



# Los Angeles City Planning Department

## Office of Historic Resources

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### PUBLIC NOTICE

#### HARVARD HEIGHTS - WESTERN HEIGHTS

#### HISTORIC PRESERVATION OVERLAY ZONE BOARD MEETING

#### Board Members

Marco Giordano - Chair/Architect Pres. Abs.  
Dr. Janet Clark - Secretary/Member Pres. Abs  
Max Sanchez - Member Pres. Abs.  
Demetrius Pohl - Member Pres. Abs.

Meg Fain - Member Pres. Abs  
Vacant - Member Pres. Abs.  
Vacant - Member Pres. Abs.

#### Meeting Information

**Date:** Wednesday, February 12, 2025  
**Time:** 6:00 PM-8:00 PM

**Place:** Washington Irving Branch Library  
4117 W. Washington Blvd.  
Los Angeles, CA 90018

IF YOU WISH TO PARTICIPATE IN THE MEETING VIA TELEPHONE AND/OR VIDEOCONFERENCING AND OFFER PUBLIC COMMENT, PLEASE READ THE FOLLOWING INSTRUCTIONS.

Members of the public who wish to listen to the meeting are advised to call +1 (213) 338-8477 and use Meeting ID No. **854 3849 3946** and then press #. Press # again when prompted for participant ID.

To provide public comment during the hearing, staff will direct members of the public to dial \*9 when public testimony has begun for that specific agenda item.

The meeting can also be attended online via Zoom by visiting the following link:

<https://planning-lacity-org.zoom.us/j/85438493946>  
Password: **385500**

The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical issues occur or persist, the in-person meeting shall continue to be conducted.

Meeting presentations and Resolutions will be available online here:  
[https://drive.google.com/drive/folders/1OrsE6v4BeI9AJ20M3yDSrxx4HRT7uSP6?usp=drive\\_link](https://drive.google.com/drive/folders/1OrsE6v4BeI9AJ20M3yDSrxx4HRT7uSP6?usp=drive_link)

If you are unable to download or access any of these documents or you'd like to be placed on the interested parties list for any item on the agenda, please email planning staff at: [erik.van.breene@lacity.org](mailto:erik.van.breene@lacity.org)

## AGENDA

- |     |   |   |
|-----|---|---|
| 1.  | <b>Call to Order</b>                                  | Roll Call   |
| 2.  | <b>Introduction</b>                                   | Purposes of the HPOZ, roles of the Board and City Staff, and Meeting Procedure  |
| 3.  | <b>Approval of Minutes</b>                            | 5/29/2024, 12/11/2024, 1/22/2025  |
| 4.  | <b>Staff/Board Communication</b>                      | Staff delegated approvals to date since previous meeting:<br>None   |
| 5.  | <b>Public Comment</b>                                 | Public comment of non-agenda items for a maximum of 10 minutes  |
| 6.  | <b>Conforming Work</b>                                |   |
|     | <b>A. Contributing Elements</b>                       | <b>1) 2333 W. 21<sup>st</sup> Street (Harvard Heights, ADM-2025-759-CWC)</b><br>Rear addition, driveway alterations, fencing.<br><i>Representative: David Giovannitti</i><br><input type="checkbox"/> Approved, <input type="checkbox"/> Denied, <input type="checkbox"/> Continued _____, <input type="checkbox"/> No Action,<br><input type="checkbox"/> Delegate to Planning<br><input type="checkbox"/> Ayes, <input type="checkbox"/> Nays |
|     | <b>B. Non-Contributing Elements</b>                   | <b>None</b>   |
| 7.  | <b>Public Hearing Notice For the Following Items*</b> |   |
|     | <b>A. Certificates of Appropriateness</b>             | <b>None</b>   |
|     | <b>B. Certificates of Compatibility</b>               | <b>None</b>   |
| 8.  | <b>Consultations</b>                                  | <b>1828 S. Western Avenue (Harvard Heights, CPC-2024-4576-DB-CCMP-PR-HCA)</b><br>Demolition of an existing non-contributing carwash and former medical building and the construction of a new 7-story mixed-use building with 224 residential units.<br><i>Representatives: Matt Dzurec, Armbruster Goldsmith &amp; Delvac LLP; Erick Zumwalt, EGC Real Estate Group</i>  |
| 9.  | <b>Other Board Business</b>                           | Quorum Check for 2/26/2025 meeting  |
| 10. | <b>Miscellaneous</b>                                  | The next scheduled meeting is <b>Wednesday, February 26, 2025</b> .<br>Cancellation may occur due to the lack of agenda items to review.  |

