GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that "compliance" means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at **http://planning.lacity.org**, by selecting "Commissions & Hearings" and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **"Initial Submissions"**: Compliant submissions received no later than by 4:00 p.m. Thursday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report.

- **"Secondary Submissions"**: Compliant submissions received after the Initial Submission deadline up to 24-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.

- **"Day of Hearing Submissions"**: Compliant submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that "compliance" means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission's ROPs can be accessed at **http://planning.lacity.org**, by selecting "Commissions & Hearings" and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

Planning CHC <chc@lacity.org>

REQUEST: Put discussion of "Beaulyland" at 284 S Coronado St. on the CHC's agenda as soon as possible

1 message

Cameron Colony <cameroncolony@gmail.com> Sat, Oct 4, 2025 at 8:57 AM
To: chc@lacity.org, ken.Bernstein@lacity.org, Councilmember.Soto-Martinez@lacity.org

Friends,

Beaulyland (Arthur B. Benton, 1912), a beautiful house at 284 S Coronado St, is threatened with demolition due to the City Planning Department's policy, which conflicts with State law.

The preservation advocates who discovered Benton's association with the property asked Council District 13 to bring the matter to the CHC for consideration, but OHR wrongly claims that the application for a "major remodel/addition" (with plans actually showing near total demolition, See Attached) prevents this from happening. This policy grants erroneous vested rights to the developer that do not exist: under State law (CA Govt Code § 65913.10 - 2024), CEQA applies, and the Cultural Heritage Commission has authority to take the matter up.

I care about the history of this house (which was designed by master architect Arthur B. Benton) and about a level playing field where historic preservation is concerned. No demolition permit has been granted, yet the unpublished plans call for extensive demolition. Instead of being demolished for a new building containing 7 apartments, Beaulyland could be preserved, renovated, and turned back into 6 apartments, which it was until recently, with the addition of an ADU.

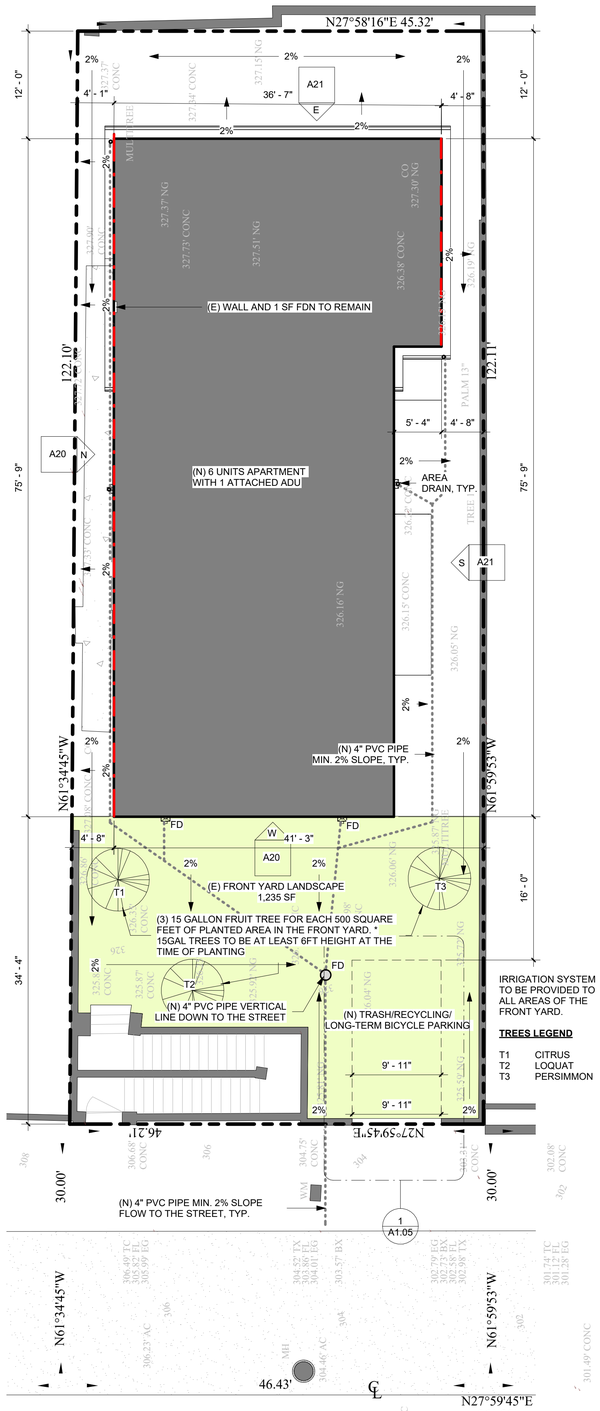
Please put Beaulyland on the CHC's agenda as soon as possible, so that the commissioners can honor the will of the people and give Beaulyland a fair chance to be considered for HCM designation.

Please share this email with the Commissioners, and let them know they can visit this link for additional information: https://thedustyarchive.substack.com/beaulyland-a-beauty-no-more

Thank you for taking the time to read this. I appreciate your commitment to this great city!

