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FRANKLIN CORRIDOR COMMUNITIES

Reinstating the Local Voice in Decision Making

April 11, 2022

Cultural Heritage Commission
Los Angeles City Hall
200 North Spring Street
Los Angeles, California 90012

Re: Rejection of Philip Ahn/Kurt Cobain Residence HCM Nomination
Request for Reconsideration
Case Number CHC-2021-9228-HCM

Honorable Members of the Cultural Heritage Commission:

Franklin Corridor Communities is writing express its disappointment and bewilderment over the rejection of the nomination of the Philip Ahn/Kurt Cobain Residence for HCM status. In rejecting the nomination, the CHC chose to ignore the recommendation of the staff report, based on the finding that the Ahn/Cobain Residence “is associated with the lives of historic personages important to national, state, city, or local history” as the former home of prolific KoreanAmerican actor Philip Ahn and influential alternative rock musician Kurt Cobain.’

While the nomination was opposed by the current owner of the home, it had been put forward by the Los Angeles Conservancy, an organization that has spent decades defending LA’s cultural heritage. The staff report rejected that Conservancy’s claim that the house was significant for its architecture, but still found that it met the criteria for HCM status because it’s associated with the lives of persons who are historically important.

The CHC’s decision to reject the nomination is baffling, since it’s hard to dispute the significance of the people associated with this house.

A native Angeleno, Ahn was born in Highland Park in 1905, making him one of the earliest members of LA’s Korean-American community. His father was an activist fighting for Korean independence from Japan, and Ahn himself was a lifelong advocate for the Korean community in LA. He began acting in movies in the 30s, and over the next four decades racked up over 180 film and television credits. Ahn was best known for playing Master Kan in the popular 70s TV series Kung Fu. He may have been the first Korean-American actor in Hollywood.

The CHC’s failure to approve the nomination becomes even more disappointing after reviewing the current list of LA’s Cultural-Historic Monuments. Out of over 1,200 HCMs, it appears that only four are connected to the Korean-American community, a mere 0.003%. According to the 2010 US Census, Korean-Americans account for 2.9% of LA’s population. Comparing the two figures makes it clear that Koreans are woefully underrepresented on the HCM list.

Kurt Cobain was a hugely influential singer/songwriter/musician, and front man for Nirvana, one of the most popular and influential rock bands of all time. In 1992, Cobain married Courtney Love, lead singer for Hole, and that same year they moved into the house on Alta Loma Terrace. While the couple only lived there a short time, during their stay they were both writing songs for albums that would go on to become commercially successful and critically acclaimed. Cobain worked on the songs for **In Utero**, Nirvana’s last studio album, and Love began writing Hole’s second studio album, **Live Through This**.

We respectfully request that the Cultural Heritage Commission reconsider this nomination at its next meeting. In addition, we recommend that the title for the HCM be expanded to Philip Ahn/Kurt Cobain/Courtney Love Residence. Love also lived and worked at the house, and we don't understand why her name wasn't included in the original recommendation.

Ahn, Cobain and Love all made significant contributions to our culture, and they all deserve to be remembered for their work. As the Commission charged with preserving significant markers from the city's past, you have an obligation to recognize their accomplishments and remind others of their place in LA's history. We urge you to reconsider your rejection of this nomination.

Sincerely,

A handwritten signature in black ink, appearing to be 'Susan Winsberg', with a long horizontal line extending to the right.

Susan Winsberg,
President
Franklin Corridor Communities



The Superior Court

PASADENA COURTHOUSE
300 EAST WALNUT STREET
PASADENA, CALIFORNIA 91101
CHAMBERS OF
ROBIN MILLER SLOAN
SUPERVISING JUDGE

TELEPHONE
(626) 396-3305

April 21, 2022

Cultural Heritage Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Re: Case No.CHC-2022-786-HCM-Loren Miller residence-647 Micheltorena Street

Dear Commission Members:

It has come to my attention that the home of my grandfather, Loren Miller, at 647 Micheltorena Street, Los Angeles, CA 90026 is under review to be designated a Historic-Cultural Monument (HCM). I hope the committee will indulge me while I share a few of my thoughts on this proposed designation.

