one on Belmont Avenue.

A categorical exemption is not a proper action for a project that will remove a building that has architectural or historic merit. This house must be reviewed properly as a historic resource and analyzed accordingly. This project requires a proper review under the California Environmental Quality Act.

Sincerely,

Charles J. Fisher,  
Historian



# Sturdevant Bungalow



*Sturdevant Bungalow, photo by Charles J. Fisher, 2007*

**Sturdevant Bungalow, Los Angeles Historic Cultural Monument #927**

**Built: 1914 Declared: 07/09/2008**



505 Belmont Avenue



**EXHIBIT K**

APPEAL DOUG HAINES, GEORGE ABRAHAMS, ED  
HUNT  
DIR-2014-4124-SPP-SPPA

**APPLICATIONS:****APPEAL APPLICATION**

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

**1. APPELLANT BODY/CASE INFORMATION**

Appellant Body:

☒ Area Planning Commission    ☐ City Planning Commission    ☐ City Council    ☐ Director of Planning

Regarding Case Number: VTT-73056-SL

Project Address: 4321-4323 Burns Avenue

Final Date to Appeal: 02/16/2018

Type of Appeal:

- ☐ Appeal by Applicant/Owner  
☒ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved  
☐ Appeal from a determination made by the Department of Building and Safety

**2. APPELLANT INFORMATION**

Appellant's name (print): Doug Haines

Company: \_\_\_\_\_

Mailing Address: P.O. Box 93596

City: Los Angeles

State: California

Zip: 90093

Telephone: (310) 281-7625

E-mail: \_\_\_\_\_

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☐ Self    ☒ Other: Joint appeal with: George Abrahams of Save Hollywood, & Ed Hunt

- Is the appeal being filed to support the original applicant's position?

☐ Yes    ☒ No

**3. REPRESENTATIVE/AGENT INFORMATION**

Representative/Agent name (if applicable): Robert Silverstein

Company: The Silverstein Law Firm

Mailing Address: 215 N. Marengo Ave., 3rd Floor

City: Pasadena

State: CA

Zip: 91101

Telephone: (626) 449-4200

E-mail: \_\_\_\_\_

#### 4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

Are specific conditions of approval being appealed? ☐ Yes ☒ No

If Yes, list the condition number(s) here: \_\_\_\_\_

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

#### 5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: \_\_\_\_\_

Date: 2/15/2018

#### 6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
  - Appeal Application (form CP-7769)
  - Justification/Reason for Appeal
  - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
  - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

| This Section for City Planning Staff Use Only             |                                       |   |
|---|---------------------------------------|---|
| Base Fee:   | Reviewed & Accepted by (DSC Planner): | Date:   |
| Receipt No:   | Deemed Complete by (Project Planner): | Date:   |
| <input type="checkbox"/> Determination authority notified |                                       | <input type="checkbox"/> Original receipt and BTC receipt (if original applicant) |

February 15, 2018

Doug Haines  
La Mirada Ave. Neighborhood Assn.  
P.O. Box 93596  
Los Angeles, CA 90093

George Abrahams  
Save Hollywood  
3150 Durand Drive  
Los Angeles, CA 90068

Edward Hunt  
4928 W. Melrose Hill  
Los Angeles, CA 90029

Central Area Planning Commission  
City of Los Angeles Planning Department  
Los Angeles City hall  
200 N. Spring Street, 5<sup>th</sup> Floor  
Los Angeles, CA 90012

**RE: Case No.:** VTT No. 73056-SL; CEQA Case No.: ENV-2014-4125-CE;  
**Project Addresses:** 4321-4323 Burns Ave.

Honorable Commission members:

This is a joint appeal of the Deputy Advisory Agency's February 6, 2018 approval of a Vesting Tentative Tract Map for 4321-4323 Burns Ave. If sustained, the proposed project would result in the needless demolition of what may be one of the first Craftsman homes constructed in Los Angeles.

Applicant Chris Schwantiz seeks to demolish the site's existing 1904 Craftsman duplex, to be replaced by six small lot single-family homes totaling 13,642.5 sq. ft. on the 9,452 sq. ft. lot. The site is located in the RD1.5-1XL Zone and subarea A of the Vermont/Western Transit Oriented District Specific Plan.

