

## **NOP Comment Letters**

	Date	Letter	Organization/Agency/Company	A. Aesthetics	B. Air Quality	C. Cultural Resources	D. Geotechnical Issues	E. Land Use	F. Noise	G. Population and Housing	H. Public Services	1. Fire Protection	2. Police Protection	3. Schools	4. Parks	5. Libraries	6. Transportation/Traffic Systems	7. Wastewater	8. Stormwater	9. Water Supply	10. Solid Waste	Comments/Notes
1	10/31/00	Holmes, Fontayne	Los Angeles Public Library													X						[No comment that requires a response.]
2	10/31/00	Morgan, Scott	State Clearinghouse	X																		
3	11/01/00	Smith, Steve	AQMD														X					
4	11/01/00	Peterson, Tom	Holmby-Westwood Property Owners Assoc.																			
5	11/02/00	Smith, Jeffrey M.	SCAG																			[No comment.]
6	11/02/00	Wood, Rob	Native American Heritage Commission																			
7	11/03/00	D'Hoker, Eric	UCLA, Department of Physics	X					X													
8	11/05/00	Enders, Jody	989 Hilgard Avenue, Apt 711	X					X													
9	11/06/00	Johnstone Mark	Los Angeles Cultural Affairs Department	X													X					[Arts Development Fee required.]
10	11/06/00	Grant, Irvin	Grant, Irvin, & Lorraine						X								X					[4] [21] [22]
11	11/06/00	Alan Casden	Casden Properties Operating Partnership, LP	X																		[30]
12	11/09/00	Buswell, Stephen	Cal Trans														X					
13	11/17/00	Agay, Richard D.	Westwood Homeowners' Association, Inc.	X					X													[3] [4] [22]
14	11/17/00	Papa, Sharon	Los Angeles Police Department																			
15	11/25/00	Latham, P.	UCLA, Department of Neurobiology	X					X													[11,17,12,19]
16	11/25/00	Wrenberg, S.	UCLA, Department of Neurobiology	X					X													[12,19,11,17]
17	11/26/00	Maxwell, E., et. al		X					X													[12,11,3,17]
18	11/26/00	Tanaka, Janice (7)							X													
19	11/26/00	Peterson, Tom	Holmby-Westwood Property Owners Assoc.	X					X								X					[11] [17] [19] [20]
20	11/27/00	Henry, Nora Dr.		X					X													[21]
21	11/27/00	Metcalfe, Michael	Metcalfe Associates						X													[11] [2]
22	11/27/00	Morrison, Elaine	Silber, Loren & Morrison	X					X								X					[12,23]
23	11/28/00	Jech, Harlan	Department of Toxic Substances Control																			
24	11/30/00	Warford, Richard	Los Angeles Fire Department																			
25	11/30/00	Tegnazian, Terry	Save Westwood Village																			[8,29]
26	12/01/00	Peterson, Tom	Holmby-Westwood Property Owners Assoc.	X					X								X					[3,4,9,15,16]
27	12/01/00	Tewalt, Michael A.	Madison Marquette	X					X								X					[1,14,11,12,13,24,25,26]
28	12/01/00	Merritt, J.	(Rec'd by City LA Envir. Unit 12-1-00)																			[11,13,27]
29	12/04/00	Peterson, Tom	Holmby-Westwood Property Owners Assoc.						X								X					[3,15,16,13]
30	12/04/00	Tegnazian, Terry A.	Save Westwood Village	X					X								X					[3,7,8,9,10]
31	12/04/00	Lake, Laura	Friends of Westwood, Inc.	X																		

# SUMMARY MATRIX OF ISSUES RAISED IN NOP COMMENT LETTERS

## NOTES AND SPECIFIC COMMENTS (Similar issues have been combined, where possible)

- 1 Objects or is concerned about the narrowing of Glendon.
- 2 Concerned about insufficient parking.
- 3 Concerned about acreage, density/FAR, and/or existing allowable development/existing restrictions. Some question specifically: density bonuses, comparison to the existing Specific Plan and justification for the changes.
- 4 Questions the subsurface vacation of Glendon.
- 5 Corner retail ordinance.
- 6 How much retail will there be on either frontage of Glendon? (Also see 3, 4, and 5.)
- 7 Want setbacks and step-back of buildings on Tiverton. Some comments object to "big box structures."
- 8 Withdraw the previous project.
- 9 Legal issues relating to street vacation.
- 10 Business and emergency access during construction of Glendon.
- 11 Construction issues, general and miscellaneous.
- 12 Risk of Upset/Hazardous Materials (Phase I and II), including hauling off contaminated dirt.
- 13 Haul route.
- 14 Cultural resource or aesthetic impact on existing view corridor up Glendon to Bullocks as modified by narrowing Glendon, and exceeding height and setback limits.
- 15 Adequate parking and detailed parking and access plans are needed.
- 16 Streetscape and landscaping (themed gardens) must be explained/or general demand for more open space/landscaping.
- 17 Methane gas is a hazard on the site (from previous oil operations)
- 18 Don't build new buildings, use existing ones.
- 19 Asbestos.
- 20 Don't develop the site, make it a park.
- 21 Do not amend the Westwood Village Specific Plan (or Municipal Code).
- 22 Visibility rights of public and nearby owners and occupants.
- 23 Prelim. Environmental Assessment (PEA) for DTSC may be required.
- 24 Provide detailed project description (including construction schedule, etc.)
- 25 Will subsidence occur?
- 26 Electricity/DWP ability to serve? And how will utilities be routed under Glendon?
- 27 Don't widen Weyburn (east of Tiverton only?), and don't put a traffic signal at Weyburn and Tiverton.
- 28 Don't place commercial in the area designated for only residential (Tiverton).
- 29 States that NOP is invalid/didn't receive NOP.
- 30 Requests continuance of previous project.

**BOARD OF LIBRARY  
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**GUADALUPE REYES**  
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**GEORGE N. GIBBS, JR.**  
**CASEY WASSERMAN**

**SUSIE D. FRIERSON**  
EXECUTIVE ASSISTANT

**Jimmy Liao, Project coordinator**  
**221 N. Figueroa Street, Room 1500**  
**Los Angeles CA 90012**

Dear Mr. Liao,

**CITY OF LOS ANGELES**  
CALIFORNIA



**RICHARD J. RIORDAN**  
MAYOR

October 31, 2000

**RECEIVED**  
**CITY OF LOS ANGELES**

**NOV 1 - 2000**

**ENVIRONMENTAL  
UNIT**

**LOS ANGELES  
PUBLIC LIBRARY**

**ADMINISTRATIVE OFFICES**  
**630 WEST FIFTH STREET**  
**LOS ANGELES, CA 90071**

**No. 1**

(213) 228-7090 TDD  
(877) 488-4327 TDD  
(TOLL FREE NO.)

**SUSAN KENT**  
CITY LIBRARIAN

The proposed Palazzo Westwood project, the subject of EIR No. 2000-3213, will have a significant impact on the provision of library services to the Westwood Community. The Palazzo Westwood project will increase the residential population in Westwood by 500-1200 people, and it will greatly increase the daytime business and retail population using the market, drugstore, restaurants, and retail stores.

The Los Angeles Public Library has funding, through Proposition DD, the library construction bond, to build a new Westwood Branch Library. Design a 12, 500 square foot branch library to be located on Wellworth and Glendon, will begin in January 2001. Proposition DD funds the purchase of property, design and construction of the new library. It does not provide funds for staff, library books and other materials, furniture and equipment for the new library. Staff, books, and equipment need to be funded in the Library's operating budget as appropriated and approved by the Mayor and Council.

The increased service needs from the development of Palazzo Westwood will require the Library to hire added staff, purchase more books, and increase furniture and equipment. A contribution to the Los Angeles Public Library for staff, books, furniture and equipment, based on per capita usage created by the project, will help to mitigate the impact.

If you need further information, please call me at (213) 228-7586. Thank you.

Sincerely,

**Fontayne Holmes, Director**  
**Library Facilities Division**



Gray Davis  
GOVERNOR

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse

No. 2



Steve Nissen  
ACTING DIRECTOR

Notice of Preparation

October 31, 2000

To: Reviewing Agencies

Re: Palazzo Westwood  
SCH# 2000101123

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CITY OF LOS ANGELES

NOV 03 2000

ENVIRONMENTAL  
UNIT

Attached for your review and comment is the Notice of Preparation (NOP) for the Palazzo Westwood draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Ed Reyes/ Jimmy Liao  
Los Angeles City Planning Department  
221 North Figueroa Street  
Room 1500  
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Project Analyst, State Clearinghouse

Attachments  
cc: Lead Agency

Document Details Report  
State Clearinghouse Data B

**SCH#** 2000101123  
**Project Title** Palazzo Westwood  
**Lead Agency** Los Angeles City Planning Department

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**Type** NOP Notice of Preparation  
**Description** Palazzo Westwood, a mixed use project in Westwood Village. The project consists of a 4-story, 350-unit (413,490 square feet) residential apartment community above the ground level, and 115,000 square foot ground level neighborhood retail uses including a supermarket, a drug store, 3 restaurants and retail stores, with 1550 parking spaces on 3 subterranean levels and 25 bicycle slots, all on a 4.98 gross acre site, zoned C4-2D-O.

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**Lead Agency Contact**

**Name** Ed Reyes/ Jimmy Liao  
**Agency** Los Angeles City Planning Department  
**Phone** 213/580-5555-280-5546 **Fax**  
**email**  
**Address** 221 North Figueroa Street  
Room 1500  
**City** Los Angeles **State** CA **Zip** 90012

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**Project Location**

**County** Los Angeles  
**City** Los Angeles, City of  
**Region**  
**Cross Streets** Tiverton Avenue/Glendon Avenue  
**Parcel No.**  
**Township**

**Range**

**Section**

**Base**

**Proximity to:**

**Highways** 2/66  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use**

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**Project Issues** Air Quality; Noise; Geologic/Seismic; Toxic/Hazardous; Drainage/Absorption; Water Supply; Water Quality; Flood Plain/Flooding; Landuse; Agricultural Land; Traffic/Circulation; Vegetation; Forest Land/Fire Hazard; Solid Waste; Aesthetic/Visual; Soil Erosion/Compaction/Grading; Archaeologic-Historic

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**Reviewing Agencies** Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Fish and Game, Region 5; Native American Heritage Commission; State Lands Commission; Caltrans, District 7; Department of Housing and Community Development; California Highway Patrol; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4

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**Date Received** 10/31/2000 **Start of Review** 10/31/2000 **End of Review** 11/29/2000

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Note: Blanks in data fields result from insufficient information provided by lead agency.

# TOP Distribution List

County: Los Angeles

SCH#

2000101123

## Resources Agency

☒ Resources Agency  
Nadell Gayou

☒ Dept. of Boating & Waterways  
Bill Cury

☒ California Coastal Commission  
Elizabeth A. Fuchs

☒ Dept. of Conservation  
Ken Todd

☒ Dept. of Forestry & Fire Protection  
Allen Robertson

☒ Office of Historic Preservation  
Hans Kreutzberg

☒ Dept. of Parks & Recreation  
Debra Gilbert  
Resource Mgmt. Division

☒ Reclamation Board  
Pam Bruner

☒ S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam

☒ Resources Agency  
Nadell Gayou  
Dept. of Water Resources

## Health & Welfare

☒ Health & Welfare  
Wayne Hubbard  
Dept. of Health/Drinking Water

## Food & Agriculture

☒ Food & Agriculture  
Tad Bell  
Dept. of Food and Agriculture

## Fish and Game

☒ Dept. of Fish & Game  
Joe Vancanby  
Environmental Services Division

☒ Dept. of Fish & Game  
Donald Koch  
Region 1

☒ Dept. of Fish & Game  
Banky Catts  
Region 2

☒ Dept. of Fish & Game  
Brian Hunter  
Region 3

☒ Dept. of Fish & Game  
William Laudemilk  
Region 4

☒ Dept. of Fish & Game  
Sandy Peterson  
Region 5, Habitat Conservation Program

☒ Dept. of Fish & Game  
Gabriela Gabriel  
Region 6, Habitat Conservation Program

☒ Dept. of Fish & Game  
Tammy Allen  
Region 6, Inyo/Mono, Habitat Conservation Program

☒ Dept. of Fish & Game  
DeWayne Johnston  
Marina Region

## Independent Commissions

☒ California Energy Commission  
Environmental Office

☒ Native American Heritage Comm.  
Debbie Treatway

☒ Public Utilities Commission  
Andrew Barnsdale

☒ State Lands Commission  
Betty Silva

☒ Colorado River Board  
Gerald R. Zimmerman

☒ Tahoe Regional Planning Agency (TRPA)  
Lyn Barnett

☒ Office of Emergency Services  
John Rowden, Manager

☒ Delta Protection Commission  
Debby Eddy

☒ Santa Monica Mountains Conservancy  
Paul Edelman

## Dept. of Transportation

☒ Dept. of Transportation  
IGR/Planning  
District 1

☒ Dept. of Transportation  
Vicki Roe  
Local Development Review, District 2

☒ Dept. of Transportation  
Jeff Pulverman  
District 3

☒ Dept. of Transportation  
Jean Finney  
District 4

☒ Dept. of Transportation  
Lawrence Newland  
District 5

☒ Dept. of Transportation  
Marc Birnbaum  
District 6

☒ Dept. of Transportation  
Stephen J. Buswell  
District 7

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Mike Sim  
District 8

☒ Dept. of Transportation  
Caroline Yee for Kate Walton  
District 9

☒ Dept. of Transportation  
Chris Bayco  
District 10

☒ Dept. of Transportation  
Lou Salazar  
District 11

☒ Dept. of Transportation  
Alleen Kennedy  
District 12

## Business, Trans. & Housing

☒ Housing & Community Development  
Cathy Creswell  
Housing Policy Division

☒ Caltrans - Division of Aeronautics  
Sandy Harnard

☒ California Highway Patrol  
Lt. Dennis Brunelle  
Office of Special Projects

☒ Dept. of Transportation  
Ron Helgeson

☒ Caltrans - Planning  
Dept. of General Services  
Robert Stepp  
Environmental Services Section

☒ Air Resources Board  
Airport Projects  
Rob Rogen

☒ Transportation Projects  
Ann Geraghty

☒ Industrial Projects  
Mike Tolstrup

☒ California Integrated Waste Management Board  
Sue O'Leary

☒ State Water Resources Control Board  
Diane Edwards  
Division of Clean Water Programs

☒ State Water Resources Control Board  
Greg Flantz  
Division of Water Quality

☒ State Water Resources Control Board  
Mike Falkenstein  
Division of Water Rights

☒ Dept. of Toxic Substances Control  
CEQA Tracking Center

## Regional Water Quality Control Board (RWQCB)

☒ RWQCB  
Cathleen Hudson  
North Coast Region (1)

☒ RWQCB  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☒ RWQCB  
Central Coast Region (3)

☒ RWQCB  
Jonathan Bishop  
Los Angeles Region (4)

☒ RWQCB  
Central Valley Region (5)

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Central Valley Region (5)  
Fresno Branch Office

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Central Valley Region (5)  
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Lahontan Region (6)

☒ RWQCB  
Lahontan Region (6)  
Victorville Branch Office

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Colorado River Basin Region (7)

☒ RWQCB  
Santa Ana Region (8)

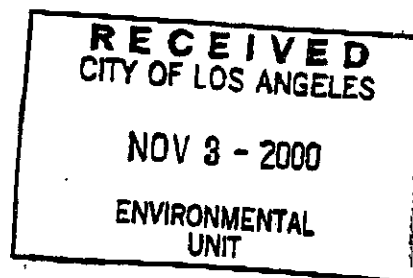
☒ RWQCB  
San Diego Region (9)



# South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765-4182  
(909) 396-2000 • <http://www.aqmd.gov>

November 1, 2000



Mr. Ed Reyes, Project Coordinator  
City of Los Angeles  
221 N Figueroa Street, Room 1500  
Los Angeles, CA 90012

Dear Mr. Reyes:

## **Notice of Preparation of an Environmental Impact Report for Palazzo Westwood**

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The AQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

### **Air Quality Analysis**

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be considered. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the evaluation. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.



**Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, AQMD's Rule 403 - Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to ~~the~~ CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

**Data Sources**

AQMD rules and relevant air quality reports and data are available by calling the AQMD's Public Information Center at (909) 396-3600. Much of the information available through the Public Information Center is also available via the AQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The AQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Dr. Charles Blankson, Transportation Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,

*Steve Smith*

Steve Smith, Ph.D.  
Program Supervisor, CEQA Section  
Planning, Rule Development and Area Sources

SS:CB:li

LAC001031-02LI  
Control Number

No. 4

November 1, 2000

Curtis Zacuto  
Principal Environmental Planner  
UCLA Capital Programs  
1060 Veteran Avenue  
Los Angeles, Ca. 90095-1365

Via Fax 310-206-1510

UCLA SOUTHWEST CAMPUS HOUSING AND PARKING  
Sch#2000051014

Dear Mr. Zacuto:

We concur with the comments submitted by Alvin Milder, Chairman of UCLA WATCH, dated October 27, 2000 and addressed to Chancellor Carnesale, copy attached.

In particular, we support the call for a 45-day extension to the public comment period. We also object to the understatement of traffic impacts from the project, and based on a one vehicle trip per day per parking space scenario. That scenario is totally unrealistic and understates the required traffic mitigation.

The traffic impacts must be more thoroughly examined, especially in light of the just disclosed proposed Palazzo Westwood project, to include 413,000 sq. ft. of residential use, 115,000 sq. ft. of retail and 1550 parking spaces on the east side of the Village abutting Weyburn at Glendon, the site of the originally proposed Smedra project.

The combined environmental impacts from both projects underway simultaneously, on the east and west ends of the Village will have a major impact, both short term and long term on the adjacent neighborhoods.

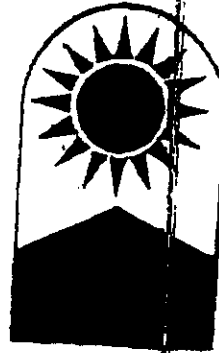
The university must join with the City of LA in doing a cumulative combined environmental impact report on these projects, to assess the overall traffic impacts and other environmental consequences. If Mr. Milder's assessment is correct, that the UCLA project alone will bring the area to gridlock, certainly the impacts from both projects will bring the area to a standstill. The combined impacts from both projects must be addressed in a single EIR.

Yours truly,



Tom Paterson  
Office Manager  
Holmby-Westwood Property Owners Association

CC: Sandy Brown, President  
H-WPOA Board  
Dianne Brueggemann, Executive Director, Local Community Relations, UCLA  
Ed Reyes, Project Coordinator, City of LA City Planning, Case No. 2000-3213  
Councilman Michael Feuer, 5<sup>th</sup> Council District, City of Los Angeles



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NOV 8 - 2000

ENVIRONMENTAL  
UNIT

SOUTHERN CALIFORNIA



ASSOCIATION OF  
GOVERNMENTS

Main Office

818 West Seventh Street  
12th Floor  
Los Angeles, California  
90017-3435

T (213) 236-1800

F (213) 236-1825

WWW.SCAG.CA.GOV

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Orange County: Charles Smith, Orange County; Ron Bates, Los Alamitos; Ralph Beeson, Huntington Beach; Art Brown, Tustin; Elizabeth Cowan, Costa Mesa; Jan Deben, Newport Beach; Caryn DeYoung, Laguna Niguel; Richard Dixon, Lake Forest; Alex Dula, La Palma; Shirley McCruden, Anaheim; Bev Perry, Brea

Riverside County: Bob Bruce, Riverside County; Lon Lowridge, Riverside; Greg Peters, Cathedral City; Andrea Puga, Corona; Ron Roberts, Hemet; Charles White, Moreno Valley

San Bernardino County: Kathy Davis, San Bernardino County; Bill Alexander, Sancho; Jameson; Jim Bagley, Fontana; David Whitman, Fontana; Lee Ann Carola, Grand Terrace; Gwen Norton-Perry, Chino Hills; Judith Waller, San Bernardino

San Diego County: Judy Mikals, Ventura County; Carlos De Paula, San Bernardino; Glen Bowers, San Valley; Paul Young, Fort Worth

San Diego County Transportation Commission: John Lowe, Hemet

San Diego County Transportation Commission: El Dorado, San Valley

November 2, 2000

Mr. Ed P. Reyes  
Project Coordinator  
City of Los Angeles Department of City Planning  
221 N. Figueroa Street, Room 1500  
Los Angeles, CA 90012

RE: SCAG Clearinghouse L20000516 Palazzo Westwood-EIR 2000-3213

Dear Mr. Reyes:

We have reviewed the above referenced document and determined that it is not regionally significant per Areawide Clearinghouse criteria. Therefore, the project does not warrant clearinghouse comments at this time. Should there be a change in the scope of the project, we would appreciate the opportunity to review and comment at that time.

