

## TRANSMITTAL TO CITY COUNCIL

<b>Case No.</b> ENV-2012-3129-CE	<b>Planning Staff Name(s) and Contact No.</b> Shannon Ryan 213-978-1220 Michelle Levy, 213-978-1198	<b>C.D. No.</b> 8-Parks
<b>Related Case No(s).</b> DIR-2012-3128-COA-SPP	<b>Last Day to Appeal</b>	


<b>Location of Project (Include project titles, if any.)</b>  1342 W. Adams Boulevard
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<b>Name(s), Applicant / Representative, Address, and Phone Number (email if available)</b>	
Paras Bhakta 1342 W. Adams Holding, LLC 8350 W. Sarah Avenue, #210 Las Vegas, NV 89117 323-731-1034 <a href="mailto:paras@gmail.com">paras@gmail.com</a>	Vladimir Tomalevski L+V Architects 2332 Cotner Avenue, #303 Los Angeles, CA 90064 310-914-5577 <a href="mailto:tarek@lvarch.com">tarek@lvarch.com</a>

<b>Name(s), Appellant / Representative, Address, and Phone Number (email if available)</b>	
Laura Meyers 1818 South Gramercy Place Los Angeles, CA 90019 323-737-6146 <a href="mailto:lauramink@aol.com">lauramink@aol.com</a>	

<b>Final Project Description</b> (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)
<p>An appeal of the CEQA Determination by the South Los Angeles Area Planning Commission's decision dated, July 10, 2013, on the adoption of the Categorical Exemption (ENV-2012-3129-CE) for Case No. DIR-2012-3128-COA-SPP-1A for the property located at 1342 W. Adams Boulevard in the South Los Angeles Community Plan Area.</p>

<b>Fiscal Impact Statement</b> <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> None	<b>ENV. No.</b> ENV-2012-3129-CE	<b>Commission Vote:</b> 4 - 0
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 Iris F. Awakuni, City Planner	7/24/13 Date
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# MASTER APPEAL FORM

# ORIGINAL

City of Los Angeles – Department of City Planning

**APPEAL TO THE:** City Council  
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

**REGARDING CASE #:** ENV-2012-3129-CE

**PROJECT ADDRESS:** 1342 West Adams Blvd. Los Angeles CA 90007

**FINAL DATE TO APPEAL:** \_\_\_\_\_

- TYPE OF APPEAL:**
1.  Appeal by Applicant
  2.  Appeal by a person, other than the applicant, claiming to be aggrieved
  3.  Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

## APPELLANT INFORMATION – Please print clearly

Name: Laura Meyers

▪ Are you filing for yourself or on behalf of another party, organization or company?

Self       Other: West Adams Heritage Association

Address: 1818 South Gramercy Place

Los Angeles, CA      Zip: 90019

Telephone: (323) 737-6146      E-mail: lauramink@aol.com

▪ Are you filing to support the original applicant's position?

Yes       No

## REPRESENTATIVE INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

**JUSTIFICATION/REASON FOR APPEALING** – Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

- Entire  Part

Your justification/reason must state:

- The reasons for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

**ADDITIONAL INFORMATION/REQUIREMENTS**

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
  - Master Appeal Form
  - Justification/Reason for Appealing document
  - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

*"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."*  
 --CA Public Resources Code § 21151 (c)

I certify that the statements contained in this application are complete and true:

Appellant Signature: *Laura Meyers* Date: *July 19, 2013*

**Planning Staff Use Only**

Amount	<i>106.80</i>	Reviewed and Accepted by	<i>[Signature]</i>	Date	<i>7/22/13</i>
Receipt No.	<i>12343</i>	Deemed Complete by		Date	

- Determination Authority Notified  Original Receipt and BTC Receipt (if original applicant)

July 19, 2013

MASTER APPEAL FORM CONTINUATION SHEET:

Case No. ENV-2012-3129-CE

Case No. DIR-2012-3128-COA-SPP

1342 West Adams Blvd., Los Angeles CA 90007

*PROJECT DESCRIPTION -- Director's approval of a Certificate of Appropriateness and a Project Compliance Permit; and a Categorical Exemption from CEQA (California Environmental Quality Act), for:*