Sincerely,
Cameron Colony
Westlake/Pico-Union Resident

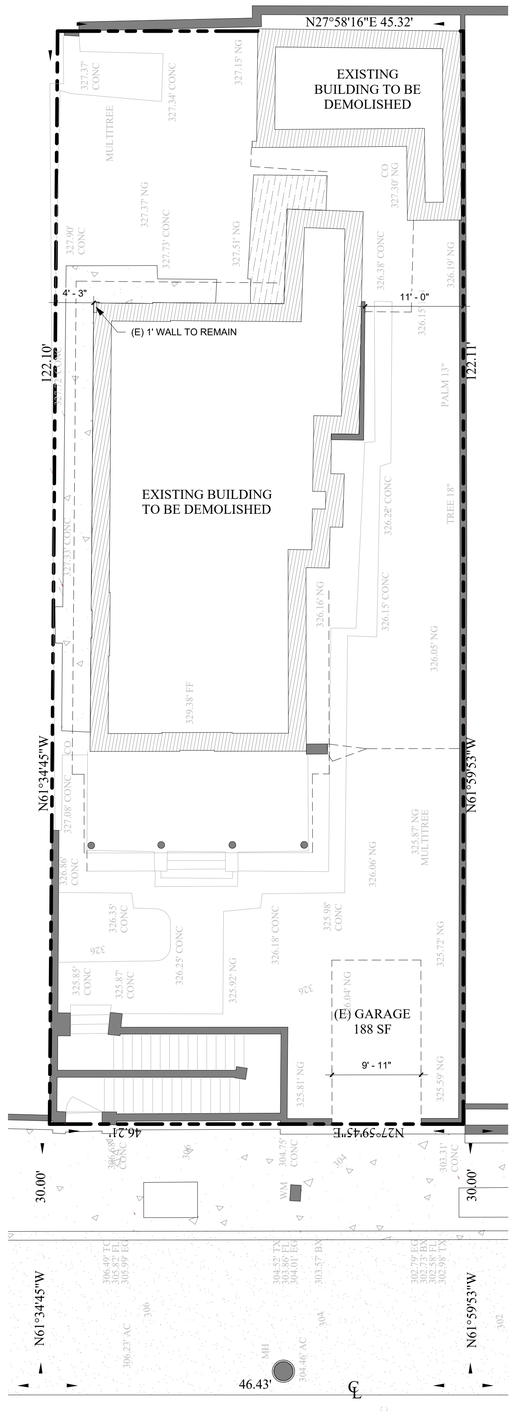
Adm_2025_4427_Clr_Approved_1.pdf
1008K



(N) SITE PLAN

SCALE: 1/8" = 1'-0"

N



(E) SITE PLAN

SCALE: 1/8" = 1'-0"

E

FLOOR AREAS

LOT AREA:		**5,589.8**	**SF**
(E) 2-STORY SINGLE FAMILY RESIDENCE:		2,636.0	SF
FAR 1.5:1	**5,589.8 X 1.5 =**	**8,384.7**	**SF**
PROPOSED (N) 7 UNITS APARTMENT			
UNIT #1 AREA:		706	SF
UNIT #2 AREA:		709	SF
UNIT #3 AREA:		854	SF
UNIT #4 AREA:		696	SF
UNIT #5 AREA:		721	SF
UNIT #6 AREA:		783	SF
UNIT #7 AREA:		836	SF
TOTAL (N) AREA:		**5,305**	**SF**
THE PROPOSED AREA LESS THAN FAR, SEE THE FAR DIAGRAM ON SHEET			
ZONING CODE FLOOR AREA:		**5,305**	**SF**
BUILDING CODE FLOOR AREA:			
R-2 OCCUPANCY		**5,305**	**SF**
U OCCUPANCY			
SCHOOL FEES FLOOR AREA:	**5,305 + 315 =**	**5,620**	**SF**

DENSITY CALCULATIONS: PER C2 ZONE, 1 UNIT/400SF OF LOT AREA.

LOT AREA:5,589.8SF/1UNIT/400SF = 13.97 UNITS =>13 UNITS ALLOWED BY RIGHT

SITE PARKING ANALYSIS:

EXISTING REQUIRED/PROVIDED: 1 STALL
PROPOSED: REQUIRED/PROVIDED: 0 STALLS (PER AB2097)

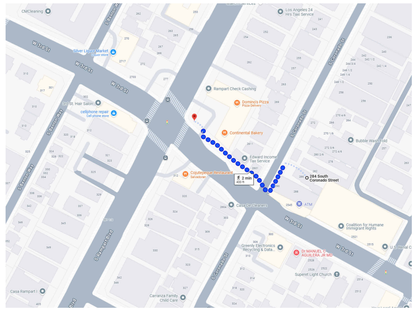
BICYCLE PARKING:

SHORT TERM: 1 SPACE PER 10 UNITS => 1 SPACE REQUIRED
LONG TERM: 1 SPACE PER UNIT => 7 SPACES REQUIRED

PLANS APPROVED
City of Los Angeles
Department of City Planning

DATE: 08/07/2025 PAGE NO: 1 of 1
PCIS NO: 25014-10000-01734
CASE NO: ADM-2025-4427-CLR
PLANNER: Daniel Coronado
NOTES:

VICINITY MAP



DISTANCE TO PUBLIC TRANSPORTATION LESS THAN 1/2 MILE.

PROJECT DIRECTORY

STRUCTURAL

VBA CONSULTING GROUP
331 ARDEN AVE # 201, GLENDALE, CA 91203
PHONE: (626) 318 - 0373
CONTACT: BORIS ARUTYUNYAN
EMAIL: BORIS@VBACG.COM

ARCHITECTURAL DESIGNER

VBA CONSULTING GROUP
331 ARDEN AVE # 201, GLENDALE, CA 91203
PHONE: (310) 889 - 0690
CONTACT: NARINA ARUTYUNYAN
EMAIL: PERMITTING@VBACG.COM

TITLE 24 ENGINEER

TITLE24 MASTER
PHONE: (909) 914-0305
CONTACT: ALEX SONG
EMAIL: TITLE24MASTER@GMAIL.COM

LEGAL DESCRIPTION

ADDRESS:	284 S CORONADO ST 90057
ASSESSOR'S ID NO:	5155-033-008
ZONE:	C2-1
TRACT:	KNOB HILL TRACT
LOT:	10
BLOCK:	H
MAP SHEET:	135A203

SCOPE OF WORK

MAJOR REMODEL/ADDITION/CHANGE OF USE (KEEP 1SF OF FOUNDATION) OF EXISTING 2 STORY SFD TO A 3 STORY 7-UNIT APARTMENT WITH 2ND STORY ROOFTOP DECK