A description of the project was published in the November 1, 2000 Intergovernmental Review Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1867.

Sincerely,

*Jeffrey M. Smith*  
JEFFREY M. SMITH, AICP

Senior Planner  
Intergovernmental Review

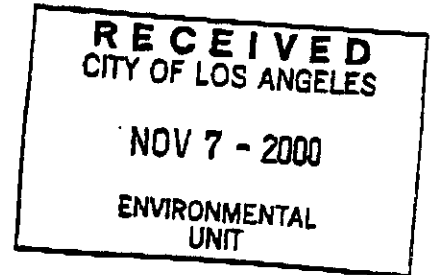
## NATIVE AMERICAN HERITAGE COMMISSION

No. 6

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
(916) 657-5390 - Fax

November 2, 2000

Ed Reyes/Jimmy Liao  
Los Angeles City Planning Department  
221 North Figueroa Street  
Room 1500  
Los Angeles, CA 90012



RE: SCH# 2000101123- Palazzo Westwood

Dear Mr. Reyes/Liao:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess the project-related impact on archaeological resources, the Commission recommends the following action be required:

1. Contact the appropriate Information Center for a records search. The record search will determine:
  - Whether a part or all of the project area has been previously surveyed for cultural resources.
  - Whether any known cultural resources have already been recorded on or adjacent to the project area.
  - Whether the probability is low, moderate, or high that cultural resources are located within the project area.
  - Whether a survey is required to determine whether previously unrecorded cultural resources are present.
2. If a archaeological inventory survey is required, the final stage of the is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - Required the report containing site significance and mitigation be submitted immediately to the planning department.
  - Required site forms and final written report be submitted within 3 months after work has been completed to the Information Center.
3. Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check.
  - ~~A list of appropriate Native American Contacts for consultation concerning the project site and assist in~~ the mitigation measures.

Lack of surface evidence of archeological resources does not preclude the existence of archeological resources. Lead agencies should include provisions for accidentally discovered archeological resources during construction per California Environmental Quality Act (CEQA) §15064.5 (f). Health and Safety Code §7050.5 and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery and should be included in all environmental documents. If you have any questions, please contact me at (916) 653-4040.

Sincerely,

A handwritten signature in dark ink that reads "Rob Wood".

Rob Wood  
Associate Governmental Program Analyst

CC: State Clearinghouse

NOV 8 - 2000

ENVIRONMENTAL  
UNIT

University of California, Los Angeles

DEPARTMENT OF PHYSICS

LOS ANGELES, CALIFORNIA 90095

Tel : (310) 824 2226 Fax : (310) 824 1927

email: dhoker@physics.ucla.edu

November 5, 2000

Ed Reyes and Jimmy Liao, Project Coordinator  
Department of City Planning, Room 1500  
221, N Gigueroa Street  
Los Angeles, CA 90012-2601

Case : EIR No 2000-3213 - Palazzo Westwood

Dear Sir,

I write in response to your request for comments on the pre-draft of the Palazzo Westwood project. I am a homeowner at 969, Hilgard Avenue, Apt 710, and I look out directly onto the area for the proposed project.

Let me say from the outset that the Palazzo Westwood project is a terribly bad idea.

In your summary, you list in fact already all the reasons why the project is a bad idea : during the 3 year construction period, it will be hell living around here. Noise, massive truck traffic, dust, air pollution will provide daily suffering. Then, once the project is finished, traffic of shoppers, visitors and new residents will add onto the already excessive traffic due to UCLA to make this one of the most polluted sites on the map in California. Total insanity !! You will destroy the cosy neighborhood that Westwood Village is now.

Also, the idea of adding new stores in Westwood seems crazy. I have lived here for more than a decade and one thing is sure : most shops do not do very well in Westwood. Having Borders, a nice bookstore, in Westwood Village would have been a real plus, and would have made a lot of sense with UCLA's proximity, but that opportunity was lost. There is a whole block of empty stores on Glendon, why not start a bit smaller and reconstruct those and open them up. You also have the former Bullocks space which could house a nice supermarket.

Finally, these are rather good economic times, so you may feel the need to expand now. But booms do not last and when the economy slows down - and it WILL slow down - then your stores will have to shut down and you will again be left with a deserted Westwood Village, but now it will be a much bigger and impersonal complex and crime will set in.

For the resident of Westwood Village and the faculty member of UCLA that I am, and the person who has enjoyed living close to his job for many years, the prospect of this Palazzo Project will force me to move and thus to commute to work by car and thus to add yet further to the pollution and traffic problems in the area.

November 5, 2000

In short, Palazzo Westwood is a very bad project and the added traffic, pollution, noise, dust and people will make Westwood Village a huge mess, not worth residing in, and ultimately, not even worth visiting or coming to for shopping. I urge you to stop it right away ! I thank you beforehand for your consideration of my letter.

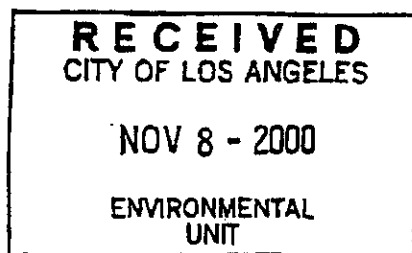
Best Regards,

A handwritten signature in cursive script, appearing to read "Eric D'Hoker".

Eric D'Hoker

Professor of Physics

President, Aspen Center for Physics



Jody Enders

989, Hilgard Avenue, Apt 711  
Los Angeles, CA 90024, USA

November 5, 2000

Ed Reyes and Jimmy Liao, Project Coordinators  
Department of City Planning, Room 1500  
221, N Figueroa Street  
Los Angeles, CA 90012-2601

Case No : EIR No 2000-3213 - Palazzo Westwood

Dear Sir,

This letter is written in response to your request for comments on the pre-draft of the Palazzo Westwood project, planned on Tiverton and Glendon Steets in Westwood.

I am strongly opposed to the Palazzo Westwood project for the following reasons :

- (1) While in your "environmental notations" summary, you write that the project may result in noise, deteriorated air quality, ground water problems, liquefaction, additional light and glare problems, etc and especially additional traffic and circulation, the actual fact of the matter is that the project **WILL, BEYOND ANY DOUBT** transform Westwood Village into a noisy, air polluted neighborhood where traffic is a nightmare. In this kind of place, I doubt that residential occupation will remain desirable. I for one would move out, despite the fact that I have enjoyed living here for almost a decade.
- (2) The added traffic that the project would generate is in addition to already exceedingly heavy traffic into and out of UCLA, as well as increasingly frequent helicopter flights into UCLA medical centers.
- (3) Over the years, I have seen various proposals for the area in which the proposed project is to be developed. The proposal by the Japanese group, in the early 1990's, had at least the ambition of offering a pleasant area which, while still overcrowded, did take into account the concerns of the long-time residents of Westwood Village. Later on, scaled down versions of the same project seemed even more desirable because they were conceived on a somewhat smaller scale. The present project is the worst one I have seen yet. It attempts to mix retail, restaurants, movie theaters and residential parts into an over dense and ugly complex.
- (4) Nobody is going to want to live in Westwood any longer. Is that what the City wants ? How about a little park with trees where the parking lot is presently and how about scaling down the retail and restaurant part of the project to just rebuilding and re-occupying the stores that have been left empty for almost a decade now on

November 5, 2000

Glendon Ave ? A much better idea as far as I am concerned. And you might find the right occupant for the huge building left empty by Bullock and Macy's as well. These structures already exists and could be used to good purpose.

Please do not go forward with this project : it will make Westwood an awful place, to visit and to live.

Sincerely Yours

A handwritten signature in cursive script that reads "Jody Enders". The signature is fluid and stylized, with the first letters of the first and last names being capitalized and prominent.

Jody Enders



# CITY OF LOS ANGELES

CALIFORNIA



**RICHARD J. RIORDAN**  
MAYOR

No. 9

CULTURAL AFFAIRS  
DEPARTMENT

433 S. SPRING ST., 10TH FLOOR  
LOS ANGELES, CA 90013  
(213) 485-2433  
(213) 485-6835 FAX

**ADOLFO V. NODAL**  
GENERAL MANAGER

CULTURAL AFFAIRS  
COMMISSION

**LEE RAMER**  
PRESIDENT

**KIM L. HUNTER**  
VICE PRESIDENT

**ALYCIA D. ENCISO**  
**AUDREY GREENBERG**  
**JAYNE LEVANT**  
**DENNIS R. MARTINEZ**  
**DONALD D. SMITH**

CULTURAL HERITAGE  
COMMISSION

**CATHERINE M. SCHICK**  
PRESIDENT

**VALERIE J. ARONSON**  
VICE PRESIDENT

**KAYE M. BECKHAM**  
**ROBERT W. NIZICH**  
**HOLLY A. WYMAN**

November 6, 2000

**RECEIVED**  
CITY OF LOS ANGELES

NOV 13 2000

ENVIRONMENTAL  
UNIT

Ed P. Reyes, Project Coordinator  
Department of City Planning  
221 N. Figueroa Street, Room 1500  
Los Angeles, CA 90012

**RE: PROJECT NAME: PALAZZO WESTWOOD**  
**EIR CASE NO.: 2000-3213**

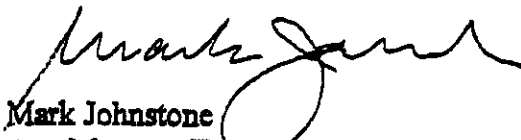
Dear Mr. Reyes,

I am responding to your "Notice of Preparation" on the aforementioned project. Any new commercial construction over \$500,000 in value is subject to an Arts Development Fee for which the Public Arts Division of the Cultural Affairs Department has oversight responsibility. For this project, "commercial construction" may refer to all non-residential portions of the project, including retail, paid parking facilities, and public plaza space.

In order to ensure a timely pulling of permits, I would encourage an early meeting between the developer and our department to discuss ways in which the percent for art compliance can be satisfied.

Please contact me at (213) 485-9570 to discuss this project.

Sincerely,

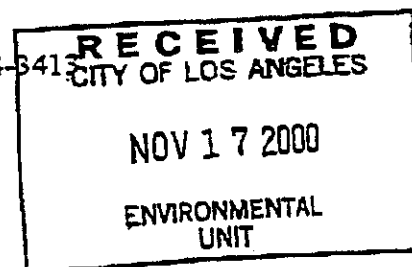
  
**Mark Johnstone**  
Arts Manager II  
Public Arts Administrator

MJ:dc



No. 10

2750 Motor Avenue  
Los Angeles, CA 90064-3413  
November 6, 2000



Department of Public Planning  
City of Los Angeles  
221 N. Figueroa St., Room 1500  
Los Angeles, CA 90012

Attention: Ed Reyes and Jimmy Liao, Project Coordinator

Re: Case No.: EIR No. 2000-3213  
Project Name: Palazzo Westwood  
Council District 5<sup>th</sup>

My wife and I own unit 403 at 969 Hilgard Avenue in Westwood and, as such, we are within the area that has been given notice of this development. This will acknowledge receipt of your notice dated November 2, 2000, sent to provide clarity and detail of the proposed project. We wish to express our appreciation for this last notice because it clarifies many of the uncertainties that were in the notice previously received.

We object to the variances of the Westwood Specific Plan Amendment (S.P.A.) that are being requested by the developer of this project. The S.P.A. was adopted after lengthy consideration by city planners to allow development that will not further aggravate the density and traffic problems that now afflict Westwood Village. The excessive construction of office space in Westwood, the continuing construction of apartment/condominium projects in the immediate area, and the continuing construction of new facilities at U.C.L.A. are taxing the Westwood infrastructure to the breaking point. It is my recollection that there was a newspaper report in the not too distant past that the intersection of Westwood and Wilshire Boulevards is one of the busiest, if not the busiest, in the city.

The project developer knew at the time that the properties involved in this case were purchased that development of the property was governed by the S.P.A. The price paid for the properties by the developer for the must have been based on the development limitations in the S.P.A. There will be no community benefit if the requested variances are approved. The only beneficiary of the variances will be the developer of the project. The developer of this project should be required to conform to existing development limitations that have been adopted for the benefit of the community. Strict adherence to the limitations of the S.P.A. will give notice to future developers that they will be required to conform to the requirements of the S.P.A. Granting of the variances, or any of them, will only encourage future developers to request variances.

There is ample commercial space in Westwood to serve the needs of the community without building additional commercial space. There is already a plethora of restaurants in the area; Westwood certainly does not need three more large restaurants. Existing commercial space can, and should be, re-developed as necessary to accommodate the needs of the community. The

Department of City Planning  
Re: Case No. EIR No. 2000-3213  
November 6, 2000  
Page 2

addition of another 115,000 square feet of commercial space and the construction of more apartments than are now permitted by the S.A.P. will increase the traffic congestion that is already at the breaking point. If, in fact a supermarket, drugstore, or other commercial facilities are required in this area, there is no reason why the building formerly occupied by Bullock's cannot be converted to such commercial uses.

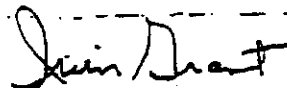
There is no reason to allow the developer to construct a parking structure within a dedicated public street. Public control of the street areas is necessary for the installation of underground utility services. There is no public benefit to be gained by the construction of a parking structure within property owned by the City of Los Angeles. The information provided does not state that the City of Los Angeles will receive rent or other benefit in return for the use of this public property.

Reducing the width of Glendon Avenue to 36 feet will aggravate the traffic congestion. There is no public benefit if the street is reduced in width to permit the widening of sidewalks to 17 feet. There is no need for a 17 foot wide sidewalk. This variance request appears to be a preliminary ploy to provide space for extending commercial space onto the sidewalk area.

Although the notice states that there is a variance request to increase the allowable apartment units, the notice does not state the number of apartments that would be constructed under the variance, if granted, in excess of the number now permitted by the S.A.P. The number of apartments to be constructed should be limited to the number permitted by the S.A.P.

There has been a great deal written in the public press within recent years relating to the alarming increase in alcohol consumption by college students. Although supermarkets and drug stores often sell alcoholic beverages for off-site consumption, we do not believe that stores located in the proximity of a large university campus should be permitted to sell alcoholic beverages.

Very truly yours,



Irvin Grant

3b)  
TR29367/CONDO UNIT 27  
GRANT IRVIN & LORRAINE  
2750 MOTOR AVE  
LOS ANGELES CA 90064-3413

NOV-09-2000 11:13

CASDEN PROPERTIES

310 385 5074 P.02/02

9090 WILSHIRE BOULEVARD,  
BEVERLY HILLS  
CALIFORNIA 90210  
310.370.5555  
Fax 310.495.6486

**CASDEN PROPERTIES OPERATING PARTNERSHIP LP**

November 6, 2000

Los Angeles City Council  
Attn: City Clerk, John White  
City of Los Angeles  
200 N. Main Street, Room 615  
Los Angeles, CA 90012

RE: Village Center Westwood

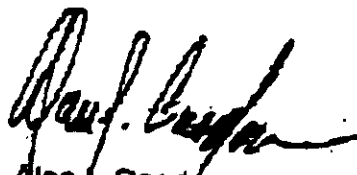
Dear Mr. White:

We are writing to request and consent to a further continuance of all proceedings in City Council with respect to the project which has been known as Village Center Westwood. We request a continuance of the PLUM hearing until Tuesday, January 9<sup>th</sup>, and a City Council date of Wednesday January 17, 2001. These proceedings include, but are not limited to, pending or timely filed appeals of Vesting Tentative Tract No. V-52169, CPC 98-0150-PWA, CPC 96-0133-PA, CPC 97-0397-DA, CPC ZA-97-0848(CUB), BZA Case Nos. 5555-5557, and CPC 97-0409-SPE.

As we have previously indicated, ownership of the land has changed, and we are proceeding to evaluate additional alternatives. Until our internal analysis has concluded, it would be premature to conduct such hearings.

Please do not hesitate to contact Ron Mayhew of our team at (310) 385-5062 if you have any questions or comments.

Sincerely,  
CASDEN GLENDON LLC.



By: Alan T. Casden  
Chairman

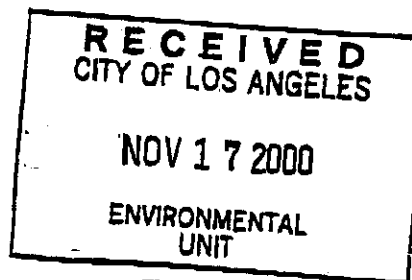
The ARBA Group



Ira Smedra

A SUBSIDIARY OF CASDEN PROPERTIES INC., A REAL ESTATE INVESTMENT TRUST

DEPARTMENT OF TRANSPORTATION  
OFFICE OF ADVANCE PLANNING  
DISTRICT 7, IGR OFFICE 1-10C  
120 SO. SPRING ST.  
LOS ANGELES, CA 90012  
TEL: (213) 897-6696 FAX: (213) 897-8906



November 9, 2000

Mr. Jimmy Liao  
City of Los Angeles  
Department of Planning  
221 N. Figueroa Street, Room 1500  
Los Angeles, CA 90012

RE: IGR/CEQA No. 001105/EA  
*Palazzo Westwood*  
NOP of EIR No. 2000-3213  
Vic. LA - 405- 31.63  
SCH No. 2000101123

Dear Mr. Liao:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed Palazzo Westwood project. The project consists of a 4-story, 350-unit residential apartment community above the ground level, and 115,000 square-feet of neighborhood retail uses at ground level including a drug store, three restaurants and retail stores with 1550 parking spaces on three subterranean levels.

To assist us in our efforts to evaluate the impacts of this project on state transportation facilities, a traffic study in advance of the DEIR should be prepared to analyze the following information.

1. Assumptions and methods used to develop trip generation/distribution percentages and assignments.
2. An analysis of ADT, AM, and PM peak-hour volumes for both the existing and future (Year 2020) conditions. This should include State Routes I-405 and I-10, affected ramps, streets, crossroads, and controlling intersections.
3. This analysis should include project traffic, cumulative traffic generated for all approved developments in the area, Interchange Utilization (I.C.U.) and Level of Service (LOS) of affected freeway ramp intersections on the State Highway indicating existing, plus project, plus other projects' LOS (existing and future).

4. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. These mitigation discussions should include, but not be limited to, the following:

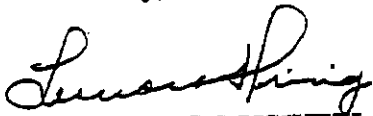
- o financing
- o scheduling considerations
- o implementation responsibilities
- o monitoring plan

5. Developer's percent share of the cost, as well as, a plan of realistic mitigation measures under the control of the developer should be addressed. Any assessment fees for mitigation should be of such proportion as to cover mainline highway deficiencies that occur as a result of the additional traffic generated by the project.

We look forward to reviewing the DEIR. We expect to receive a copy from the State Clearinghouse. However, to expedite the review process, you may send a copy in advance to the undersigned.

If you have any questions, you may reach me at (213) 897-4429 and refer to IGR/CEQA No. 001105/EA.