Mr. Schwantiz purchased the property from a prior developer in 2016. The prior project design was for a 5-unit development that could have retained the 1904 duplex, which is sited close to the street, and features an unusually large side yard that can accommodate a code-compliant driveway. Instead, Mr. Schwantiz presented the current 6-unit project to the Advisory Agency at a public hearing conducted on April 27, 2017. Mr. Schwantiz's design is his standard, cookie-cutter plot plan that he has used for his many other entitlement applications in Silver Lake (his company doesn't employ an architect).

The original CEQA clearance for the 5-unit project at 4321 Burns Ave. was a Mitigated Negative Declaration (MND), yet the Planning Department eliminated this requirement for Mr. Schwantiz and approved the 6-unit project as Categorical Exempt from CEQA review.

The site contains an intact, 1,704 sq. ft., single-story, 1904 Craftsman duplex that was originally located at 922 East Vernon Avenue and was moved to the current location in 1922. A two-room addition and back house were added to the duplex in 1907.

The purpose of the California Subdivision Map Act is to vest a city with the power to regulate and control the design and improvement of land subdivisions in conformance with the requirements of Government Code Sections 66410 – 66499.58. The primary goals of the Map Act are to encourage orderly subdivision development with proper consideration to its relationship with the adjoining community; to ensure that areas dedicated for public purposes will be properly improved; and to protect the public from fraud and exploitation. None of that is achieved here.



**I. The 1904 Craftsman duplex on the subject site is a historic resource under CEQA**

Public Resource Code Section 21084.1 of the California Environmental Quality Act (CEQA) states: *“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 Section 21084.1 also states: *“The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.”*

The Advisory Agency notes in its Findings of Fact that the 1904 duplex was not identified as a historic resource by Survey LA. Yet Survey LA is merely a “windshield” survey, making it unlikely anyone noticed the property, due to the applicant’s refusal to maintain it.



**Above: Google Earth photo showing excessive vegetation almost completely obscuring the 1904 duplex located at 4321 Burns Ave.**





CODE ENFORCEMENT DIVISION - Property Activity Report

HCIDLA HOME Report a Violation Property Activity Report

PROPERTY ACTIVITY REPORT

|                                      |                      |                       |                                     |
|--------------------------------------|----------------------|-----------------------|-------------------------------------|
| Assessor's Parcel Number             | 5539008021           | Official Address:     | 4321 W BURNS AVE, Los Angeles 90029 |
| Council District                     | Council District 13  | Case Number           | 631681                              |
| Census Tract                         | 191410               | Case Type             | Complaints                          |
| Rent Registration                    | 0163519              | Inspector             | Hector Alikhan                      |
| Historical Preservation Overlay Zone |                      | Case Manager          |                                     |
| Total Units                          | 2                    | Total Exemption Units | 0                                   |
| Regional Office                      | East Regional Office |                       |                                     |
| Regional Office Contact              | (323) 226-9819       |                       |                                     |

Nature of Complaint: Premises not maintained in a safe and sanitary condition

| Date                  | Status                        |
|-----------------------|-------------------------------|
| 8/22/2017 1:24:00 PM  | Complaint Closed              |
| 8/22/2017 1:19:00 PM  | All Violations Resolved Date  |
| 7/11/2017 10:33:00 AM | Site Visit/Initial Inspection |
| 7/5/2017 12:00:00 AM  | Complaint Received            |



**Note Housing Department Code Violation Report regarding 4321 Burns Ave. The applicant has allowed the site to again fall into disrepair since the case was closed last August.**

Under CEQA, if a legitimate question can be raised of a possible significant environmental impact, a Categorical Exemption cannot be used. Since the exemption essentially requires a determination that significant impacts are impossible, it cannot be relied on unless a factual evaluation of the project could not show a possible significant impact. Davidon Homes v. city of San Jose (1997) 54 Cal.App.4th 106, 116-117.

That is not the case here. Historian Charles Fisher notes in a September 6, 2017 letter to the Advisory Agency that "*the Burns house retains almost all of its original historic exterior fabric.*" In a follow-up correspondence dated February 15, 2018, Mr. Fisher states unequivocally that the duplex is a significant historic resource:

"The facts are clear: The house was built during the transition period of the early 20<sup>th</sup> Century when the Victorian era was ending and the Arts and Crafts era was coming in to vogue. The house at 4321 Burns Avenue is clearly of historic and architectural significance as a representative of that period and must be vetted accordingly." (See **Exhibit 1**).

