

Cultural Heritage Commission

Official Minutes

Thursday, June 1, 2023

200 North Spring Street, City Hall

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.

The Cultural Heritage Commission’s June 1, 2023 meeting was conducted in person in Room 1010 at Los Angeles City Hall and via telephone and Zoom webinar in a hybrid meeting format.

Commission President Barry Milofsky called the regular meeting to order at 10:07 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, Senior Architect; Melissa Jones, City Planner; Lucy Atwood, Deputy City Attorney; Linda Lou, Interim Commission Office Manager; and Michael Cheatham and Don Jefferson, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

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

- Los Angeles City Planning last week released proposed amendments to the City’s Adaptive Reuse Ordinance (ARO). This effort is being led by our department’s Urban Design Studio, in partnership with the Citywide Housing Policy Team, and involves collaborations with other teams in our department, including the Office of Historic Resources.
- The City of Los Angeles has been a national leader in facilitating the reuse of existing buildings, sparking the revitalization of Downtown Los Angeles, Hollywood, and other historic neighborhoods. These successes have been made possible through the City’s 1999 Adaptive Reuse Ordinance , which enabled the creation of more than 12,000 housing units in Downtown. This has led to economic regeneration, housing opportunities, and preserving and reinvigorating the City’s architectural legacy.

Nearly a quarter-century later, we have a different set of challenges now facing Los Angeles, including a housing emergency and post-pandemic economic recovery. There is an all-time high commercial office vacancy rate of 26% across the City. LA City Planning is therefore proposing an expansion and reimagining of the City’s adaptive reuse policies for the 2020s and beyond – a Citywide Adaptive Reuse Ordinance, to make it easier to convert vacant office and commercial spaces into much needed housing. This is addressing three crises simultaneously - the housing crisis, post-pandemic economic recovery, and the climate crisis, since the greenest building is the one that is already built.

- Expanding the Adaptive Reuse Program is one of six key strategies of the Citywide Housing Incentive Program, implementing the City's Housing Element that was adopted a year ago. The proposed Adaptive Reuse Ordinance is meant to expand the eligibility of additional buildings throughout the City and expand the existing adaptive reuse incentives. Currently, only buildings constructed before July 1, 1974 are eligible for a streamlined by-right process for adaptive reuse. The Updated ordinance proposes to establish a faster approval process for the conversion of existing buildings that are at least 15 years old. Buildings between five and 15 years old would still be eligible for adaptive reuse but would need approval from a Zoning Administrator or a conditional use permit. Projects affecting designated historic resources or resources identified as eligible for designation through SurveyLA will be reviewed by the Office of Historic Resources to ensure that historic features are not adversely affected.

LA City Planning will be hosting webinars on the proposed ordinance next week, on June 6, 7, and 8 and opportunities to provide feedback will continue throughout the adoption process.

- For City Council and Committee updates, the full City Council has given its approval to several Cultural Heritage Commission-related items that had previously gone before the Council's Planning and Land Use Management Committee (PLUM Committee). These included final Council approval of the Historic-Cultural Monument (HCM) nominations for the White-Mooers House (the transitional Craftsman home in the Adams-Normandie neighborhood), the Jay Risk Standard Oil Co. Service Station in Eagle Rock, and the Arthur Lloyd Reese and Gertrude Sercy Reese Home in Venice. The Council approved the Pacific Dining Car HCM nomination, adopting the Commission's findings establishing the period of significance for the Monument as 1921-1934, reflecting the original railway dining car and kitchen addition.
- The Council approved the motion by Councilmember Marqueece Harris-Dawson formally initiating a review of amendments to the Mills Act Historical Property Contract Program, building upon the program assessment report the CHC began reviewing last year. The motion will enable OHR staff to make recommendations to the Council for program reforms and ordinance amendments, informed by public input received.

Old Business

- There was no old business.

New Business

- There was no new business.
- Advance Calendar – Commissioner Kanner noted a planned absence on August 3, 2023.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

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

ITEM NO. 3

GENERAL PUBLIC COMMENT

There was one speaker who addressed the Commission during the general public comment period.

ITEM NO. 4

APPOINTMENT OF JOEL CHAPPO AS THE ARCHITECT MEMBER TO THE UNIVERSITY PARK HISTORIC PRESERVATION OVERLAY ZONE BOARD FOR A FOUR-YEAR TERM FROM JUNE 1, 2023 TO JUNE 1, 2027.

Commissioner Kanner moved to appoint Joel Chappo as the Architect Member to the University Park Historic Preservation Overlay Zone Board.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 5

MONUMENT: TIMES MIRROR SQUARE, HCM #1174

Plan Area: Central City

Council District: 14 – de Leon

PROPERTY ADDRESSES: 202-234 West 1st Street; 100-142 South Broadway;
121-147 South Spring Street; 205-221 West 2nd Street

Informational presentation and Commission comment on the proposed rehabilitation plan.

IN ATTENDANCE: Brenda Levin and Andrea Rawlings, Levin and Associates Architects; Rocky Rockefeller, Gabriel Ramirez, and Chris Daubert, Rockefeller Kempel Architects; Barbara Liu, Francis Krahe & Associates Inc.; Jeff Caldwell, Wiss, Janney, Elstner Associates, Inc.; Teresa Grimes, Teresa Grimes Historic Preservation

ITEM NO. 6

**PROPOSED MONUMENT: DISABLED AMERICAN VETERANS BIRMINGHAM HOSPITAL
CHAPTER 73**

CHC-2023-611-HCM

CEQA: ENV-2023-612-CE

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Council District: 3 – Blumenfield

Last Day to Act: 06-09-23

PROJECT ADDRESS: 6543 – 6565 North Corbin Avenue

IN ATTENDANCE: Max Loder, City Planning Associate, Los Angeles City Planning, Office of Historic Resources; Robert Graves, Disabled American Veterans, California

MOTION:

Commissioner Kanner moved to put forth the actions below and moved to include the Disabled American Veterans Birmingham Hospital Chapter 73 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 Los Angeles Administrative Code Section 22.171.7;
3. Recommend that the City Council consider and declare the subject property an Historic-Cultural Monument; and
4. Adopt the staff report Findings as the Findings of the Commission.

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

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

Vote: 5 – 0

MOTION PASSED

At approximately 11:50 a.m. Commission President Milofsky recessed the meeting. Commission President Milofsky reconvened the meeting at approximately 11:57 a.m. with Commission Vice President Kennard and Commissioners Barron, Buelna, and Kanner present.

ITEM NO. 7

PROPOSED MONUMENT: CORONET THEATRE BUILDING

PROPOSED MONUMENT: CORONET THEATRE BUILDING

CHC-2023-3136-HCM

CEQA: ENV-2023-3137-CE

Plan Area: Wilshire

Council District: 5 – Yaroslavsky

PROPERTY ADDRESS: 362-372 ½ North La Cienega Boulevard

IN ATTENDANCE: Honor Dunn, Applicant

Commissioner Buelna moved to take the proposed designation of the Coronet Theatre Building under consideration, and adopt the Findings of the staff report as the Findings of the Commission.

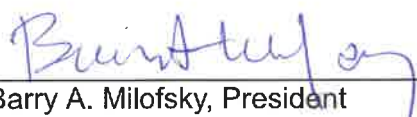
Commissioner Barron seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Milofsky adjourned the meeting at 12:22 p.m.


Barry A. Milofsky, President
Cultural Heritage Commission


Bryan Sanchez, ICommission Executive Assistant
Cultural Heritage Commission

ADOPTED
CITY OF LOS ANGELES

JAN 18 2024

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**