



Los Angeles City Planning Department

Office of Historic Resources

PUBLIC NOTICE

MIRACLE MILE NORTH HISTORIC PRESERVATION OVERLAY ZONE

BOARD MEETING

Board Members

Michael Nigosian – Chair Pres. Abs.

[Vacant]– Vice Chair Pres. Abs.

Brendan Barry – Secretary Pres. Abs.

Rich Noroski – Board Member Pres. Abs.

[Vacant] – Board Member Pres. Abs.

Meeting Information

Date: Tuesday, May 13, 2025

Time: 6:30 PM – 8:00PM

Location: Memorial Branch Library
4625 W Olympic Blvd
Los Angeles, CA 90019
Meeting Room

If you wish to participate in the meeting via telephone 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:

(213) 338-8477 or (669) 900-9128

and use Meeting ID # 835 8601 5063, followed by (#).

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/83586015063> and using the Password: 503308.

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 will be available online here:

https://drive.google.com/drive/folders/1fENhVt_GY6lxeuwzJNKWA-E8tjixAMv4

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:

AGENDA

1. **Call to Order** Roll Call
2. **Introduction** Purposes of the HPOZ, roles of the board and staff, and meeting procedures.
3. **Approval of Minutes** 11/12/24
Approved, Rejected, Continued _____, No Action,
Ayes, Nays
4. **Staff/Board Communication** HPOZ Board Training 5/15/25
5. **Public Comment** Public comment of non-agenda items for a maximum of 10 minutes.
6. **Conforming Work**

A. Contributing Elements

- 1) 219 S Formosa Ave (Contributor)**
Case Number: ADM-2025-2651-ADUH
Garage demolition.
Applicant: Eliad Dorfman Design (Applicant/Representative)
Approved, Rejected, Continued _____, No Action,
Ayes, Nays

- 2) 171 S Vista St (Contributor)**
Case Number: ADM-2025-2653-CWC
Fenestration replacement.
Applicant: Ciro Dimson (Applicant/Representative)
Approved, Rejected, Continued _____, No Action,
Ayes, Nays

- 3) 137 N Gardner St (Contributor)**
Case Number: ADM-2025-2655-CWC
New front yard walkway; driveway replacement; new side yard gate.
Applicant: Alex Steging (Applicant/Representative)
Approved, Rejected, Continued _____, No Action,
Ayes, Nays

B. Non-Contributing Elements

None

7. Public Hearing Notice for the Following Items*

A. Certificates of Appropriateness

None

B. Certificates of Compatibility

None

8. Consultations

- 1) 167 N Martel Ave (Contributor)**
Code enforcement.
Applicant: Raul Escutia

9. Other Board Business

None

10. Miscellaneous

The next scheduled meeting is **Tuesday, May 27, 2025**. Cancellation may occur due to the lack of agenda items to review.

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. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

*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 as well as on the Internet at <http://cityplanning.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 Jorge.Ruiz@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/1EuVWUt_8kifeX7fhUudYfo7fCf8TV1Rj

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 agendized here, or in written correspondence on the matters delivered to this agency at or prior to the public hearing.

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. Sign language interpreters, assistive listening devices, language translators, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.

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.

CONTACT INFORMATION:

DEPARTMENT OF CITY PLANNING

Office of Historic Resources
221 N. Figueroa Street, Ste. 1350
Los Angeles, CA 90012

Planning Staff:
Jorge Ruiz
(213) 756 - 1725
Jorge.Ruiz@lacity.org

CODE ENFORCEMENT

Department of Building and Safety
(For single-family dwellings
or commercial buildings)
(213) 252-3070 or 311

Housing Department
(For multi-family dwellings)
(866) 557-7368

COUNCIL DISTRICT 5

Councilmember
Katy Young Yaroslavsky

City Hall Office
200 N. Spring Street, Suite 440
Los Angeles, CA 90012
(213) 473-7005

District Office
6380 Wilshire Boulevard, Suite 800
Los Angeles, CA 90048
(323) 866-1828

Planning Deputy
Ben Saltsman