CONSTRUCTION TYPE

TYPE V-B

BUILDING OCCUPANCY

RESIDENCE R-2

FIRE SPRINKLER

AN NFPA 13D FIRE SPRINKLER SYSTEM FOR THE ENTIRE BUILDING

HISTORIC PRESERVATION

NO

HILLSIDE AREA

YES

OF STORIES

3 FLOORS - HEIGHT 36.33'

APPLICABLE CODES

2022 LOS ANGELES MECHANICAL CODE
2022 LOS ANGELES PLUMBING CODE
2022 LOS ANGELES ELECTRICAL CODE
2022 LOS ANGELES BUILDING
2022 LOS ANGELES GREEN BUILDING
2022 LOS ANGELES FIRE CODES
2022 CALIFORNIA ENERGY REQUIREMENTS (T24)

SHEET INDEX

ARCHITECTURAL

SHEET NUMBER	SHEET NAME
A00	SITE PLAN AND PROJECT INFORMATION
A00.1	FAR DIAGRAM & SITE PLAN W/ ALL KNOWN WELLS PLOTED
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	THIRD FLOOR PLAN
A1.04	ROOF FLOOR PLAN
A1.05	(N) TRASH AND BICYCLE PARKING ROOM
A20	ELEVATIONS
A21	ELEVATIONS
A30	SECTIONS
A40	DETAILS
A41	DETAILS

GENERAL

SHEET NUMBER	SHEET NAME
G0	GENERAL NOTES
G1	GENERAL NOTES
G2	GENERAL NOTES
GRN1	GREEN SHEETS

STRUCTURAL

SHEET NUMBER	SHEET NAME
S001	GENERAL NOTES
S002	GENERAL NOTES
S101	DETAILS
S102	DETAILS
S103	DETAILS
S104	DETAILS
S105	DETAILS
S106	DETAILS
S107	DETAILS
S108	DETAILS
S109	DETAILS
S110	DETAILS
S111	DETAILS
S112	DETAILS
S201	FOUNDATION PLAN
S202	SHEAR WALL LAYOUT PLANS
S203	FRAMING PLANS

TITLE 24 (T24)

Sheet Number	Sheet Name
T24.1.1	TITLE 24
T24.2.1	TITLE 24

VBA CONSULTING GROUP

INFO@VBACG.COM
TEL: (626) 241-4703
TEL: (626) 318-0373

PROFESSIONAL SEAL

PROJECT NAME

6 UNITS APARTMENT WITH 1 ATTACHED ADU

PROJECT ADDRESS

284 S. CORONADO ST
LOS ANGELES. CA.

CITY / COUNTY STAMPED

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF VBA CONSULTING GROUP. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF VBA CONSULTING GROUP. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

REVISIONS

NO.	DATE	REVISION / ISSUE

SHEET INFORMATION

ISSUE	--
DATE	8/4/2025 1:31:03 PM
PROJECT NUMBER	25009
DRAWN	PP
CHECKED	VA
APPROVED	

SITE PLAN AND PROJECT INFORMATION

SCALE: As indicated

SHEET NUMBER

A00

Planning CHC <chc@lacity.org>

Request to put discussion of Beaulyland at 284 S Coronado St. (Arthur B. Benton, 1912) on the CHC's agenda as soon as possible

1 message

Jen Martinez <jen.yvette.martinez@gmail.com> Mon, Oct 6, 2025 at 5:16 PM
To: Jen Martinez <jen.yvette.martinez@gmail.com>
Bcc: chc@lacity.org

Dear friends:

Beaulyland, a beautiful house that has just been discovered to have been designed by master architect Arthur B. Benton is threatened with demolition due to the City Planning Department's policy, which conflicts with State law.

The preservation advocates who discovered Benton's association with the property asked Council District 13 to bring the matter to the CHC for consideration, but OHR wrongly claims that the application for a "major remodel/addition" (with plans actually showing near total demolition) prevents this from happening. This policy grants erroneous vested rights to the developer that do not exist: under State law (CA Govt Code § 65913.10 - 2024), CEQA applies, and the Cultural Heritage Commission has authority to take the matter up.

I care about this historic house and about there being a level playing field when historic preservation is concerned. No demolition permit has been granted. Instead of being demolished for a new building containing 7 apartments, Beaulyland could be preserved and turned back into 6 apartments, which it was until recently, and an ADU added.

Please put Beaulyland on the CHC's agenda as soon as possible, so that the commissioners can honor the will of the people and give Beaulyland a fair chance to be considered for HCM designation.

Please share my email with the Commissioners, and let them know they can visit this link for additional information: https://thedustyarchive.substack.com/beaulyland-a-beauty-no-more

Sincerely,

JENNIFER MARTINEZ
Encino Resident

Planning CHC <chc@lacity.org>

SAVE BEAULYLAND

1 message

Joan Yarfitz <joanyarfitz@yahoo.com> Fri, Oct 3, 2025 at 7:27 PM
To: "chc@lacity.org" <chc@lacity.org>, "ken.Bernstein@lacity.org" <ken.Bernstein@lacity.org>, "Councilmember.Soto-Martinez@lacity.org" <Councilmember.Soto-Martinez@lacity.org>

Please read attached document to save Beaulyland.

Thank you,

Joan Yarfitz
TrulyUniqueProperties

Beaulyland.docx
13K

Beaulyland, a beautiful house that has just been discovered to have been designed by master architect Arthur B. Benton is threatened with demolition due to the City Planning Department's policy, which conflicts with State law.

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Please share my email with the Commissioners, and let them know they can visit this link for additional information: https://thedustyarchive.substack.com/beaulyland-a-beauty-no-more

Sincerely, [your name and city/neighborhood]

We really hope you'll take a moment to speak out, and that when you do, that your voice is heard. And as a special treat for reading this far, and for watching our mini tour of this beautiful block, we've got an architectural and spiritual Easter egg just for you.

