

**Cultural Heritage Commission**  
**Official Minutes**  
**Thursday, September 5, 2019**  
200 North Spring Street, 10<sup>th</sup> Floor  
Los Angeles, California 90012

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

Commission President Richard Barron called the regular meeting to order at 10:10 a.m. with Commission Vice President Gail Kennard and Commissioners Pilar Buelna, Diane Kanner and Barry Milofsky in attendance.

Also in attendance were Ken Bernstein, Principal City Planner, representing the Director of Planning; Lambert Giessinger, Preservation Architect, and Melissa Jones, City Planning Associate representing the Office of Historic Resources; Lucy Atwood, Deputy City Attorney; James Williams, Commission Executive Assistant II; and Rafael Vega, Senior Administrative Assistant.

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**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

Ken Bernstein, Principal City Planner reported the following:

- Last week, the Planning and Land Use Management (PLUM) Committee and City Council considered an appeal of the proposed eight-unit small lot subdivision that would result in the demolition and replacement of the Edinburgh Bungalows, designated as HCM #1105 in 2016. The Department of City Planning recommended denial of the proposal project and this denial was upheld on appeal by the Central Area Planning Commission, based on concerns that the benefits of the proposed project did not outweigh the loss of an HCM. In PLUM Committee. Last week, at PLUM, Councilmember Paul Koretz's office announced that an agreement had been reached between the property owner and neighborhood preservation advocates to allow for a six month time period during which the property will be marketed for sale at an agreed upon price. If no sale is effectuated during that time, the proposed small lot project will proceed. Council approved the subdivision, with a revised new project design that reflects Spanish Colonial Revival influences.
- PLUM Committee last week also recommended approval of the ordinance that will transfer the land use authorities and functions from the successor agency of the former Community Redevelopment Agency (CRA/LA) to the City of Los Angeles. There are 19 redevelopment project areas where the redevelopment plans remain in effect, even with the dissolution of the CRA's financing mechanisms. The Office of Historic Resources will have responsibility for historic preservation reviews within these project areas, which notably include portions of Downtown Los Angeles and Hollywood.
- Last week, Councilmember Paul Koretz introduced a motion to initiate a Historic-Cultural Monument application for 100 Delfern, a 1938 house designed by Paul R. Williams that has been best known as the Eva Gabor estate. The residence may have been home to several

other Hollywood celebrities, including David Niven, Audrey Hepburn, and Mia Farrow and Frank Sinatra. Council action on that motion is still pending.

**Old Business**

- Review and Advisory Concurrence of Proposed Historic-Cultural Monument Plaque Artwork.
- There were no plaque artworks to present.

**New Business**

- Advance Calendar – There were no additions to the calendar.
- There were no Commission Announcements/Request.
- Approval of the Minutes – The Minutes of Meeting for July 18, 2019 and August 1, 2019 were continued to the meeting of September 19, 2019.

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL**

There were no presentations.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT PERIOD**

There were no speakers.

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**ITEM NO. 4**

**PROPOSED MONUMENT: ARTHUR AND NINA ZWEBELL RESIDENCE**

**CHC-2019-4804-HCM**

CEQA: ENV-2019-4805-CE

Council District: 2 – Krekorian

Plan Area: Sherman Oaks-Studio City-Toluca Lake-  
Cahuenga Pass

**PROPERTY ADDRESS:** 4227 North Agnes Avenue

**IN ATTENDANCE:**

Jonathan Hagar, Student Professional Worker, Office of Historic Resources; Peter and Daveena Limonick, Owners; and Adrienne Asadoorian representing the Office of Councilmember Krekorian

Commissioner Kanner put forth the actions below and moved to include the Arthur and Nina Zwebell Residence in the list of Historic-Cultural Monuments.

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

Commissioner Kennard seconded the motion and the vote proceeded as follows:

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

**Vote: 5 – 0**

**MOTION PASSED**

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#### **ITEM NO. 5**

**PROPOSED MONUMENT: WILLARD BELL RESIDENCE**

**CHC-2019-4906-HCM**

CEQA: ENV-2019-4907-CE

Council District: 2 – Krekorian

Plan Area: Sherman Oaks-Studio City-Toluca Lake-  
Cahuenga Pass

**PROPERTY ADDRESS:** 4233 Agnes Avenue

**IN ATTENDANCE:**

Jonathan Hagar, Student Professional Worker, Office of Historic Resources; Darrell Fetty, Owner; and Adrienne Asadoorian representing the Office of Councilmember Krekorian

Commissioner Kennard put forth the actions below and moved to include the Willard Bell Residence in the list of Historic-Cultural Monuments.

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

4. Adopt the staff report findings as the findings of the Commission.

Commissioner Kanner seconded the motion and the vote proceeded as follows:

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

**Vote: 5 – 0**

**MOTION PASSED**

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**ITEM NO. 6**

**PROPOSED MONUMENT: FOURTH STREET CHATEAU DUPLEX**

**CHC-2019-4770-HCM**

CEQA: ENV-2019-4771-CE  
Plan Area: Wilshire

Council District: 5 – Koretz

**PROPERTY ADDRESS:** 8274-8276 West 4<sup>th</sup> Street

**IN ATTENDANCE:**

Steven Luftman, Preparer; Athena Novak, AHN & Associates, Owner's representative; Steve Numa, Owner

Commissioner Kennard put forth the actions below to not include the Fourth Street Chateau Duplex in the list of Historic-Cultural Monuments.

1. Determine that the property does not conform with the definition of a Monument pursuant to LAAC Section 22.171.7; and
2. Recommend that the City Council does not consider nor declare the subject property a Historic-Cultural Monument; and
3. Adopt the staff report findings as the findings of the Commission.

Commissioner Kanner seconded the motion and the vote proceeded as follows:

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

**Vote: 5 – 0**

**MOTION PASSED**

**ITEM NO. 7**

**PROPOSED MONUMENT: HAWK HOUSE**

**CHC-2019-4766-HCM**

CEQA: ENV-2019-4767-CE

Plan Area: Silver Lake – Echo Park –  
Elysian Valley

Council District: 13 – O’Farrell

**PROPERTY ADDRESS:** 2421-2425 Silver Ridge Avenue

**IN ATTENDANCE:**

Bryna A. Libit, Owner/Applicant; and Jenna Snow, Preparer

Commissioner Buelna moved to take the proposed designation of the Hawk House under consideration and adopt the staff report findings as the findings of the Commission.

Commissioner Milofsky seconded the motion and the vote proceeded as follows:

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

**Vote: 5 – 0**

**MOTION PASSED**


**ADOPTED**  
CITY OF LOS ANGELES

**JAN 16 2020**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**

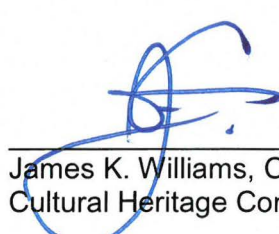
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There being no further business to come before the Cultural Heritage Commission, the meeting adjourned at 11:33 a.m.



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Richard Barron, President  
Cultural Heritage Commission



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James K. Williams, Commission Executive Assistant II  
Cultural Heritage Commission