Sincerely,

*for*   
STEPHEN J. BUSWELL  
IGR/CEQA Program Manager  
Transportation Planning Office  
Caltrans, District 7

cc: Scott Morgan, Project Analyst, State Clearinghouse

# Westwood Homeowners' Association, Inc.

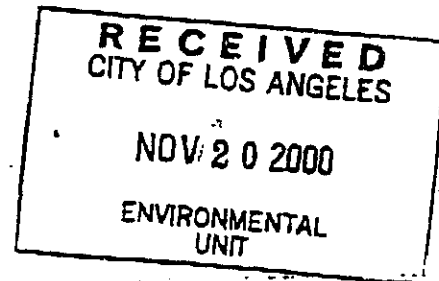
No. 13

P.O. Box 241986, Los Angeles, CA 90024 • Telephone: (310) 234-0301 • Fax: (310) 234-0301

November 17, 2000

Palazzo Westwood

Mr. Ed Reyes  
Project Coordinator  
Department of City Planning  
221 N. Figueroa Street, Room 1500  
Los Angeles, CA 90012



Re: **EIR 2000-3213** -  
**Palazzo Westwood**

Dear Mr. Reyes:

Please add to the areas of possible environmental impact the following potential impacts:

1. **PARAGRAPH 30. UNANTICIPATIBLE NEED FOR SUBSURFACE RIGHTS:** An examination of all potential uses for the subsurface ground sought to be vacated by the City must be examined to determine the impact of unavailability from donating the property to the developer.
2. **PARAGRAPH 31. ENCROACHMENT IMPACTS:** The nature and extent of the encroachment and that which is being deprived to the City or others from such encroachment must be examined.
3. **PARAGRAPH 32. LOSS OF FUNDS:** The donation (vacation) of City property in favor of single developer places City at risk for need for such subsurface areas for which it may later have to condemn other property or sacrifice protection or improvement and those potential protections and improvements for which there would be no revenues available by virtue of having donated the subsurface property to the developer should be examined.
4. **VISIBILITY RIGHTS:** The increase in height affects visibility rights of the public and nearby owners and occupants which should be examined.  
Likewise, the increase in density for additional units and reduced set back impact the visibility rights.
5. **OPEN SPACE:** The reduction of setbacks affects open space and that impact should be examined.
6. **SEPARATED EXAMINATION:** Each deviation requested by the developer should be individually examined insofar as each of its impacts. These deviations include the amendments to the Specific Plan, the subsurface encroachment permit, and the subsurface vacation affecting ownership of property including public property being

President: Richard Agay

Vice-President: Bill Wagner

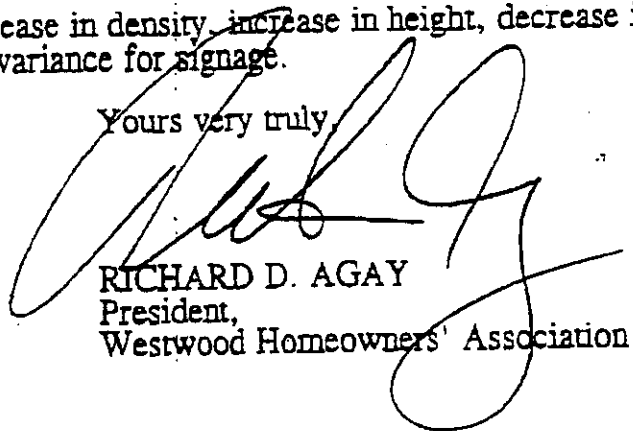
Secretary: Neil Jacoby, Jr. • Treasurer: Arnold Anisgarten

Directors: Richard Agay, Arnold Anisgarten, Jan Beumer, Ben Campisi, Charles Edelson, Ivan Finkle,  
Neil Jacoby, Jr., Mike Metcalfe, Nancy Myers, Howard Singer, Jan Sobieski, Bill Wagner

Mr. Ed Reyes  
November 17, 2000  
Page 2

donated to the developer, increase in density, increase in height, decrease in setbacks, use of Tiverton for commercial and variance for signage.

Yours very truly,

A large, stylized handwritten signature in black ink, appearing to read 'R. Agay', is written over the typed name and title.

RICHARD D. AGAY  
President,  
Westwood Homeowners' Association

RDA:vsr

cc: Board Members (w/copy of Notice of Preparation)



RICHARD D. AGAY

ATTORNEY AT LAW

18661 VENTURA BOULEVARD • PENTHOUSE  
ENCINO, CALIFORNIA 91436-1814

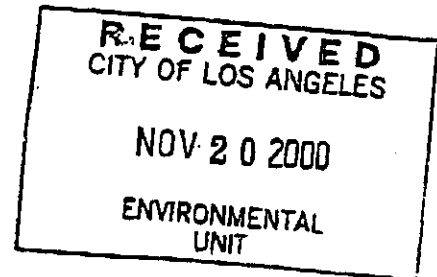
TELEPHONE (818) 286-2589

FACSIMILE (818) 783-9638

November 17, 2000

IN REPLY PLEASE REFER TO:

Mr. Ed Reyes  
Project Coordinator  
Department of City Planning  
221 N. Figueroa Street, Room 1500  
Los Angeles, CA 90012



Re: EIR 2000-3213  
Palazzo Westwood

Dear Sir:

Please add me name and the address given below to receive all notifications, reports and decisions or determinations by the Department or the Director with regard to the foregoing project, as well as any attempt to amend the Westwood Village Specific Plan, including, but not limited to, any proposal to narrow Glendon Avenue or to permit encroachment upon other property or vacation of City property, any variance for signage, as well as Westwood Community Design Review Board's consideration or determination.

My address is: 1363 Woodruff Avenue, Los Angeles, CA 90024.

Yours very truly,

  
RICHARD D. AGAY

RDA:vst

To: Sandy  
Brown  
441-0724

UCLA WATCH  
134 Greenfield Avenue  
Los Angeles, CA 90049  
Tel: 310.472.6799, Fax: 310.472.3552

October 27, 2000

Albert Carnesale  
Chancellor, UCLA  
2147 Murphy Hall  
405 Hilgard Ave.  
Los Angeles, CA 90095

**Re: UCLA Southwest Housing and Parking Project draft EIR**

Dear Chancellor Carnesale:

Since your arrival, there seems to be an improvement on the academic side of UCLA; now please take a look at the environmental issues on the campus, namely this Project, and save the campus and the community from the greed of UCLA's two revenue generating giants - housing and parking - and the "construction-addicted" Capital Programs department. (The attached 1997 Daily Bruin editorial, "Administration must stop building boom," is unfortunately still too true today.)

On behalf of the concerned citizens, students and community organizations representing thousands of UCLA's neighbors, UCLA Watch respectfully requests that UCLA amend the EIR for this Project. The CEQA Guideline and the University's Guidelines both require full and fair disclosure of all of the relevant issues regarding proposed projects. E.g., the EIR for this Project, which proposes an additional 2000 bed spaces and 2068 parking spaces, must at a minimum disclose the number of students, bed spaces and parking spaces currently at UCLA. This EIR does not do so. Furthermore, the Appendix regarding the Tidal Wave II population increase must relate the data to this Project. The Tidal Wave II Appendix speaks in terms of adding 4000 "Full-Time-Equivalent" (FTE) students, but the EIR does not state - either on a headcount or FTE basis - the number of students currently attending UCLA. The EIR must be amended to include all of this information.

Many other omissions were pointed out by the community at the October 18<sup>th</sup> hearing on this EIR; e.g., the failure to address various alternatives including use of the VA property for parking (as provided in UCLA's LRDP), or placing this Project's parking and the proposed massive Intermural Field parking project on Lot 32. The EIR also fails to discuss the fact that UCLA has already reached the parking-space cap set forth in the LRDP (see page 39 and LRDP EIR vol. 1, page C-3). Nor does the EIR discuss the many different trip generation rates used in its various EIRs or how the rates were determined. E.g., how can UCLA's Capital Programs department claim that the graduate students in the Southwest Zone will generate only one vehicle trip per day per parking space, while the Capital Programs department admits that the graduate students at UCLA's University Village generate at least 3.88 vehicle trips per day per space?

The additional vehicle trips generated by this Project and the DMF parking garage project will put Westwood in total gridlock - even worse than it is now. Please help your faculty, staff, students and neighbors by taking another look at this Project. Please read the comments made by UCLA's neighbors at the Oct. 18<sup>th</sup> meeting and please amend the EIR to include the necessary information required by CEQA or at least give the public an additional 45 days to submit its comments to this massive EIR, which incorporates by reference the LRDP and its four vol. EIR and the three vol. EIR for the new hospital - furthermore this Project's Tree Report was only recently made available to the public. (Although UCLA may fully intend to build this project, as your Community Relations Director stated several months ago, and therefore the public's comments may be futile; nevertheless, UCLA still must comply with CEQA and all other applicable laws and give the Regents and the public full and fair data about this Project.)

Sincerely,

Alvin Milder  
Chairman

cc:

Regents, University of California  
President, University of California  
Honorable Tom Hayden  
Honorable Wally Knox  
Honorable Cindy Miscikowski  
Brentwood Glen Homeowners Association  
Brentwood Homeowners Association  
Friends of Westwood  
Holmby-Westwood Property Owners Association  
North Westwood Village Residents Association  
Save the Village  
Westside Community Planning Council  
Westwood Homeowners Association  
Westwood Hills Property Owners Association

## LOS ANGELES POLICE DEPARTMENT

No. 14

BERNARD C. PARKS  
Chief of Police



RICHARD J. RIORDAN  
Mayor

P.O. Box 30188  
Los Angeles, Calif. 90030  
Telephone: (213) 485-3205  
Ref #: 1.1.2

November 17, 2000

Mr. Jimmy Liao  
Los Angeles City Planning Department  
Environmental Review Section  
221 N. Figueroa Street, Room 1500  
Los Angeles, California 90012

**RECEIVED**  
CITY OF LOS ANGELES

NOV 21 2000

ENVIRONMENTAL  
UNIT

Dear Mr. Liao:

**PROJECT TITLE: PALAZZO WESTWOOD PROJECT**


The proposed project involves the Los Angeles Police Department's (LAPD's) West Los Angeles Area. Enclosed, you will find information relevant to crime, population, police response time to emergency calls for service and Area personnel statistics. The Department's response is based on information received from the Area in which the project is located, LAPD's Information Technology Division and input from Community Relations Section (CRS), Community Liaison/Crime Prevention Unit (CL/CPU) personnel.

A project of this size would have a moderate impact on police services in the West Los Angeles Area. The Community Relations Section, LAPD, is available to advise you regarding crime prevention features appropriate to the design of the property involved in the project. The LAPD strongly recommends developers contact CL/CPU personnel to discuss these features.

It is requested that upon completion of the involved project, that the West Los Angeles Area commanding officer be provided with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Any questions regarding this response should be referred to Lieutenant Fred Booker, Officer in Charge, Community Relations Section, at (213) 485-4101.

Very truly yours,

  
SHARON PAPPAS, Commander  
Commanding Officer  
Community Affairs Group

Enclosures

## **WEST LOS ANGELES**

The Palazzo Westwood project is located in West Los Angeles Area in Reporting District (RD) 817. The West Los Angeles Area covers 64.3 square miles and the station is located at 1663 Butler Avenue, Los Angeles, California 90025, (310) 575-8404.

The service boundaries of West Los Angeles Area are as follows: Mulholland Drive to the north, Santa Monica Freeway (10) and the Los Angeles City Boundary to the south, the Los Angeles City Boundary to the west, and La Cienega Boulevard and the Los Angeles City Boundary to the east.

The boundaries for RD 817 are as follows: Le Conte Avenue to the north, Gayley Avenue to the west, Wilshire Boulevard to the south, and Lindbrook Drive, and Glendon Avenue to the east.

The average response time to emergency calls for service in West Los Angeles Area during 1999 was 8.0 minutes. The Citywide average during 1999 was 6.6 minutes. There are approximately 276 sworn officers and 25 non-sworn employees deployed over three watches at West Los Angeles Area.

There were 31 crimes per 1000 persons in West Los Angeles Area in 1999. Individual RD crime statistics, population and crimes per 1000 persons are listed on the attached RD information sheets. The predominant crimes in West Los Angeles Area are burglary from vehicle, grand theft and other types of theft.

Prepared by:  
Community Relations Section  
Community Liaison/  
Crime Prevention Unit

**LOS ANGELES POLICE DEPARTMENT  
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

TYPE OF CRIME	RD 817	WEST LOS ANGELES	CITYWIDE
Burglary from Business	22	273	4,681
Burglary from Residence	1	557	12,820
Burglary Other	0	183	4,081
Street Robbery	2	214	9,213
Other Robbery	5	175	5,144
Murder	0	4	435
Rape	2	51	1,355
Aggravated Assault	15	626	30,967
Burglary from Vehicle	23	985	20,836
Theft from Vehicle	10	611	16,676
Grand Theft	32	1,048	11,357
Theft from Person	0	46	1,297
Purse Snatch	0	11	332
Other Theft	119	1,271	24,174
Vehicle Theft	15	798	26,358
Bunco	1	7	160
Total	247	6,860	169,886

**CRIMES PER 1000 PERSONS**

REPORTING DISTRICTS	CRIMES	÷	POPULATION X 1000	CITYWIDE = 46/1000
RD 817	247	÷	5,893	42/1000
WEST LOS ANGELES	6,860	÷	219,627	31/1000

**RECEIVED**  
CITY OF LOS ANGELES

DEC - 1 2000

ENVIRONMENTAL  
UNIT

Jimmy Laio  
Project Coordinator  
221 N. Figueroa St. , Room 1500  
Los Angeles, CA 90012

Nov. 25, 2000

Dear Mr. Laio,

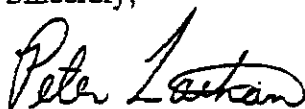
No. 15

I am writing to protest the Palazzo Westwood project on the basis of its impact on the local environment. My main concerns are the following:

1. The risk of upset (explosion/release of methane gas). I received a report indicating that the project is located over an oil field, and that excavating this area may lead to release of methane gas and explosion. While the report did not provide a measure of the probability of this occurring, even a 0.1% chance is not tolerable. It may be that obtaining a measure of the probability is difficult, in which case it is wrong to subject the residents of Westwood and the construction crew to unpredictable dangers.
2. The risk of seismic-related hazards. The report also indicated that the project is located adjacent to an Alquist-Priolo Fault Rupture Study Area, which is vulnerable to seismic activity. Again, it is unacceptable to put workers and residents at risk by altering land stability in an earthquake-prone area.
3. Excavating and hauling contaminated soil. Digging out and hauling soil contaminated with oil and hazardous petroleum products poses a health threat to residents and to the excavation workers.
4. Release of asbestos. Demolition of buildings will lead to release of asbestos dust, which again poses a health threat to residents, workers, and visitors in the area. (Workers can protect themselves, but unsuspecting visitors and residents cannot.)
5. Air and noise pollution. During the construction phase, dust and asbestos will be released, substantially reducing air quality. The lower air quality will continue when the project is completed, as a result of the increased traffic and car exhaust in the area and the reduction of open space. The demolition, excavation and construction will cause massive noise pollution for the residents of the area. The noise will also continue after the project is completed, again from the increased traffic.

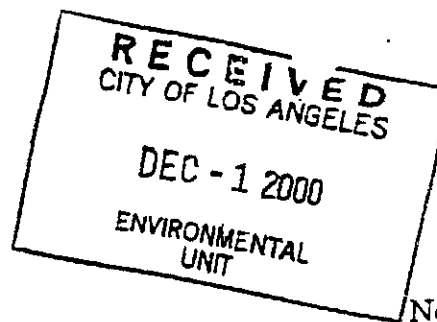
I urge you to block the advancement of this project or to find a more suitable site — that is, a site not lying over an oil field and not on a seismic fault. One alternative would be to make use of the many empty buildings in the immediate area, such as the former Macy's. These could be restructured to suit the needs of the project, without causing any of the risks associated with excavation. It makes sense to make use of existing buildings, rather than tear up new land and risk the health and well-being of the residents of Westwood and the UCLA community.

Sincerely,



Dr. Peter Latham  
Westwood resident

Dr. Peter Latham  
UNIVERSITY OF CALIFORNIA, LOS ANGELES  
DEPARTMENT OF NEUROBIOLOGY  
UCLA MEDICAL CENTER (CHS)  
10833 LE CONTE AVENUE  
BOX 951763  
LOS ANGELES, CALIFORNIA 90095-1763



Nov. 25, 2000

Jimmy Laio  
Project Coordinator  
221 N. Figueroa St., Room 1500  
Los Angeles, CA 90012

Dear Mr. Laio,

I am writing to protest the Palazzo Westwood project on the basis of its impact on the local environment. My main concerns are the following:

1. The risk of upset (explosion/release of methane gas). I received a report indicating that the project is located over an oil field, and that excavating this area may lead to release of methane gas and explosion. While the report did not provide a measure of the probability of this occurring, even a 0.1% chance is not tolerable. It may be that obtaining a measure of the probability is difficult, in which case it is wrong to subject the residents of Westwood and the construction crew to unpredictable dangers.
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Sincerely,

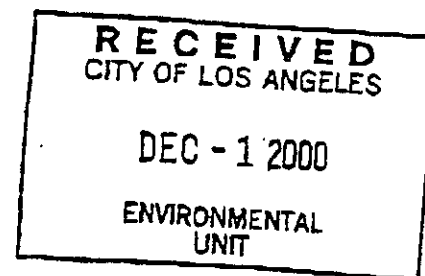
A handwritten signature in dark ink, appearing to read "Sheila Nirenberg".

Sheila Nirenberg  
Resident of UCLA faculty Housing (Weyburn Ave.)  
Asst. Professor  
UCLA

Dr. Sheila Nirenberg  
UNIVERSITY OF CALIFORNIA, LOS ANGELES  
DEPARTMENT OF NEUROBIOLOGY  
UCLA MEDICAL CENTER (CHS)  
10833 LE CONTE AVENUE  
BOX 951763  
LOS ANGELES, CALIFORNIA 90095-1763



10852 Weyburn Avenue  
Los Angeles, CA 90024  
November 26, 2000



Mr. Ed Reyes  
Mr. Jimmy Liao  
Project Coordinators  
221 North Figueroa Street  
Room 1500  
Los Angeles, CA 90012

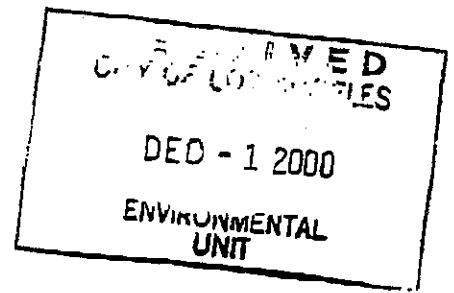
Dear Project Coordinators:

Please refer to Case No. EIR No. 2000-3213 (SPA) (DRB) (ZV) (CCR) (CUB) CUX), Project Name: Palazzo Westwood. Since we initially erroneously believed that a hearing would be held on the 27th of November, we did not prepare our concerns in writing as requested. We hope that even if this letter arrives a few days beyond the requested date that our concerns will be seriously considered.

We are a group of tenants who live on or adjacent to Tiverton Street (Weyburn Avenue), Westwood. We have read the areas of possible environmental impact including soil instability, air and noise pollution, geologic hazards, liquefaction, and it goes on. If all these hazards are acceptable in implementing this project, we are hard pressed to come up with something that anyone would take seriously that would be considered more devastating to our quality of life.

But we will try. . . Many of us have lived here for up to ten years or more. We love this neighborhood, but we won't die to live here. We are gravely concerned about the possibility of adult onset and childhood asthma that may be induced from the dirt and other pollutants that will be released into the air. We know that construction begins as early as 7:00 AM if not earlier and cannot fathom living with the idea of trucks and pile driving, etc. day after day for months on end. The traffic in Westwood is abominable already. How is it that more people will be interested in navigating even more traffic in Westwood? We understand the plan is to cut down trees on our street to widen the block to divert traffic east on Weyburn. That plan will bring permanent air and noise pollution. What are our future risks of injury if we have an earth quake while this project is underway and when it is completed? We had a fire in the area, and there were no injuries and minimal property loss due to the quick access to the site by the Fire Department. Methane gas explosion--do you want that in your front yard?

The more we read through the list of possible hazards that may come to fruition during and subsequent to the construction of this project it is difficult to imagine that anyone of sound mind would pursue such a project. We are strongly opposed to said project. We will in all likelihood need to vacate our homes and will require compensation to do so. Our preference is to remain in the apartments that we occupy and love in the Village of Westwood that we enjoy. Please consider that option as our first and foremost choice.



Project Coordinators  
Page 2  
November 26, 2000

Additional tenants will sign a duplicate copy of this letter, and you will have it by the end of the week. PLEASE come to your senses and protect all who live in the area and those who come to Westwood on a daily basis to work and to enjoy Westwood's current ambiance.

Sincerely,

*Elaine Anderson*

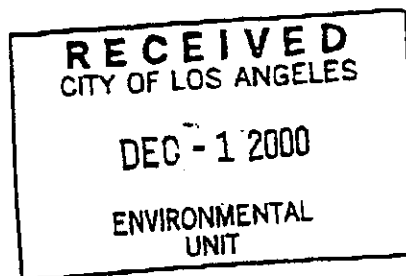
*Stephen Smith*  
*M. P. [unclear]*

*7 Matt*

*Jeff Connett*  
*John Partha*

No. 18

10852 Weyburn Avenue  
Los Angeles, CA 90024  
November 26, 2000



Mr. Ed Reyes  
Mr. Jimmy Liao  
Project Coordinators  
221 North Figueroa Street  
Room 1500  
Los Angeles, CA 90012

Dear Project Coordinators:

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Project Coordinators

Page 2

November 26, 2000

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Sincerely,

*James Tanaka*  
*Mary Yost*

*Too many people away for weekend!*

No. 19

November 26, 2000

Mr. Jimmy Liao  
Project Coordinator  
Environmental Review Section  
221 North Figueroa St., Room 1500  
Los Angeles, California 90012

RECEIVED  
CITY OF LOS ANGELES

DEC 01 2000

ENVIRONMENTAL  
UNIT

Re: NOP Palazzo Westwood  
Case No. EIR No. 2000-3213

Dear Mr. Liao,

On behalf of the Holmby Westwood Homeowners Association, the following questions and points are identified for discussion, study and analysis in the draft EIR for the above-referenced project. We thank you in advance for your full evaluations.

