

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:

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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.

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



Planning CHC <chc@lacity.org>

July 16, CHC Staff Report and Presentation Info: Mary Clay School

Andre Gaines <andregaines@gmail.com>

Fri, Jul 3, 2026 at 8:59 AM

To: Rafael Fontes <rafael.fontes@lacity.org>

Cc: Ari Briski <ari.briski@lacity.org>, Bryan Sanchez <bryan.sanchez@lacity.org>, Planning CHC <chc@lacity.org>

Rafael –

Thank you for forwarding the Staff Recommendation Report. I have reviewed the report and respectfully continue to oppose the proposed Historic-Cultural Monument designation.

One aspect of the report gives me pause. The recommendation appears to rely, in part, on the June 11 site inspection. However, neither the Commission nor staff were granted access to the property, the building, or the current preschool operating on site. To my knowledge, the inspection consisted solely of exterior observations from the public right-of-way, as reflected in the accompanying photographs. Given those limitations, I question how the Commission can make findings regarding the property itself and the practical implications of designation without ever inspecting the interior or understanding the property's current use.

While I appreciate the historical significance of Mary Clay and the school's contributions to the community, I remain opposed to imposing Historic-Cultural Monument status on a privately owned property over the objection of its owner—particularly where the property is already protected within an HPOZ and currently serves as an active private preschool.

Please include this correspondence in the administrative record for this matter. Thank you.

Sincerely,

Andre Gaines

AG
(310) 621-1803
[Quoted text hidden]

SECONDARY SUBMISSIONS

WEST ADAMS, LLC

July 13, 2026

Los Angeles Department of City Planning
Office of Historic Resources
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

RE: **SUPPLEMENTAL LETTER OF OPPOSITION**
Historic-Cultural Monument Designation
3911 W. Adams Boulevard
CHC-2026-1489-HCM

Dear Commissioners and Planning Staff –

I respectfully submit this supplemental letter in opposition to the proposed Historic-Cultural Monument designation of my property located at 3911 W. Adams Boulevard.

At the outset, I wish to reiterate that my objection is not directed toward the legacy of Mary Elizabeth Smith Clay or her contributions to education and the Los Angeles community. By all accounts, her accomplishments are worthy of recognition and remembrance.

The question before the Commission, however, is not whether Mary Clay deserves recognition. Rather, it is whether the City should impose permanent regulatory restrictions on privately owned property over the express objection of its owner, particularly where the practical consequences of that designation have not been fully considered.

After reviewing the Recommendation Report, I remain concerned that the record does not adequately reflect the property's present-day use or the impacts that Historic-Cultural Monument designation will have on the owner and tenant. The report documents an exterior site inspection conducted on June 11, 2026, accompanied by exterior photographs, but there is no indication that the Commission or Planning staff were ever granted access to inspect the interior of the building or evaluate the property's ongoing operation as an active preschool before recommending designation.

That omission is significant.

This property is not a vacant historic structure. It is a privately operated preschool serving young children every day. The Recommendation Report understandably discusses the property's historical significance, but it gives comparatively little consideration to the realities of its current use or the potential consequences of landmark designation for the children, families, educators, and tenant who occupy the property today.

Historic-Cultural Monument designation inevitably increases public awareness and interest in a property. While that may be appropriate for museums or publicly accessible landmarks,

this property serves an entirely different purpose. It is a functioning educational facility where privacy, safety, and uninterrupted operation are essential. Those considerations deserve meaningful weight in the Commission's analysis.

I also remain concerned that the interests of the current owner have received limited consideration throughout this process. I have consistently communicated my opposition to this designation and have explained that the property is already located within the West Adams Terrace Historic Preservation Overlay Zone, which provides an existing framework for preserving the neighborhood's historic character. The Recommendation Report does not meaningfully explain why those existing protections are insufficient or why an additional Historic-Cultural Monument designation is necessary.

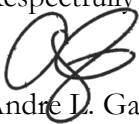
Likewise, while I have no present intention of demolishing or substantially redeveloping the property, Historic-Cultural Monument designation would permanently affect my ability to maintain, improve, adapt, and manage the property in the future. It would increase permitting complexity, delay routine improvements, increase costs, and diminish the flexibility that ordinarily accompanies private property ownership.

Historic preservation is an important public objective, but it should be pursued in a manner that carefully balances preservation goals with the legitimate rights and interests of private property owners. In my view, that balance has not been achieved in this case.

For these reasons, I respectfully request that the Cultural Heritage Commission decline to recommend Historic-Cultural Monument designation for 3911 W. Adams Boulevard and instead allow the property to remain subject to the protections already afforded by the West Adams Terrace Historic Preservation Overlay Zone.

Thank you for your consideration of my comments. Please include this letter in the official administrative record for CHC-2026-1489-HCM.

Respectfully submitted,



Andre L. Gaines
Manager
West Adams, LLC

cc:

West Adams Trust
The Gaines Family Trust
Lauren Dandridge Gaines
Jeff Love, Esq.

