Cultural Heritage Commission
Official Minutes
Thursday March 5, 2020
200 North Spring Street, 10th 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. TO LISTEN TO THE AUDIO FILE: SELECT "**ABOUT**", "**COMMISSIONS, BOARDS & HEARINGS**", FILTER BY "**CULTURAL HERITAGE COMMISSION**", LOCATE THE COMMISSION MEETING DATE AND SELECT THE "**AUDIO**" BUTTON.

Commission President Richard Barron called the regular meeting to order at 10:14 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; Kimberly Huangfu, Deputy City Attorney; James Williams, Commission Executive Assistant II; and Jennifer Edwards, Commission Office Staff.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

Ken Bernstein, Principal City Planner reported the following:

- The annual deadline for the 2020 Mills Act Property Contract program passed with 57 applications received;
- LA City Planning began an 18 month effort to update the Housing Element Plan of the City's General Plan by completing three public outreach meetings;
- The City Council approved the Historic Cultural Monument nomination for Union Bank and this week the Planned Land Use Management Committee approved a motion to receive and file the HCM nomination of a Paul Williams on Lindbrook in Holmby Hills; and
- Presentation by Donovan Rypkema, PlaceEconomics, on Preservation Positive Los Angeles, a new study commissioned by the Los Angeles Conservancy on the economic benefits of reusing older and historic buildings.

Old Business

- City Attorney report back on the applicability of the Cultural Heritage Ordinance on the Proposed Modular Office Project (Silver Lake and Ivanhoe Reservoirs, HCM #422) presented by Kimberly Huangfu, Deputy City Attorney.

- City Attorney report back on Commission review of proposed accessory dwelling unit project at 1845-1847 South Kelton Avenue (Pengelly House, HCM #746) under Government Code Section 65852.2 (State Assembly Bill 68) presented by Kimberly Huangfu, Deputy City Attorney.

- Review and Advisory Concurrence of Proposed Historic-Cultural Monument Plaque Artwork. There was no artwork presented.

New Business

- The Cultural Heritage Commission initiated HCM designation for the Danziger Studio and Residence.

Commissioner Milofsky moved that the Cultural Heritage Commission initiate the nomination of the Danziger Studio and Residence for Historic Cultural Monument status; and directed the Office of Historic Resources to begin the application.

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

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

Vote: 5 – 0

MOTION PASSED

- Advance Calendar – Commissioner Barron will be absent from the April 2, 2020 meeting.
- Commission Announcements/Requests - There were no announcements or requests.
- Approval of the Minutes – There were no minutes for consideration.

ITEM NO. 2

NEIGHBORHOOD COUNCIL
Paul Emmons, Silver Lake Neighborhood Council addressed the Commission.

ITEM NO. 3

GENERAL PUBLIC COMMENT PERIOD
Three speakers addressed the Commission.

ITEM NO. 4

MONUMENT: MORGAN HOUSE (HARBOR AREA YWCA), HCM #186

Plan Area: San Pedro Council District: 15 – Buscaino

PROPERTY ADDRESS: 423-443 West 9th Street

Commission Review and Comment on Proposed Addition of New Building on Site of Existing Monument.

IN ATTENDANCE:
Lambert Giessinger, Architect, City Planning

This item was removed from consideration. No action was taken by the Commission.

ITEM NO. 5

PROPOSED MONUMENT: WALTER BOLLENBACHER DUPLEX

CHC-2019-7391-HCM Council District: 10 – Wesson
CEQA: ENV-2019-7392-CE
Plan Area: Wilshire

PROPERTY ADDRESS: 1054-1056 South Orange Grove Avenue

IN ATTENDANCE:
Jonathan Hager, Office of Historic Resources representing the City of Los Angeles, Applicant;
Margarita Jerabek, Director of Historic Resources, ESA, Representative

Commissioner Kennard put forth the actions below and moved to include the Walter Bollenbacher Duplex 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. Determined 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 new findings as amended by the Commission.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 6

PROPOSED MONUMENT: SYCAMORE BUNGALOW COURT

CHC-2019-7556-HCM Council District: 5 – Koretz
CEQA: ENV-2019-7557-CE
Plan Area: Hollywood

PROPERTY ADDRESS: 617- 623½ North Sycamore Avenue

IN ATTENDANCE:
Steven Luftman, Preparer; Jordan Ferguson, Venable LLP Representing Alexis S. Hacker, Owner

Commissioner Milofsky put forth the actions below and moved to include the Sycamore Bungalow Court 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. Determined 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 Barron seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 7

PROPOSED MONUMENT: DESMOND'S

CHC-2020-919-HCM Council District: 14 – Huizar
CEQA: ENV-2020-920-CE
Plan Area: Central City

PROPERTY ADDRESS: 612-616 South Broadway

IN ATTENDANCE:
Robert Chattel, Chattel Inc. Shay Yadin, MCP 612 Broadway SPE LLC

Commissioner Kennard put forth the actions below and moved to include the Desmond's 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. Determined 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 Buelna seconded the motion and the vote proceeded as follows:

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

Vote: **4 – 1**

MOTION PASSED

ITEM NO. 8

PROPOSED MONUMENT: **INTERNATIONAL INSTITUTE OF LOS ANGELES**

CHC-2020-899-HCM
CEQA: ENV-2020-900-CE Council District: 14 – Huizar
Plan Area: Boyle Heights

PROPERTY ADDRESS: 435-455 South Boyle Avenue

IN ATTENDANCE:
Vivian Escalante, Boyle Heights Community Partners, Applicant; and Ellia Thompson, Erving, Cohen & Jessup LLP

This matter was continued, by the consent of the Commission, to the April 2, 2020 meeting.

Item 10 was taken out of order to be heard at 1:30 p.m. as previously announced.

ITEM NO. 10

Informational Presentation by Donovan Rypkema, PlaceEconomics, on *Preservation Positive Los Angeles*, a new study commissioned by the Los Angeles Conservancy on the economic benefits of reusing older and historic buildings.

For information only. The Commission took no action.

Commissioners Buelna and Kanner left the meeting.

ITEM NO. 9

PROPOSED MONUMENT: STIRES STAIRCASE BUNGALOW COURT

CHC-2020-896-HCM
CEQA: ENV-2020-897-CE Council District: 1 – Cedillo
Plan Area: Silver Lake-Echo Park- Elysian Valley

PROPERTY ADDRESS: 1251-1259 West Sunset Boulevard

IN ATTENDANCE:
Carol Citroni and Angelo Bellomo, Silver Lake Heritage Trust, Applicant; Ann Marie Holman, Public Information Officer, Neighborhood Empowerment and Member of Silver Lake Heritage Trust; Christine Kantner, Silver Lake Heritage Trust; Chris Manasserian, Gonzales Law Group, representing Daniel Rafayan, and Michael Aminpour, AYM Investments LLC, Owner

Commissioner Kennard moved to take the proposed designation of the Stires Staircase Bungalow Court 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:	Kennard
Seconded:	Milofsky
Ayes:	Barron
Absent:	Bulena, Kanner

Vote: 3 – 0

MOTION PASSED

Richard Barron (Electronic Signature)

Richard Barron, President
Cultural Heritage Commission

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

ADOPTED
CITY OF LOS ANGELES
OCT 0 1 2020
CITY PLANNING DEPARTMENT
COMMISSION OFFICE