**Land Uses**

1. Please determine how much square footage will be attributed to the category of neighborhood serving uses thus allowing additional square footage to the project.
2. How many residential units are being requested above and beyond the permitted R-3 designated zoning for this project? What is the permitted FAR for the project as determined by zoning? How much FAR is above that which is permitted through the Specific Plan?
3. How can the applicant demolish a State designated historical landmark (the Glendon Manor)? What are the state approved criteria? By what criteria can the City permit such a landmark to be demolished?
4. Determine how many restaurant spaces may be located on Glendon?
5. Determine the maximum permitted height as designated by the Specific Plan and determine whether any portion of the project exceeds the permitted height and by how much?

**Parking**

6. What is the complete breakdown of the 1550 parking spaces by use? How many are allocated for the commercial component (as determined by the square footage of the use) and how many are allocated for the residential component per unit?

7. Discuss how the residential vehicles will exit the project since Tiverton is a one way street. Is it requested that Tiverton become a two way traffic street?
8. Discuss how the parking for the two components will be separated.
9. How will the internal parking flow operate? Will there be valet parking? How much? Will there be tandem parking? Double tandem parking? How much? Analyze this.
10. What safety/security measures are to be taken for a subterranean parking facility open 24 hours? Analyze this.

#### Traffic

11. What is the estimated traffic created by the project? On an hourly basis per use?
12. Where is the anticipated routes to be taken by traffic created by this project on an hourly and daily basis? How will this affect the current LOS?
13. Analyze alternative traffic mitigation measures for the commercial and adjacent residential areas. What assurance measures are proposed to prevent project traffic onto adjacent residential areas?
14. What noise mitigation measures are being proposed? Discuss and analyze.
15. What effect will the removal of parking lanes have on the commercial area? How will those spaces be provided for the other commercial uses not included in this project? Where is the replacement? If within the project parking, will users have to pay for parking?
16. How much noise will the additional traffic produce for the immediate residential uses on Tiverton? On a 24-hour basis?

#### Design

17. How much square footage does the applicant gain by not providing the required setbacks as required in the Specific Plan?
18. Can the applicant apply the open space requirement in the setbacks if provided?
19. How much open space/unit is required? How much is being provided? Provide an analysis of square footage and location and exact use.
20. What outdoor activities are planned for the recreational use for the residential

component? Discuss and analyze noise impacts to the surrounding area.

21. What are the proposed design detail elements? Provide a description of the type of materials to be used on the project. Example: Depth of plaster, type of plaster, window treatment and additional appointments.
22. What reasoning is given for elimination of setbacks? How does this affect the street look for especially in light of the setback line established by existing residential uses immediately adjacent to the project?
23. How would the project look if setbacks were adhered to on all sides of the project? What is the reason given for the elimination of setbacks?
24. Determine proposed heights from all portions of the project site especially as the ground level varies.
25. Analyze the use, look and determination of just how much of the proposed Supermarket and drug store component will be below grade.
26. If a supermarket opens on the former Macy's site, how will the City view the applicant's proposed site for a market? Will the applicant gain a bonus square footage for the project? If a market does not go onto this site, what safeguards exist that do not grant additional bonus square footage to the applicant? Discuss how this can be resolved upfront before the project is constructed.
27. What "minor variations" from the plan are being considered? Discuss them and indicate how much over the Specific Plan requirements these variations include.
28. Include renderings of the commercial component design? What amenities are provided? Discuss and analyze. What articulated design elements are proposed?
29. Where are the loading and dock areas? Discuss and analyze.

General

30. Do commercial users of the proposed uses have to pay for parking? How are other commercial users discouraged/encouraged to park within the project parking facilities?
31. What is the proposed landscape plan? Discuss.

Tom Paterson  
H-W POA  
Office Manager

No. 20

Dr. Nora Henry  
944 Tiverton Ave, #22  
Los Angeles, CA 90024  
310-208-4168

RECEIVED  
CITY OF LOS ANGELES

NOV 28 2000

ENVIRONMENTAL  
UNIT

Ed Reys and Jimmy Liao  
Project Coordinators  
221 N. Figueroa St., Room 1500  
Los Angeles, CA 90012

Los Angeles, 27 November 2000

**RE: PROJECT PALAZZO WESTWOOD**

Dear Mr. Reys and Mr. Liao,

Thank you for sending me your pre-draft request for comments regarding the Project Palazzo Westwood, and for giving me the opportunity to bring my concerns to your attention.

As I live on Tiverton Ave and almost opposite the planned project, I am strongly concerned about the environmental impact this project is going to have, not only during construction, but also once it is completed. I find that because of the gravity of its environmental impact this or any other project of a similar kind is simply unacceptable to the residents.

First of all there is the factor of the construction noise which everybody I know who lives here is strongly concerned about! Everybody expects it to be hardly bearable—we had our share recently with the project on the corners of Glendon, Lindbrook, and Tiverton, and that was further away and for a shorter duration!

As for the other points on your list I am also very concerned about the effect this project is going to have regarding soil stability, especially considering the identified seismic activity in the area and the liquefaction potential. (Points 1, 4 and 5 on your list)

I am equally concerned about the deterioration of the air quality not only during construction, but also after completion due to more traffic. (Points 2, 18, and 19 on your list)

Further there is the impact this will have on the water/ground water/water conservation and flood hazard. The water supply of clean water in this area has already been a problem for some time.

Furthermore it seems entirely foolhardy to me to plan such a project on a site that is located on an existing oil field, which will expose us to the risk of methane gas generation and release, and explosion, especially considering the already mentioned unstable earth conditions!

Equally unacceptable risks which the residents should be protected from are possible health hazards caused by the exposure to contaminated soil and asbestos. (This last factor might also result in a large number of law suits!)

Finally, I am strongly opposed to the effect this project is going to have on the living conditions in Westwood. I do not agree with the destruction of the character of our village by allowing trees removal and buildings of inappropriate height and scale. The project also seems completely unnecessary, as we already have more than enough cinemas and shops in the area, not to mention all the vacant shop spaces on Westwood Blvd. that have been for lease for quite some time! People who have chosen to live in Westwood village, have done so for its small town character. When people here want to go to a mall, they go to Century City or to the Pavilion. Most residents in Westwood want their peace and quiet, which would be strongly disturbed by any project like the one suggested. There is no doubt that this project will result in an increase of outside traffic, noise, and crime, and a general deterioration of the area, especially as it will also result in permanent vacancies of business spaces on Westwood Blvd. These I hear have been purposely kept vacant by means of horrendous rents, in order to force this project on us!

As an alternative I suggest to convert this site into a recreation area with trees and benches for the elderly who live next door and with a playground for the residents' children.

Sincerely,

Nora Henry



No. 21

**METCALFE ASSOCIATES**  
**Urban Design**  
**Development Planning**  
 1421 Pandora Avenue  
 Los Angeles, CA 90034  
 Tele/Fax: (310) 474-6418

**Michael S. Metcalfe**  
 Principal

November 27, 2000 FAX Letter: (213) 580-5542  
 Mr. Ed Reyes and/or Mr. Jimmy Liao, Project Coordinator  
 Los Angeles Department of City Planning  
 221 North Figueroa Street, Suite 1500  
 Los Angeles, CA 90012

**RECEIVED**  
 CITY OF LOS ANGELES

NOV 27 2000

ENVIRONMENTAL  
 UNIT

RE: EIR No. 2000-3213; Palazzo Westwood

Dear Sirs:

I am writing to register my concerns regarding the urban design and planning proposition of the Palazzo Westwood project.

The Applicant has requested amendments to the Westwood Village Specific Plan (WVSP) which are proposed to benefit the Applicant's development interests, but are antithetical to the best interests of the community. Each of the Applicant's requested amendments can only be approved at the expense of the public realm. Such proposed amendments represent an unfortunate process that has been characterized as "the piecemeal privatization of the public realm." The developer's request combined with the proposed demolition of an important, original part of the urban fabric of the Village, Glendon Manor, is wholly unacceptable. (Please refer to the attached correspondence regarding the historic preservation of Glendon Manor.)

The Applicant is attempting to change the legally adopted WVSP (City ordinance and development regulations for dwelling unit density, setbacks, street width and capacity, and height limits), to suit his project. It seems that this approach is backward. I submit that the developer should first provide an explanation of why his project should not be adjusted to suit the legally established regulations of the WVSP.

The WVSP is designed to preserve public open space resources in the form of dwelling unit density limitations, frontage setbacks on Tiverton, and the width of the public right-of-way of Glendon Avenue. The WVSP is also designed to preserve the historic character and architectural integrity of the Village. Please review the preamble of the WVSP, under SUMMARY OF PROVISIONS, which describes the Specific Plan's general intent, stipulating the following on WVSP Page 1-1:

*"To permit, encourage and facilitate the preservation, renovation and ongoing maintenance of historically and architecturally significant buildings."*

Does the developer also propose to amend the WVSP to remove this statement of intent?

I am opposed to any amendment to the Westwood Village Specific Plan (WVSP) for the exclusive purpose of facilitating this otherwise non-conforming project. I assisted in development of the WVSP. I recall that it took approximately seven (7) years of protracted negotiations among multiple competing interests and stakeholders to finalize and approve. Why should such an achievement as the WVSP, and so much difficult community planning effort be summarily overturned to suit the financial objectives of this one developer? Also, the proposal for a 60,000 sq. ft. supermarket does not make sense in light of the enclosed press release for the old Macy's Westwood building, directly across the street. Please see the following news item from the L.A.B.J. Two markets so co-located is not functionally feasible in terms of land use.

My family and I have been residents of Westwood for more than 33 years. I am an architectural designer and an urban design and planning consultant (M. Arch. Urban Design, UCLA/GSAUP, '70). I am presently practicing as a consultant, serving real estate development advisory firms. My professional background includes more than 25 years of experience with well over 100 urban mixed-use retail/entertainment centers, destination resorts, office parks and other large scale projects completed to date.

I recognize that the WVSP designates higher and better uses for the subject site (designated Subarea 2) which, if developed in conformance with the WVSP, offers the potential to generate greater benefit to the local community, greater revenues to the City, and generate superior economic and physical revitalization benefits Village-wide.

Thank you for your consideration of this important matter.

Sincerely,



Michael S. Metcalfe  
 Principal

**METCALFE ASSOCIATES**

Urban Design  
Development Planning  
1421 Pandora Avenue  
Los Angeles, CA 90024  
Tele/Fax: (310) 474-6418

**Michael S. Metcalfe**  
Principal

October 11, 1998

Fax Sacramento: (916) 653-9824

Ms. Jenan Saunders, State Historian  
California State Historical Resources Commission  
1416 Ninth Street, Room 1442-7  
Sacramento, CA 95814

RE: Glendon Manor, 1070 Glendon Avenue, Westwood Village, Los Angeles, CA 90024

Dear Ms. Saunders:

This is to reaffirm our most positive support for the nomination of **GLENDON MANOR** to the California Register of Historical Resources. Please do all that you can to help ensure that this important building at 1070 Glendon Avenue in Westwood Village is properly listed on the California Register of Historical Resources when it comes before the State Historical Resources Commission on November 13, 1998 in Modesto.

This building should absolutely be preserved, both for its rich Historical Resource value as well as its future urban design role in the emerging economic revitalization of Westwood Village. While the majority of Glendon Manor's important historic and architectural merits are documented in the nomination materials officially submitted by Portia Lee, Ph.D., and in the letters of support for the nomination from WESTWOOD-HOLMBY HISTORICAL SOCIETY, SAVE WESTWOOD VILLAGE, FRIENDS OF WESTWOOD, SOCIETY OF ARCHITECTURAL HISTORIANS (SAH / SCC), and others, there are some additional supporting points which we would ask the Commission to please consider:

1. The above referenced FRIENDS OF WESTWOOD letter of Oct. 9, 1998 includes a copy of the Westwood Village Specific Plan (WVSP) for your reference and the SAH / SCC letter of June 10, 1998 cites the preamble of the WVSP, under SUMMARY OF PROVISIONS, which describes the Specific Plan's general intent, stipulating the following on WVSP Page 1-1:

*"To permit, encourage and facilitate the preservation, renovation and ongoing maintenance of historically and architecturally significant buildings."*

Note that the WVSP was adopted by the Los Angeles City Council as City Ordinance No. 164,305 Effective January 30, 1989, which remains in force today as the *community-based*, applicable city law.

Therefore, the State Historical Resources Commission decision to list **GLENDON MANOR** on the State Register will uphold and conform with the spirit and intent of applicable law.

2. Glendon Manor has a superb potential continuing role to play in the future cultural and economic life of Westwood Village. Unlike the current developer's proposal to demolish Glendon Manor, the adopted WVSP actually designates a superior, highest and best use strategy for the subject site area. The WVSP provides bonus incentives (transfer of development rights) to encourage adaptive re-use and preservation of Glendon Manor as a part of a larger, up-scale hotel and mixed-use development in conformance with the WVSP. (For example, see WVSP Section 7. Building Intensity, B. Additional Permitted Floor Area, item 6., Page 4-6.) A restored and up-graded Glendon Manor would provide an historic focus of place, identity and address at the existing Glendon Avenue frontage, as a part of a larger "garden" destination hotel complex. (Such a facility would be oriented to providing up-scale lodging accommodations for visitors, guests, and longer term residents of the UCLA / Getty Institute, and greater Westwood vicinity lodging market which is presently underserved.)

3. Thus, the decision to list Glendon Manor on the State Register of Historical Resources will conform with existing Westwood Village historic preservation law and, at the same time, provide an immeasurably positive step toward historic and economic revitalization of a State treasure, Westwood Village.

Thank you for your consideration of this important historic preservation opportunity.

Sincerely,



Michael S. Metcalfe, Co-president  
Save Westwood Village

## Dealmakers

### Port Posts Record Month

Sparted by a tsunami of Asian-made consumer goods arriving for the holiday shopping season, the Port of Los Angeles set a new single-month record in October by taking in nearly 251,000 import containers, beating last October's total by 26 percent.

In a sign that Asia is recovering nicely from its 1997 financial meltdown, the port also set a new single-month record for exports, largely consisting of raw materials bound for Asian manufacturers. October's outbound volume of about 94,000 containers topped last year's count by 24 percent.

In total, the port handled 481,502 20-foot containers in October, also a single-month record. But nearly a third of those were empty containers shipped back to Asia so they could be filled with more consumer goods.

### EarthLink Gets Cable Access

Under pressure from government regulators, merger partners America Online Inc. and Time Warner Inc. said they have cut a deal with EarthLink Network Inc. - AOL's chief rival - to deliver high-speed Internet access across Time Warner's cable wires.

The contract, set to take effect next year, is considered pivotal to winning government approval for the AOL-Time Warner deal. The agreement also could serve as a model for other cable networks in leasing their wires to unaffiliated Internet companies.

Federal Trade Commission officials are expected to review the terms of the EarthLink contract and announce a decision on the merger by Dec. 11, extending the previously set Nov. 30 deadline.

AOL and Time Warner officials now say they might not complete the deal until January, slightly longer than expected and a year after it was first announced.

### Moelis Joins Warburg

Ken Moelis, one of Southern California's top investment bankers, is leaving the newly merged Credit Suisse First Boston for a far smaller banking firm, UBS Warburg.

The move comes just a few weeks after CSFB completed its purchase of Donaldson, Lufkin & Jenrette Securities Corp., where Moelis had been the star banker in L.A. since the early 1990s.

### CRA Investigated

Alarmed by allegations of financial improprieties in the Los Angeles Community Redevelopment Agency, interim administrator Jerry Schachtlin hired a private detective firm to investigate agency operations.

The private investigators' work has been turned over to the city controller's office and helped set in motion a more detailed audit of agency land transaction that is now underway, Schachtlin said.

Agoora-based Discreet Intermediation Inc. investigated allegations made to Schachtlin by

CSFB had given Moelis, 42, the title of co-head of investment banking - a high-profile post - as part of its \$11.5-billion purchase of DLJ.

Moelis, who managed a team of about 110 bankers at DLJ, is expected to take a large number of those bankers with him to UBS.

## Westwood Village Getting Retail Tenants

Leasing: New uses planned for Macy's department store building.

Months after purchasing the former Macy's department store building in Westwood Village, Cincinnati-based Madison Marquette is expected to announce this week that it has signed Heine Depot-owned EXPO Design Center and a Ralphs Fresh Fare supermarket as major tenants, according to informed sources.

Madison Marquette bought the 725,000-square-foot building at 10861 Weyburn Ave. from Federated Department Stores Inc. in March. The building is the largest retail structure in Westwood Village and was built in 1951.

Two months ago, residents lobbying for a grocery store threatened to protest after a Ralphs official took the unusual step of calling activists to say that Ralphs wanted to be a tenant in the project but was meeting resistance from Madison Marquette. Those residents were pleased to learn of the tenant agreements.

"I think it will be well-received by the residents of the Westwood area," said Sandy Brown, president of the Holmby-Westwood Property Owners Association.

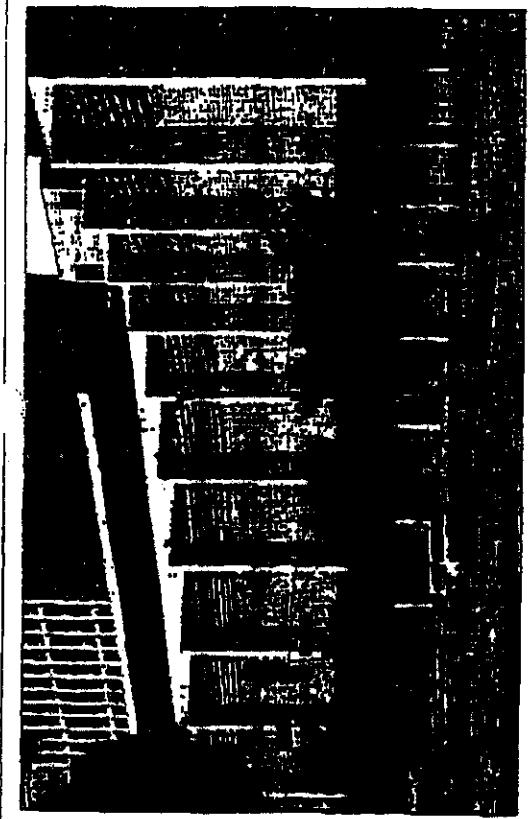
employees when he took over the agency 15 months ago, Schachtlin said.

The City Council recently called for an investigation of the agency after the city's director of auditing, Jim Armstrong, said a pending audit found transactions in which the agency had purchased properties at prices different than the appraised values.

### B2BStores.com Acquired

Generic drug maker Ixax Corp. said it has entered into a definitive agreement to acquire Long Beach-based business-to-business company B2BStores.com for an undisclosed amount. The deal is being undertaken as part of Ixax's plan to take its Ixax Diagnostics unit public.

The Web operations of B2BStores.com, which laid off employees and slashed spending in August, are to be discontinued. Ixax would



gain B2BStores.com's assets. B2BStores.com would issue 20 million shares of common stock to Ixax in exchange for outstanding shares of Ixax Diagnostics. If the deal closes, Ixax Diagnostics would purchase B2BStores.com and parent Ixax would end up with 68 percent of the combined company's equity.

### Layoffs Made at CarsDirect

CarsDirect.com dismissed 90 of its 750 employees, raising the tally of e-commerce layoffs. Officials of the Culver City company, which processes and fills online orders for cars, said technological improvements made the positions unnecessary. The layoffs affect 12 percent of CarsDirect.com's workforce.

Co-founded by Pasadena incubator Idealab, CarsDirect.com is among the region's largest venture-backed e-commerce companies.

CarsDirect.com fills orders by acquiring vehicles from dealers and selling them to online shoppers. In the quarter that ended in March, the fastest period for which the company has provided financial information, the average cost of cars procured by CarsDirect.com exceeded what consumers paid for them.

### Disney Sells DIC

Walt Disney Co. agreed to sell DIC Entertainment to the unit's chief executive, Andy Heyward, and Boston-based investment firm Bain Capital Inc.

Terms weren't disclosed. DIC, known for such characters as Inspector Gadget, Madeline and Sonic the Hedgehog, will continue to have a relationship with Disney.

Bain-based Disney has ordered 26 new episodes of "Marsupilami" for cable TV's Disney Channel.

### Kodak Theatre Gets Manager

The developers and operators of Staples Center in downtown Los Angeles have been hired to manage the new 4,000-seat theater that will serve as the permanent home for the Academy Awards show in Hollywood.

Anschutz Entertainment Group will manage the Kodak Theatre as part of a partnership formed with Canadian developer Tyco Entertainment Development Corp., which is building the theater as part of the \$567 million Hollywood & Highland project. Anschutz will receive a portion of the theater's revenue, but officials would not disclose financial details of the partnership.

The theater, which is scheduled to host its first Academy Awards ceremony in 2002, will feature more than 100 events in its first year of operation.