Planning CHC <chc@lacity.org>

Request to put discussion of Beaulyland at 284 S Coronado St. (Arthur B. Benton, 1912) on the CHC's agenda as soon as possible

1 message

K J <karynjanowski@gmail.com> Fri, Oct 3, 2025 at 9:20 PM
To: chc@lacity.org, councilmember.soto-martinez@lacity.org

Dear friends:

Beaulyland, a beautiful house that has just been discovered to have been designed by master architect Arthur B. Benton is threatened with demolition due to the City Planning Department's policy, which conflicts with State law.

The preservation advocates who discovered Benton's association with the property asked Council District 13 to bring the matter to the CHC for consideration, but OHR wrongly claims that the application for a "major remodel/addition" (with plans actually showing near total demolition) prevents this from happening. This policy grants erroneous vested rights to the developer that do not exist: under State law (CA Govt Code § 65913.10 - 2024), CEQA applies, and the Cultural Heritage Commission has authority to take the matter up.

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Please put Beaulyland on the CHC's agenda as soon as possible, so that the commissioners can honor the will of the people and give Beaulyland a fair chance to be considered for HCM designation.

Please share my email with the Commissioners, and let them know they can visit this link for additional information:
https://thedustyarchive.substack.com/beaulyland-a-beauty-no-more

Sincerely,
Karyn Janowski
(33 year resident of Hollywood)

Planning CHC <chc@lacity.org>

Request to put discussion of Beautyland at 284 S Coronado St. (Arthur B. Benton, 1912) on the CHC's agenda as soon as possible

1 message

Libby Motika <libbymotika@gmail.com> Fri, Oct 3, 2025 at 9:50 PM
Reply-To: libbymotika@gmail.com
To: chc@lacity.org, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "councilmember.soto-martinez@lacity.org" <Councilmember.Soto-Martinez@lacity.org>

Dear friends:

Beaulyland, a beautiful house that has just been discovered to have been designed by master architect Arthur B. Benton is threatened with demolition due to the City Planning Department's policy, which conflicts with State law.

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Please put Beaulyland on the CHC's agenda as soon as possible, so that the commissioners can honor the will of the people and give Beaulyland a fair chance to be considered for HCM designation.

Please share my email with the Commissioners, and let them know they can visit this link for additional information: https://

thedustyarchive.substack.com/beaulyland-a-beauty-no-more

Sincerely, Elizabeth Motika, CD 11

Planning CHC <chc@lacity.org>

Beaulyland

1 message

Michael Buch <michaelbuch@sbcglobal.net> Fri, Oct 3, 2025 at 10:07 PM
To: chc@lacity.org

Dear friends:

Beaulyland, a beautiful house that has just been discovered to have been designed by master architect Arthur B. Benton is threatened with demolition due to the City Planning Department's policy, which conflicts with State law.

The preservation advocates who discovered Benton's association with the property asked Council District 13 to bring the matter to the CHC for consideration, but OHR wrongly claims that the application for a "major remodel/addition" (with plans actually showing near total demolition) prevents this from happening. This policy grants erroneous vested rights to the developer that do not exist: under State law (CA Govt Code § 65913.10 - 2024), CEQA applies, and the Cultural Heritage Commission has authority to take the matter up.

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Michael Buch
Pazzo Gelato
323.428.6729
Sent from my iPhone

Planning CHC <chc@lacity.org>

284 S Coronado St - Pending Demolition

1 message

mike.shawn@sbcglobal.net <mike.shawn@sbcglobal.net> Sun, Sep 28, 2025 at 8:55 AM
To: Emma Howard <emma.howard@lacity.org>, melissa.jones@lacity.org
Cc: chc@lacity.org, Kim Cooper <tours@esotouric.com>, Richard Schave <schavester@gmail.com>

Emma/Melissa,

I wish to submit public comment about the project located at 284 S Coronado St in the Westlake District. Actually, my comments apply to many recent projects throughout the city where OHR and CHC are refusing to act on the publics behalf. The Housing Crisis Act of 2019 does NOT prohibit OHR and CHC from accepting historic nominations and enacting a stay of demolition while the nomination is under review. The filing of a demolition permit does not give a developer a vested right to their project. The current situation is due to city policy over-reaching and going beyond the intent of the law. The basis for my position is explained in the attached letter.

Respectfully,

Mike Callahan, P.E.
Retired Engineer and
Freelance Historian
(213) 359-9805 (cell)
thedustyarchive.substack.com

P.S. I have copied the email account for the Cultural Heritage Commission and would like this letter filed as general public comment for their next meeting scheduled on 16 Oct 2025. Thanks.

2025-09-28 - MC - Comment Letter.docx
24K

28 September 2025

To: Emma Howard, Community Development & Planning Director, CD-13
emma.howard@lacity.org
Melissa Jones, City Planner, Office of Historic Resources
melissa.jones@lacity.org

Re: **284 S. Coronado St., BEAULYLAND**

Dear Emma and Melissa,

I'm writing to you to voice my concerns about the potentially historic house located at 284 S. Coronado St. in the Westlake District, known as BEAULYLAND. This house sold recently and now has a pending demolition application for its garage and another application for converting the house from a single-family residence to 6-unit apartment plus ADU. In 2019, the house was converted from a 6-unit apartment to SFD under the Ellis Act.

As reported by Kim Cooper and Richard Schave of Esotouric, the house was built in 1912 and designed by Master Architect Arthur B. Benton. Benton was responsible for the design of the Riverside Mission Inn and the Mary Andrews Clark Memorial Home for young women, which is less than a mile away and designated a city HCM and National Register landmark. Survey LA lists the house as a "rare, intact example of early residential development in Westlake; most examples from this period do not retain integrity."

It is my understanding that Richard and Kim reached out to Emma regarding the possibility of filing an HCM nomination with the Office of Historic Resources. Emma replied that since the house is not currently a designated historic resource, and that a permit application is currently on file for remodeling the house, the City does not have the authority to halt permits or process an HCM nomination under State law. The filing of an historic nomination must pre-date the housing application.