***"The conversion of two structures from office and Sunday School use to residential use; rehabilitation and restoration of exterior of both structures; addition of new dormers and exterior deck/stairs to primary structure; addition of 184 square feet to second story of accessory structure; and landscaping, gate and other site work on the property."***

This is an appeal to the Los Angeles City Council of the South Area Planning Commission's (SAPC) certification of ENV-2012-3129-CE. A Categorical Exemption for this project is insufficient and not legally defensible, for reasons outlined in detail below. I am appealing the Determination on behalf of myself and West Adams Heritage Association (WAHA), the original Appellants. After working for 30 years to conserve and protect the designated and identified historic resources in the West Adams District – including quite specifically the subject site – West Adams Heritage Association and I, personally, are aggrieved parties in this case, which if not appealed would permit the permanent alteration and demolition of designated historic resources. This justification letter will describe the points at issue and why we believe the decision-maker erred or abused discretion in this matter.

In January, Planning Staff issued a Categorical Exemption tied to its original Certificate of Appropriateness, which WAHA appealed. In April, Planning Staff stated that *the categorical exemption process is insufficient and not permissible under CEQA, and that a more complete analysis of the entire project "in its totality" is mandated.* In June, Staff changed its mind again, and recommended that the SAPC certify the Categorical Exemption. Fickle decision-making aside, the use of a Categorical Exemption is essentially "unreasonable," as it was not based on an evaluation of the totality of the project (which at minimum now involves a mixed use of religious facilities and housing that spans seven contiguous lots and two separate Assessor Parcel Numbers [APNs], with no information as to the final use of two of the four extant historic buildings on the site; and would seem to still need an entitlement process to either permit the mixed use on the site OR a ZAA to permit the zero-foot setback between the housing use and the religious use, AND/OR a variance to permit zero parking for a new use for the Bekins Hall; AND/OR some other entitlement that we cannot envision because the plans for the entire complex of four extant historical has not been described.)

Moreover, the use of the Categorical Exemption was predicated on Staff's assumption that this project meets Secretary of Interior Guidelines. It does not.

If the CEQA clearance is defective, then the entire Determination is as well. As a result, we hereby also appeal the case in whole, and request that this appeal be heard by the Los Angeles City Council.

Furthermore, the South Area Planning Commission abused discretion when it chose to not have any substantive discussion of facts raised by Appellant, its consultant or members of the public. The Planning Commission staff also erred when it did not provide the Planning Commission copies of the many letters and other materials provided to the Commission staff, in a timely manner, between March and June, 2013. The SAPC hearing in this matter was postponed several times, and each time additional comments were submitted to the record. Rather than making additional copies (or requesting additional copies from each of the original public commentators' respective materials), and then re-distributing said materials to each Commissioner, Commission staff chose instead to dispose of the materials. As a result, as one Commissioner stated, Commission members did not have the full case to evaluate in advance.

The Categorical Exemption cannot be properly utilized for this project, for the following reasons (discussed in more detail below the list of bullet points):

- This project does not meet Secretary of Interior Standards
- The project has been split.
- Staff's *jurisdiction* over the exterior only does not excuse Staff from a proper CEQA *evaluation*; if Staff is using Class 31 of CEQA Exemptions as its basis, conformance with the Standards requires evaluation of interior changes as well as exterior changes.
- The project creates cumulatively considerable impacts; a Categorical Exemption is not permitted in cases of cumulative impacts.
- The change of use to multiple units is not exempt under CEQA (e.g., this action does not appear on the list of categorically exempt activities).
- The SAPC abused its discretion when it chose to not have any substantive discussion of facts raised by Appellant, its consultant or members of the public. Indeed, there was literally no discussion at all.
- Planning Staff abused its discretion by reviewing and continuing to review the Bishop Residence solely as a contributor to the North University Park Specific Plan and ignoring completely its individual eligibility for National Register Listing.
- Staff has indicated that it uses informal, in-house private checklists to determine whether or not to utilize a C.E. versus utilizing the publicly-transparent Initial Study process to determine the level of environmental clearance, a further abuse of discretion.
- Moreover, Staff now also indicates that the Department has an internal guideline that a project is exempt if it only has a single entitlement but not exempt if it needs two or more entitlements. That threshold does not appear in either the California Environmental Quality Act's Article 19 (Categorical Exemptions) nor in the State's Public Resources Code.
- CEQA establishes a low threshold for the preparation of an EIR, and in particular sets a bar that when experts (Qualified Historians) disagree, then the fullest possible evaluation shall take place. Several Qualified Historians stated that the project does not meet Secretary of Interior Guidelines.