Mr. Fisher's professional conclusions are consistent with other statements in the record. The historical significance of the 1904 duplex was also noted in comments at the April 27, 2017 public hearing, including by Ed Hunt, a historic preservation architect credited with having established the Melrose Hill HPOZ, and Doug Haines, a former member of the Hollywood Heritage Board of Directors (and the individual who successfully nominated Hollywood's Cinerama Dome Theatre as a Los Angeles Historic Cultural Monument). Both spoke on the architectural and historical significance of the duplex.

Preservation of the 1904 Craftsman duplex is also a key reason that the Board of the East Hollywood Neighborhood Council voted unanimously to oppose the proposed project. In a June 26, 2017 letter submitted to the Advisory Agency, the Governing Board described the duplex as "*a critical historic resource (that) must be incorporated within any development on the project site.*" (See **Exhibit 2**).

It's important to note that under CEQA, when an agency is making an exemption determination it may not ignore evidence of an unusual circumstance creating a reasonable possibility of a significant environmental impact. Committee to Save the Hollywoodland Specific Plan v City of Los Angeles (2008) 161 Cal.App.4th 1168, 1187 (city approval set aside because city failed to consider proffered evidence regarding historic wall).

Likewise, an agency may not avoid preparing an environmental analysis by failing to gather relevant data. The City argues that environmental review is unnecessary because there were no findings of environmental impacts.

Yet in Sundstrom v. County of Mendocino (1988) 202 Cal.App.3d 296, 311, the First District Court of Appeal warned against such a "mechanical application" of the "fair argument" rule in situations where agencies have failed to gather the data necessary for an informed decision. The court indicated that an EIR may be required even in the absence of concrete "substantial evidence" of potential significant impacts. The court explained that, because "CEQA places the burden of environmental investigation on government rather than the public," an agency "should not be allowed to hide behind its own failure to gather relevant data."

The notion that an agency "should not be allowed to hide behind its own failure to gather relevant data" (Sundstrom, *supra*, at 311) is consistent with the California Supreme Court's statement in No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 75, that an EIR should be prepared in "doubtful case[s]," so that agencies do not make decisions "without the relevant data or a detailed study of it." "One of the purposes of the impact statement is to insure that the relevant environmental data are before the agency and considered by it prior to the decision to commit...resources to the project."

CEQA contains a strong presumption in favor of requiring preparation of an EIR. This presumption is reflected in what is known as the "fair argument" standard, under which an agency must prepare an EIR whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. Laurel Heights Improvement Association v. Regents of the University of California (1993) 6 Cal.4th 1112, 1123; No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68, 75.

Under CEQA and CEQA Guidelines, if a project may cause a significant effect on the environment, the lead agency must prepare an EIR. Pub. Res. Code §§ 21100, 21151. A project “may” have a significant effect on the environment if there is a “reasonable probability” that it will result in a significant impact. No Oil, Inc. v. City of Los Angeles, supra, 13 Cal.3d at 83 n. 16. If any aspect of the project may result in a significant impact on the environment, an EIR must be prepared even if the overall effect of the project is beneficial. CEQA Guidelines § 15063(b)(1).

This standard sets a “low threshold” for requiring preparation of an EIR. Citizen Action To Serve All Students v. Thornley (1990) 222 Cal.App.3d 748, 754. If substantial evidence supports a “fair argument” that a project may have a significant environmental effect, the lead agency must prepare an EIR even if it is also presented with other substantial evidence indicating that the project will have no significant effect. No Oil, Inc. v. City of Los Angeles, supra; Brentwood Association for no Drilling, Inc. v. City of Los Angeles (1982) 134 Cal.App.3d 491.

The CEQA Guidelines at 14 Cal. Code Regs. § 15384(a) define “substantial evidence” as “enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached...” Under Pub. Res. Code §§ 21080(e), 21082.2(c), and CEQA Guidelines §§ 15064(f)(5) and 15384, facts, reasonable assumptions predicated on facts, and expert opinions supported by facts can constitute substantial evidence.