I respectfully note that while this is the standing POLICY of the department of City Planning, it is not State LAW. The Cultural Heritage Commission, as the lead agency in matters related to historic preservation, has the authority to halt demolition and designate the building historic. It is only city policy, and the inaction of the CHC to wield their authority, that OHR refuses to accept the nomination. The basis for my position follows.

The California Housing Accountability Act (HAA) establishes limitations on a local government's ability to deny, reduce the density of, or make infeasible a new housing development that is consistent with objective local standards and contributes to meeting the state-wide need for housing. The State Legislature first enacted the HAA in 1982.

SB-330, known as the Housing Crisis Act of 2019, defines previously undefined terms such as objective standards and complete application. Upon submittal of an application and payment

of the permit processing fee, a project applicant is allowed to "freeze" the applicable standards while they assemble the rest of the material needed for the submittal. To enact a "freeze," the applicant must file an HCA Vesting application.

Under the housing code, State Government Code Title 7, Division 1, Chapter 4.2, Section 65913.10 regulates the determination of historic resources. The section consists of three parts. Part (a) reads:

> *"For purposes of any state or local law, ordinance, or regulation that requires the city or county to determine whether the site of a proposed housing development project is a historic site, the city or county shall make that determination at the time the application for the housing development project is deemed complete."*

This regulation requires the nomination of a building as historic to be done either prior to City Planning ruling that the project application is complete or during the subsequent time provided for appeal. Public appeal is impossible when project applications and demolition notices are not available for immediate review. Part (a) of the Code moves the point of response forward from demolition notification to that of project application.

So far, City Planning policy complies with part (a) of State law but fails to recognize the other parts of the housing law. Section 65913.10 part (c) reads:

> *"Nothing in this section supersedes, limits, or otherwise modifies the requirements of, or the standards of review pursuant to, Division 13 (commencing with Section 21000) of the Public Resources Code."*

Section 21000 of the PRC is the California Environmental Quality Act or CEQA. Under CEQA, the Cultural Heritage Commission has the authority to stay demolition. The intent of the law is to ensure that decisions that impact a potential historic resource are based on valid and complete information. Once torn down, the resource is gone forever.

While City Planning staff often claim that they cannot halt residential projects once the project is approved, Part (c) of State law clearly states that CEQA is the controlling act. Thus, under CEQA, the CHC retains the authority to halt demolition. **Halting demolition to assess historic designation is not a project denial under the HCA, it is an exercise of authority under CEQA.**

And before City Planning responds that project denial will result in substantial fines, that part of their position is a red herring. According to the HAA Technical Assistance Advisory issued by the CA Department of Housing and Community Development, the denial of a compliant housing project is subject to a potential fine, not an absolute fine.

When a project is denied, the project applicant or other affected party may sue, and a judge will weigh the evidence used by the city to deny the project. If the evidence is weak, the judge may order the city to issue the permit. Up to this point, no fine is incurred. Only if the city

refuses to reverse their decision after 60 days may the court impose the fine. **The fine is not due to the denial of the project; it is due to the city failing to comply with the court order.**

So, what about the Vesting application? The vesting application is intended to lock in the rules and regulations that apply to the project at the time of filing. Its intent is to stop a city from passing new rules and regulations that seek to block the project. The CHC, as authorized under CEQA, is not passing a new rule or regulation when it designates a building as historic. The CHC is acting upon its authority granted by existing rules and regulations. Thus, the failure of OHR and the CHC to accept a nomination because it might block a project has no standing in law.

And my last point has to do with Los Angeles Administration Code (LAAC) section 22.171.12 which applies to the temporary stay of demolition following the filing of an HCM application. In the recent Marilyn Monroe case (Brinah Milstein, et al. v. City of Los Angeles), Superior Court Judge James C. Chalfant ruled that ". . . no City Code -- including LAAC section 22.171.12 -- confers a vested right to demolition permits, the impact of a stay on the private interest of a demolition permit holder is comparatively minimal." **In denying the public the right to file an HCM nomination, OHR is automatically granting vested rights to the project applicant, rights that do not exist.**

The issues I raise in this letter are of city-wide concern, not just to the residents of CD-13, but to every citizen interested in historic preservation. I know that the public is frustrated, turning to their city officials for help. Now is not the time for these officials to fall back on city policy, a policy that does not comply with the law and that heavily favors developers. People involved in preservation do not expect to win every battle, but we do expect the city to maintain a level playing field. I look forward to your reply.

Respectfully,

Michael Callahan, PE

SECONDARY SUBMISSIONS

Planning CHC <chc@lacity.org>

Please! Requesting - Discussion of Beaulyland at 284 S Coronado St. (Arthur B. Benton, 1912) on the CHC's agenda as soon as possible - REQUESTED

1 message

Constituent <constituentcalifornian@gmail.com> Mon, Oct 13, 2025 at 9:31 AM
Cc: councilmember.soto-martinez@lacity.org, "chc@lacity.org" <chc@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>

Hello:

DO NOT ALLOW DEMOLITION
LISTEN TO THE CONSTITUENTS

This so-called "remodel" is actually a demolition, with scraps of wall retained for purely symbolic reasons

Beaulyland, a beautiful house that has just been discovered to have been designed by master architect Arthur B. Benton is threatened with demolition due to the City Planning Department's policy, which conflicts with State law.

The preservation advocates who discovered Benton's association with the property asked Council District 13 to bring the matter to the CHC for consideration, but OHR wrongly claims that the application for a "major remodel/addition" (with plans actually showing near total demolition) prevents this from happening. This policy grants erroneous vested rights to the developer that do not exist: under State law (CA Govt Code § 65913.10 - 2024), CEQA applies, and the Cultural Heritage Commission has authority to take the matter up.

Although the proposed new project for the site is described in the LADBS building permit portal as a "major remodel/addition" of the existing two story house into a three story, 7-unit apartment building

This is not true!

