



# Los Angeles City Planning Department

## Office of Historic Resources



### PUBLIC NOTICE

### JEFFERSON PARK HISTORIC PRESERVATION OVERLAY ZONE (HPOZ)

### BOARD MEETING

#### Board Members

John Arnold (Architect) – Chairperson ☐ Pres. ☐ Abs.  
Carolina Chacon Allen – Member ☐ Pres. ☐ Abs.  
David Saffer – Vice Chair - ☐ Pres. ☐ Abs.

Michael Chapman – Member ☐ Pres. ☐ Abs.  
Vacant – Member ☐ Pres. ☐ Abs.

#### Meeting Information

**Date:** Tuesday, January 6, 2015  
**Time:** 6:00 PM

**Place:** Jefferson Branch Public Library  
2211 W Jefferson Blvd.  
Los Angeles, CA 90018

### AGENDA

1. **Call to Order**

Roll Call

2. **Introduction**

Purposes of the HPOZ, roles of the Board and City Staff, and Meeting Procedure

3. **Approval of Minutes**

4. **Staff/Board Communication**

5. **Public Comment**

Public comment of non-agenda items for a maximum of 10 minutes

6. **Conforming Work**

**A. Contributing Elements**

**3414 7<sup>th</sup> Ave** – HPOZ Violation: Retroactive approval for the construction of a new attached and enclosed laundry shed room located on the rear façade of the existing structure without benefit of HPOZ clearance(s) or building permit.

*Applicant: James Woodson*

☐ Approved, ☐ Denied, ☐ Continued\_\_\_\_\_, ☐ No Action,  
☐ Ayes, ☐ Nays,

**B. Non-Contributing Elements**

**None**

7. **Public Hearing Notice For the Following Items\***

**A. Certificates of Appropriateness**

**1864-1872 Jefferson Blvd** – DIR-2014-4345-COA, ENV-2014-4346-CE Preserve, restore, and stabilize the front façade and two feet of the side facades of the existing structure and remodel the existing 1,719 square-foot structure. Remodel of the existing structure includes demolition of the existing side and rear facades of the structure. One-story addition to the existing front façade, totaling 386 square-feet, to create

two new store front facades (one flanking each side of the existing historic front façade. Construction of a one-story addition of 4, 496 square-feet, located at the rear of the existing structure. New landscape, hardscape, and gating.

*Applicant: Michael Siniscal*

Recommend Approval, ☐ Recommend Denial, ☐ Continued \_\_\_\_\_,

☐ No Action,

☐ Ayes, ☐ Nays

## B. Certificates of Compatibility

### None

#### 8. Consultations

**3442 S Arlington – COA for: Demolish existing detached garage and construct a new one-story duplex in the rear yard area**

*Applicant: Lucio Rivera*

☐ Recommended Filing ☐ Recommended Return Consultation

☐ Continued \_\_\_\_\_, ☐ No Action

**2510 Jefferson – CCMP for: New 3,374 square-foot 2-story duplex with detached 3-car garage on an existing vacant lot zoned C2-1-HPOZ.**

*Applicant: Ajim Baksh*

☐ Recommended Filing ☐ Recommended Return Consultation

☐ Continued \_\_\_\_\_, ☐ No Action

**3609 S 3<sup>rd</sup> Ave – COA for: New addition of 498 square-feet and the rehabilitation of the existing structure.**

*Applicant: Teresa Vargas*

☐ Recommended Filing ☐ Recommended Return Consultation

☐ Continued \_\_\_\_\_, ☐ No Action

#### 9. Other Board Business

### None

#### 10. Miscellaneous

The next Scheduled Meeting is **Tuesday, January 20, 2015**. Cancellation may occur due to the lack of agenda items to review.

---

\*Under provisions in Section 12.20.3 I (Notice and Public Hearing) of the Municipal Code, the owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property shall receive notice of the application for Certificate of Appropriateness at least ten (10) days prior to the date of the HPOZ Board meeting. Further, the applicant shall post the site in a conspicuous place ten (10) days prior to the date of the HPOZ Board meeting.

Under provisions of the Brown Act (Gov. Code Sec. 54959-54960), the HPOZ Board is a "legislative body" and must: 1. Conduct all quorum meetings in public; and (2.) Seventy-two (72) hours before public meetings, post all agenda or issues considered for discussion. (The public notices are posted at the Department of City Planning and at the Main Lobby of City Hall East as well as on the Internet at <http://cityplanning.lacity.org> )

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 here, or in written correspondence on the matters delivered to this agency at or prior to the public hearing.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, language translators, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.

Materials submitted for any above-referenced cases are available for public review at the Department of City Planning, for more information contact the planner below.

---

## Contact Information:

Department of City Planning:  
City Hall, Room 601  
200 N. Spring St.  
Los Angeles, CA 90012

Kimberly Henry  
Tel : (213) 978-1216  
[kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org)

Code Enforcement:  
Dept of Building and Safety (Single Family Dwellings  
or Commercial Buildings)  
888-524-2845 or  
888-833-8389

Housing Department  
Multi-family Dwellings  
866-557-7368

Council District #10  
Herb J. Wesson, Jr.  
Andrew Westall  
City Hall, Room 430  
200 N. Spring Street  
Los Angeles, CA 90012  
(213) 473-7010  
[Andrew.Westall@lacity.org](mailto:Andrew.Westall@lacity.org)