“Under the fair argument approach, *any* substantial evidence supporting a fair argument that a project may have a significant environment effect would trigger the preparation of an EIR.” Communities for a Better Environment v. California Resources Agency (2002) 103 Cal.App.4th 98, 113 (*italics in original*). In the instant case, testimony by both Mr. Fisher, the Governing Board of the relevant neighborhood council, and members of the public have strongly indicated that the project may result in a significant impact.

Communities for a Better Environment is also significant because it clarifies that agency “thresholds of significance” are not necessarily the threshold that may be used in determining the existence of a “significant” impact. A significant impact may occur even if the particular impact does not trigger or exceed an agency’s arbitrarily set threshold of significance. *Id.* at 114.

Whether the administrative record contains a fair argument sufficient to trigger preparation of an EIR is a question of law, not a question of fact. Under this unique test, “deference to the agency’s determination is not appropriate and its decision not to require an EIR can be upheld only when there is no credible evidence to the contrary.” Sierra Club v. County of Sonoma (1992) 6 Cal.App.4th 1307, 1318.

The Court in Stanislaus Audubon Society v. County of Stanislaus (1995) 33 Cal.App.4th 144, 151 also stressed the “low threshold” vis-à-vis the presence of a fair argument, noting that a lead agency should not give an “unreasonable definition” to the term substantial evidence, “equating it with overwhelming or overpowering evidence. CEQA does not impose such a monumental burden” on those seeking to raise a fair argument of impacts.

This principle is codified in California Code of Regulations, title 14, section 15064(h), which provides:



“In marginal cases where it is not clear whether there is substantial evidence that a project may have a significant effect on the environment, the lead agency shall be guided by the following factors: (1) If there is serious public controversy over the environmental effect of a project, the lead agency shall consider the effect or effects subject to the controversy to be significant and shall prepare an EIR.”



Note above photo showing integrity of 1904 Craftsman duplex, despite being largely hidden from street view

**The proposed map and the improvement of the proposed subdivision are inconsistent with the specific plan**

The proposed project site is within Subarea A of the Vermont/Western Transit Oriented District Specific Plan, also referred to as SNAP. The building height for the project is regulated by SNAP's transitional height restriction, which limits the project height to 28 feet. The Advisory Agency has instead granted a 30-foot height, which makes the project inconsistent with SNAP.

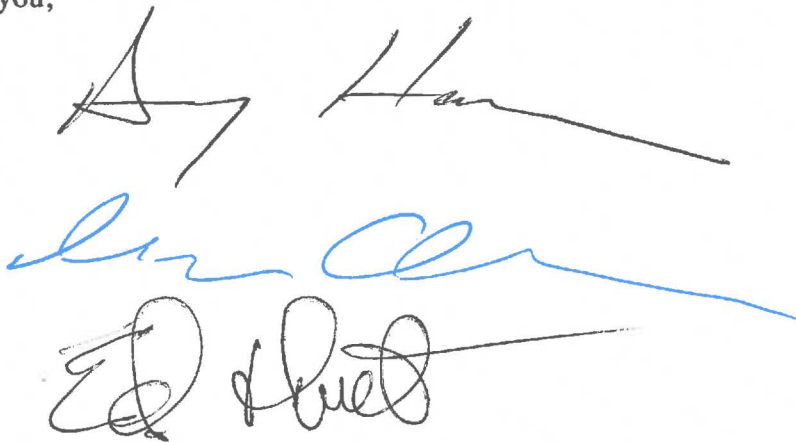
The Advisory Agency's Findings state that, due to the Director of Planning's decision under Related Case DIR-2014-4124-SPP-SPPA to grant an adjustment to allow the project to have a 30-foot height, the project is consistent with the specific plan. Such contorted logic holds no merit. A project that receives a deviation from a zoning regulation is not a project that is consistent with that site's zoning regulations.

**The design of the subdivision and proposed improvements will cause substantial environmental damage**

The proposed 6-unit Small Lot Subdivision would demolish a significant historic resource. As noted, Public Resource Code Section 21084.1 of the California Environmental Quality Act (CEQA) states: "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." Substantial evidence submitted into the record supports a fair argument that the 1904 Craftsman duplex on the project site is a historic resource under CEQA. The design of the subdivision and proposed improvements will therefore cause substantial environmental damage.