The proposed Categorical Exemption (CE) for the project at 1342 West Adams Boulevard is not legally sufficient to meet the requirements of CEQA in protection of our environment. *Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of CEQA*, states a categorical exemption should not be used *where the activity would cause a substantial adverse change*. Furthermore, Section 15300.2 (c), explains: *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment.*

CEQA sets a very low threshold for not permitting a Categorical Exemption, namely that it should not be used where there is a reasonable possibility of the activity having a significant effect. The appeal by WAHA has met this bar for the following reasons:

**The project has been split.** Applicant has never explained how the church sanctuary building will be given back to the Roger Williams Baptist Church congregation, nor exactly what the future use will be for the Bekins Hall building (e.g., will it also become student housing? Or what other use?) The California Environmental requires that the entire foreseeable project be described, even if the implementation may be phased in.

**The use of a Categorical Exemption is impermissible when a project cumulatively adds to the significant impacts of projects that have preceded it,** even if those projects were initiated by other owners/developers/applicants.

*[Citation: Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act; Article 19. Categorical Exemptions, Section 15300.2. Exceptions: (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.]*

The City has already acknowledged that the cumulative impact of student housing has harmed the residential neighborhoods surrounding USC, including North University Park. That is why it has previously adopted the USC Specific Plan and the Neighborhood Stabilization Ordinance with its associated overlay zone. WAHA is not requesting that this project be evaluated within the prism of the NSO. However, for purposes of CEQA, it should be evaluated as to whether or not this project would add to the significant impacts already identified (e.g., a categorical exemption is insufficient, and an Initial Study is required to determine if there are impacts and, if so, can they be mitigated?)

In addition, Staff and the SAPC failed to consider the cumulative impacts on the loss of historic mansions on Adams Boulevard. Although Owner/Applicant proposes to retain the façade of the Bishop Mansion (with both historical and proposed new alterations), its use as either a single family home or adaptive reuse as any number of uses compatible with its original interior configuration (e.g., current use as an accessory religious facility/offices or new use as congregant housing, or similar) is precluded by the complete gutting of the interior. The “shell” of the mansion is also being altered. West Adams Boulevard, a scenic highway, was once home to dozens of imposing mansions. Today, in the University Park/North University Park neighborhoods, fewer than a dozen still remain. It is foreseeable, if this proposed new use as eight apartments fails, that then there would be no good future use – adaptive or

otherwise – for a no-longer-original historic resource, potentially leading to its demolition/loss.

**The project was given a Categorical Exemption pursuant to Section 15300, Class 31 of the California Environmental Quality Act. However, Section 15300, Class 31 would not include the change of use to eight (8) housing units; the creation of eight units is not exempt from CEQA (although it may have easily mitigated impacts, or none at all; it would still require a ND or MND.) Moreover, Applicant has apparently made it clear that the owners intend to re-subdivide the multiple parcels so as to separate the Bishop Residence from the Roger Williams Baptist Church to the east, which is an entitlement project that does not permit the phasing in of environmental assessments and/or clearances (one project, one review).**

**Staff incorrectly made Findings that the project as presented meets Secretary of Interior Standards for Rehabilitation, and therefore Staff recommended and the SAPC certified an inappropriate Categorical Exemption that neither complies with Class 31/Section 15331 nor any other Class/Section in the list of Categorical Exemptions. Class 31 requires that a project be fully compliant with Secretary of Interior Standards and that there shall be no adverse effect on a historic resource. However, in the instant case, the complete gutting of the historic building is an adverse effect and in and of itself is not compliant with the Guidelines. And, as was made evident by numerous Qualified Historians in their comment letters, the specifics of the adaptive reuse project – such as the addition and alteration of numerous windows and doors – does not meet the Standards.**