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**NOTICE TO PAID REPRESENTATIVES:** If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](https://ethics.lacity.org/lobbying). For assistance, please contact the Ethics

Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

**PERSONS WISHING TO PROVIDE PUBLIC COMMENT:** The HPOZ Board shall provide an opportunity in open meetings for the public to address items of interest to the public that are within the subject matter and jurisdiction of the HPOZ. Individual testimony within the public comment period shall be limited to two (2) minutes per person and up to ten (10) minutes per subject. However, the HPOZ chairperson has the discretion to modify the time allotted on each subject, to each speaker and the number of speakers per subject. Items may be called in any order at the discretion of the HPOZ chairperson.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS:** Written materials may be submitted prior to the hearing via email to [erik.van.breene@lacity.org](mailto:erik.van.breene@lacity.org). Submissions on the day of the public hearing may not be more than two (2) written pages and must include the agenda item number or address on the cover or first page. Photographs do not count toward the page limitation. The submission must be given to Planning staff prior to the start of the hearing, who will distribute them to the Board. Public Submissions are available to view at: [https://drive.google.com/drive/folders/1OrsE6v4Bel9AJ20M3vDSrxx4HRT7uSP6?usp=drive\\_link](https://drive.google.com/drive/folders/1OrsE6v4Bel9AJ20M3vDSrxx4HRT7uSP6?usp=drive_link)

\*Under provisions in Section 12.20.3 I (Notice and Public Hearing) of the Municipal Code, the owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property shall receive notice of the application for Certificate of Appropriateness at least ten (10) days prior to the date of the HPOZ Board meeting. Further, the applicant shall post the site in a conspicuous place ten (10) days prior to the date of the HPOZ Board meeting.

Under provisions of the Brown Act (Gov. Code Sec. 54959-54960), the HPOZ Board is a "legislative body" and must: 1. Conduct all quorum meetings in public; and (2.) Seventy-two (72) hours before public meetings, post all agenda or issues considered for discussion. (The public notices are posted at the Department of City Planning and at the Main Lobby of City Hall East as well as on the Internet at <http://planning.lacity.org> )

**Accommodations** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

**Acomodos** - Como entidad cubierta bajo el Título II de la Ley sobre Estadounidenses con Discapacidades, la Ciudad de Los Ángeles no discrimina por razones de discapacidad. Para solicitar un acomodo razonable, como la traducción e interpretación entre el inglés y otros idiomas, favor de enviar un correo electrónico o llamar al personal asignado con un mínimo de 3 días (72 horas) antes de la audiencia pública o, como alternativa, enviar un correo electrónico a [per.planning@lacity.org](mailto:per.planning@lacity.org) usando el mismo plazo. Asegúrese de identificar el idioma al que necesita que se traduzca el inglés e indique si la solicitud es para servicios de traducción oral o escrita. Si se solicita la traducción de un documento escrito, incluya el documento que se traducirá, como un archivo adjunto a su correo electrónico.

**Telecommunication Relay Services** - Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long-distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.

**Exhaustion of Administrative Remedies and Judicial Review** - If you challenge an application or item included on a public hearing agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing 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.

Materials submitted for any above-referenced cases are available for public review at the Department of City Planning, for more information contact the planner below.

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## Contact Information:

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Code Enforcement:  
(Single Family Dwellings or  
Commercial Buildings)  
Dept of Building and Safety  
(888) 524-2845 or  
(888) 833-8389

(Multi-family Dwellings)  
Housing Department  
(866) 557-7368

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