## PRESERVATION ALERT

FOR IMMEDIATE RELEASE  
June 8, 1997

CONTACTS:

ZEKE GUTIERREZ  
PORTIA LEE  
MIKE METCALFE

(562) 860-7105  
(213) 664-4203  
(310) 474-6418

(Exclusive summary to the Society of Architectural Historians, SAH/SCC Newsletter)

**Up-date:** Glendon Manor (aka Glendon Arms), the Mediterranean style apartment building at 1070 Glendon Avenue, from the original Janss plan for Westwood Village, remains threatened with demolition in order to make room for a massive, 3400 seat megaplex movie/retail mall with a 20'-30' deep sunken plaza as proposed by developer Ira Smedra. While this proposal has the support of Los Angeles City Councilman Mike Feuer (CD5), it is now vigorously opposed by 100% of the surrounding homeowners associations. To save the historic structure, Village-based preservationists have now submitted an Application for Nomination of Glendon Manor to the California State Register of Historic Resources, under a relatively new program permitting individual nominations to the State Register. On May 20, 1998, in response to a *pro forma* request from the State Office of Historic Preservation giving the local jurisdiction 90 days to comment on the proposed nomination, the City of Los Angeles Cultural Heritage Commission received comment from representatives of Save Westwood Village, historian Portia Lee, Ph.D of California Archives, and representatives of the developer and the Council Office. The developer's attorney attempted to introduce evidence disputing the building's historic merit and insisted to the hearing Commissioners that they had previously made "findings" that the building was not worthy of historic designation, a line of argument the Commission firmly rejected. Commission discussion established for the record that no decision had ever been made on the architectural and cultural merits of the historic building. On May 22, 1998, the Commission issued a letter pursuant to its decision at the hearing, merely confirming that it has declined to take the property under consideration under the local ordinance, leaving the question of the historic building's architectural and cultural merit for the State Commission to determine. As reported in the January/February issue of the SAH/SCC Newsletter, the Smedra project cannot be built without extensive Amendments to the Westwood Village Specific Plan and demolition of the Glendon Manor building. Interested SAH/SCC members wishing to learn more about this historic building and related urban issues can contact SAH/SCC Board member Zeke Gutierrez at (562) 860-7105 or Mike Metcalfe at (310) 474-6418.

**METCALFE ASSOCIATES**  
 Urban Design  
 Development Planning  
 1421 Pandora Avenue  
 Los Angeles, CA 90024  
 TELE/FAX (310) 474-6418

**RECEIVED**  
 CITY OF LOS ANGELES

NOV 27 2000

ENVIRONMENTAL  
 UNIT

# F A X T R A N S M I T T A L

TO: ED REYES / J. LIAO DATE: Nov. 27, 2000  
LA CITY PLANNING TIME: 5:15 PM Pacific Time  
 FAX PH. No: (213) 580-5542 Project No: \_\_\_\_\_  
 FROM: MIKE METCALFE FAX PH. No: (310) 474-6418  
 RE: "PALAZZO WESTWOOD"

Remarks: PLEASE PLACE IN FILE FOR  
EAR No. 2000-3213

THANK YOU !

THIS TRANSMISSION INCLUDES 3 FOLLOWING PAGE(S).

Copies to: SUNV

Hard Copy to follow: YES \_\_\_\_\_ IF REQUESTED ✓ NO \_\_\_\_\_

NOTE: If you do not receive the correct number of pages, or if there is a problem with the legibility, please call (310) 474-6418 as soon as possible. You may transmit documents by FAX to us at the same number 24 hours a day. If you receive a recorded message, please follow the instructions to press your asterisk (star) button (\*) following the message, wait for the carrier tone, then press your start button to transmit the document(s). Thank you.

**METCALFE ASSOCIATES**  
*Urban Design*  
*Development Planning*  
 1421 Pendergast Avenue  
 Los Angeles, CA 90024  
 Tele/Fax: (310) 474-6418

**Michael S. Metcalfe**  
*Principal*  
 June 10, 1998

Ms. Cheryl Widdell, California State Historic Preservation Officer  
 State Office of Historic Preservation  
 1416 Ninth Street, Room 1442-7  
 Sacramento, CA 95814

Page 1 of 2

**RE: Glendon Manor, located at 1070 Glendon Avenue, Los Angeles, CA 90024**  
**Application for Inclusion to California Register of Historic Resources**

Dear Ms. Widdell:

We are writing in support of the forthcoming application for nomination of the Glendon Manor apartment building located at 1070 Glendon Avenue in Westwood Village, Los Angeles, to the California Register of Historical Resources.

Glendon Manor (aka Glendon Arms), a 5-story Mediterranean style 42-unit apartment building, was built in 1929 as part of the original residential component of the Janss Corporation's pioneering mixed-use master plan for development of Westwood Village, adjacent to UCLA. Glendon Manor was for many years thereafter the tallest building in Westwood Village. It is now the only remaining residential building from the historic Janss era located within the Village itself, giving the building even more historical significance.

Glendon Manor has been listed in two different comprehensive cultural-resource documentation reports prepared by Johnson Heumann Associates for the Westwood Village Specific Plan (WVSP) Study Report in 1985 and for the L.A. City Planning Department in 1987. We understand that copies of these reports were sent to Marilyn Lortie of your office on January 16, 1998 by the Save Westwood Village community organization.

It has come to our attention that this historic building is presently threatened with demolition as part of a proposed 13-screen, 3400 seat megaplex movie/retail mall project with a 30-foot deep sunken plaza and food court, accessed primarily from subterranean parking. Glendon Manor would be sacrificed to make room for the driveways in and out of the multi-level subterranean garage.

The proposed movie mall project is opposed by the surrounding property and homeowner associations, as it is in violation of the WVSP. The stand-alone, self-contained retail mall concept is inappropriate for the historic Village environment, the various components of which can be seen as interrelated. Destruction of this building damages the *built ecology* of the Village, and the perception that when one walks through the Village, one is experiencing an historic urban environment.

The application for consideration had been researched and prepared by architectural historian Portia Lee, Ph.D. of California Archives. Based on the considerable merits of the building, the staff of the L.A. Cultural Heritage Commission issued a report recommending that the Commission take the building under consideration. When the local City Councilman and the developer intervened, the Cultural Heritage Commission declined to take the building under consideration. As a result, no judgement as to the building's eligibility for designation as a historic-cultural monument could be rendered.

In a subsequent proceeding on May 20, 1998, in response to the State Office request for comment on the proposed California Register designation, the L.A. Cultural Heritage Commission sent a letter to the State Office on May 22, 1998 (copy attached) reiterating and confirming that it has declined to take the property under consideration.

June 10, 1998

Ms. Cheryl Widell, California State Historic Preservation Officer

Page 2 of 2

RE: Glendon Manor, 1070 Glendon Avenue, Los Angeles, CA 90024

Application for Inclusion to California Register of Historic Resources

The protective WVSP took years to develop, involving hundreds of thousands of dollars of independent analysis, thousands of hours of time devoted by all segments of the community – merchants, commercial property owners, residents, UCLA officials, and City staff – which achieved a resolution and balancing of the various interests and development objectives for Westwood Village. One of the principal purposes set forth in the Specific Plan was to protect the architectural integrity, historic authenticity, and unique small-scale pedestrian-friendly urban fabric of Village. The preamble of the WVSP, which describes the Plan's general intent, includes the following:

*"To permit, encourage and facilitate the preservation, renovation and ongoing maintenance of historically and architecturally significant buildings."*

Therefore, we join with Save Westwood Village and other Los Angeles community organizations in urging the State Historical Resources Commission to include Glendon Manor on the California Register of Historical Resources.

We truly appreciate your assistance on this important historic preservation matter.

Very truly yours,

John Berley, President  
SAH/SCC Executive Board

Grant Taylor, Preservation Officer  
SAH/SCC Executive Board

Enclosure

cc: Save Westwood Village  
Portia Lee, Ph. D., Registered Professional Historian #547  
Ezequiel Gutierrez, Jr., Esq., SAH/SCC Advisory Board

Pg 1/2

Attn: Ed Reyes  
Dept. Of City Planning  
221 N Figueroa Street  
Los Angeles, Ca 90021  
Fax 213-580-1176

RECEIVED  
CITY OF LOS ANGELES

NOV 28 2000

ENVIRONMENTAL  
UNIT

11/27/00

No. 22

Project Name: Palazzo Westwood

Environmental Impact Comments

Dear Ed,

We feel that the proposed project named Palazzo Westwood would have several negative impacts to us at The Lindbrook Apartments at 10830-40 Lindbrook Drive. We are at the intersection of Lindbrook Drive and Hilgard Ave. We have had construction on our block for the past two years, first with the project at 1100 Glendon and then directly behind us on Wilshire Boulevard with the Legacy at Westwood apartments, so we know of what we speak. These two construction projects have made our lives a living hell with all the noise, abuse from the construction crews, parking problems, dirt problems, and various other things such as a concrete truck dumping slurry all over my car as it was parked on the street. All of these incidents have made our lives very difficult at times and we expect any new project to be similar. After reviewing the packet that was sent to us I have the following comments.

1. We do not want any trucks driving up and down or parking or lining up on Hilgard Avenue or Lindbrook Drive. We do not think that Lindbrook Dr. or Hilgard Ave. should be used as a thoroughfare for trucks of any kind. We know that construction may not begin until 7 am, but we also know from experience that workers and trucks begin gathering well before that 7 am start time. When the project is completed we do not want any delivery trucks using Lindbrook Dr. or Hilgard Ave. to gain access to the site. Let them find a route that doesn't disturb residents in the area.

2. We think that this project will further increase traffic on Lindbrook Dr. and Hilgard Ave. We have been told that there are already at least 20,000 car trips made per day on Hilgard Ave. The traffic congestion at this intersection is already at an unacceptably high level and we are trying to get a traffic control device installed. Just last week there was a head on collision at our intersection and we hear the brakes squealing and horns honking nearly everyday. Also, people use Lindbrook Dr. as an alternate to Wilshire Blvd. to avoid traffic, further exacerbating the problem. This new project should include it's own access from non-residential streets so that it doesn't interfere with the already busy traffic on Hilgard Ave. and Lindbrook Dr..

3. Parking: This project will definitely impact the already tight parking arrangements in Westwood. Every effort must be made once the project is built to encourage patrons to park in the garage on site by making it free to park or very inexpensive. Can you imagine the parking nightmare this could create in our neighborhood? It is already difficult to find street parking even with permits. So many people park without permits at night to go to the movies and restaurants that I often have to park more than a block away from my apartment when I get home from work. Employees of the restaurants in the area take all the free parking at night and the valet parkers usually take all the parking meters. I can only imagine what adding 350 apartments, retail and restaurant space will do to this area. If this project does break ground off-street parking arrangements must be made for all of those who work to build the project.



We are concerned about the noise, dirt and traffic associated with this project. Every effort should be made not to use residential streets for trucks of any kind or parking for the project during both the construction phase and after it is done.

If you have any other questions about our concerns, please contact us at 310-443-7700 or 310-208-2964. You can also email me at [loren@fiel.net](mailto:loren@fiel.net) or fax us at 310-209-1367.

Thank You

Loren Silber and Elaine Morrison  
10836 Lindbrook Drive #10  
Los Angeles, Ca 90024



# Department of Toxic Substances Control

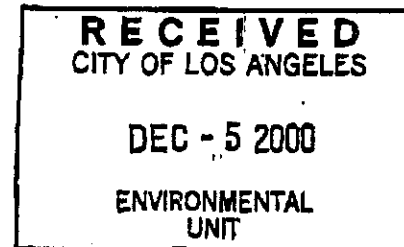
No. 23



Winston H. Hickox  
Agency Secretary  
California Environmental  
Protection Agency

Edwin F. Lowry, Director  
1011 N. Grandview Avenue  
Glendale, California 91201

Gray Davis  
Governor



November 28, 2000

Mr. Ed Reyes/ Jimmy Liao  
Los Angeles City Planning Department  
221 North Figueroa Street, Room 1500  
Los Angeles, California 90012

## **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PALAZZO WESTWOOD (PROJECT), SCH 20000101123**

Dear Mr. Reyes/ Liao :

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) for the above mentioned Project.

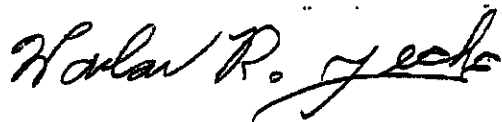
Based on the review of the document, the DTSC comments are as follows:

- 1) The NOP states that the Project is located on top of the Sawtelle Wellfield. The draft EIR needs to identify and determine whether current or historic uses at the Project site have resulted in any release of hazardous wastes/substances at the Project area.
- 2) The draft EIR needs to identify any known or potentially contaminated site within the proposed Project area. For all identified sites, the draft EIR needs to evaluate whether conditions at the site pose a threat to human health or the environment.
- 3) The draft EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and which government agency will provide appropriate regulatory oversight.
- 4) If during construction of the project, soil contamination is suspected, construction in the area should stop and appropriate Health and Safety procedures should be implemented. If it is determined that contaminated soil exists, the draft EIR should identify how any required investigation and/or remediation will be conducted, and which government agency will provide appropriate regulatory oversight.

Mr. Reyes/ Liao  
November 28, 2000  
Page 2

DTSC provides guidance for Preliminary Endangerment Assessment (PEA) preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP or to meet/discuss this matter further, please contact Bob Krug, Project Manager, at (818) 551-2866 or me at (818) 551-2877.

Sincerely,



Harlan R. Jeché  
Unit Chief  
Southern California Cleanup Operations - Glendale Office

cc: Governor's Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief  
Planning and Environmental Analysis Section  
CEQA Tracking Center  
Department of Toxic Substances Control  
P.O. Box 806  
Sacramento, California 95812-0806

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

No. 24

November 30, 2000

**RECEIVED**  
CITY OF LOS ANGELES

DEC 07 2000

ENVIRONMENTAL  
UNITTO: Ed Reyes or Jimmy Liao, Project Coordinator  
221 N. Figueroa St., Room 1500

FROM: Fire Department

SUBJECT: EIR NO. 2000-3213 - PALAZZO WESTWOOD (1001-1029 Tiverton  
Avenue; 1020-1070 Glendon Ave.; 1015-1065 Glendon Ave.;  
Westwood Village, Los Angeles, CA), EIR NO. 2000-3213PROJECT DESCRIPTION

Palazzo Westwood, a mixed use project in Westwood Village. The project consists of a 4-story, 350-unit (413,490 square feet) residential apartment community above the ground level, and 115,000 square foot ground level neighborhood retail uses including a supermarket, a drug store, 3 restaurants and retail stores, with 1550 parking spaces on 3 subterranean levels and 25 bicycle slots, all on a 4.98 gross acre site, zoned C4-2D-O.

The following comments are furnished in response to your request for this Department to review the proposed development.

## A. Fire Flow

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in Low Density Residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 4,000 G.P.M. from 4 fire hydrants flowing simultaneously.

## B. Response Distance

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 37  
1090 Veteran Avenue  
Los Angeles, CA 90024  
Task Force Truck and Engine Company  
Paramedic Rescue Ambulance  
Battalion 9 Headquarters  
Miles - 0.6

Fire Station No. 71  
107 S. Beverly Glen Boulevard  
Los Angeles, CA 90024  
Paramedic Engine Company  
Miles - 1.7

Fire Station No. 92  
10556 W. Pico Boulevard  
Los Angeles, CA 90064  
Task Force Truck and Engine Company  
Paramedic Supervisor  
Miles - 2.2

The above distances were computed to 1020 S. Glendon Avenue.

**C. Firefighting Access, Apparatus, and Personnel.**

At least two different ingress/egress roads for each area, which will accommodate major fire apparatus and provide for major evacuation during emergency situations, shall be required.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

Submit plot plans indicating access road and turning area for Fire Department approval.

Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.

During demolition, the Fire Department access will remain clear and unobstructed.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance, or exit of individual units.

The entrance or exit of all ground apartment units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

## CONCLUSION

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles C.P.C. 19708).

Submit plot plans to the Fire Department for review and approval.

For additional information, please contact Inspector Kevin Hamilton of the Construction Services unit at (213) 485-5964.

WILLIAM R. BAMATTRE  
Fire Chief

A handwritten signature in black ink, appearing to read "R. Warford". The signature is stylized with a large "R" and a long horizontal stroke.

Richard A. Warford, Assistant Fire Marshal  
Bureau of Fire Prevention and Public Safety

RAW:KH:gm  
c:EIR #2000-3213

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 Bruce C. Levin

# SAVE WESTWOOD VILLAGE

***Dedicated to Quality Revitalization***

November 30, 2000

By Fax: 213-580-5542 & U.S. Mail  
Mr. Ed Reyes  
221 N. Figueroa St., Room 1500  
Los Angeles, CA 90012

Re: "Palazzo Westwood"

Dear Mr. Reyes:

This will confirm our conversations this morning. We recently learned that an NOP has been issued for the above project in connection with a proposed new EIR, but we did not receive notice of it.

We hereby formally object to the continuation of this NOP process, and request that the NOP be withdrawn until the following two matters have been addressed:

1. Pre-Existing Project. There is a pre-existing project for this very same property, which is still active according to correspondence from the developers to the City dated as recently as November 8, 2000 (copy enclosed).

Such correspondence requests a continuance of pending hearings, but does not withdraw or terminate the pre-existing project. Hearings are currently scheduled before PLUM and the City Council in January 2001.

We are an appellant of record on pending appeals on this pre-existing project, which would be heard at the January hearings if they go forward. The appeals include an appeal from approval of a tract map for the pre-existing project, which permits a very different project from the proposal for this "Palazzo Westwood" (including, for example, the vacation of Glendon Avenue and redrawn lot lines that permit commercial encroachment into residentially-zoned areas).

Fundamental due process requires that an application for a new project cannot begin to be processed unless and until the pre-existing project is terminated or totally withdrawn - because of the potential for "bait and switch," for confusion, and for undue and unfair burdening of both the public and the City in having to deal with two competing proposals from the same developers on the same property at the same time.

2. No Notice. As noted above, we are an appellant of record on the pre-existing project on this very same property. We have also received notices in the past on the pre-existing project. Yet we did not

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Ann & Richard Tell  
Audri & Stan Tondler  
Melissa & Michael Triebke  
Ellen & Jerome A. Turner, M.D.  
Wolfgang Velth  
Betty Vincent  
Karen Blackfield Wallace  
David A. Wallace, M.D.  
Roberta Walley  
Jessica Walker  
Muriel C. Werner  
Scott M. Whittle  
Hon. David Williams (Ret.)  
Katy & Mark Winston  
Lewis N. Wolf  
Lysle & Alfred Wong, Ph.D.  
David Zucker  
(continued listing)



Mr. Ed Reyes  
November 30, 2000  
Page 2

receive the NOP or any other notice of the new project, but had to hear about it "through the grapevine." You confirmed to me this morning that we are not listed on the notification list for the NOP.

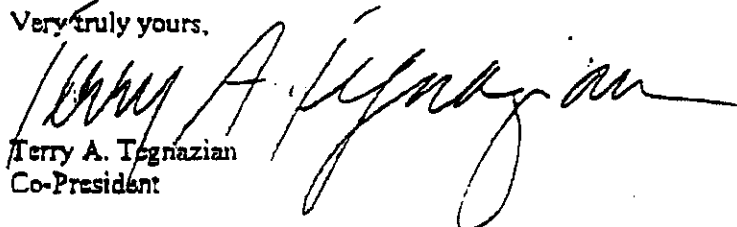
Since we are clearly an interested party, which the City knew, we should have received notice.

Conclusion. In light of the above two fatal defects in the NOP for the new project, we believe that the NOP is not valid and that the City process for this new project cannot proceed.

We therefore request that the NOP and all other City proceedings on a new project for this Westwood property be immediately suspended, withdrawn or otherwise terminated until such time as (1) the pre-existing project (including all of its numerous aspects) is formally withdrawn or otherwise terminated; and (2) we receive timely notice of all matters regarding this property.

Thank you for your prompt attention to this matter.

Very truly yours,

  
Terry A. Tognazian  
Co-President

cnc.

**CALIFORNIA STATE PARKS  
OFFICE OF HISTORIC PRESERVATION**

P.O. BOX 942896  
SACRAMENTO, CA 94296-0001  
(916) 653-6624 Fax: (916) 653-9824  
calshpo@quiknet.com

GRAY DAVIS, Governor



April 26, 1999

TERRY TEGNAZIAN  
1093 BROXTON AVE, BOX 620  
LOS ANGELES CA 90024

**SUBJECT:** California Register of Historical Resources nomination  
Glendon Manor, 1070 Glendon Ave, Los Angeles, Los Angeles County

The State Historical Resources Commission, on April 23, 1999, adopted written findings regarding the resource named above which it had formerly formally determined eligible for listing in the California Register of Historical Resources. These findings are enclosed.

You may request a redetermination of the Commission's decision to formally determine this property eligible for listing in the California Register within 30 days after the date on this letter. Such a request must be in writing and must set forth the reasons why the Commission's decision was improper, including all new relevant facts and information. The Commission has the power to reverse or alter its prior determination if there is a significant error in the facts, information or analysis on which the prior decision was made or the prior determination, in light of current information, appears to have been arbitrary, capricious or based on substantial error.