*[Citation: Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act; Article 19. Categorical Exemptions, Section 15331. Historical Resource Restoration/Rehabilitation. Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.*

*Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.*

*Discussion: This section establishes an exemption for projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources, provided that the activity meets published federal standards for the treatment of historic properties. These federal standards describe means of preserving, rehabilitating, restoring, and reconstructing historic buildings without adversely affecting their historic significance. Use of this exemption, like all categorical exemptions, is limited by the factors described in section 15300.2 (Exceptions) and is not to be used where the activity would cause a substantial adverse change in the significance of a historical resource.*

*SOURCE: <http://ceres.ca.gov/ceqa/guidelines/art19.html>*

*Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act, Article 19. Categorical Exemptions]*

The project has already gutted the interior without permits (a substantial adverse change.) On this basis alone the project does not qualify for a Categorical Exemption.

The project as proposed fails to preserve or rehabilitate the existing historic place, i.e., the compound which includes the William T. Bishop Residence, its cloisters, and the Roger Williams Baptist Church. It fails to *Preserve and enhance the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance* (II-3, South Community Plan.). Instead the stately buildings are cut up into a rabbit warren of units in an effort to squeeze every bit of rented space including the attic and basement. An adaptive reuse is possible, and we can support adaptive reuse, but such use must respect the exterior and interior character defining features of the compound. Destroying major interior open spaces, such as the Bishop Residence entryway, which is visible from the street and has been in use as a public gathering space and for religious services since the 1930s, does not comply with the Secretary of the Interior's Standards nor with the stated goals of the South Community Plan.

There are many other additions and changes to the original exterior shown in the provided architectural plans, enough so that these changes are neither minor nor fully compliant with the Standards.

**\* Standard No. 1: "A property shall be used for its historic purpose, or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment." However, this Project proposes many changes (not minimal changes) to the defining characteristics of the building.**

The Applicant proposes putting eight (8) apartments into an original 2-story house. To do so, Applicant will be removing the two-story grand entry reception hall (visible to passersby on the street), adding a floor, and putting housing units in the attic and the basement, triggering the necessity to add MANY windows and dormers on the (visible) rear of the house. Note that the Bishop Residence is on a corner and thus its "rear" is highly visible from Menlo Avenue, and its eastern elevation is visible from Adams Boulevard. Staff writes that the change of use "does not result in a significant impact to the character-defining features."

It also should be understood that as a property certified as individually eligible to be listed on the National Register of Historic Places (Level 3S), the interior of the property is also protected from incompatible change. One of the character defining elements of the William Bishop Residence is its interior entryway that extends in an open manner to the second floor, which has an open balcony surrounding the space. This is a significant interior element, yet the developer, without permits, gutted the interior of the Bishop Mansion. The South Los Angeles Community Plan calls for development to *complement any unique existing development/uses to reinforce desirable characteristics and uses* (I-6, South Community Plan). Yet the proposed project undermines both the existing characteristics and uses.

Additionally, a Qualified Historian has rendered an opinion that the project currently does not fully meet the Secretary's Standards. Peyton Hall, FAIA, of Historic Resources Group, who meets the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) for History, Architectural History, Architecture, and Historic Architecture, stated in part (full memo attached):

*"We have reviewed the proposed work as described in your documents (Department of City Planning Recommendation Report, June 18, 2013), and found that it may not meet the Secretary of*



*the Interior's Standards for Rehabilitation, associated Guidelines, and available Preservation Briefs that assist in interpreting the Standards for the Treatment of Historic Properties (36 CFR 68). Therefore, a decision that relies on a finding of meeting the "Standards" may not be sound, since further study and possibly modifications to the analysis and findings, and to the project, could be necessary in order to make that finding.*