I care about this historic house and about there being a level playing field when historic preservation is concerned. No demolition permit has been granted. Instead of being demolished for a new building containing 7 apartments, Beaulyland could be preserved and turned back into 6 apartments, which it was until recently, and an ADU added.

Please put Beaulyland on the CHC's agenda as soon as possible, so that the commissioners can honor the will of the people and give Beaulyland a fair chance to be considered for HCM designation.

Please share my email with the Commissioners, and let them know they can visit this link for additional information: https://thedustyarchive.substack.com/beaulyland-a-beauty-no-more

- **City Policy vs. State Law:** The City Planning Department and its Office of Historic Resources (OHR) claim they cannot halt the project or accept an Historic Cultural Monument (HCM) nomination because a housing application is filed and the house is not yet designated historic, citing department ***policy*** rather than State law.
- **The Cultural Heritage Commission (CHC) Has Authority:** The argument that under the California Environmental Quality Act (CEQA), specifically referenced in State law (Government Code 65913.10 Part c), the CHC retains the authority to ***stay demolition*** in order to assess an historic designation, and this action is not considered a project denial under the Housing Accountability Act (HAA).
- **Fines Are Not Automatically Imposed:** The City's expressed fear of substantial fines for project denial is a "red herring," as fines are only imposed if the City disobeys a court order. Simply taking a potential landmark under consideration is the City's right and duty.
- **The City Wrongly Grants Rights, Thus Aiding Developers:** By refusing to accept valid HCM nominations, the City is erroneously granting developers vested rights that ***do not exist*** in the context of existing historic preservation law. The Planning Department's deliberate inaction—refusing to accept HCM nominations, which prevents the Cultural Heritage Commission from exercising its authority under CEQA—heavily favors developers and denies the public their rights as stakeholders.
- **Why does the City Treat Westlake and Brentwood Differently?** Refusing to accept an HCM application for Beaulyland goes against the precedent set by recent case law, e.g. ***Brinah Milstein vs. the City of Los Angeles***, in which the City responded to public outcry by submitting a landmark nomination for Marilyn Monroe's house after a demolition application had been submitted, thus temporarily staying demolition, then successfully argued in court that it had the right to declare the house as a protected landmark.

The law is clear: the appointed Cultural Heritage Commissioners are the only ones who have the power to decide if Beaulyland should be considered as a City landmark and if so, sent on to City Council for a vote. The Planning staffers who assist the CHC in their work ***have no right*** to keep Beaulyland's existence and the demolition threat from them nor to inhibit discussion of this matter.

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We have taken the time to contact

Please fulfill your role as well

Constituent

Californian

Planning CHC <chc@lacity.org>

REQUEST: Topic discussion - Beaulyland at 284 S Coronado St. (Arthur B. Benton, 1912) on the CHC's agenda ASAP

1 message

K M <likingtheinternet@gmail.com> Mon, Oct 13, 2025 at 10:39 AM
Bcc: chc@lacity.org

I join my fellow Angelenos in raising eyebrows and concern regarding Beaulyland!

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I care about this historic house and about there being a level playing field when historic preservation is concerned. No demolition permit has been granted. Instead of being demolished for a new building containing 7 apartments, Beaulyland could be preserved and turned back into 6 apartments, which it was until recently, and an ADU added.

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Please share my email with the Commissioners, and let them know they can visit this link for additional information: https://thedustyarchive.substack.com/beaulyland-a-beauty-no-more

for Ella Taylor & Dist 13 as well:

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Thank you in advance for listening to the will of the people!

Planning CHC <chc@lacity.org>

Discussion of Beaulyland at 284 S Coronado St. (Arthur B. Benton, 1912) on the CHC's agenda as soon as possible - REQUESTED

1 message

FM FM <fmradiointhe70s@gmail.com> Mon, Oct 13, 2025 at 9:04 AM
Bcc: chc@lacity.org

DO NOT ALLOW DEMOLITION
LISTEN TO THE CONSTITUENTS
ENFORCE THE LAW
This madness has to end

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Call To Action

- you may only hear from a few voices - but thousands are monitoring this situation
We are shocked & disappointed:

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Thank you in advance for your cooperation

Constituent

Planning CHC <chc@lacity.org>

16 Oct 2025 CHC Meeting - General Comment Regarding OHR Delay in Processing Nominations

1 message

mike.shawn@sbcglobal.net <mike.shawn@sbcglobal.net> Sun, Oct 12, 2025 at 6:50 PM
To: Planning CHC <chc@lacity.org>
Cc: Emma Howard <emma.howard@lacity.org>, melissa.jones@lacity.org, Kim Cooper <tours@esotouric.com>, Richard Schave <schavester@gmail.com>

Hello,

In addition to my prior email and letter regarding the pending demolition of 284 S Coronado St (your receipt acknowledged 7 Oct 2025 in email below), I wish to file a second general comment regarding the delay by OHR in processing historic cultural monument (HCM) applications.

It has been reported that due to staff shortage, OHR is unable to review and process the HCM applications received to date. I know that the application for the Alto Nido apartments at 1851 Ivar (6350 Franklin) was received by OHR on 10 May 2025. That was 5 months ago and word is that OHR will not place the application on the CHC calendar until early next year. The number of cancelled CHC meetings in 2025 due to a lack of applications to review already exceeds the total number of meeting cancellations for 2024. Let me indicate why the current situation is not acceptable or fair to the public.

1. OHR should not take more than 30 days to review an HCM application and provide comments back to the applicant, if there are any. OHR comments should be limited to content omissions or non-compliance with the application form. The same standard that applies to developers seeking vesting rights (a 30 day determination by City Planning) should be applied to HCM applications filed by the public.
2. Until CHC receives the application, and if they accept the application, only then does a stay on demolition take place. Prior to CHC acceptance there is no stay.
3. CHC should not be delegating their authority to OHR by having OHR act as a gate keeper. The role of OHR should be to check the application for compliance with the information requested in the application form and then pass it on to CHC for consideration. The CHC (not OHR) should then review the application and rule if it is acceptable for further consideration.
4. If CHC accepts the application, site visits and additional investigation may be conducted. Any concerns OHR may have with application content can be addressed during this time.
5. CHC has repeatedly urged people to file HCM applications as soon as possible, before there is any type of building project underway. The ongoing delay by OHR is creating a situation where a project permit may be filed after the application is submitted to OHR but before it goes to CHC for the acceptance vote. With a project permit in process, OHR may refuse to place the application on the CHC agenda or CHC may reject the application though it was submitted prior to the project permit.