DAY OF HEARING SUBMISSIONS



July 15, 2026

Cultural Heritage Commission:

Barry Milofsky, President

Richard Barron, Commissioner

Pilar Buelna, Commissioner

Dr. Laura Dominguez, Commissioner

Ethel Rubio, Commissioner

Via e mail

RE: PROPOSED MONUMENT: MARY CLAY SCHOOL CHC-2026-1489-HCM CEQA: ENV-2026-1490-CE Plan Area: West Adams – Baldwin Hills – Leimert PROPERTY ADDRESS: 3911 West Adams Boulevard

Honorable Commissioners

The West Adams Heritage Association (WAHA) is a neighborhood nonprofit dedicated to preserving the architectural and cultural heritage of West Adams. For more than forty years, WAHA has commented on planning and land-use matters to advance the community's well-being and quality of life. WAHA represents several hundred residents and stakeholders, many of whom live in West Adams. Please consider our comments. WAHA urges support of the HCM designation of the Mary Clay School and the Commission making the associated findings.

The nomination supports the defining of the context of West Adams and adds to its already defined status as an HPOZ contributor. But the HCM nomination enriches our understanding of the significance of Mary Clay School's cultural significance on a local and national scale.

The Mary Clay School "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as the location of the Mary Clay School, the first Black-owned, non-sectarian private school in Los Angeles catering to middle-income families, which operated at the subject property from 1959 to 1998. The Mary Clay School "is associated with the lives of historic personages important to national, state, city, or local history" as the long-term residence of Mary Elizabeth Smith Clay, a trailblazing educator, civic-minded volunteer, and founder of the Mary Clay School.

CRITERIA The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria: 1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community; 2. Is associated with the lives of historic personages important to national, state, city, or local history; or 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age."

The nomination goes on to describe how Mary Clay and her namesake school won many awards and accolades for educational service. Foremost among these were a regional citation by the National Sorority of Phi Delta Kappa, Inc., an International African American professional sorority for women in the field of education. She left a legacy of a strong educational foundation to all the children who attended the school and provided support to their working parents who could feel secure that their children would be safe and well cared for under the supervision of the Mary Clay School staff.

WAHA urges support of the designation. Although the owner may not support this nomination, the site is already subject to the Secretary of the Interior's Standards and the HPOZ Ordinance. This nomination defines more clearly the significance of the site and its cultural context in the history of South Los Angeles and the nation.

WAHA urges your designation of the Mary Clay School.

Respectfully,



Jean Frost, Vice President
West Adams Heritage Association
c/o 2326 Scarff Street, LA, CA 90007
indiejean@att.net



Fwd: HCM Nomination and Site Inspection - The Talmadge

Rafael Fontes <rafael.fontes@lacity.org>
To: Nathan Gallardo <nathan.gallardo@lacity.org>
Cc: Planning CHC <chc@lacity.org>

Wed, Jul 15, 2026 at 10:19 AM

Hi Nathan,

I was looking over emails, and noticed that this owner's rep hadn't copied you or the CHC email on their comment last week. This is for Item 9 on tomorrow's agenda.

I know Bryan and Ari are out, but have you received anything else from this rep? If not, could you please add this to the Hearing Submissions folder?

Thank you,
Rafael

----- Forwarded message -----

From: **Matthew Soufer** <Matthews@cpmusa.com>
Date: Wed, Jul 8, 2026 at 1:32 PM
Subject: Re: HCM Nomination and Site Inspection - The Talmadge
To: Melissa Jones <melissa.jones@lacity.org>, Camelia Baron <camelia@cpmusa.com>
Cc: Lambert Giessinger <lambert.giessinger@lacity.org>, Rafael Fontes <rafael.fontes@lacity.org>, Daniel Azadegan <daniela@cpmusa.com>, David Soufer <davids@cpmusa.com>

Please see below for my further arguments against this nomination:

The designation of a building as a Historic/Cultural Monument in Los Angeles is a significant matter that can impact not only the fabric of the city but also the sustainability of the housing market, particularly for owners and tenants who have been navigating the tumultuous economic aftermath of the COVID-19 pandemic and LA County Wildfires. In response to the criteria put forth for such a designation, we present the following refined arguments against the nomination of our building for Historic/Cultural Monument status:

Historic Events or Personages

- **Lack of Direct Historical Connection:** It is critical to differentiate between buildings that are directly associated with historically significant events and those that are tangentially related. The construction of apartment buildings in the Wilshire area, spurred by the expansion of railway lines, was a common response to urban growth rather than a direct reflection of the railways' historical significance. To equate the two would be to misconstrue the nature of urban development and to unjustly elevate common responses to infrastructure changes to the status of historic importance. Doing so could indiscriminately sweep a broad array of properties into the historic fold, which is neither practical nor intended by the guidelines of designation.

