

Cultural Heritage Commission
Official Minutes
Thursday, October 6, 2022
(VIA TELECONFERENCE)

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.

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the Cultural Heritage Commission’s October 6, 2022 meeting was conducted via telephone and/or videoconferencing.

Commission President Barry Milofsky called the regular meeting to order at 10:00 a.m. with Commission Vice President Gail Kennard and Commissioners Richard Barron, Pilar Buelna, and Diane Kanner in attendance.

Also in attendance were Ken Bernstein, Principal City Planner, representing the Director of Planning; Shannon Ryan, Senior City Planner; Lambert Giessinger, Preservation Architect; Melissa Jones, City Planning Associate; Lucy Atwood, Deputy City Attorney; Alice Inawat, Commission Executive Assistant; and Diego Vazquez, Commission Office Staff.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Section 54953(e)(1)(B)-(C), and (e)(3)(A) and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

Commissioner Kanner moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic.

Commission Vice President Kennard seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

Ken Bernstein, Principal City Planner, had several items of interest:

- Council and Committee updates:
 - o Two Historic-Cultural Monument nominations had been scheduled to be considered by the Council's Planning and Land Use Management (PLUM) Committee earlier this week: the (1) Pacific Dining Car restaurant and the (2) Queen of Elysian Heights residence. Both items were continued to the PLUM meeting of November 1, 2022 at the request of the property owner.
 - o The Committee recommended approval of a motion introduced by Councilmember Mitch O'Farrell instructing the Planning Department and the Department of Building and Safety, in coordination with the City Attorney, and Los Angeles Police Department (LAPD), to prepare a report with recommendations in 30 days on the existing condition of two Mills Act historical property contract properties that appear to be in violation of the terms of their contracts: (1) the Little Country Church of Hollywood, and (2) the Jardinette Apartments, the Neutra apartment building on Marathon Street.
- November 1, 2022 – November 4, 2022 the National Trust for Historic Preservation is offering its PastForward Conference, the National Preservation Conference, as a virtual conference on-line. For Commissioners, this is an excellent opportunity to meet your annual obligations for ongoing commissioner training as a Certified Local Government. We also encourage interested community members to participate; we would love to see a large virtual turnout from Los Angeles. The registration rate is more affordable than for in-person conferences.
- There is wonderful news this week about expanding within our Office of Historic Resource family. One of our staff, Christina Park, who was recently promoted to City Planner overseeing our HPOZ Unit, gave birth this week to a baby boy. Congratulations to Christina.

Old Business

- There was no old business.

New Business

- The Cultural Heritage Commission initiated the proposed Historic-Cultural Monument designation of the property located at 4344-4346 South Garthwaite Avenue and 3215-3221 West 43rd Place.

Commission Vice President Kennard moved that the Cultural Heritage Commission initiate the nomination of 4344-4346 South Garthwaite Avenue and 3215-3221 West 43rd Place for Historic-Cultural Monument status, and directed the Office of Historic Resources to prepare the application, report, and recommendation on the proposed designation

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

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

Vote: 5 – 0

MOTION PASSED

- Advance Calendar – There were no changes to the Advance Calendar.
- Commission Announcements/Requests – There was one announcement from the Commissioners:
 - The Commission was invited to visit the Herald Examiner Building on September 26, 2022. The Herald Examiner is no longer in existence, but the property is at 1111 South Broadway, and it was purchased by a group of investors and Arizona State University (ASU) about five years ago, and it is now a college campus. The building was completed in about 1912 and it was designed by Julia Morgan. The building was based upon the California Building at the World's Columbian Exposition of 1893, the world fair that changed everything in modernism and architecture. This building looked the same for many years, from the early sixties, until it was purchased by ASU. This is a wonderful repurposing of a historic building.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no speakers who addressed the Commission during Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

There were no speakers who addressed the Commission during the general public comment period.

ITEM NO. 5

APPOINTMENT OF ALAN LU AS THE ARCHITECT TO THE HIGHLAND PARK - GARVANZA HISTORIC PRESERVATION OVERLAY ZONE BOARD FOR A FOUR-YEAR TERM FROM OCTOBER 6, 2022 TO OCTOBER 6, 2026.