***"1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.***

*"We concur that a property can be adaptively reused for a different use, and that the proposed project meets Standard 1. However, take note that change of use to multi-family residential is not more in line with the historic use as a single-family residence than the current church-related use because the current church-related use is also a historic use. The fact that current zoning allows an R4 use by-right is not relevant to meeting the Standards for Rehabilitation and any potential impacts on a historic resources.*

***"...6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.***

*"There is cause for concern because it is stated that "only windows on the second floor will have replaced upper window sashes with true divided light muntins." It is unclear to what extent the remaining of the seventy-seven historic windows will be restored or repaired, if "only" five openings are receiving true divided lights. Repair, rather than replacement of windows is an important standard of practice in historic preservation; assurance of precise replication of missing components, much less whole sash, is important in the actions of the Commission."*

WAHA acknowledges that the project has been adjusted to address many of our concerns about changes to the exterior. However, in addition to concerns that were addressed (such as the Cloister is no longer proposed for removal, which we appreciate), and the aforementioned issues, there remains an open issue relative to the enclosed porch/sunroom on the northeast corner of the Bishop Mansion. Plans call for the multiple windows to be changed (smaller openings) or removed entirely, apparently in an effort to provide more privacy to future occupants who will be utilizing that space as a living/dining area. This is a major alteration of the building, and completely unnecessary – privacy can be afforded in a reversible manner, utilizing window coverings.

**At the same time, a foreseeable adverse change to the Roger Williams Baptist Church itself, the related historic resource, has not been evaluated.** Applicant is removing 100% of parking from the existing church sanctuary building (circa 40 parking spaces) by utilizing them for the new apartments use. WAHA understands that LADBS has indicated that at this point no parking is technically required for the religious/Sunday worship use in the Rogers Williams Baptist Church sanctuary building (that is, the original building permit approval in 1933-1934 apparently didn't specify a number of parking spaces, although the permit did indicate that the church would comply with all parking regulations.) However, from the point of view of a CEQA clearance and compliance with the Secretary of Interior Standards, the project cannot be categorically exempt if it has an adverse effect on the environment (cars circulating through the North University Park neighborhood seeking parking on Sundays would constitute a potentially significant

traffic/circulation impact) and/or an adverse effect on a historic resources (the church sanctuary) -- of course, without any parking the Roger Williams Baptist Church itself would be less viable and is unlikely to be able to survive. A church building without a congregation is at risk (e.g., a foreseeable adverse effect.)


Further, there has been no discussion of the use(s) of the associated Bekins Hall building, itself also a local and identified federal historic resource. We do not know what impacts, if any, this project may have on that building, or, conversely, what impacts a new use of that building may have on this project or the adjacent neighborhood. Owner is a developer and manager of student housing. What is the proposed use of the large social hall structure? If it shall be vacant, that in and of itself is an adverse effect on a historic building, and thus a Categorical Exemption shall not be used for this project.

WAHA is well aware that Staff's position is that if the Owner has not yet applied for a building permit or entitlement, then Staff need not concern itself with the over-arching plans. We respectfully disagree with this position.

In this project, the developer is being allowed to piecemeal elements of the total project, which potentially hides subsequent discretionary actions and prevents a true evaluation of the whole picture. The whole of a project must be reviewed in order for the decision maker to understand the true impacts of what is being proposed. The purpose of the California Environmental Quality Act includes the establishment of a low threshold for the preparation of an EIR, and the act must be interpreted liberally "to afford the fullest only possible protection of the environment within the reasonable scope of the statutory language." (*Friends of Mammoth v. Board of Supervisors*, 8 Cal 3d 247, 29 (1972) guidelines Section 15003 (f). The potential significant environmental effects of the proposed project which alters the spatial relationships of the built form, removes historic fabric with the gutting of the Bishop Residence (especially its grand hall entry way), removal of parking for the church itself (creating traffic and circulation impacts in the adjacent neighborhood), and numerous other changes, demonstrates a significant environmental impact. The California Supreme Court in *No Oil v. City of Los Angeles* concluded that the interpretation of CEQA, which affords the fullest possible environmental protection, is **"one which will impose a low threshold for the preparation of an EIR."**

