

**CULTURAL HERITAGE COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, NOVEMBER 7, 2019 AFTER 10:00 A.M.  
LOS ANGELES CITY HALL  
200 NORTH SPRING STREET  
10<sup>TH</sup> FLOOR, ROOM 1010  
LOS ANGELES, CA 90012**

Richard Barron, President  
Gail Kennard, Vice President  
Pilar Buelna, Commissioner  
Diane Kanner, Commissioner  
Barry Milofsky, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II  
(213) 978-1295  
[chc@lacity.org](mailto:chc@lacity.org)

Pursuant to the Commission's operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Cultural Heritage Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "Cultural Heritage Commission", and "Operating Procedures". **Initial Submissions**, not limited as to volume, must be received by the Commission Secretary no later than by 4:00 p.m. on the Thursday prior to the week of the Commission meeting. Materials must be delivered electronically to [chc@lacity.org](mailto:chc@lacity.org) and three (3) copies must be delivered or mailed to the Commission Secretary at 200 North Spring Street, Room 272, Los Angeles, 90012. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 24-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to [chc@lacity.org](mailto:chc@lacity.org). Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 24 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. 12 hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

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 **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1295 or by e-mail at [CHC@lacity.org](mailto:CHC@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 agenzied here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, CA 90012. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", and filter by "Cultural Heritage Commission". Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012 from 8:00 a.m. to 4:00 p.m. Monday through Friday.

***Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300***

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Old Business
  - Review and Advisory Concurrence of Proposed Historic-Cultural Monument Plaque Artwork.
- New Business
- Advance Calendar
- Commission Announcements/Requests
- Minutes of Meeting – August 15, 2019, September 19, 2019 and October 17, 2019

2. **NEIGHBORHOOD COUNCIL PRESENTATIONS**

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RE-APPOINTMENT OF JOHN KALISKI AS THE ARCHITECT MEMBER TO THE COUNTRY CLUB PARK - OXFORD SQUARE-WILSHIRE PARK - WINDSOR VILLAGE HISTORIC PRESERVATION OVERLAY ZONE BOARD FOR A SECOND FOUR-YEAR TERM FROM NOVEMBER 7, 2019 UNTIL NOVEMBER 7, 2023.**

Motion Required.

5. **MONUMENT: HOTEL CECIL, HCM #1140**

Plan Area: Central City

Council District: 14 – Huizar

Commission review and comment on proposed rehabilitation project.

Motion Required.

**Property Address:** 636-644 South Main Street

**Owners/Applicants:** 248 Haynes Hotel Associates LLC Lessor c/o Richard Born and SB Hotel LA LLC Lessee

**Representatives:** Jodi Eilers, The Kings Development Group;  
Christine Lazzaretto and John Locascio, Historic Resources Group

6. **MONUMENT: CHARLOTTE CHASE APARTMENTS, HCM #1179**

Plan Area: Wilshire

Council District: 10 – Wesson

Commission review and comment on proposed rehabilitation project.

Motion Required.

**Property Address:** 1074-1076 South Genesee Avenue

**Owners/Applicants:** Saja Enterprises LLC; Realgen Properties LP

**Representatives:** Colin Peeples, Project M Plus; Teresa Grimes, GPA Consulting

7. **MONUMENT: CHARLES H. BEVIS DUPLEX, HCM #1180**

Plan Area: Wilshire

Council District: 10 – Wesson

Commission review and comment on proposed rehabilitation project.

Motion Required.

**Property Address:** 1080-1082 South Genesee Avenue

**Owners/Applicants:** Steven and Joel Avery; Realgen Properties LP

**Representatives:** Colin Peeples, Project M Plus; Teresa Grimes, GPA Consulting

8. **MONUMENT: BRYSON APARTMENTS, HCM #653**

[CHC-1998-6207-HCM-CC1](#)

Council District: 1 – Cedillo

Plan Area: Westlake

**Property Address:** 2701-2715 Wilshire Boulevard;  
637 South Rampart Boulevard

**REQUESTED ACTION:**

1. Determine that the proposed designation is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 5, Section 15061 (b)(3) of the State CEQA Guidelines; and
2. Recommend that City Council consider and amend the boundary of Historic-Cultural Monument #653 to exclude Lot 10 of the Resubdivision of the Southerly 37 1/2 Feet of Lot 7 and Lots 8, 9 and 10 Block 8 Wilshire Boulevard Tract.