Some of my best memories were in the house at 647 Micheltorena Street. It was the home of my paternal grandparents, Loren and Juanita Miller, or Pop and Nina as we called them. My grandparents doted on me and my brother, and plied us full of chocolate chip cookies, pastries, love, and life lessons. Every weekend my grandfather would pick us up and whisk us down Beverly Boulevard to his house. I had no idea of the work that he did or his unwavering dedication to make life better for all people. Instead, I learned that I was no better than anyone else, and that no one was better than me. I learned that as a person of African descent I had a rich, proud history. And most importantly, I learned unconditional love.

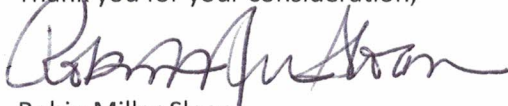
I was told that my grandmother chose the location on Micheltorena because it was off the beaten path and that my grandfather needed a sanctuary where he could rest. He needed a place to rejuvenate so he could continue the fight to enlighten and change society. Given my grandfather's workaholic tendencies, I am not sure that ideal was achieved. What I do know was there were numerous gatherings at the Micheltorena house including a family wedding, Sunday dinners, and many political and social engagements. My father and uncle grew up in the Micheltorena house as did two of my cousins. Not only was this house the cornerstone for me and my future aspirations, but the foundation of our entire family. It was also the place of fervent discussions on race and civil rights, and the place where strategies were planned and implemented to solidify equal access and rights for all Americans.

It has been said most recently by Amina Hassan, the author of a biography about Loren Miller, that a man who fought against Japanese internment, racial restrictive covenants, and school segregation was not well known, not often mentioned in history books, and has too few testaments to his legacy. This is a painful truth that I, his granddaughter and the last of his heirs to have personally known him, sadly acknowledge. I am therefore committed to making sure that he is remembered; that his life's work is recognized, and that his legacy outlives his bloodline.

Declaring his house, a HCM would be fitting and appropriate, and I urge you to move forward. What better way to honor a man who worked tirelessly to ensure democracy for all Americans and to ensure

all people could live in any home in any neighborhood that they could afford. This would go a long way to validate the rich diverse history of our beautiful city and be a wonderful tribute to not only Loren Miller, but the entire African American community.

Thank you for your consideration,



Robin Miller Sloan

SECONDARY SUBMISSIONS



Planning CHC <chc@lacity.org>

PROPOSED HCM: HOFFMAN CANDY CO / 6600 S. Avalon Blvd. CHC-2022-795-HCM1 message

Stefanie Duurvoort <stefanie.duurvoort@gmail.com>

Thu, Apr 28, 2022 at 9:33 PM

To: afine@laconservancy.org, artdeco@adsla.org, "chc@lacity.org" <chc@lacity.org>, ken.bernstein@lacity.org, lambert.giessinger@lacity.org

Dear Cultural Heritage Commission:

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the 1929 Art Deco Hoffman Candy Company building (CHC-2022-795-HCM | CEQA: ENV-2022-796-CE) at [6600 S. Avalon Blvd., Los Angeles, CA 90003](#) (DeCantillon Tract) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. It was identified in survey L.A. and maintains a high degree of integrity and character defining features.

The Hoffman Candy Company was a family operated chocolate manufacturing company founded in Los Angeles and was headquartered in the building from 1929 until it went out of business in 1989. The building is an intact example of a daylight factory from its era.

Beautiful architecture in this prime condition provides inspiration and enjoyment to all, and reminds us of a time when life was a little less hurried and a little more thoughtful.

Please vote to designate the Hoffman Candy Company building as an Historic Cultural Monument, and allow our children's children to enjoy a piece of rare architectural history.

Thank you for your consideration.

Sincerely,

Stefanie Irwin

Encinitas, CA 92009

DAY OF HEARING SUBMISSIONS



Planning CHC <chc@lacity.org>

May 5, CHC, Item 4, General Public Comment Day of Hearing Submission

1 message

catherine m estrada <simpaticostudiola@gmail.com>
To: chc@lacity.org

Wed, May 4, 2022 at 11:16 PM

Honorable Members of the Cultural Heritage Commission
Lambert Giessinger, Board Architect

I fully support and agree with the request of the West Adams Heritage Association, Jean Frost, to schedule the project at [2323 Scarff Street](#) (ZA-2021-6672-DB-CU-CCMP-HCA ENV-2021-6673-CE) as an agenda item for your next meeting.