For these reasons and those stated in our earlier appeal and responses to Staff Reports, I ask that you reject the project's Categorical Exemption and require that an Initial Study and Checklist be prepared with the goal of a more complete environmental review to allow for public input, discussion, evaluation of the total project on the entire complex of several lots, and review of Project Alternatives as the legally-mandated CEQA clearance for the project requires. If the Categorical Exemption is allowed to stand the community and the environment will suffer significant and irreparable damage

Respectfully submitted,

  
Laura Meyers  
1818 South Gramercy Place  
Los Angeles, CA 90019



## SOUTH AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
www.lacity.org/PLN/index.htm

Determination mailing date: JUL 10 2013

Case No.: DIR-2012-3128-COA-SPP-1A  
CEQA: ENV-2012-3129-CE

Location: 1342 W. Adams Boulevard  
Council District: 8 - Parks  
Plan Area: South Los Angeles  
Zone: R4-1L-O

Applicant: Paras Bhakta, 1342 W. Adams Holdings, LLC  
Representative: Vladimir Tomalevski, L+V Architect  
Appellant: Laura Meyers, West Adams Heritage Association

At its meeting on June 18, 2013, the following action was taken by the South Los Angeles Area Planning Commission:

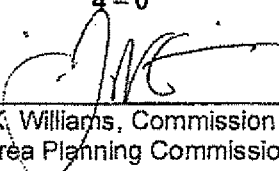
1. Denied the appeal.
2. Sustained the Director of Planning's approval, pursuant to Los Angeles Municipal Code Section 12.20.3.K and 11.5.7, a Certificate of Appropriateness and Project Permit Compliance for the following project in the R4-1L-O Zone within the North University Park Specific Plan Area: for the Conversion of two structures from office and Sunday school use to multi-family use; rehabilitation and restoration of exterior of both structures; addition of new dormers and exterior deck/stairs to primary structure; addition of 184 square feet to second story of accessory structure; and landscaping, gate, and other site work on the property.
3. Approved the project as revised and adopted Exhibit I (the Revised Architectural Plans dated June 5, 2013).
4. Adopted the attached Modified Conditions of Approval.
5. Adopted the attached amended Findings.
6. Found that the revised project is Categorically Exempt (ENV-2012-3129-CE) from the California Environmental Quality Act under Section 15331: Historical Resource Restoration/Rehabilitation.

Fiscal Impact Statement: There is no General Fund Impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Motion: Mitchell  
Seconded: Aquino  
Ayes: Mills, Silcott  
Noes: Franklin

Vote: 4 - 0

  
James K. Williams, Commission Executive Assistant II  
South Area Planning Commission

**Effective Date/Appeals:** Effective on the date of mailing. Not further appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90<sup>th</sup> day following the date on which the City's decision became final pursuant to the California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, amended Findings, Director's Determination letter dated January 30, 2013  
Planning Assistant: Shannon Ryan  
City Planner: Michelle Levy

**Adopted by the South Los Angeles Area Planning Commission  
at its June 18, 2013 meeting.**

**REVISED FINDINGS**

The applicant has remedied concerns raised in the appeal by modifying the design of the project. The changes include retention rather than demolition of the cloister, retention rather than removal of the stucco cladding, retention and restoration rather than replacement of the leaded glass doors on the east (side) elevation, and the withdrawal of the Property Lot Line Adjustment. The modified project nullifies concerns raised in appeal points 2, 3, 4A, and 6. The modified design reaffirms staff's disagreement with appeal points 1, 4B, and 5.

The modified project is in keeping with the Secretary of the Interior's Standards for Rehabilitation and conforms with all relevant provisions of the North University Park Specific Plan. To further ensure conformance, staff recommends the following Revised Conditions of Approval be adopted by the Commission.