Please address any questions or redetermination requests to the Department of Parks and Recreation, Office of Historic Preservation, California Register Program, PO Box 942896, Sacramento CA 94296-0001, (916) 653-9432 phone, (916) 653-9824 fax, email: calshpo.jenan@quiknet.com.

Sincerely,

Daniel Abeyta  
Acting State Historic Preservation Officer

California Register of Historical Resources  
Glendon Manor  
1070 Glendon Ave, Los Angeles, Los Angeles County

State Historical Resources Commission Findings

On November 13, 1998 at a regular meeting of the State Historical Resources Commission (Commission) in Modesto, California, the Commission, after a lengthy hearing regarding this nomination, voted 7-2-0 to formally determine this resource eligible for listing in the California Register of Historical Resources. Although the Commission finds this resource eligible for listing, it cannot be listed due to formal owner objection to the nomination.

Pursuant to California Code of Regulations, Title 14, Chapter 11.5, Sections 4855.b.2 and 4855.c.3, the Commission is required to issue findings describing the resource, identifying its historical or cultural significance, and explaining why it was determined eligible over the objections of the local government with land-use authority over the resource.

Glendon Manor is located at 1070 Glendon Avenue, two blocks south of the UCLA campus, in Westwood Village, within the Los Angeles City limits. Designed by architect Heth Wharton and constructed in 1929, the building was designed, and currently remains in use, as an apartment building, probably originally intended for students and faculty at the then newly relocated University of California.

Glendon Manor is a rectangular four-story Mediterranean-style building, housing 42 individual apartments and boasting a five-story corner tower. The tower has a number of notable ornamental elements, including a tripartite bank of round-headed windows, a row of triple-pierced vents, asymmetrical fenestration (generally French windows with elaborated sills), a string course, and a pedimented surround of a corner window with a triangular keystone; it wraps around to a similar light on the south elevation. Planar walls are stucco on the façade, which is elevated above the street one-half story, and the main block of the four-bay front is projected slightly forward and capped by a forward pitch, side-gable, red tile roof finished by two short chimneys with ornamental caps. Four alternately recessed and projecting sections clad in brick form the remaining rear and side portions of the building. Windows on the front elevation have wrought-iron balconies with the exception of windows flanking the fire escape at the second-story; these have pierced screens at the balcony level.

A comparison to historical photographs and to this color rendition of the resource created at the time of its design and development show a few alterations. Two windows on the façade at the ground level and one at the second story of the north bay have been closed in and stuccoed over. Additionally, the original front door has been replaced by a storefront-type entry door. Aside from this, there appear to have been no major changes made to the exterior of Glendon Manor since its construction. There is no denying that the setting of Glendon Manor has changed significantly since its period of significance of

1929 to 1940, however as setting is only one of the seven aspects of integrity and the resource retains high integrity in the other aspects, these changes would not bring the resource below the minimum level of integrity necessary for listing in the California Register.

Glendon Manor is significant under California Register criterion 1 for its association with the development of Westwood Village as a planned community specifically designed to serve the University of California at Los Angeles when it was moved from its urban location to this then-suburban setting. An early example of multi-unit residential space amid commercial, entertainment, and recreational uses, Glendon Manor is evidence of a forward-looking planning concept, the "new town" or planned "village" designed to support an important civic institution. Glendon Manor was one of the earliest of the Village's buildings and, apparently, the first apartment building serving the new planned community. Various support materials indicate that within the Village itself (the predominantly commercial town center) this is the only remaining residential building from this early period. Glendon Manor has significant historic value as one of the few remaining resources associated with the original development of Westwood Village.

Glendon Manor is also significant under California Register criterion 3 for its embodiment of a period revival style, Mediterranean Revival—a style the Janss Company mandated for many of Westwood Village's buildings. Although Mediterranean Revival architecture was by no means unusual in Los Angeles, Janss made the style an integral part of its development and thus the building conveys architectural significance by documenting the Janss Company's choice of a historic architectural style for its carefully crafted community. Glendon Manor also has its own significant character-defining features that have made it a Village landmark. It gains additional significance as an important contributing element to the Janss village architectural composition.

The letters of objection received from Los Angeles Mayor Richard Riordan and City Councilman Michael Feuer indicate three reasons why the resource in question should not be determined eligible for listing. First, the Los Angeles Cultural Heritage Commission (LACHC) declined to consider the resource for local designation. Second, when development of the Westwood Village Specific Plan was underway, Glendon Manor was not among the 46 resources listed as historic in this plan. Third, the development planned to replace Glendon Manor will be positive addition to the community.

The State Historical Resources Commission determined this resource eligible for listing in the California Register of Historical Resources over the objection of the local government for the following reasons:

- 1) The declination of the LACHC to hear the nomination was not a final determination regarding the significance of the resource, but rather a decision as to whether or not to hold a hearing. That hearing was never held, and therefore a final determination never made.

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Additionally, the Commission is aware that the LACHC is a political body that serves at the pleasure of the mayor and is overseen by a City Council committee chaired by Councilman Feuer, both of whom are in favor of the development planned to replace Glendon Manor. Finally, the transcripts of the meeting at which the LACHC declined to hear the nomination of this resource show that there was an administrative problem with notification of the property owner occurring only a few days before the meeting date and therefore a lack of due process argument may have arisen. In the case of this resource's nomination to the California Register, the property owner was given a 60-day notice of the Commission's hearing, thus allowing for time to prepare a rebuttal to the nomination.

- 2) Regarding the decision not to include this resource among those listed in the Westwood Village Specific Plan (WVSP), this Commission has found that of the 58 properties listed as "Locally Significant Historic Resources (Based on HPOZ Criteria)" in the Gruen Associates Report of 1986, 13 were not included in the WVSP and that these 13 properties include all the residential properties originally surveyed for the Gruen Report. For this reason, it appears that the decision as to which resources to list in the WVSP was not based on the significance of the resource, but rather on whether or not it was commercial or residential. Furthermore, among these residential properties not included in the WVSP, three have to date been locally designated by the LACHC, which would additionally point to the fact that historical significance was not the basis for inclusion in the WVSP.
- 3) Mayor Riordan and Councilman Feuer further explain in their objection letters that the development planned to replace Glendon Manor will provide needed resources to the community of Westwood. Although this may very well be the case, it is not the role nor the right of this Commission to make determinations based on the merits of planned developments, but rather to judge the significance of the resource in question.

Let these findings also show the review and consideration of the nomination of Glendon Manor to the California Register of Historical Resources included the following:

1. Nomination Application
  - a. City of Los Angeles official comments, from Los Angeles Cultural Heritage Commission;
  - b. Report by Dr. Portia Lee of California Archives, dated July 21, 1997, revised March 21, 1998, with bibliography of sources;
  - c. Historic Resources Inventory for Glendon Manor, excerpted from Cultural Resources Documentation Report-Westwood: North and East Villages, prepared by Johnson Heumann Research Associates for the City of Los Angeles Department of Planning, dated July 15, 1987;

- d. Historic Resources Inventory for Glendon Manor, excerpted from Cultural Resources Documentation Report-Westwood Village, prepared by Johnson Heumann Research Associates for Gruen Associates as part of Westwood Village Specific Plan Study for the City of Los Angeles, dated November 30, 1985;
  - e. Figure 16 (Potential Historic Buildings) and Table 5 (Locally Significant Historic Resources, based on HPOZ Criteria), excerpted from Background Analysis, Alternatives and Evaluation-Westwood Village Specific Plan for City of Los Angeles, prepared by Gruen Associates in association with Peat Marwick, Johnson Heumann Research Associates and The Planning Group," dated April 1986;
  - f. Copies of Building Permit (1929), Certificate of Occupancy (1929), and two subsequent Applications to Add-Alter-Repair-Demolish (1959, 1974);
  - g. Ownership report, Los Angeles County Tax Assessor (1997-1998 Tax Roll), provided by Los Angeles County Tax Assessor on March 17, 1998;
  - h. Color rendering of Glendon Manor by architect Heth Wharton (copy);
  - i. Historic aerial photograph of Westwood Village (copy);
  - j. Current photographs, consisting of color slides and prints, five views, taken March 13, 1998, and black and white prints, five views, taken March 17, 1998;
  - k. Historical photographs, consisting of four black and white photographs of Westwood Village during the 1930s and 1940s (copies).
2. Gruen Report. Report entitled "Background Analysis, Alternatives, and Evaluation-Westwood Village Specific Plan, submitted to the City of Los Angeles, submitted by Gruen Associates in association with Peat Marwick, Johnson Heumann Research Associates, The Planning Group, April 1986." Excerpt from this report was attached to nomination application.
  3. Johnson Heumann Report (1985). Report entitled "Cultural Resource Documentation Report-Westwood Village, prepared by Johnson Heumann Research Associates for Gruen Associates as part of Westwood Village Specific Plan Study for the City of Los Angeles, November 30, 1985." Excerpt from this report was attached to nomination application.
  4. Johnson Heumann Report (1987). Report entitled "Cultural Resources Documentation Report-Westwood: North and East Villages, prepared by Johnson Heumann Research Associates for City of Los Angeles Department of Planning, May 15, 1987." Excerpt from this report was attached to nomination application.
  5. Historical Photograph. Additional supplemental historical photographic documentation (copy) and slide submitted by Save Westwood Village.
  6. Friends of Westwood Village Submission. Submission by Friends of Westwood Village in support of the nomination, which included the following enclosures:
    - a. Westwood Village Specific Plan, Los Angeles City Ordinance 164,305 effective January 30, 1989, amended by Los Angeles City Ordinance 167,137 effective September 2, 1991;
    - b. Staff report for Los Angeles Cultural Heritage Commission dated September 5, 1997;
    - c. Minutes of Los Angeles Cultural Heritage Commission hearing on September 17, 1997;
    - d. Letter from Dr. Portia Lee of California Archives, dated January 7, 1998;

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- e. Table 5 from the Gruen Report identifying 58 Locally Significant Historic Resources (Based on HPOZ Criteria) highlighting the 13 buildings (including Glendon Manor) which were not included in the final Westwood Village Specific Plan, and indicating three of such excluded buildings which have been granted local Historic-Cultural Monument status;
  - f. Table 1 from the Westwood Village Specific Plan, listing the 45 buildings designated as "cultural resources" as that term is used in the Specific Plan;
  - g. Booklet issued by the City of Los Angeles Cultural Affairs Department/Cultural Heritage Commission, listing the city's Historic-Cultural Monuments.
  7. Chattel Architecture, Planning and Preservation, Inc. Submission. Report submitted on behalf of S&W LLC, the owner of Glendon Manor, in opposition to the nomination, which included the following enclosures:
    - a. Copy of original grant deed for Glendon Manor property, from the Janss Investment Corporation to Bernard P. Rand;
    - b. Transcript of Los Angeles Cultural Heritage Commission hearing on September 17, 1997;
    - c. Current photographs and excerpted details of photographs of Westwood Village;
    - d. Current photographs of Glendon Manor;
    - e. Historical photographs and excerpted details of photographs of Westwood Village;
    - f. Report/letter by Robert Chappel arguing against eligibility of Glendon Manor for listing in the California Register.
  8. Visual Inspection. Personal visit to and visual inspection of exterior of Glendon Manor conducted on October 21, 1998 by Commission staff.
  9. Internal Review. Nomination and related materials were subject to review by a second state historian, who concurred that Glendon Manor met the criteria for listing in the California Register, prior to finalization of staff recommendation to the State Historical Resources Commission.
  10. Various primary and secondary sources at California State Library consulted by Commission staff
  11. Letters of Support.
    - a. California Preservation Foundation;
    - b. Society of Architectural Historians/Southern California Chapter;
    - c. Westwood-Holmby Historical Society;
    - d. Friends of Westwood;
    - e. Westwood Hills Property Owners Association;
    - f. Holmby-Westwood Property Owners Association;
    - g. Westwood Homeowners' Association;
    - h. State Senator Tom Hayden;
    - i. Metcalfe Associates, Urban Design and Development Planning;
    - j. Scherer, Bradford, Lyster & Ballsun;
    - k. Various concerned individuals (52).
  12. Letters of objection.
    - a. Ira Smedra, general partner, Village Center Westwood L.P., and principal, S&W LLC, owners of Glendon Manor;
    - b. Richard J. Riordan, Mayor, City of Los Angeles;

- c. Michael Feuer, Councilman, Fifth District, City of Los Angeles.
13. Public Hearing. A public hearing on the nomination, lasting approximately two hours, was held on November 13, 1998 before the State Historical Resources Commission, with all commissioners in attendance.

With this signature, it is hereby certified that the State Historical Resources Commission adopted these findings pursuant to California Code of Regulations, Title 14, Chapter 11.5, Sections 4855.b.2 and 4855.c.3 on the 23<sup>rd</sup> day of April, 1999.

Sue Schechter  
Sue Schechter, Chairperson

4/23/99

Date



CALIFORNIA STATE PARKS  
OFFICE OF HISTORIC PRESERVATION

P.O. BOX 942896  
SACRAMENTO, CA 94296-0001  
(916) 653-6624 Fax: (916) 653-9824  
calshpo@mail2.quiknet.com

PETE WILSON, Governor



December 16, 1998

TERRY TEGNAZIAN  
1093 BROXTON AVE, BOX 620  
LOS ANGELES CA 90024

SUBJECT: California Register of Historical Resources nomination  
Glendon Manor  
1070 Glendon Avenue, Los Angeles, Los Angeles County

The State Historical Resources Commission, on November 13, 1998, considered the resource named above for listing in the California Register of Historical Resources. At that time, due to owner objection to the nomination and to the fact that a resource cannot be listed over the objection of the owner, the Commission voted to formally determine this resource eligible for listing in the California Register.

Pursuant to California Code of Regulations, Title 14, Chapter 11.5, Sections 4855.b.2 and 4855.c.3, the Commission is required to issue written findings describing the resource and its historical or cultural significance and explaining why the resource was determined eligible over the objections of the local government. These findings will be forwarded to you upon issuance.

Please address any questions to the Department of Parks and Recreation, Office of Historic Preservation, California Register Program, PO Box 942896, Sacramento CA 94296-0001, (916) 653-9432 phone, (916) 653-9824 fax, email: calshpo.jenan@quiknet.com.

Sincerely,

Daniel Abeyta  
Acting State Historic Preservation Officer

STATE OF CALIFORNIA - RESOURCES AGENCY

STATE HISTORICAL RESOURCES COMMISSION

DEPARTMENT OF PARKS AND RECREATION

PO BOX 942896

SACRAMENTO, CA 94286-0001

916) 653-6624

FAX (916) 653-9824

PETE WILSON, Governor



Meeting of the  
STATE HISTORICAL RESOURCES COMMISSION

Modesto City Hall  
801 11<sup>TH</sup> Street  
Modesto, Stanislaus County  
November 13, 1998

MINUTES

COMMISSIONERS PRESENT

Jane Foster Carter, Chairperson  
Sue F. Schechter, Vice Chairperson  
Herbert H. Brin  
John D. Henderson, FAIA  
Robert L. Hoover, Ph.D.  
Russell L. Kaldenberg  
Jeffrey B. Samudio  
Stephen L. Taber, Esq.  
Robert W. Winter

COMMISSIONERS ABSENT

None

STAFF PRESENT

Daniel Abeyta, Executive Secretary  
Frances (Bo) Sargent, Recording Secretary  
Cynthia Howse, Staff Architectural Historian  
Maryln Lortie, Staff Historian  
Rachel Magana, OHP Staff  
Jenan Saunders, Staff Historian  
Bill Seidel, Staff Archeologist

VISITORS REGISTERED/REPRESENTING

(Attachment A)

CALL TO ORDER

Legal notice having been duly given, the State Historical Resources Commission meeting was called to order at 9:35 a.m. by Chairperson Carter.

## PLEDGE OF ALLEGIANCE

Commissioner Brin led the Pledge of Allegiance.

## INTRODUCTION OF COMMISSIONERS AND STAFF

Chairperson Carter asked all Commissioners and staff present to introduce themselves.

## WELCOME

Chairperson Carter introduced the Honorable Richard Lang, Mayor of the City of Modesto. Mayor Lang welcomed the Commission and expressed the City's pleasure that the Commission was meeting in Modesto. He stated that the City of Modesto is the 17<sup>th</sup> largest city in the state and that the population is at 200,000 people. He discussed the progress that the city has made in the historic preservation field, and mentioned that the McHenry Mansion and McClure House were two of the historically significant homes being preserved in the area. He ended by saluting the Commission for coming to Modesto and invited them to come again and hoped that the Commission finds their stay productive.

Chairperson Carter introduced Lee De La Mare, Chairperson of the Modesto Historical Landmarks Commission. Ms. De La Mare stated that on behalf of the City Commission she welcomed the State Historic Resources Commission to Modesto and was honored to have them there.

## APPROVAL OF APRIL 17, AUGUST 7, AND SEPTEMBER 24, 1998 MINUTES

Approval of the April 17, 1998 minutes will be postponed until the February 5, 1999 meeting due to the transition of staff.

After discussion by the Commission regarding interpretation and tribal concerns of the CHRIS Project and the establishment of the North Coast Information Center under PUBLIC COMMENTS AND HEARINGS at the August 7, 1998 meeting, Commissioner Samudio moved to approve the Minutes of the September 24, and August 7, 1998 meetings as presented. Commissioner Brin seconded the motion. Action: Motion carried unanimously.

## CHAIRPERSON'S REPORT - Chairperson Carter

Chairperson Carter reported that she attended the National Trust for Historic Preservation Conference held in Savannah, Georgia on October 19<sup>th</sup> through the 25<sup>th</sup>, 1998. Commissioner Samudio and Executive Secretary Abeyta were also there. She stated that over 2,500 people attended and that a large number of attendees from California and the Western Region of the National Trust were represented.

Executive Secretary Abeyta added that the National Trust for Historic Preservation was originally a congressionally chartered non-profit and is one of the lead

organizations for historic preservation in the United States. He pointed out that 25,000 members of the National Trust are from California. He stated that the conference held in Savannah, Georgia was a great conference and that it was estimated that the conference brought in more than 10 million dollars to the City of Savannah. The 1999 conference will be in Washington, D.C. and the conference for the year 2000 will be in Los Angeles.

Commissioner Samudio pointed out that there were a number of National Preservation awards given to projects in the Western Region. California was very well represented which gives testimony to the emergence of the strength of preservation in the west. He stated that he was offered a video by the Western Regional Office of the National Trust to show at future Commission meetings. He also pointed out that of the two Trust advisors from California, both are from Los Angeles. He stated that Cristy McAvoy has recently stepped down and there is a new Trust advisor, Susan Brant Hawley, an attorney from northern California.

Chairperson Carter gave an update on the Earl Warren walk. She read a letter written in answer to Burnette Miller, President of the California Capitol Historic Preservation Society. The Office of Historic Preservation has heard from the Capitol Historic Preservation Society with respect to an application for Point of Historical Interest for the Warren walk.  
(Attachment B)

#### EXECUTIVE SECRETARY'S REPORT - Daniel Abeyta

Executive Secretary Abeyta reported on the California Environmental Quality Act (CEQA). On October 10, 1997 the CEQA guidelines went out for public review. There were two notices issued, one was a general notice and the other a notice of modification. In September 1998, after public input, those guidelines were sent to the Office of Administrative Law and on October 26, 1998 the regulations were approved and registered with the Secretary of State's Office.

Secretary Abeyta reported on the upcoming Joint Committee Hearing on the Arts in Pasadena, conducted by Senator Adam Schiff of Pasadena. The hearing: "The Future of the Past: Historic Preservation in the Next Century" is scheduled for Wednesday, November 18, 1998 at the U.S. Court of Appeals. The committee will examine architectural history and current historic preservation policy, accessing California's historic infrastructure and historic management in the new century. He also mentioned the names of those providing expert testimony in the committee, such as Huell Howser, of California Gold; Dr. Kevin Starr, California State Librarian; representatives from the National Trust for Historic Preservation; Pasadena Heritage; the California Preservation Foundation and the State Historical Resources Commission. Commissioner Samudio, will speak on the subject of California history and heritage. Vice Chair Schechter will provide an overview of historic preservation policies in California and will speak on the State Historical Resources Commission and the Office of Historic Preservation. Commissioner Winter will speak on infrastructure and the challenges facing historic preservation in California.

Secretary Abeyta reported on the importance of the Save Outdoor Sculpture (SOS) Program. Outdoor sculptures are created to honor the people who helped shape our nation and that these monuments are endangered and in need of restoration. SOS will offer one grant award to conserve an important outdoor sculpture in California. Application deadline is July 30, 1999.