Criteria: Association with Important Movements or Trends

- **Social and Cultural Significance:** While the development trends of the early to mid-20th century have indeed shaped Los Angeles, it is the broader pattern of development rather than individual, unremarkable examples of housing that are historically significant. The building in question does not embody any particular social or cultural movement distinct from countless similar structures erected in the same period. Its designation as a Historic/Cultural Monument based on

this criterion would be tantamount to a freeze on the organic evolution of the city's housing landscape, which must be allowed to adapt to current and future needs.

Practical and Economic Hardships

- **Post-Pandemic and Wildfire Viability Concerns:** The economic realities faced by property owners, particularly in the wake of the COVID-19 pandemic and LA Wildfires, must be weighed heavily. With both these events' lingering effects causing hardships such as decreased rent collection and stringent eviction restrictions, the added constraints of a historical designation pose a significant threat to the economic viability of maintaining such properties. A Historic/Cultural Monument designation typically comes with rigorous restrictions on alterations, enhancements, and repairs, which can lead to increased maintenance costs and decreased ability to adapt to market demands—factors that could potentially make serving tenants and operating the building unsustainable.

In conclusion, while we respect and appreciate the intent behind the preservation of Los Angeles' historical and cultural heritage, the proposed designation of our building does not meet the requisite criteria and threatens to impose undue hardship on property owners and tenants alike. It is our position that this designation is not only inappropriate considering the specific historical context and economic implications but could also set a concerning precedent for the indiscriminate conservation of buildings, thereby hampering the dynamic growth and adaptation essential to the city's future.

Thank You,

Matthew Soufer

Commercial Property Management Inc.

3250 Wilshire Blvd #1600

Los Angeles, CA 90010

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that?



Thryeris Mason
President

Julianne Burg
Vice President

Samantha Burg
Secretary

Julie Burg
Treasurer

Joe Vaca
Area 1
Representative

Marco Flores
Area 1
Representative

David Greenman
Area 2
Representative

Mehul Patel
Area 2
Representative

Jean Frost
Area 3
Representative

**Nicolas
Creighton**
Area 3
Representative

Cindy Gaete
At Large
Representative

Jon Tieuel
At Large
Representative

Jim Childs
At Large
Representative

Vacant
USC Interest
Representative

**Joe Ward-
Wallace**
Business Interest
Representative

June 22, 2022

Councilmember Marqueece Harris-Dawson
Cultural Heritage Commission: Barry Milofsky, President
Gail Kennard, Vice President
Richard Barron, Pilar Buelna, Diane Kanner, Commissioners
Lambert Giessinger, Preservation Architect

Via email

RE: Support for the nomination of the Grant D. Venerable Family Home, 2921 S. Budlong Ave., as a Historic Cultural Monument.

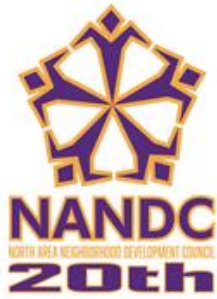
On behalf of the Empowerment Congress North Area Neighborhood Development Council (NANDC), we would like to express our support of the HCM Nomination of the Grant D. Venerable Family Home. Grant D. Venerable was Caltech's first African American graduate. He broke barriers for African Americans in academia, and the sciences and engineering fields.

NANDC voted unanimously to support the nomination at its General Board meeting of June 2, 2022.

The Grant D. Venerable Family Residence is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.

The Venerable family itself broke some of the barriers that faced (and continue to face) African Americans in the sciences; the family is also associated with Great Migration. Importantly, the family owned & managed a hotel listed in the Green Book and played a role in the "Sugar Hill" lawsuits that helped end restrictive covenants and break the color line in Los Angeles's residential neighborhoods.

The property is associated with the lives of historic personages important to national, state, city, or local history. Grant Delbert Venerable and his son, Grant Delbert Venerable II, both broke barriers for African Americans in academia and the fields of science and



engineering. Grant Delbert Venerable Sr. was the first African American graduate of Caltech, the California Institute of Technology, and in recognition, the university recently renamed one of its campus buildings for him.

This nomination also represents just one example of the wealth of history that has gone unrecognized in the NANDC area and in South Los Angeles. NANDC is supporting a cultural and architectural resource survey for its NANDC task force area and is working with Planning and Councilmember Harris-Dawson and Councilmember Curren Price to achieve that goal. Until there is a viable survey, the CHC will be receiving these gems piece meal - unfortunate but necessary.

NANDC is a self-governed, self-directed, and independent organization empowered by the Los Angeles City Charter. This charter offers neighborhood councils a role in the City's decision-making process. NANDC was certified by the City of Los Angeles on April 27, 2002 and was the 24th neighborhood council formed under the guidelines of the City Charter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thryeris Mason".

Thryeris Mason, President
Empowerment Congress North Area Development Council (NANDC)
www.NANDC.org

CC: Councilmember Marqueece Harris-Dawson
Albizaal Del Valle, CD 8
Isaias Benevides, CD 8
Adrian Fine, LA Conservancy
West Adams Heritage Association