**REVISED CONDITIONS OF APPROVAL**

1. The cloister, front façade pilasters, and stucco cladding shall be retained and repaired in-kind.
2. The leaded glass French doors and windows on the first floor north east corner shall be retained and repaired as needed (marked as Door E101.1, Windows E10.1, 101.2, 101.3, and 101.4 in Exhibit I).
3. All new windows shall be made of wood. In the main structure this includes five windows in the new dormers and four windows in the sunroom.
4. Replacement sashes shall be made of wood and those with muntins shall have true divided lights.
5. The HVAC equipment and trash containers behind the porte cochere shall be enclosed.
6. The HVAC equipment on the second floor shall be screened and shall not be visible behind the cloister parapet.
7. The existing over-height wrought iron fence at the perimeter of property shall be removed. A replacement fence may be installed if it is 42 inches or lower and is set back from the sidewalk to allow for planting in front. Any plans for a new fence shall be reviewed by Planning Staff for approval prior to installation.
8. All new hedges shall comply with citywide height limits for the front, side, and rear yards. Hedges shall be regularly maintained so as not to exceed allowable height.

DEPARTMENT OF  
CITY PLANNING  
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AND  
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INFORMATION  
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CERTIFICATE OF APPROPRIATENESS  
NORTH UNIVERSITY PARK SPECIFIC PLAN AREA

January 30, 2013

**Property Owner**

Paras Bhakta  
1342 W Adams Holding, LLC  
8350 W Sarah Avenue, #210  
Las Vegas, Nevada 89117

**Case No.** DIR-2012-3128-COA-SPP  
**CEQA:** ENV-2012-3129-CE

**Location** 1342 W Adams Blvd.

**Council District:** 8 – Parks

**Community Plan Area:** South Los Angeles

**Land Use Designation:** High Medium Residential

**Zone:** R4-1L-O

**Applicant/Representative**

Vladimir Tomalevski  
L+V Architects  
2332 Cotner Ave. #303  
Los Angeles, CA 90064

**Legal Description** Lot 1,2,3, Rowley Tract

Pursuant to Los Angeles Municipal Code Section 12.20.3 K, I hereby approve a Certificate of Appropriateness and a Project Permit Compliance for the following project within the North University Park Specific Plan Area:

Conversion of two structures from office and Sunday school use to residential use; rehabilitation and restoration of exterior of both structures; addition of new dormers and exterior deck/stairs to primary structure; addition of 184 square feet to second story of accessory structure; and landscaping, gate, and other site work on the property.

The project is found to be in compliance with the provisions and intent of the North University Park Specific Plan as indicated in the attached Findings. Approval of the project is subject to the attached Conditions of Approval.

The last day to file an appeal regarding this determination is **February 14, 2013**.

## CONDITIONS OF APPROVAL

1. The use and development of the subject property shall be in substantial conformance with this approval and the plans submitted by the applicant, signed and dated by staff and attached to the case file as **Exhibit A-1**. Any changes to the project or these plans shall be approved by the Director of Planning and may require additional review by the HPOZ Board. Each change shall be identified and justified in writing. Modified plans shall be signed and dated by staff and attached to the case file as **Modified Exhibit A-1**, etc.
2. The project shall be executed with the following architectural features:
  - a. Existing over-height wrought iron fence at perimeter of property to be removed. A replacement fence may be installed if it is 42 inches or lower and is set back from the sidewalk to allow for planting in front. Any plans for a new fence shall be reviewed by Planning Staff for approval prior to installation.
  - b. All new hedges to comply with citywide height limits for the front, side, and rear yards. Hedges to be regularly maintained so as not to exceed allowable height.
3. *Prior to the issuance of a building permit*, the applicant shall submit the two final sets of architectural/construction drawings that have been reviewed by LADBS plan check engineers, as well as two additional sets of architectural drawings for final review and approval by Department of City Planning staff (four sets of plans total). Final drawings shall substantially resemble the Approved Exhibit (or any subsequent Modified Exhibits) and shall be stamped and dated by staff and attached to the case file as **Final Plans**.
4. *Prior to the issuance of a building permit*, The following statement shall be imprinted on the site plan, floor plan, elevations and any architectural detail sheets of any construction drawings submitted to the Department of Building and Safety:

NOTE TO PLAN CHECKER AND BUILDING INSPECTOR - These plans, including conditions of approval, shall be complied with and the height, size, shape, location, texture, color, or material shall not differ from what the Director of Planning has approved under DIR-2012-3128-COA-SPP. Any change to the project shall require review by the Director of Planning and recommendation, by the Design Review Board (DRB). A request for variation shall be submitted in writing and include a specific notation of the variation(s) requested. Should any change be required by a public agency then such requirement shall be documented in writing.