It is of utmost importance that we have your expertise, support and assistance as Zoning Administrator Irving is contemplating his decision regarding this matter. All the facts are very clear. This project is not acceptable and must not be allowed to move forward. It presents a significant adverse impact to the historic resources and fabric of the St. James Park National Register and the University Park Historic Districts.

Respectfully,
Cathy Estrada
Council District 1 University Park HPOZ Board Appointee

May 5, Cultural Heritage Commission / Item 4 / General Public Comment
Honorable CHC Commissioners, HELP!

The University Park HPOZ Board needs your added stewardship for a critical historic preservation issue. A proposed new Infill residential USC student-housing complex at 2323 Scarff Street will, if approved, undermine the very concept of Historical Districts as a preservation goal. This lot is in the heart of the ST. JAMES PARK NATIONAL REGISTER HISTORIC DISTRICT.

The 2300 block has 10 Los Angeles Historic Cultural Monuments.

These two pages are from my comments to the ZA.

Jim Childs Thanks

ZA-2021-6672-DB-CU-CCMP
ENV-2021-6673-CE



March 21, 2022
Los Angeles Department of City Planning / Office of Zoning Administration

Attention: Rafael Fontes, Planning Assistant
213-978-1189 / rafael.fontes@lacity.org
City Hall / Room 720
200 North Spring Street / Los Angeles Ca. 90012

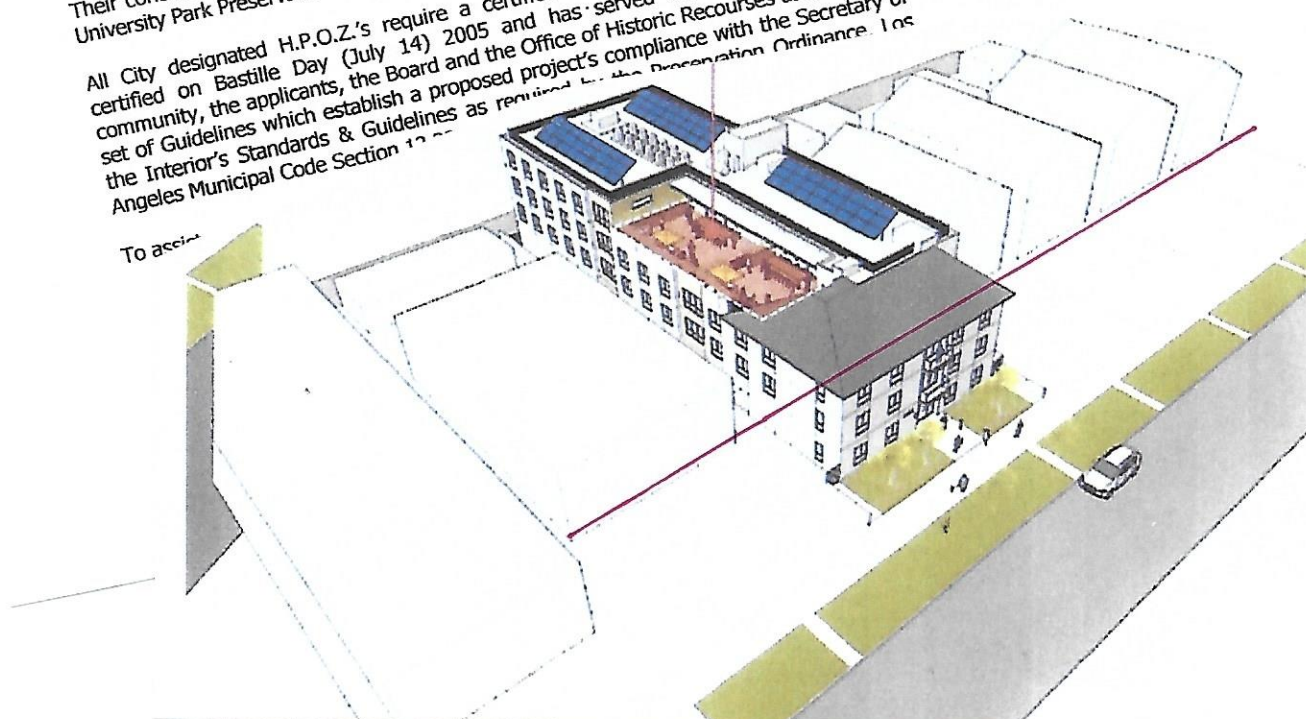
RE: **Case No. ZA-2021-6672-DB-CU-CCMP / ENV-2021-6673-EAF**
2323 Scarff Street, LA CA 90007
University Park Historic Preservation Overlay Zone
St. James Park National Register Historic District