**Owner:** Bryson Family Apartments LP c/o Richard Tarbell

**Applicant:** Rick Westberg, The Richman Group of California

**Representative:** Teresa Grimes, GPA Consulting

9. **PROPOSED MONUMENT:** **C.B. VAN VORST CO. MANUFACTURING PLANT/  
SANTA FE ART COLONY**

[CHC-2019-3798-HCM](#)

CEQA: ENV-2019-3799-CE

Plan Area: Central City North

Council District: 14 – Huizar

Last Day to Act: 11-30-19

**PROPERTY ADDRESS:** 2345-2421 South Santa Fe Avenue

**REQUESTED ACTION:**

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 whether 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.

**Owners:** Art Colony Property, LLC, c/o Chris MacConnell, Fifteen Group; Santa Fe Art Colony

**Applicant:** Adrian Scott Fine, Los Angeles Conservancy

**Preparers:** Katie Horak and Evanne St. Charles, Architectural Resources Group

10. **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

Last Day to Act: 11-19-19

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

**REQUESTED ACTION:**

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 whether 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.

**Owner/**

**Applicant:** Bryan A. Libit

**Preparer:** Jenna Snow

**THE FOLLOWING ITEMS MAY BE HEARD AFTER 1:00 PM**

**11. PROPOSED MONUMENT: BOTHWELL RANCH**

**CHC-2019-5114-HCM**

CEQA: ENV-2019-5115-CE

Plan Area: Encino-Tarzana

Council District: 3 – Blumenfield

Last Day to Act: 11-21-19

**PROPERTY ADDRESS:** 5300 North Oakdale Avenue

**REQUESTED ACTION:**

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 whether 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.

**Owners:** Helen A. Bothwell, Trustee, Helen A. Bothwell Trust and Helen A. Bothwell; Bruce L. Bothwell, Et al. c/o Anne Bothwell; Helen A. Bothwell, Co-Trustee, Et al. Bothwell Trust and Blair Davis; Helen A. Bothwell, Co-Trustee Et al. Lindley F. Bothwell Trust and H.A. Bothwell, Co-Trustee, Bothwell Trust

**Applicant:** City of Los Angeles

**12. MONUMENT: EDINBURGH BUNGALOW COURT, HCM #1105**

**CHC-2015-3386-HCM-CC1**

CEQA: ENV-2016-1367-EIR

Plan Area: Hollywood

Council District: 5 – Koretz

Last Day to Act: 11-20-19

**Property Address:** 750-756 ½ North Edinburgh Avenue

Commission review of demolition permits pursuant to Sections 22.171.14 and 22.171.15 of the Los Angeles Administrative Code.

Motion Required.

**Owner/Applicant:** Bldg Edinburgh LLC c/o Guy Penini

**Representative:** Elisa L. Paster, Glaser Weil

***The Commission may recess into closed session, pursuant to California Government Code Section 54956.9(d)(2), to confer with its legal counsel relative to significant exposure to one litigation case relative to this item.***

The next regular meeting of the Cultural Heritage Commission will be held at 10:00 a.m.  
on Thursday, November 21, 2019 at:

LOS ANGELES CITY HALL  
10<sup>TH</sup> FLOOR, ROOM 1010  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012

An Equal Employment Opportunity/Affirmative Action Employer 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. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **seven (7) working days prior to the meeting** by calling the Planning Commission Executive Assistant at (213) 978-1295 or by email at [chc@lacity.org](mailto:chc@lacity.org).