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- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS

December 2, 2021

TO: Cultural Heritage Commission, Lambert Geissinger,
Architect

RE: 2656 Magnolia, Item 4: Public Comment



Honorable Commisioners:

Below is the email WAHA sent to the Design Review Board staff.

The response from OHR staff is that the Design Review Board has lost jurisdiction as of December 2 with no public hearing. Not only is this in the North University Park Specific plan, but also within the North University Park National Register District. As a National Register District, it comes within the purview of the Cultural Heritage Commission and Architect Lambert Giessinger.

There has been no public hearing and staff insists on treating this property as a non-contributor. That is true for National Register standards, but the Specific Plan sets a different standard: pre and post 1941. In an HPOZ survey in current terms it would be "contributor altered." The decision by staff to call this a non-contributor cannot be justified as there is no HPOZ survey for this area. To process this as "conforming work" is egregious error.

The DRB was established in 1983 and requires a Certificate of Appropriateness. It's purpose:

Purpose. To assure that any change made to a Facade of an existing, relocated or a new building or structure is compatible with the Architectural Styles which existed in the Plan Area prior to January 1, 1941 and to encourage the rehabilitation and retention of architecturally unique structures.

*2) A Certificate of Appropriateness **shall** be required for the alteration of a Facade, construction, demolition, or removal of any building located within the Plan Area, the relocation of any building within or to the Plan Area or the conversion of any building within the Plan Area to a condominium, cooperative or restaurant use.*

There has been no opportunity for the Board's architects and planner nor stakeholders to provide direction to make this two-story addition compatible with the adjacent one story craftsman bungalows. Such recommendations such as moving the addition to the rear of the bungalows' defining character feaures mass, roof pitch, and review of details such as the proposed vinyl windows has not been possible.

We ask the CHC to hold a public hearing; and that mitigations be imposed by the CHC and staff architect to prevent the impacts of this proposed development and damage to the setting of the national register district. The setting on the block face of a one story craftsman bungalow context needs to be preserved to provide a sense of place and history.

WAHA's email:

November 30, 2021

TO: OHR

ATT: Daniel Mata, Bradley Furuya

CC: Ken Bernstein, Shannon Ryan

RE: 2656 Magnolia

Dear Daniel and Bradley,

There has been no public hearing on this project and no opportunity for the Design Review Board members, experts, preservation organizations and interested members of the public to weigh in on the issues related to this project at 2656 Magnolia.

OHR needs to set a DRB meeting where a quorum will be present or schedule a Director's meeting. The history is as follows:

October 27, 2021, DRB meeting cancelled (in advance) due to lack of a quorum. 2656 was scheduled as a consultation with the architect.

November 10, 2021, DRB meeting, quorum present, could not take place due to a defect in the public hearing notice which omitted the ZOOM instructions; only phone instructions were given. The meeting could not be held due to the Born Act requirements. Consultation could not take place.

November 24, 2021, DRB meeting was scheduled on the eve of Thanksgiving? Did the planner confirm the Board members availability in advance? Was there really an expectation that this scheduling worked for the Board members? Or an assumption that the eve of Thanksgiving was a viable public meeting date? One Board member was present. Members of the public were present. The developers were present. No meeting could be held due to the absence of a quorum. The project was scheduled as a decision rather than a consultation.

At the cancellation of the meeting, the planner indicated he would receive comment. This is not an adequate replacement for a public meeting. The planner is not a hearing examiner.

A public hearing needs to be duly noticed and scheduled with the DRB and with the DRB polled in advance as to their availability. There are issues connected to this proposal that the expertise of the two architects and one environment planner on the Board should have an opportunity to review and evaluate. And comment from stakeholders and other experts.