Zoning Administrator Hearing Examiner

In addition to being the Chair of Adams Dockweiler Heritage Organizing Committee (A.D.H.O.C.) I previously served, by appointment of the Cultural Heritage Commission, for eight years, as the qualified "historic preservation-member" of the University Park Historic Preservation Overlay Zone Board (2000-2008) and was instrumental in drafting their UP-HPOZ Preservation Plan. On November 16, 2021 the University Park HPOZ Board voted unanimously to DENY the Applicant's proposed in-fill residential Project. Their conclusion was based on the proposed Project's design failure to comply with the University Park Preservation Plan (UPPP) and its adverse impact on the historic district.

All City designated H.P.O.Z.'s require a certified Preservation Plan. The UPPP was certified on Bastille Day (July 14) 2005 and has served well ever since for the community, the applicants, the Board and the Office of Historic Resources as the official set of Guidelines which establish a proposed project's compliance with the Secretary of the Interior's Standards & Guidelines as required by the Preservation Ordinance. Los Angeles Municipal Code Section 12.22

To access



DIR 2008-3375-COA

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FILE

FINDINGS

In consideration of the plans submitted for review to the Planning department, the Director of Planning makes the following findings:

1. Standards for Issuance of a Certificate of Appropriateness for Construction, Addition, Alteration or Reconstruction.

The proposed project substantially complies with the following applicable development regulations, standards and provisions as stipulated in Section 12.20.3 "HP" Historic Preservation Overlay Zone (Amended January 30, 2002) of the Los Angeles Municipal Code:

A. Section 12.20.3.K.4 (c) That the project substantially complies with the University Park Preservation Plan, approved by the City Planning Commission for the Zone.

A-I. Section 8.10 Location and Site Design. Guidelines 1-18:

The project involves the new construction of a two residential structures on a vacant lot at 2317 Scarff Street. The buildings were designed and located to correspond to the local historical site development patterns of a larger front structure and more diminutive rear structure. **The buildings are proposed to be placed on the lot consistent with the historic setbacks on that side of Scarf Street, as well as the home that existed previously, per Guidelines #1, 5, 6 and 15. Historic Sanborn maps c. 1922 show a consistent 47-foot front yard setback, which the project is in line with.** The side yards setbacks are also generally consistent, with 7'-5" on the South side and 13'-10" on the North. Although rear yard structures were traditionally set along the alleyway, current City code dictates a minimum 10-foot setback. The project is set back almost 18-feet from the alley to allow room for mechanical equipment and parking. The project's proposed lot coverage (33%) is compatible, and actually less than most other multiple-family structures on the block, according to an (Applicant provided) study of lot coverage on the block that found an average (on Contributing properties) of 42%.

The front and side yard areas are dedicated largely to planting areas, per Guideline #2. A straight concrete walkway will extend from the front sidewalk to the front porch, and connect with a North side yard walkway, both of which are common historic hardscape treatments. Patios measuring 12'x7'-5" are proposed along the South side, corresponding to the separate side unit

Honorable Members of the Cultural Heritage Commission
Lambert Giessinger, Board Architect



As stewards of National Register properties please take the interest and time to review and comment on the proposed project at 2323 Scarff Street in the University Park HPOZ and in the heart of the St. James Park National Register District. What is proposed is a 4 story, 10-unit, 45-bedroom student housing project infill on Scarff Street of which 2 and 2 1/2 stories is prevailing.

The University Park HPOZ Board found:

"I, Mark Malan, move that the recommendation of the University Park HPOZ be to deny this project on the basis that it does not comply with the Preservation Plan, generally all of section 8 for residential infill, specifically in the area of 8.10 Location and Site Design and 8.11 Massing and Orientation and does not follow the previously established prevailing setback and heights as stated by the Director of Planning in their 2008 ruling on DIR 2008-3375-COA. Specifically, we find the proposed structure to be out of scale with the adjacent properties and the larger context of the historic district in the issues of height, massing, setback, and design articulation. This project as presented presents a significant adverse impact to the historic resources of the district: The HPOZ, The National Registered District, and the Landmark Properties along Scarff Street."The motion to recommend against this project passes unanimously.