For the foregoing reasons, we respectfully request that the Commission recognize the importance of retaining Hollywood's significant cultural and architectural history by reversing the Advisory Agency's approval of VTT No. 73056-SL. To do so will be a big step in the right direction toward preserving one of the many hidden architectural and cultural treasures that make Los Angeles such a unique and special place to live.

Thank you,

Three handwritten signatures are present. The top signature is in black ink and appears to be 'A. Han'. The middle signature is in blue ink and is more stylized, possibly 'L. A.'. The bottom signature is in black ink and appears to be 'E. D. Huet'.

# EXHIBIT 1

**Charles J. Fisher, Historian**  
*140 S. Avenue 57*  
*Highland Park, CA 90042*  
*Phone: 323/256-3593 Fax: 323/255-0041*  
*Email: arroyoseco@hotmail.com*

February 15, 2018

City of Los Angeles  
Department of City Planning  
200 N Spring Street  
Los Angeles, CA 90012

Attn: Nuri Cho

**RE: 4321 Burns Avenue, VTT 73056-SL**

Dear Nuri,

I am writing this letter as a follow-up to my letter of September 6, 2017 in which I laid out the lack of proper historic analysis of the house in the various historic assessment reports that had been previously submitted on this resource.

The facts are clear: The house was built during the transition period of the early 20<sup>th</sup> Century when the Victorian era was ending and the Arts and Crafts era was coming in to vogue. The house at 4321 Burns Avenue is clearly of historic and architectural significance as a representative of that period and must be vetted accordingly.

As I noted in the previous letter, I was working with a house at 505 Belmont Avenue, which is of similar design and scale as 4321 Burns Avenue, which the Planning Department does consider historic. Again, we must never be selective when making determinations on historic properties. The Burns house retains almost all of its original historic exterior fabric and is therefore every bit as significant as the one on Belmont Avenue.



A categorical exemption is not a proper action for a project that will remove a building that has architectural or historic merit. This house must be reviewed properly as a historic resource and analyzed accordingly. This project requires a proper review under the California Environmental Quality Act.

Sincerely,

A handwritten signature in blue ink that reads "Charles J. Fisher". The signature is written in a cursive style with a large initial "C" and a distinct "J" and "F".

Charles J. Fisher,  
Historian

Charles J. Fisher, Historian  
140 S. Avenue 57  
Highland Park, CA 90042  
Phone: 323/256-3593 Fax: 323/255-0041  
Email: arroyoseco@hotmail.com

September 6, 2017

City of Los Angeles  
Department of City Planning  
200 N Spring Street  
Los Angeles, CA 90012

Attn: Nuri Cho

**RE: 4321 Burns Avenue Historic Report, VTT 73056-SL**

Dear Nuri,

I have received and reviewed the second version of the report by Kaplan Chen Kaplan and have found to be just as inadequate the previous report in that it fails to properly document the property and follow established criteria for the analysis of the resource. Rearranging the data and findings in a bullet-point fashion without supplying any new information is not updating the criteria for the findings.

No interior photos have been included in this or the earlier report. Numerous aerial shots and Sanborn maps are shown of the current site, but none are shown of the original location that could help verify the report's assertion that the house was constructed in 1914 rather than 1903-04. The dimensions of the house that was moved are not the same as the dimensions of the 1914 house. The original house at 922 E. Vernon Avenue had a 12' X 24' addition in 1907, but the overall dimensions of the house are not noted on the permit. At least the earlier report by Scientific Resource Surveys, Inc. was honest in stating the author was unsure of the original construction date. It also included better photos of the house, but still none from the interior.

I have researched, written, and advocated over 160 successful Historic Cultural Monument nominations in Los Angeles over the past 30 years and have also written numerous historic assessment reports in Los Angeles and other cities. I have worked with houses of similar character as this one. Two Historic Cultural Monuments that I wrote come to mind:

The first is HCM No. 556, the *Charlie and Nettie Williams Home* in Highland Park, which consists of two small cottages on a lot roughly the same size as the Burns property. The interior of the rear house, which was built in 1905, is completely clad in tongue and groove paneling with no plaster. This interior treatment was unknown until the CHC toured the property. That interior treatment became a major part of the nomination. The other was HCM No. 894, the *Monroe Cottage* in Garvanza. Both of these houses had alterations, but the Cultural Heritage Commission determined that they were significant enough for HCM status.