Commission Buelna moved to appoint Alan Lu as the Architect to the Highland Park – Garvanza Historic Preservation Overlay Zone Board.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 6

APPOINTMENT OF MARTHA BENEDICT AS THE MEMBER-AT-LARGE TO THE HIGHLAND PARK - GARVANZA HISTORIC PRESERVATION OVERLAY ZONE BOARD FOR A FOUR-YEAR TERM FROM OCTOBER 6, 2022 TO OCTOBER 6, 2026.

Commissioner Kanner moved to appoint Martha Benedict as the Member-At-Large to the Highland Park – Garvanza Historic Preservation Overlay Zone Board.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 7

MONUMENT: EASTERN COLUMBIA BUILDING, HCM #294

Plan Area: Central City

Council District: 14 – de León

PROPERTY ADDRESS: 847 – 855 South Broadway; 215 West 9th Street

Informational Presentation on the Proposed Terra Cotta Repair.

IN ATTENDANCE:

Jeffrey Caldwell, Wiss, Janney, Elstner Associates, Inc., and Brandon Patterson, Action Property Management, Representatives.

ITEM NO. 8

PROPOSED MONUMENT: KUN HOUSE II

[CHC-2022-4974-HCM](#)

CEQA: ENV-2022-4975-CE

Plan Area: Hollywood

Council District: 4 – Raman

PROPERTY ADDRESS: 7943 – 7947 West Fareholm Drive

IN ATTENDANCE:

Shannon L. Papin, Environmental Science Associates, Preparer; and Chris Hacker and Will Thomas, Owners.

Commissioner Barron put forth the actions below and moved to include Kun House II 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 whether 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 Findings of the staff report as the Findings of the Commission.

Commission Vice President Kennard seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 9

PROPOSED MONUMENT: WHITSETT GARDEN APARTMENTS

[CHC-2022-4983-HCM](#)

CEQA: ENV-2022-4984-CE

Council District: 2 – Krekorian

Plan Area: North Hollywood – Valley Village

PROPERTY ADDRESS: 5505 – 5527 North Whitsett Avenue;
12511 – 12515 West Albers Street

IN ATTENDANCE:

Anna Marie Brooks, Preparer; and Daniel Freedman, Jeffer Mangels Butler & Mitchell LLP, representing the Owner.

Commission Vice President Kennard moved to take the proposed designation of the Whitsett Garden Apartments under consideration, and adopt the Findings of the staff report as the Findings of the Commission. The Commission also directed the applicant to further investigate the merits of the property as a potential Historic-Cultural Monument within the context of both more modest and expansive garden apartment complexes.

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

Moved: Kennard
Second: Kanner
Ayes: Barron, Milofsky
Nay: Buelna

Vote: 4 – 1

MOTION PASSED

ITEM NO. 10

PROPOSED MONUMENT: JAY RISK STANDARD OIL CO. SERVICE STATION

CHC-2022-6496-HCM

CEQA: ENV-2022-6497-CE

Plan Area: Northeast Los Angeles

Council District: 14 – de León

PROPERTY ADDRESS: 1659 West Colorado Boulevard

IN ATTENDANCE:

Steven Luftman, Preparer; Frank Parrello, Eagle Rock Valley Historical Society, Applicant; and Nick Wing, Owner.

Commissioner Kanner moved to take the proposed designation of the Jay Risk Standard Oil Co. Service Station under consideration, and adopt the Findings of the staff report as the Findings of the Commission.

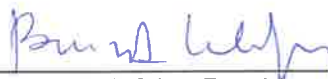
Commissioner Barron seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

There being no further business to come before the Cultural Heritage Commission, the meeting adjourned at 12:08 p.m.



Barry A. Milofsky, President
Cultural Heritage Commission



Alice Inawat, Commission Executive Assistant
Cultural Heritage Commission

ADOPTED
CITY OF LOS ANGELES

AUG 17 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**