As this is within the St. James Park National Register District, we ask that you review this project for conformance to the Secretary of the Interiors Standards and the University Park Preservation Plan. The Friday, a compatibility and CCMP decision is in the hands of the Zoning Administrator who has kept the file open until Friday, May 27. All of your expertise is needed to support the HPOZ Board, in helping the ZA make findings that this project does not meet the Standards nor the University Park Preservation Plan and therefore a CCMP cannot be supported. Nor a CE.

All four Board architects have given their opinion, and all concur that this project does not meet the requirements for approval:



John Arnold: *Objective Issues: The objective issues that concern me are related to the bulk of the building that is squeezing the lot coverage to the maximum. This has obviously been a self-inflicted creation by the developer who is trying to maximize the project rents with large 5-bedroom/5-bath units, as well as creating space for 2 future ADUs in the large "recreation" and "lounge" spaces. Despite all of the above being allowed by the LAMC and/or state law, the envelope of the building has made the structure's*

mass non-compliant with prevailing setback and lot coverage prescriptions outlined in the Preservation Plan. This could be mitigated not by reducing density, but by lowering the average unit size.

Subjective Issues: I am equally concerned about the subjective issues of the building design, which is severely lacking and below HPOZ standards. The submittal has no documentation showing how windows, eaves, doors, balcony rails and siding will be detailed. The eaves and dormers are not correctly proportioned or shaped. The roof lines, with two differing pitches at the front and sides, will look awkward and decidedly not historically compatible. I do not see Prairie Style at all. These are not density considerations, these are material and detail considerations that will not affect density, and they can easily be fixed with some care and cost from the developer. This kind of ask is typical in HPOZs.

John Kaliski: *First and foremost, the proposed structure, per the drawings posted on site for the Board meeting, intrudes approximately 13' into the front yard setback of the adjoining contributing structures. The Preservation Plan's quantifiable guidelines clearly disallow this as follows.*

- Section 8.10: Location and Site Design (page 90): 1. New residential structures should be placed on their lots consistent with the existing historic setbacks of the block on which they are located. The proposed structure would substantially break by approximately 13' the plane of the historic setbacks of the contributing buildings on the block face between W. Adams Blvd. and Oak St. In particular this pushing forward into the historic pattern of the front yard setback would break the uniform front yard setback pattern and integrity of the five contributing structures along the west and north side of the block face.*
- Section 8.10: Location and Site Design (page 91): 5 For larger lots and contiguous lots, the side yard and overall lot coverage of the proposed new development should be compatible with the historic development pattern of the block... As noted above, the approximate 13' projection of the proposed structure into front yards of contiguous lots is quantifiably not in keeping with the historic development pattern.*
- Section 8.10: Location and Site Design (page 92): 15. Identify and respect the pattern of front and rear setbacks for the block. While side and rear setbacks may vary, the traditional siting relationships should be maintained. As noted above, the approximate 13' projection of the proposed structure into the front yards does not maintain traditional siting relationships.*

The Project also does not meet numerous other measurable (yes or no) guidelines as follows.

- 8.11 Massing and Orientation (page 94): 2. New structures which will be larger than their neighbors should be designed in modules, with the greater part of the mass located away from the main façade to minimize the perceived bulk of the structure. The front portion of the building is not designed with modules to minimize the perceived bulk, as are the contributing and contiguous structures along the north and west block face, and the projection of the proposed structure into the historic front yard pattern of these same lots maximizes the perceived bulk of the structure.*
- 8.11 Massing and Orientation (page 94): 8. If the prevailing coverage on a block side on which the project is to be built is less than the zoning allows, then the new coverage should be similar to the prevailing. Based upon the above review, the proposed project does not meet critical measurable and quantifiable Preservation Plan standards. The design is also not sufficiently developed from a code standpoint or utility standpoint to ensure that the design will not change in such a way as to be further noncompliant with preservation guidelines.*

Tom Michali and Steven Fader made similar observations. Every University Park HPOZ Board Chair past and present weighed in that this did not meet the Preservation Plan and had severe and irreparable negative impacts to the historic district.

SB1818 has a "carve out" for density bonus projects that impact historic properties. SB330 requires application of objective standards which the Board and all four architects have applied. We ask the CHC to schedule this for their next agenda and make comment to the ZA (ZA-2021-6672-DB-CU-CCMP-HCA ENV-2021-6673-CE)



1995 CHILDS