While neither is of the Craftsman design, they are both important representatives of the type of housing that was common for their time. The small Craftsman houses are indigenous to Los Angeles and are an important part of our history. They are the backbone of many historic communities and are contributors to many of the various HPOZs in the city. To allow the demolition of this one without a thorough review is not giving it a proper vetting.

I am presently working with a house of similar design as the Burns property on Belmont Avenue, which the Planning Department does consider historic. We must never be selective when making determinations on historic properties. The Burns house retains almost all of its original historic exterior fabric. Los Angeles also considers interiors as well, yet no analysis or photos of the interior has been presented in any of the reports.

A categorical exemption is not a proper action for a project that will remove a building that has architectural or historic merit. Not all historic properties are listed in Survey LA. This project requires a proper review under the California Environmental Quality Act.

Sincerely,



Charles J. Fisher,  
Historian

# EXHIBIT 2



# CITY OF LOS ANGELES

CALIFORNIA

## EAST HOLLYWOOD NEIGHBORHOOD COUNCIL

### GOVERNING BOARD OFFICERS

Arasele Torrez, President  
Jennifer Lee, Vice President  
Jeff Zarrinam, Treasurer  
Megan Choi, Recording Secretary  
Seta Panosian, Corresponding Treasurer  
Ishraq Ali, Corresponding Secretary

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| Lynn Fountain   | Lee Lui          |
| Rob Winer       | John Farrace     |
| Albert Tsao     |                  |



ERIC GARCETTI  
MAYOR

## EAST HOLLYWOOD NEIGHBORHOOD COUNCIL

POSTAL MAIL  
P.O. Box 292359  
Los Angeles, California 90029

WEBSITE  
[www.easthollywood.net](http://www.easthollywood.net)

June 26, 2017

COPY

Mr. Kevin Golden, Deputy Advisory Agency  
City of Los Angeles, City Planning Department  
200 N. Spring Street, 7<sup>TH</sup> Floor  
Los Angeles, CA 90012

Re: VTT-73056-SL; ENV-2014-4125-CE; DIR 2014-4124-SP-SPPA. 4321 Burns Ave.

The Board of Directors of the East Hollywood Neighborhood Council voted unanimously at its June 19, 2017 regular meeting to oppose a request by applicants Chris Schwantz and Matthew Hayden for approval of a six-unit small lot subdivision located at 4321 Burns Ave. The vote of the Board was 11 to zero.

The vote of the Board to oppose the proposed development is based upon the following: 1) The environmental clearance of a Categorical Exemption is improper, and at a minimum a Mitigated Negative Declaration is necessary due to the presence of a potentially historic 1904 Craftsman duplex on the project site; 2) The historic resource report by the Orange County firm Scientific Resource Surveys, Inc. fails to follow established criteria for historic resource analysis, and therefore is inadequate as a basis for environmental review; 3) The findings for an adjustment for increased height are not justified; 4) The overall design of the project fails to incorporate articulated building elements and other features required under the Design Guidelines of the Vermont/Western Transit Oriented District Specific Plan; and 5) The 1904 Craftsman duplex is a critical historic resource and must be incorporated within any development on the project site.

During its deliberations, the Board thoroughly discussed the benefits of increased housing stock versus retention of the 1904 Craftsman duplex, concluding that the project can include the duplex within the development, with no sacrifice of units.

The vote of the Board follows a May 18, 2017 unanimous vote of the Planning Entitlement Review Committee to strongly oppose the proposed development. The Planning Committee originally reviewed the project as a proposed 5-unit development on July 1, 2015, when the parcel was under different ownership. The current applicant failed to provide the committee with updated plans prior to the City Planning Department's public hearing on April 27, 2017. The Committee's conclusions regarding retention of the 1904 Craftsman duplex are based upon the analysis of the members of the committee, which includes architects Bill Roschen and Edward Hunt, and historian Charles Fisher.

Arasele Torrez, President  
East Hollywood Neighborhood Council