



Los Angeles City Planning Office of Historic Resources

PUBLIC NOTICE PICO-UNION HISTORIC PRESERVATION OVERLAY ZONE BOARD MEETING

Board Members

Ben Davis - Chair/Architect ☐ Pres. ☐ Abs.
Blair Pettigrew - Secretary ☐ Pres. ☐ Abs
Yasmin Mero-Corona - Member ☐ Pres. ☐ Abs.

Juan Gonzalez - Member ☐ Pres. ☐ Abs
Jes McBride - Member ☐ Pres. ☐ Abs

Meeting Information

Date: Tuesday, July 15th, 2025

Time: 6:00pm

Felipe de Neve Branch Library
2820 West 6th Street, Los Angeles, CA 90057
(Limited on-site parking available. Street parking available on 400 blocks of South Hoover Street, Occidental Boulevard, and Lafayette Park Place).

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 the phone number below, enter the Meeting ID, 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.

Join Zoom Webinar:
<https://planning-lacity-org.zoom.us/j/84913319462>
<https://planning-lacity-org.zoom.us/j/84913319462>
Password: 676051

Dial by your location:
US: +1 669 900 9128 or +1 213 338 8477
Webinar ID: 849 1331 9462

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/1zPfeP7gJH7GwQ_20Q9FSx6c6jq3nWDSr

If you are unable to access the meeting link, the meeting materials, or you would like to be placed on the interested parties list for any item on the agenda, please email or call: Damian.Gatto@LACity.org.

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AGENDA

1. **Call to Order** Roll call of board members in attendance.
2. **Introduction** Description of the purpose of the HPOZ, roles of the HPOZ Board, roles of City of Los Angeles HPOZ staff, and of meeting procedures. New HPOZ staff introduction.
3. **Approval of Minutes** Approval of minutes from the previous Pico-Union HPOZ board meeting.
4. **Staff/Board Communication** City of Los Angeles HPOZ staff provide general updates on completed and in-progress work in the Pico-Union HPOZ.
5. **Public Comment** Public comment of non-agenda items for a maximum of 10 minutes.
6. **Conforming Work**
 - A. **Contributing Elements**

1629 South Toberman Street
Description: Demolition of accessory structure from period of significance. No work proposed for primary structure.
Representatives: Robert C. Gross, AIA, Architect
Case Number(s): ADM-2025-3595-CWC
☐Approved ☐Denied ☐Continued_____, ☐No Action
☐Ayes ☐Nays ☐Abstains
 - B. **Non-Contributing Elements**

None.
Description:
Representatives:
Case Number(s):
☐Approved ☐Denied ☐Continued_____, ☐No Action
☐Ayes ☐Nays ☐Abstains
7. **Public Hearing Notice For the Following Items***
 - A. **Certificates of Appropriateness**

None.
 - B. **Certificates of Compatibility**

None.
Description:.
Representatives:
Case Number(s):
☐Approved ☐Denied ☐Continued_____, ☐No Action
☐Ayes ☐Nays ☐Abstains

8. Consultations

1401 South Oak Street

Description: Construction of new four-story apartment complex. Second consultation following HPOZ board feedback.

Representatives: Yousry Ghoneim, Project Manager

Case Number(s): To be determined upon filing with City Planning Department.

9. Other Board Business

Quorum checks for the next HPOZ meeting.

10. Miscellaneous

The next meeting is scheduled for **August 5th, 2025**. Cancellation may occur due to the lack of quorum or a 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.

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 Damian.Gatto@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 [here](#).

*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 City Planning offices at 221 N Figueroa Street in Suite 1350 as well as on the Internet at <http://planning.lacity.org>.)

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.

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 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 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 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>.

Do not 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.

Contact Information:

DEPARTMENT OF CITY PLANNING

Office of Historic Resources

221 N. Figueroa Street, Room 1350
Los Angeles CA 90012

Planning Staff

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CODE ENFORCEMENT

For Single Family Dwellings or

Commercial Buildings

Dept of Building and Safety
(888) 524-2845 or
(888) 833-8389

For Multi-Family Dwellings

Housing Department
(866) 557-7368

CITY COUNCIL

Council District 1

Councilmember:

Eunisses Hernandez

Planning Director:

Helen Campbell
helen.campbell@lacity.org

City Hall Office:

200 N. Spring Street, Room 460
Los Angeles, CA 90012
(213) 473-7001