The potential for an application being rejected due to OHR delay is very unfair to the applicants who have invested much time and effort in preparing the application submittal. One potential solution would be to issue a stay of demolition at the time the application is submitted, but this is not the current law. A more viable solution would be to limit OHR review to less than 30 days, and unless there are major omissions in the application, immediately place the application on the CHC agenda for acceptance review. The same City Planning standards that apply to developers

seeking vesting rights should apply to all stakeholders filing an HCM application. One group should not be favored over another.

Thank you for your time,

Mike Callahan, P.E.
Retired Engineer and
Freelance Historian
(213) 359-9805 (cell)
thedustyarchive.substack.com

From: bryan.sanchez@lacity.org <bryan.sanchez@lacity.org> **On Behalf Of** Planning CHC
Sent: Tuesday, October 7, 2025 1:35 PM
To: mike.shawn@sbcglobal.net
Cc: Emma Howard <emma.howard@lacity.org>; melissa.jones@lacity.org; Kim Cooper <tours@esotouric.com>; Richard Schave <schavester@gmail.com>
Subject: Re: 284 S Coronado St - Pending Demolition

Good afternoon,

Thank you for your email. We have received your initial submission for our upcoming CHC Meeting 10/16/25 and will be distributed accordingly to the Commission.

Best,

On Sun, Sep 28, 2025 at 8:55 AM <mike.shawn@sbcglobal.net> wrote:

> Emma/Melissa,
>
> I wish to submit public comment about the project located at 284 S Coronado St in the Westlake District. Actually, my comments apply to many recent projects throughout the city where OHR and CHC are refusing to act on the publics behalf. The Housing Crisis Act of 2019 does NOT prohibit OHR and CHC from accepting historic nominations and enacting a stay of demolition while the nomination is under review. The filing of a demolition permit does not give a developer a vested right to their project. The current situation is due to city policy over-reaching and going beyond the intent of the law. The basis for my position is explained in the attached letter.
>
> Respectfully,
>
> ***Mike Callahan, P.E.***
> ***Retired Engineer and***
> ***Freelance Historian***
> ***(213) 359-9805 (cell)***
> ***thedustyarchive.substack.com***

> P.S. I have copied the email account for the Cultural Heritage Commission and would like this letter filed as general public comment for their next meeting scheduled on 16 Oct 2025. Thanks.

--

Bryan Sanchez

Pronouns: He, His, Him

Commission's Executive Assistant I

Los Angeles City Planning

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1454 |Planning4LA.org

E-NEWS

DAY OF HEARING SUBMISSIONS

Planning CHC <chc@lacity.org>

SAVE BEAULYLAND -284 South Coronado Street

1 message

Buddy Lembeck <buddylembek@hotmail.com> Wed, Oct 15, 2025 at 5:52 PM
To: "chc@lacity.org" <chc@lacity.org>, "ken.Bernstein@lacity.org" <ken.Bernstein@lacity.org>
Cc: "Councilmember.Soto-Martinez@lacity.org" <Councilmember.Soto-Martinez@lacity.org>

Hello all,

I'm Andre Hyland, A former resident of 284 South Coronado, it's a beautiful old historic house in one LAs oldest neighborhoods. DO NOT let it be destroyed for a developer to just build some pathetic new condo, or multi unit generic apartment building etc.

I'm a writer director, lived there for several years beginning in 2014, I even shot my first feature film , THE 4TH in and around the house, the home was heavily featured in the movie, which premiered at Sundance in 2016.
The house is preserved on film, but it needs to be preserved in reality!

It's an incredibly unique house, and beyond sad that some can't see the value in that. It's a rare home that's been around for over 100 years, it's part of Los Angeles history, let's please not let that go to waste for generations to come.

Thank you,
-Andre Hyland

Planning CHC <chc@lacity.org>

Save Beaulyland

1 message

Anna Lawson <analyticl@aol.com> Wed, Oct 15, 2025 at 5:22 PM
To: chc@lacity.org, ken.Bernstein@lacity.org, Councilmember.Soto-Martinez@lacity.org

I'm contacting you about the house called BEAULYLAND at 284 South Coronado Street, designed by master architect Arthur B. Benton in 1912. There is a demolition permit pending for the garage, as well as a permit for grading prior to a major remodel. Please act quickly to pause any permits and ask the Cultural Heritage Commission to consider BEAULYLAND for inclusion as an Historic Cultural Monument, to ensure any work done doesn't harm this architectural treasure. This beautiful house was designed by Benton in the same year as the neighboring Mary Andrews Clark Memorial Home, which is designated as a city HCM and National Register landmark.

Former Tennant of Beaulyland -
Anna Lee Lawson

Planning CHC <chc@lacity.org>

Save Beulyland!

1 message

Alessandra Rizzotti <rizzottister@gmail.com> Wed, Oct 15, 2025 at 10:49 PM
To: chc@lacity.org, ken.Bernstein@lacity.org, Councilmember.Soto-Martinez@lacity.org

I'm contacting you about the house called BEAULYLAND at 284 South Coronado Street, designed by master architect Arthur B. Benton in 1912. There is a demolition permit pending for the garage, as well as a permit for grading prior to a major remodel. Please act quickly to pause any permits and ask the Cultural Heritage Commission to consider BEAULYLAND for inclusion as an Historic Cultural Monument, to ensure any work done doesn't harm this architectural treasure. This beautiful house was designed by Benton in the same year as the neighboring Mary Andrews Clark Memorial Home, which is designated as a city HCM and National Register landmark. - Thanks!