Secretary Abeyta gave an update of bills relating to historic preservation. SB-1557, Redevelopment of Tustin Marine Corp Air Station, authorizes the City of Tustin to assume the prescribed duties that are given to the State Historic Preservation Officer for administering federal law related to the protection of historic properties as it applies to the survey area created for the Tustin Marine Air Corp Station Redevelopment Project. It required that the SHPO agree to the City of Tustin assuming the SHPO duties and also required the City of Tustin, in assuming the duties, to determine the feasibility of permanent reuse of certain buildings and require mitigation of any adverse effects prior to approving any undertaking of the reuse of that naval property. He stated that it is significant for the Commissioners to understand that even though it is a state law, there is a question whether state law can compel a federal agency like the Advisory Council on Historic Preservation to permit the assumption of the SHPO duties by a city.

Commissioner Brin stated that the State of California is reaching that point in its development where landmarks of great scientists, writers, and composers should be noted just as they are in many foreign countries, and that part of our past and future would be to recognize where great people lived and who were the founders of great inventions and where they occurred.

Chairperson Carter announced that Commissioner Kaldenberg has written a resolution to be considered by the Commission with respect to the Joint Committee on the Arts in Pasadena. Commissioner Kaldenberg read the resolution he composed. He then moved to have Vice Chair Schechter introduce the resolution at the Joint Arts Hearing in Pasadena. Motion seconded by Commissioner Hoover. Action: Motion carried unanimously. (Attachment C)

### SLIDE PRESENTATION

A slide presentation and staff reports of applications to the National Register of Historic Places, California Historical Landmarks, and California Register of Historical Resources were given.

### CONSENT CALENDAR

Chairperson Carter stated that the Montgomery Ward Building application would be heard for discussion after the consent calendar.

The Kerman Union High School has withdrawn its application and has been taken off the consent calendar and postponed until the next meeting.



Arts and Crafts movement in America. Chairperson Carter stated that the Judson Studios nomination had already been passed by the Commission with State Level of Significance. After discussion, it was agreed that the Judson Studios nomination could be amended at a later date, with additional data to make the nomination significant at the National Level.

Commissioner Taber discussed the Pier One nomination. He stated that Pier One was nominated as one building, but he felt that it was a part of a collection of buildings that should be recognized as an architectural composition. He presented a resolution that included the relationship of Pier One together with Pier One and One-half, Three and Five that are currently in existence and constitute significant fragments of the original architectural composition and that urged application be made to add Piers One and One-half, Three and Five as components of this total project. Commissioner Taber moved to accept the resolution. Commissioner Winter seconded. ACTION: Motion carried unanimously. (Attachment D)

Chairperson Carter suggested moving the California Register of Historical Resources application for Glendon Manor up on the agenda, to be heard after the Montgomery Ward Building nomination.

## CALIFORNIA HISTORICAL LANDMARK

The following California Historical Landmark application has been scheduled on a consent

Madonna of the Trail  
Upland, San Bernardino County

Vice Chair Schechter moved to adopt staff recommendation and transmit the above application to the State Historic Preservation Officer for forwarding to the Director of the Department of Parks and Recreation for designation as a California Historical Landmark. Commissioner Henderson seconded the motion. ACTION: Motion carried unanimously.

## CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The following California Register of Historical Resources applications have been scheduled on a consent calendar.

The Lincoln School application has been taken off the consent calendar and postponed indefinitely.

Cascades Park and Jardin del Encanto  
Monterey Park, Los Angeles County

Commissioner Winter moved to adopt the nomination for placement on the California Register of Historical Resources. Motion was seconded by Commissioner Samudio.  
ACTION: Motion carried unanimously.

### PUBLIC COMMENT AND HEARINGS

Commissioner Hoover announced that if anyone had concerns about the computerization of archeological sites on the Internet (CHRIS), the Commission would take comments at this time.

Chairperson Carter introduced Pauline Girvin-Montoya, Director, Mendocino County Inter-Tribal Repatriation Project who stated that on September 22, 1998 she sent by Certified Mail, a letter to Daniel Abeyta, and to each Commissioner, regarding a resolution from the nine Tribes from Mendocino County objecting to the proposal that the CHRIS information center place their electronic data base on the Internet making archeological site information public throughout California. She then referenced the letter and cited a paragraph regarding that no where is it mandated that archeological sites be put on the CHRIS CD ROM project. She stated that the most disturbing part of the CHRIS CD ROM system is that this project is proceeding in the absence of consultation with the affected Indian Tribes. She stated that Commissioner Kaldenberg told her that they have a federal mandate on the issue and that they don't have to listen to the State of California Government Code section, that they operate through federal law. She stated that she would like to add to the record, President Clinton's Executive Order, mandating consultation with Indian Nations when federally mandated projects could adversely affect their interests.

Ms. Montoya said that she has been getting calls from tribes (Elk Valley, Karok, and Hoopas) stating concerns that they did not realize the implications of what becoming a Tribal Historic Preservation Office, plus an information center meant for the Yuroks. They were not aware of the component of the information system that is going forward from the Mojave Desert Project, toward the ultimate goal, of each information center putting the archeological data base on the Internet and CD ROM. She stated that tribes don't believe that this is happening because they are accustomed to the California Exemption Law, and the Heritage Commission Law. She stressed that the Commission honor the request for Government consultation between Bill Seidel's office and the affected Indian tribes in California.

She stated that they would hate to have to do as Bill Seidel suggested, get special federal legislation. She stated they would and are capable of doing that, if they have to go to the federal level to have laws made to get special mandate to keep their sites off the Internet and CD ROM. She stated that there should be more consultation with all Indian tribes regarding this project. (Attachment E and F)

Chairperson Carter introduced Priscilla Hunter, Chairwoman of the Coyote Valley Band of Pomo Indians. Ms. Hunter distributed a resolution from the Mendocino Tribal



Chairperson's Association, composed of ten tribes. She stated that they are all opposed to the Yurok Tribes proposal to put archeological sites onto the proposed CHRIS Internet system and duplication on CD-ROM. She mentioned that she has spoken to the Chairman of the Valley Rancheria, and they did not clearly understand the proposal and were now developing resolutions to oppose the project. She suggested that the Commission hold a meeting in Mendocino County to consult with the tribes and thoroughly inform the tribes of the project.

Chairperson Carter stated the Commission and the State of California have only the best interests of the Indian Tribes under consideration. She proposed that this issue be considered under **ACTION AND DISCUSSION ITEMS** – *Yurok Tribe's Proposal to become the North Coast Information Center of the California Historical Resources Information System.*

Commissioner Hoover requested Ms. Montoya to provide the Commission with the list of tribes she mentioned so that a consultation can be coordinated.

Ms. Montoya stated that she would like a stay on the approval of the Yurok application pending meaningful consultation.

Commissioner Hoover said that the Commission would not be taking any action on this item today.

Ms. Montoya stated that they hoped that no action would be taken at any meeting until consultation was held.

It was agreed to hold a consultation meeting to include representatives from the Office of Historic Preservation, the Commission, and all concerned Indian Tribes of Del Norte and Humboldt Counties.

### **ACTION AND DISCUSSION ITEMS**

- Adoption of the State Historical Resources Commission's Annual Report for 1998.

After discussion, Commissioner Henderson moved to adopt the State Historical Resources Commission's Annual Report for 1998. Commissioner Kaldenberg seconded. Action: Motion carried unanimously.

- Yurok Tribe's Proposal to become the North Coast Information Center of the California Historical Resources Information System.

Action on this proposal deferred to a later date.

## NATIONAL REGISTER OF HISTORIC PLACES

### APPLICATIONS, NEW

The following National Register of Historic Places nomination originally on a consent calendar was scheduled to be heard for discussion:

During the slide presentation, staff's recommendation for the following was at the State Level of Significance.

Montgomery Ward Company  
Oakland, Alameda County  
State Level of Significance

### SPEAKERS IN OPPOSITION TO THE LISTING

Cayren King, resident of Oakland  
Janice Lang, Project Manager, City of Oakland

Chairperson Carter introduced Cayren King, a resident of Oakland. Ms. King reported that several years ago, a developer who wanted to convert the Montgomery Ward Building into lofts, ran into a seismic retrofit challenge and the deal fell through. She stated that this information, of what the costs would be, was not mentioned in the report for the nomination of the building to the National Register. She felt that the Commission should allow the City of Oakland to go through an EIR process before nominating the Montgomery Ward Building to the National Register.

Chairperson Carter introduced Janet Lang, Project Manager of the City of Oakland. Ms. Lang, speaking, on behalf of the City of Oakland, who is the Montgomery Ward Building property owner, stated that on October 27, 1998, the city council passed a resolution opposing any action on this application at this time. She stated that the city has an exclusive negotiating agreement with the Oakland Unified School District, who has been looking for a site to build an elementary school and the terms include having a certified EIR completed before going on with negotiations. She stated that demolition is the preferred solution, but that the school district must consider alternatives that include saving the building and also looking at alternative sites. She asked, that while this is being done, the nomination of the Montgomery Ward Building to the National Register of Historic Places be tabled. She informed the Commission of Oakland's record of historic preservation through various renovations, programs and policies. She presented the City's request in the form of letters of support from the Mayor of Oakland, Elihu Harris, Council member Ignacio De La Fuente, representing the district, Barbara Lee of the U.S. Congress, Don Perata, Majority Leader of the State Assembly, Keith Carson President of the Alameda County Board of Supervisors, and a resolution passed by the Oakland Unified School District and other organizations asking that this matter be tabled.

Commissioner Samudio stated that he wanted to advise that if the City proceeds with the EIR process, the findings will probably be that the property will be found eligible for

National Register status, and by going into exclusive negotiations for a proposed use, that it could be a potential CEQA violation.

Ms. Lang explained that her interpretation of Commissioner Samudio's statement presumes is that the City is tied to a course of action. An exclusive negotiation agreement means that the City is going to talk with one developer at this time, and look at what the proposal is and the feasibility, it is not the same as entering into a disposition and an agreement.

Commissioner Henderson asked Ms. Lang to explain what purpose tabling the nomination serves. Ms. Lang answered by stating that the City is asking that this item be tabled so they can consider all their options.

SPEAKERS IN SUPPORT OF THE LISTING

Xandra Grube, Co-Chair, League for Protection of Oakland's Architectural  
Historic Resources

Joyce Roy, Board Member, Oakland Heritage Alliance

Robert Brokl, Board Member and Chair NOVA, Oakland Heritage Alliance

Commissioner Carter introduced Xandra Grube, Co-Chair, League for Protection of Oakland's Architectural Historic Resources. Ms. Grube stated that they are currently in litigation with the City of Oakland on this issue and that they have sued the City once before because they tried to do a Negative Declaration on demolishing the Montgomery Ward Building. She stated that the suit was successful and that the City was told that they have to do an EIR. She also stated that they are in court again because the City has pursued the exclusive agreement to allow the school district to demolish the building and build a school. She stated that the League's feeling is that they don't have to choose between a school and the Montgomery Ward Building, that they can have both.

Chairperson Carter introduced Joyce Roy, Board Member of the Oakland Heritage Alliance. Ms. Roy stated that she is an architect by profession. She stated that she recently visited the Montgomery Ward Building in Portland, Oregon and made a comparison between design of the one there and the one in Oakland. She stated that she could understand how it would be difficult for non-professionals to visualize what a beautiful structure the building could be if it restored. She presented to the Commissioners the plan that the developer, who wants to purchase the building from the City, has prepared.

Chairperson Carter introduced Robert Brokl, Board Member and Chair NOVA, Oakland Heritage Alliance. Mr. Brokl stated that the Alliance is supporting the nomination and also voted to support the litigation that is pending of the City's violations that they alleged. He stated that there was also a lawsuit in terms of demolition by neglect against the City because the City was passively letting it deteriorate, encouraging its demise, in order to tear it down and build a shopping mall. He stated that the City finally ended up settling the suit and put in twenty million dollars to restore it. He also stated that there was a recommendation by the City Manager, and the Chief of the Economic Development Agency to enter into

negotiations for an agreement with the School District, but to find an alternate site for the school and to then award the site to the developer Ozzie Erickson. The City could then use the money to buy another site for the school. He concluded his comments by stating that he hoped the Commission would approve the nomination for the Montgomery Ward Building.

Commissioner Samudio moved to adopt staff recommendation and transmit the above application to the State Historic Preservation Officer for forwarding to the Keeper for placement on the National Register of Historic places at the Local Level of Significance and also for placement on the California Register of Historical Places. Motion seconded by Commissioner Brin. ACTION: Motion carried unanimously. Commissioner Brin stated that a building of this sort that can accommodate high tech installations, would bring hundreds if not thousands of new jobs to the area and it's the kind of a structure to emulate. It would be a disaster to tear a building of that sort down.

Commissioner Taber stated that the discussion of CEQA is very significant here, in that it is not a reason to defer action. "If an EIR was done, and then the Commission put it on the Register, the EIR would by that action, not be valid and would have to be supplemented. By doing this, the Commission is saving everybody a good deal of work, aggravation and time in doing an environmental analysis on this property. He expressed strong support for this nomination.

#### PROGRESS REPORT, NATIONAL REGISTER

The following nominations have been placed on the National Register of Historic Places. The National Park Service Notice of Listings, identifying these nominations, has been received by the Office of Historic Preservation since the last regular meeting of the Commission. *These properties also have been listed on the California Register of Historical Resources:*

House, 1011 S. Madison Ave., Pasadena, Los Angeles County, 8-6-98  
House, 1050 S. Madison Ave., Pasadena, Los Angeles County, 8-6-98  
House, 1233 Wentworth Ave., Pasadena, Los Angeles County, 8-6-98  
House, 380 W. Del Mar Blvd., Pasadena, Los Angeles County, 8-6-98  
House, 574 Bellefontaine St., Pasadena, Los Angeles County, 8-6-98  
Kress, George R., House, Los Angeles, Los Angeles County, 9-25-98  
Teacher Training School Building, San Diego, San Diego County, 9-25-98  
Hotel California, San Francisco, San Francisco County, 9-25-98  
Riverview Union High School Building, Antioch, Contra Costa County,  
10-14-98  
Halifax Apartments, Los Angeles, Los Angeles County, 10-14-98

*These nominations have been amended on the National Register of Historic Places:*

Kearney, M. Theo, Park and Mansion, Fresno County, 7-10-98  
Cabrillo National Monument, Point Loma, San Diego County, 9-18-98

*This nomination on the National Register of Historic Places has been approved for relocation:*

Watkins-Cartan House, Atherton, San Mateo County

*This nomination on the National Register of Historic Places has been returned by the Keeper of the National Register:*

Agnews Insane Asylum, Santa Clara, Santa Clara County, Boundry Changes

## CALIFORNIA STATE HISTORICAL LANDMARKS

### PROGRESS REPORT, LANDMARKS

Future Dedications:

No. 1025 Ukraina, Hayward, Alameda County, possibly May, 1999

## CALIFORNIA POINTS OF HISTORICAL INTEREST

### APPLICATIONS, NEW

There were no new applications.

## CALIFORNIA REGISTER OF HISTORICAL RESOURCES

### APPLICATIONS, NEW

The following California Register of Historical Resources nomination originally on a consent calendar was scheduled to be heard for discussion:

During the slide presentation, staff's recommendation for the following was approval.

Glendon Manor, Westwood Village  
Los Angeles, Los Angeles County  
California Register, Criterion 1 and 3

### SPEAKERS IN OPPOSITION OF THE APPLICATION:

Ira Smedra, Owner of Glendon Manor

Martin C. Kristal, President, Westwood 2000

Robert Chattel, President, Chattel Architecture, Planning and Preservation, Inc.

Allan Abshez, Attorney, Village Center Westwood, LLP

### SPEAKERS IN SUPPORT OF THE APPLICATION

Terry Tegnazian, Co-President, Save Westwood Village

Portia Lee, Principal, California Archieves

Dr. Laura Lake, President, Friends of Westwood, Member, Holmby WW  
Historical Society

Steven D. Sann, Member Westwood-Holmby Historical Society; Member, UCLA  
Alumni Association; Graduate, UCLA and UCLA School of Law; Member  
Westwood Village Community Alliance

Chairperson Carter introduced Ira Smedra, a principal of the company that owns Glendon Manor. Mr. Smedra stated his objection to this nomination. Upon clarification as requested by Chairperson Carter, Mr. Smedra explained that Glendon Manor is slated for demolition as it cannot be included as part of the planned development for this site.

Chairperson Carter introduced Martin Krystal, co-president of Westwood 2000 and a resident and homeowner of Westwood Village. Mr. Krystal stated that the building has no significance and that this nomination is an attempt by a small, but vocal group of people opposed to the development proposed for this site.

Chairperson Carter introduced Robert Chattel, of Chattel Architecture, Planning and Preservation, speaking as a consultant to the owners. Mr. Chattel argued that Glendon Manor does not meet the criteria for listing in the California Register. It was neither the only nor the first residential building in Westwood Village. He further stated that the argument that it is the only remaining residential building in Westwood Village is based on an arbitrary boundary for the village as defined in the Westwood Village Specific Plan developed by the City of Los Angeles in 1985.

Chairperson Carter introduced Allen Abshez, attorney representing the property owners. Mr. Abshez showed a photograph of the area before Glendon Manor was built and indicated the other residential buildings that predated it. Mr. Abshez displayed two subdivision maps which indicate that Glendon Manor is on the edge of an area designated as residential and next to a subdivision designated as commercial. He stated that it was not the first residential property in Westwood Village, that it was not part of a plan for the community, and that the deed restrictions imposed by the Janss Company are very common and do not constitute a connection between the Janss Company and the development of Westwood Village. Mr. Abshez further reiterated that this is not an architecturally unique building. He pointed out to the

Commission that if they do determine Glendon Manor eligible for the California Register; they must issue written findings as called for in the California Register regulations.

Chairperson Carter introduced Terry Tegnazian, co-president of Save Westwood Village and the individual who submitted this nomination. She stated that she is also a member of the Westwood-Holmby Historical Society and a resident of Westwood Village. She drew the Commission's attention to the many letters supporting this nomination, especially those that point to the building's historical merits. Ms. Tegnazian stated that she believes that Glendon Manor can be integrated as a residential component of the planned development. Ms. Tegnazian closed her statement by arguing that the Commission should determine the building eligible for the California Register.

Chairperson Carter introduced Portia Lee, a historian hired by the proponent to write the nomination. She stated that Glendon Manor reveals planning choices and marketing strategies of a premier developer and that its design plan made it for many years the most prominent building in Westwood Village.

Chairperson Carter introduced Dr. Laura Lake, president of Friends of Westwood Village. She explained that the City of Los Angeles chose to only focus on commercial buildings in the plan and intended to later go back and create an HPOZ for residential buildings. At that later time, property rights advocates argued that there wasn't enough integrity to create an HPOZ for the residential buildings and the matter was dropped. Dr. Lake went on to explain that there are no other residential buildings in the boundaries of the Westwood Village Specific Plan area, but there are residential uses in commercial buildings within the area. She further indicated that Glendon Manor is one of twelve remaining of the original 34 buildings built during the village's first year. She explained to the Commission that an entrance to a sub-surface parking garage is planned to replace Glendon Manor. She indicated that she feels Glendon Manor could be used as the senior housing component of the planned development, or as a historic portion of a hotel.

Chairperson Carter introduced Steven Sann, a member of the Westwood-Holmby Historical Society who grew up in the area. Mr. Sann gave a brief history of Glendon Manor and closed by requesting that the Commission determine the building eligible for the California Register so that citizens would have the chance to work with Mr. Smedra to incorporate the building as part of his planned development.

A complete summary of comments on the hearing of the Glendon Manor application is attached.

(Attachment G)

After much discussion on Glendon Manor, Commissioner Samudio moved to formally determine the property for the California Register of Historical Resources. Motion seconded by Vice Chairperson Schechter.

**ACTION:**

<b>Vote:</b>	<u><b>Aye</b></u>	<u><b>Nay</b></u>
	Winter	Kaldenberg
	Taber	Brin
	Carter	
	Schechter	
	Henderson	
	Samudio	
	Hoover	

Vote -        Aye - 7                      Nay - 2

Motion carried.

**COMMISSIONERS' REPORTS**

**Liaison and Committee Progress Reports**

**State Historical Building Safety Board – Commissioner Samudio**

No report at this time.

**California Heritage Fund Committee – Commissioner Henderson**

Commissioner Henderson reported that there is \$1,064 in the Grant Program Fund, \$25,000 in the PG&E Fund and \$70,000 in the Mervyn's Trust Fund. He also stated that the department is working on proposed changes in legislation for the California Heritage Fund.

**Educational Committee – Vice Chair Schechter**

No report at this time.