There are issues to evaluate: the status of the building as a non-contributor. Where in a city adopted survey has this site in the specific plan been designated as a non-contributor? Or any other buildings in the specific plan for that matter. There is no HPOZ survey. The specific plan speaks to pre- and post-1941. If there had been an HPOZ survey, it would be contributor-altered. The placement on the block face of one-story craftsman bungalows of which this is on needs to be considered. The character defining features of this building's façade remain, although altered. Experts intend to weigh in on this categorization. It appears that OHR is relying on the expert for hire while other experts have not had the opportunity to provide information.

Is this conforming work or a certificate case? In the Specific Plan a certificate would be required.

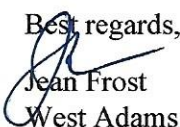
Why is about 60% of the second story labelled "mechanicals"? What is this really?

This is also within the North University Park National Register District in addition to the HPOZ. The context needs to be evaluated. The siting on the block face, adjacent single story national register buildings, the spatial relationships and the streetscape need to be considered.

The intent of my email is NOT an opposition to a second story project per se. But OHR has failed in its processing and failed the public and the seated Board members.

OHR needs to set a DRB meeting where a quorum will be present or schedule a Director's meeting.

Best regards,



Jean Frost

West Adams Heritage Association
c/o 2341 Scarff Street, LA, CA 90007
213 747 2526



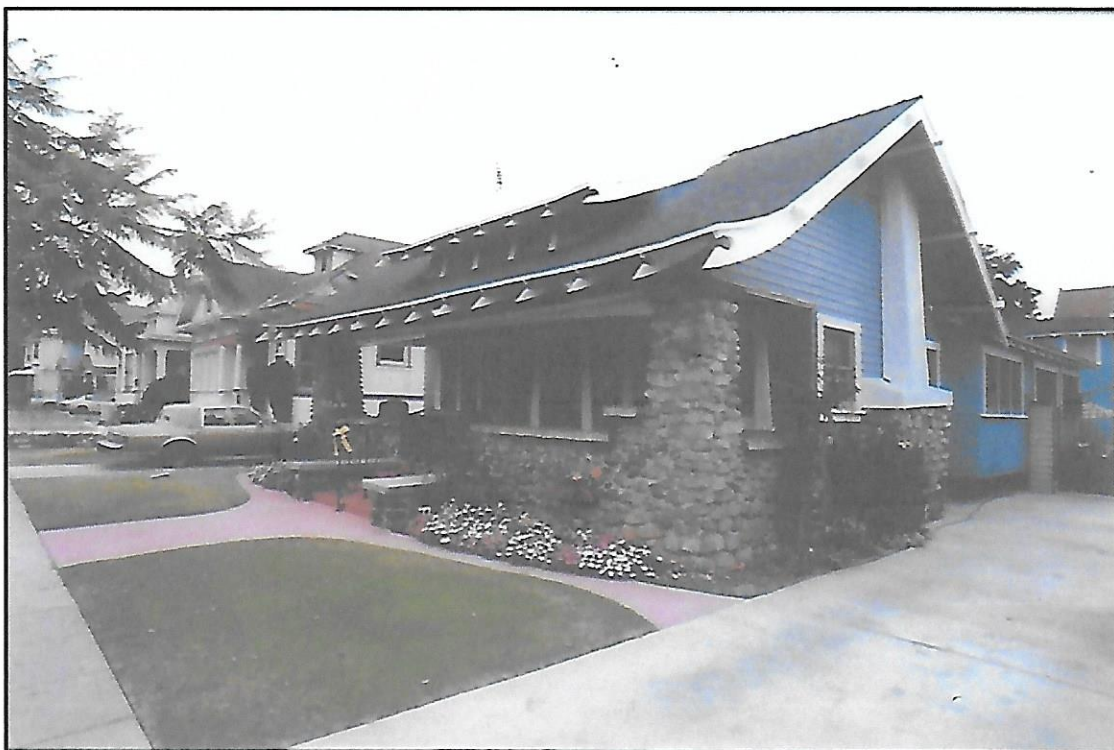
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