Planning CHC <chc@lacity.org>

Save Historic 284 South Coronado Street !

1 message

Cambria Serrano <thecambriaserrano@gmail.com> Wed, Oct 15, 2025 at 6:19 PM
To: chc@lacity.org, ken.Bernstein@lacity.org, Councilmember.Soto-Martinez@lacity.org

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Cambria Kramlich

424-202-4257

Planning CHC <chc@lacity.org>

BEAULYLAND for inclusion as an Historic Cultural Monument

1 message

Kristina Wong <wfotcn@gmail.com> Wed, Oct 15, 2025 at 7:12 PM
To: Councilmember.Soto-Martinez@lacity.org
Cc: ken.Bernstein@lacity.org, chc@lacity.org

Dear representatives,

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Thank you,

Kristina Wong
90006

Typed with thumbs on my iphone
while going cross-eyed.

Http://www.kristinawong.com

Planning CHC <chc@lacity.org>

284 South Coronado Street (Beaulyland) Historic Cultural Monument Inclusion

1 message

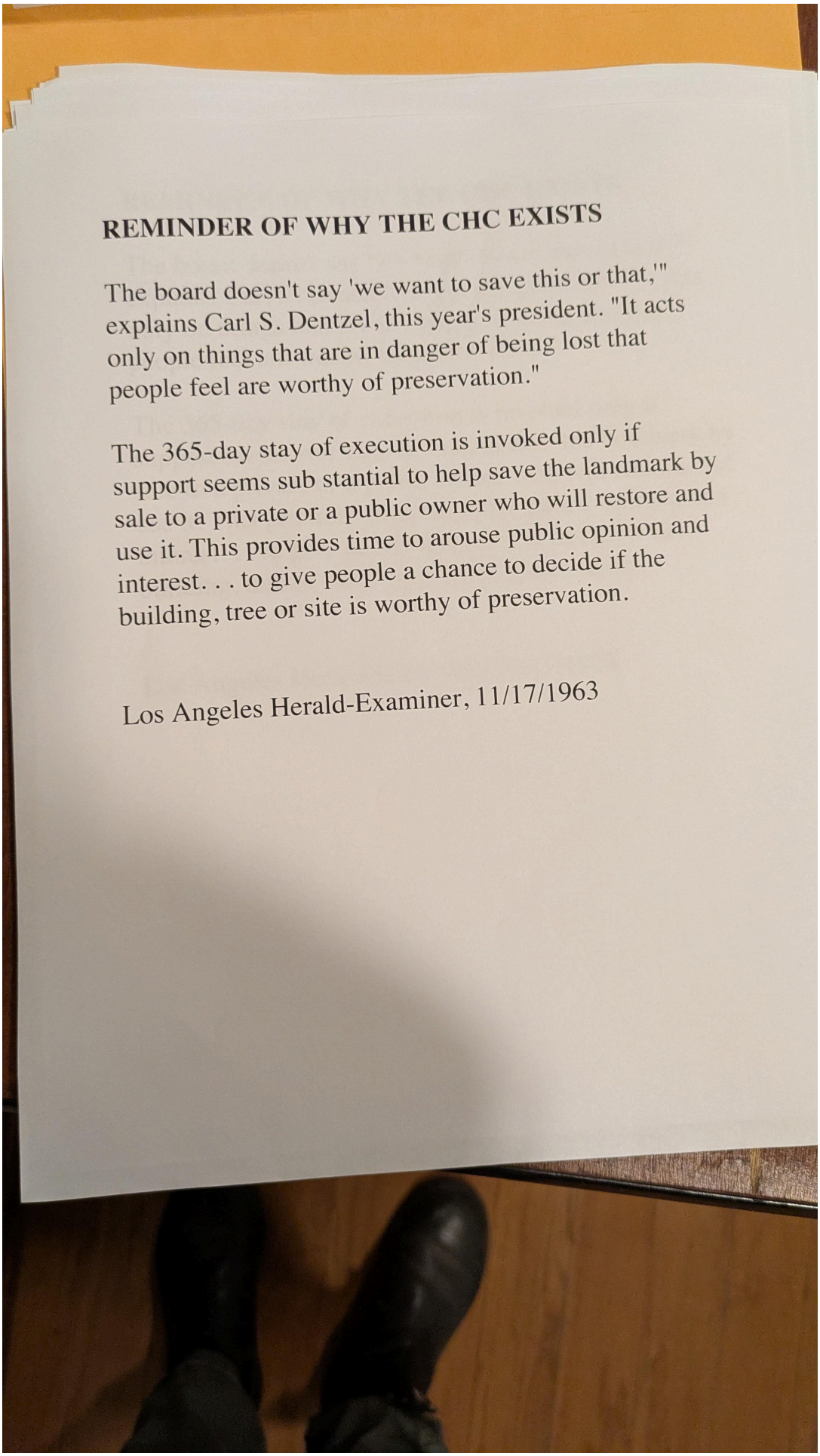
Nicholas Anderson <nicholas-j-anderson@hotmail.com> Thu, Oct 16, 2025 at 9:12 AM
To: "chc@lacity.org" <chc@lacity.org>, "ken.Bernstein@lacity.org" <ken.Bernstein@lacity.org>, "Councilmember.Soto-Martinez@lacity.org" <Councilmember.Soto-Martinez@lacity.org>

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Thank You,

Nicholas Anderson



REMINDER OF WHY THE CHC EXISTS

The board doesn't say 'we want to save this or that,'" explains Carl S. Dentzel, this year's president. "It acts only on things that are in danger of being lost that people feel are worthy of preservation."

The 365-day stay of execution is invoked only if support seems sub stantial to help save the landmark by sale to a private or a public owner who will restore and use it. This provides time to arouse public opinion and interest. . . to give people a chance to decide if the building, tree or site is worthy of preservation.

Los Angeles Herald-Examiner, 11/17/1963