**Information Center Procedural Committee – Commissioner Hoover**

Commissioner Hoover reported that they have met twice since the last Commission meeting. He apologized for the Ukiah meeting stating that the presentation was presented in a confused and complex way that confused several issues regarding the State's involvement in the Yurok proposal. The committee met to work out the problems. It was resolved that if the Yurok would abide with the Information Center's Procedural Manual, except in terms of Sacred Lands inventory, then the committee will endorse the proposal. (Attachment H)

Bill Seldel continued the report on the Informational Center by stating that he passed the committee's decision on to Dr. Tom Gates, who then took the decision to his Chairperson. The Chairperson agreed that the proposal is



acceptable and presented the proposal to his Tribal Council who also agreed. Mr. Seidel stated that the proposal is that the Yurok Tribe agrees to abide by the Information Center's Procedural Manual with a couple of demurs:

1. That they will not relinquish any of the rights they have as a Tribal Historic Preservation Office.
2. Those rights that are contrary to the Information Center's Procedural Manual are that they would report on archeological reports and projects that would impact archeological and cultural sites on their Tribal land. He stated that the manual has a strict access policy.
3. The Yurok would maintain an inventory of their own traditional cultural properties. That inventory would be maintained separately from CHRIS.
4. They are interested in developing a relationship with the other neighboring Native American groups so that the traditional cultural properties of the neighboring groups would be managed and maintained as they would want them to be.

Mr. Seidel stated this is a way of empowering Native Americans in that area and bringing them into the planning process.

Chairperson Carter stated that the Yuroks would be in charge of all of the land in two counties and their own Tribal Lands are a very small portion of the area they would control. She stated that there are jurisdiction problems and she doesn't think the State Historical Resources Commission or the Office of Historic Preservation should contribute to the conflicts between the different tribes.

Mr. Seidel stated that if they wait for unity among Native American communities then they will never be empowered in this way, and more so this is a proposal that has been worked on for several years, that there were local meetings where all the local Native Americans were invited and it was explained to them. He stated that if they do go on with the proposal, it is a limited term proposal by definition because the whole modality of information is changing in the state. He then referred to other agencies that have gone electronic with no one over seeing their system such as the Border Patrol.

Chairperson Carter stated that the information is presently being managed successfully and efficiently by the Sonoma State Information Center. She expressed her concern and stated that the Commission needs to be careful about this project. She stated that she would like to see more of the Indians in accord. She stated that it's important to do more consulting with the Tribal groups to inform them and answer their concerns.

Commissioner Hoover asked Mr. Seidel how closely is the formation of the Information Center linked to the use or nonuse of the CHRIS system.

Mr. Seidel stated that it was not necessarily linked at all. It was concluded that no matter what system is used, an information center still could be formed.

Vice Chair Schechter stated that she was troubled by all the different things she is hearing from different directions and she respects the work that has been done to develop the procedure but she would hate to see problems.

Commissioner Kaldenberg stated that he has worked with Bill through his own work during the last year and a half on this proposal and this issue had not come up as consultation until now because they have been working at an high agency levels such as DOD, FEMA, BLM, to get funding for the project. He discussed the progress that has been made in other areas using electronic methods. He stated that they would not ever be able to promise that there will never be any problems but will do their best to insure that the privacy and secrecy is maintained. He stated that consultation is a very complex word and that it may mean something different to each of the tribes. To him it means having meaningful dialogue and he feels that it means working together to work out as many things as can be worked out.

Mr. Seidel asked the Commission if the goal of introducing the item of the Yurok Information Center at this meeting was to start the Public Comment clock. He stated that what he is now hearing is that the Commission does not want to do that now.

Chairperson Carter said that is correct. She stated that there was no one present at the meeting representing the Yurok Tribe and that there needs to be more study done by all involved to understand the issue better.

Public Policy and Legislation Committee – Commissioner Taber

No report at this time.

Policy/Procedures for Register Programs Committee – Chairperson Carter

No report at this time.

Preservation Financial Incentives Committee – Commissioner Samudio

No report at this time.

Future Plaque Dedications and Other Activities – Commissioner Brin

There will possibly be a future dedication in May, 1999 for the No. 1025 Ukraina landmark, Site of Agapius Honcharenko Homestead, Hayward, Alameda County.

Preservation Emergoencies and Task Force Committee -Commissioner Samudio

No report at this time.

Due to flight schedules, the following Commissioners had to leave the meeting:  
Herbert Brin, Jeff Samudio, and John Henderson.

NOMINATING COMMITTEE REPORT AND ELECTION OF OFFICERS

Commissioner Hoover reported that after reviewing all the factors required for selecting the Chairperson and Vice Chair for the year 1999, the nominating Committee's decision was to nominate Commissioner Sue Schechter for the position of Chairperson and Commissioner Jeffrey Samudio for Vice Chairperson and moved to elect Sue Schechter Chairperson and Jeffrey Samudio Vice Chair of the State Historical Commission for the year 1999. Commissioner Henderson seconded the motion. Action: Motion carried.

STATE HISTORICAL RESOURCES COMMISSION  
CALENDAR FOR THE YEAR 1999

February 5	Regular Quarterly Meeting	San Juan Capistrano
April 23	Regular Quarterly Meeting	Sacramento
May 20	Planning/Policy Meeting	Palm Springs
August 6	Regular Quarterly Meeting	San Francisco
September 23	Planning/Policy Meeting	Sacramento
November 5	Regular Quarterly Meeting	Nevada City

COMMISSIONERS' COMMENTS

Executive Secretary Abeyta requested clarification on the Annual Update for the Legislature. He asked if the Commissioners were going to submit their comments to the Office of Historic Preservation on the draft report to the Legislature. Chairperson Carter stated that the Commissioners would send their comments to him at the office.

Chairperson Carter asked if there were any comments from any of the Commissioners. There were none.

**ADJOURNMENT**

There being no further business, Chairperson Carter adjourned the regular meeting of the State Historical Resources Commission at 3:35 p.m.

Respectfully submitted,

Daniel Abeyta  
Acting State Historic Preservation Officer

DATED: \_\_\_\_\_

SUMMARY OF COMMENTS ON THE  
GLENDON MANOR APPLICATION FOR  
CALIFORNIA REGISTER OF HISTORICAL RESOURCES

State Historical Resources Commission Meeting of November 13, 1998

Ira Smedra, a principle of the company that owns Glendon Manor, addressed the State Historical Resources Commission (SHRC). Mr. Smedra stated his objection to this nomination and pointed out that the proponents of the nomination are opposed to the development planned to replace Glendon Manor and nominated it for listing simply to thwart the development. He stated that Glendon Manor has no significance and its nomination is embarrassing to true preservationists in California. Mr. Smedra questioned why the proponents of the nomination chose to single out only Glendon Manor and nominated no other buildings in Westwood Village. Mr. Smedra additionally explained to the SHRC his continuing involvement in preservation and listed a variety of buildings in Southern California that he has aided in preserving.

Upon clarification as requested by Chairperson Carter, Mr. Smedra explained that Glendon Manor is slated for demolition as it cannot be included as part of the planned development for this site.

Martin Crystal, co-president of Westwood 2000 and a resident and homeowner of Westwood Village, addressed the SHRC in opposition to the nomination. Mr. Crystal stated that the building has no significance and that this nomination is an attempt by a small but vocal group of people opposed to the development proposed for this site. He stated that the Los Angeles Cultural Heritage Commission (LACHC) denied the nomination of this building for local designation. (This statement was clarified upon questioning by Commissioner Samudio and corrected to state that the LACHC voted not to take action on the nomination.) Mr. Crystal further added that Glendon Manor is not a part of the historic framework of Westwood Village and pointed out that both Mayor Richard Riordan and Councilman Michael Feuer have written to the SHRC in opposition to the nomination.

Vice-Chairperson Sue Schechter requested information regarding the development planned to replace Glendon Manor. Mr. Smedra replied that the development will contain both retail and residential components, including a theater, supermarket, and senior citizen housing.

Robert Chatel, of Chatel Architecture, Planning and Preservation, speaking as a consultant to the owners, next addressed the SHRC. Mr. Chatel argued that Glendon Manor does not meet the criteria for listing in the California Register. It was neither the only nor the first residential building in Westwood Village. He further stated that the argument that it is the only remaining residential building in Westwood Village is based on an arbitrary boundary for the village as defined in the Westwood Village Specific Plan developed by the City of Los Angeles in 1985. Mr. Chatel further argued that Glendon Manor is of a very common building type and pointed as proof to the transcripts of the

LACHC hearing regarding the nomination of the building at the local level. During that hearing, historian and the nomination's author Portia Lee stated that Glendon Manor is not a particularly unique example of Mediterranean architecture.

Mr. Chattel continued by addressing the Janss Investment Company's role in the development of Glendon Manor. He stated that the Janss Company did not specifically plan the development of this site, but simply sold it to the Rand Corporation, specifying in the deed a large variety of residential and residential income-producing types of properties that could be built there. Mr. Chattel went on the question where the name Glendon Manor came from, as he could find nowhere in the historical record the building referred to by this name. He continued by pointing out that in no records could he locate anything that would serve to show a link between this building and the University of California at Los Angeles (UCLA). Mr. Chattel closed his remarks by arguing that the high-rise building built immediately adjacent to Glendon Manor in the 1950s has served to change the setting of Glendon Manor significantly, thereby giving it questionable integrity.

Allen Abshez, representing the property owners, next addressed the SHRC. Mr. Abshez showed a photograph of the area before Glendon Manor was built and indicated the other residential buildings that predated it. Mr. Abshez drew the SHRC's attention to two subdivision maps which indicate that Glendon Manor is on the edge of an area designated as residential and next to a subdivision designated as commercial. He stated that it was not the first residential property in Westwood Village, that it was not part of a plan for the community, and that the deed restrictions imposed by the Janss Company are very common and do not constitute a connection between the Janss Company and the development of Westwood Village. Mr. Abshez further reiterated that this is not an architecturally unique building. He pointed out to the SHRC that if they do determine Glendon Manor eligible for the California Register, they must issue written findings as called for in the California Register regulations. He stated that he feels this application is an attempt to misuse the preservation charge of the SHRC and that there is a danger of the SHRC being deluged by this type of non-meritorious application. Mr. Abshez closed by stating that Westwood Village historically has been the commercial area.

Terry Tegnazian, co-president of Save Westwood Village and the individual who submitted this nomination, next addressed the SHRC. She stated that she is also a member of the Westwood-Holmby Historical Society and a resident of Westwood Village. She drew the SHRC's attention to the many letters supporting this nomination, especially those that point to the building's historical merits, such as those from the Southern California Chapter of the Society of Architectural Historians, the California Preservation Foundation, the local historical society, State Senator Tom Hayden and numerous other professionals and individuals. Ms. Tegnazian stated that she believes that Glendon Manor can be integrated as a residential component of the planned development.

Ms. Tegnazian closed her statement by arguing that the Commission can and should determine the building eligible for the California Register in spite of local government

objections to the nomination. First, she stated that the local government objection letters do not point to the building's merits, or lack thereof, but rather address the positive aspects of the development planned to replace it. Furthermore, she argued, the LACHC did not consider the nomination of Glendon Manor for local designation as a result of an intense objection by Councilman Feuer's office. She pointed out that the LACHC is appointed by the Mayor and that Councilman Feuer chairs the committee that receives and makes final determinations on all designations forwarded by the LACHC. Ms. Tegnazian went on to explain that the listing of buildings included in the Westwood Village Specific Plan, as pointed to in the local government objection letters, only included commercial buildings and evolved from a comprehensive survey conducted by Gruen and Associates that did include Glendon Manor. Of the 13 buildings from the Gruen Report survey not included in the Westwood Village Specific Plan, three have been local designated to date, which indicates that those not included in the plan may be significant. She further argued that the entire Gruen Report survey is indeed incorporated into the Westwood Village Specific Plan by reference.

[Tape stops here]

Portia Lee, a historian hired by the proponent to write the nomination, next addressed the SHRC. She argued that Glendon Manor reveals planning choices and marketing strategies of a premier developer and that its design plan made it for many years the most prominent building in Westwood Village. That the Janss Company is noted as a premier developer and that Westwood Village was designed as a distinct place, she stated, is proven by Richard Longstreth in his book on Westwood Village. Ms. Lee also indicated that Longstreth made specific mention of the towers of the village, of which Glendon Manor has one of the few remaining, if not the last remaining. She further added that the deed for the Glendon Manor land when it was sold to the Rand Corporation does prove a connection between the building and the Janss Company. She stated that the deed specifically states that the land shall be used for residential or residential income-producing purposes, indicating the Janss Company's conscious decision to use the land for residential purposes. Ms. Lee further indicated that of the list of uses indicated in the deed one option was a sorority or fraternity, which would seem to indicate that the Janss Company recognized a connection between UCLA and the Village. She also pointed out that the deed makes stipulations as to the minimum amount of money that may be spent on the differing types of constructions and that the deed required that all plans go before Janss' architectural supervisory committee. Ms. Lee closed her arguments concerning the evidence in the deed by indicating that the race restrictive covenants indicated in that document specifically state that they are not applicable to registered students at UCLA, thereby indicating a conscious connection between the buildings in the village and the university.

Ms. Lee continued by stating that the uniqueness of Glendon Manor's architecture is not the issue in this application, that it is not a criteria for eligibility for the California Register. Rather, she argued, the significance of Glendon Manor's architecture is its serving as an example of architecture in the village, and the significance of its history is its association with Janss' development of the village. Ms. Lee indicated that the other

towers of the village are now gone, but Glendon Manor remains to remind future generations of the attitudes, plans, and values of those who developed Westwood Village. Ms. Lee closed her comments by stating that when the LACHC declined to hear the nomination, they did so based not on the building's merits but on politics.

Commissioner Brin stated that as the ethnic history member of the Commission, he must point out that he remembers signs for "Gentiles Only" throughout Westwood Village. Ms. Lee reiterated that although she disliked having to point to the race restrictive covenant in the deed, her purpose was to indicate the connection between the village's buildings and the university.

Commissioner ?? questioned why, if Glendon Manor's significance is within the context of an overall plan, the proponents chose to nominate only this building individually as opposed to a district, wherein this building would be a contributor. Ms. Tegnazian stated that they did initially consider nominating the entire Gruen Report survey but decided not to when they learned that they would have to update the survey due to its age. She further explained that because this building is threatened and not addressed as historically significant in the development's EIR, her organization chose the single nomination route as the most expedient.

Dr. Laura Lake, president of Friends of Westwood Village, next addressed the SHRC. Dr. Lake first chose to address the issue of why Glendon Manor was not among the buildings listed in the Westwood Village Specific Plan. She explained that the City of Los Angeles chose to only focus on commercial buildings in the plan and intended to later go back and create an HPOZ for residential buildings. At that later time, property rights advocates argued that there wasn't enough integrity to create an HPOZ for the residential buildings and the matter was dropped. Ms. Lake then indicated that as the President of the National Council of Jewish Women in Los Angeles, she was shocked to hear of the anti-Semitism Commissioner Brin addressed.

Ms. Lake went on to explain that there are no other residential buildings in the boundaries of the Westwood Village Specific Plan area, but there are residential uses in commercial buildings within the area. She further indicated that Glendon Manor is a sort of backbone of the village, one of twelve remaining of the original 34 buildings built during the village's first year. She explained to the Commission that what is currently planned to replace Glendon Manor is the entrance to a sub-surface parking garage. She indicated that she feels Glendon Manor could be used as the senior housing component of the planned development, or as a historic portion of a hotel. Dr. Lake further argued that, contrary to Mr. Smedra's indication, the working group created by the City of Los Angeles does not support the development planned to replace Glendon Manor. She also explained to the SRHC that Westwood 2000, represented before them by Mr. Martin Crystal, has been the subject of a hearing before the State Senate Local Government Committee and found to be funded by Mr. Smedra's company. She stated that every community-based organization in Westwood Village opposes this development. Dr. Lake closed her arguments by explaining that the development is planned for a five acre site of which Mr. Smedra owns four acres, the fifth is a public street that was the basis of



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a failed attempt to change state law to take a public street with compensating the surrounding property owners.

Steven Sann, a member of the Westwood-Holmby Historical Society who grew up in the area, next addressed the SHRC. He stated that the Janss-developed area was not exclusively commercial, but did include residential uses in some of the commercial buildings. Additionally, Mr. Sann pointed out that of the 34 buildings built in the first year of development of the village as indicated in the Gruen report, only twelve remain. He explained, in response to a question put forward by Mr. Chattel, that the name Glendon Manor, as the building is called in the nomination, was taken from a sign hanging over the doorway to the building. Mr. Sann went on to bring forward the first yearbook produced by UCLA after its move to the Westwood Village area and showed a photograph of the village printed in the yearbook that includes Glendon Manor as a prominent portion of the skyline. He also read a quote from that same yearbook that talks about Westwood Village and used this as partial proof that the university did recognize a link between the village and their institution. Mr. Sann further indicated that he felt the mandated Mediterranean style of the village was chosen to compliment the Italianate Renaissance style of UCLA's buildings. Mr. Sann closed by requesting that the SHRC to determine this building eligible for the California Register so that citizens would have the chance to work with Mr. Smedra to incorporate the building as part of his planned development.

Upon request by the SHRC, staff historian Jenan Saunders explained that her research entailed reading through the application and volumes of supplemental material supplied by the applicant and the owner of Glendon Manor, as well as independent research at the California State Library. Ms. Saunders pointed specifically to the deed between the Janss Company and the Rand Corporation as providing valuable information concerning the link between Janss and its development of Westwood Village and Glendon Manor. Ms. Saunders additionally emphasized that, due to the newness of the California Register and the controversy surrounding this nomination, a second staff historian, Maryln Lortie, independently evaluated the nomination and also felt Glendon Manor was eligible for the California Register. Ms. Saunders closed by explaining that because setting is only one of the seven aspects of integrity, the loss of Glendon Manor's historical setting does not bring it below the minimum level of integrity necessary for listing in the California Register. In response to a question from the Commission, Ms. Saunders indicated that primary records indicate the 1929 date of construction is accurate and that she could not locate the 1939 date first reported in the Gruen Report in any historical record.

Commissioner Samudio thanked staff for its research into this nomination.

Commissioner Winter explained that he feels that due to non-historic intrusions into Westwood Village, there isn't enough integrity overall to allow for a district nomination.

Commissioner Samudio explained that the LACHC as a body is not necessarily professionally trained and therefore lacks the professional expertise to make determinations that the SHRC should abide by. Furthermore, he added that body serves

at the pleasure of the Mayor and therefore operates under intense political pressure. Commissioner Samudio made a motion to list Glendon Manor in the California Register of Historical Resources.

Commissioner Brin indicated that he would not participate in the nomination for the race restrictive reasons he cited previously.

Executive Secretary Daniel Abeyta indicated that due to the formal objection of the property owner to the nomination, it would only be appropriate for the SHRC to determine the resource eligible for the California Register. Mr. Abeyta further requested that the SHRC allow for a wrap-up argument by both the opponents and the proponents of the nomination so that both sides feel comfortable with the cases they have made before the SHRC.

Mr. Abshez then addressed the SHRC and summarized the opponents' arguments. He stated that the Janss Company didn't mandate that this would be an apartment building and that the residential clause in the deed is very common. Mr. Abshez further explained that Glendon Manor is part of a residential area and that the boundaries delineated in the Westwood Village Specific Plan don't fit with the historical area. He also indicated that the nomination lacks factual information to support a claim of statewide significance. Mr. Abshez further stated that the transcript for the hearing before the LACHC shows that the nomination was judged on its merits. He closed by explaining that Glendon Manor is not a part of Westwood Village but of a residential area near the village.

Steven Sann reiterated his earlier remark that of the 34 buildings constructed in Westwood Village's first year, only twelve remain, one of which is Glendon Manor. Mr. Sann further indicated that Janss' planning did not end with the commercial core of Westwood Village.

Jenan Saunders, upon questioning by the SHRC, explained that she relied on the Gruen Report's findings regarding the survey of other buildings in the village and that as far as the data available show, no other remaining residential building dates to before Glendon Manor.

Mr. Abshez argued that date is not the issue. Further, when the Janss company sold it they allowed for any residential use. He indicated that the Janss company did not state "I want you to provide apartments for students." Mr. Abshez closed by stating that not one piece of evidence shows that the Janss company had any plan for the building.

Ms. Saunders agreed that covenants calling for residential development in deeds are common. But Glendon Manor is a residential building on the edge of commercial development and therefore exemplifies an attempt to integrate residential and commercial uses into a single community. Additionally, Ms. Saunders stated, the race restrictive covenants in the deed show a consciousness that this building would serve UCLA students.

Commissioner Samudio amended his earlier motion to determine the property eligible for the California Register of Historical Resources.

Seconded by Commissioner ??

Commission Chair Carter called for a roll call vote, and Executive Secretary Daniel Abeyta called out the roll.

Winter	Yes
Taber	Yes
Kaldenburg	No
Brin	No
Carter	Yes
Schechter	Yes
Henderson	Yes
Samudio	Yes
Hoover	Yes

Motion carries 7-2-0.