5. *Prior to the issuance of a building permit*, these Conditions of Approval shall be printed on the cover sheet of all four sets of drawings submitted for review as Final Exhibits.
6. The granting of this determination by the Director of Planning does not in any way indicate compliance with applicable provisions of LAMC Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
7. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
8. Code Compliance. All area, height and use regulations of the zone classification for the subject

property shall be complied with.

9. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
10. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.

#### **Observance of Conditions – Time Limits**

All terms and conditions of this Certificate of Appropriateness shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of this determination and if such privileges are not utilized within said time, the authorization shall terminate and become null and void. Privileges shall be considered utilized when a valid permit from the Department of Building and Safety has been issued and construction work has begun and been carried out without substantial suspension or abandonment of work. An approval not requiring permits for construction or alteration from the Department of Building and Safety shall be considered utilized when operations of the use authorized by the approval have commenced.

#### **Transferability**

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

#### **Violation of These Conditions is a Misdemeanor**

Section 11.00 M of the Los Angeles Municipal Code states in part: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be in charged by the City Attorney as either a misdemeanor or an infraction." Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

## FINDINGS

### A. 11.5.7.C.2 – Project Permit Compliance Review within a Specific Plan Area

Section 11.5.7.C.2 of the LAMC requires that the Director of Planning grant Project Permit Compliance upon written findings that the project a) substantially complies with the applicable regulations, findings, standards and provisions of the specific plan; and b) incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

1. The North University Park Specific Plan Subsection 2E requires that "A change in occupancy, construction, alteration, relocation or removal of a building, natural feature or site, or any combination thereof within the Plan Area shall comply with Section 12.20.3, Subsections F through N of the LAMC (Historic Preservation Overlay Zone Ordinance)"

The project, which involves the change of occupancy from the existing use as well as alterations to the building on the site, complies with the requirements found in LAMC Section 12.20.3.K – Procedures for Obtaining a Certificate of Appropriateness. The project also complies with the procedures for Notice and Public hearing found in LAMC Section 12.20.3.M. Compliance with these code sections is described in detail in Finding B.

2. The North University Park Specific Plan Subsection 2F notes the purpose of a Certificate of Appropriateness is "to assure that any change made to a Façade of an existing, relocated or new building or structure is compatible with the Architectural Styles which existed in the Plan Area prior to January 1, 1941 and to encourage the rehabilitation or retention of architecturally unique structures."

A major aspect of the project is the restoration of the existing structures on the site, which have been altered since the time of construction in 1898. The project includes removal of non-original stucco cladding on the buildings, and a cloister that was added in 1934 to connect the primary structure to an adjacent church building. This removal of non-original elements, along with overall restoration of the façades of the buildings, brings the buildings back to their original historic appearance.

The proposed new dormers to be added to the rear facades of the primary structure, and the new second story addition proposed for the accessory structure, are compatible with the Chateausque/Eclectic architectural style of these buildings. The dormers have slopes that are consistent with the slopes of existing dormers on the structure, and contain wood casement windows that match others on the structure. The addition on the accessory structure is also consistent with the historic architectural style of the property, as it employs a steep hipped roof and dormers that match the other roof on this structure.

3. Section 11.5.7.C.2(b) – This project is categorically exempt from the California Environmental Quality Act (see Finding D below), so the environmental effects of the project were not evaluated.

### B. 12.20.3.K.3.(a) and 12.20.3.M – Recommendations from the North University Park Design Review Board and the Cultural Heritage Commission, and Notice and Public Hearing:



Section 12.20.3.K. of the LAMC requires that Department of City Planning staff refer applications for Certificates of Appropriateness to both the Design Review Board and the Cultural Heritage Commission (or its designee) within a 30-day period of the application having been deemed complete. The purpose of this requirement is to allow the subject application to be discussed in a public meeting with both public and expert testimony (in the case of the Design Review Board meeting), and to gather an expert opinion with reference to the Secretary of Interior's Standards for Rehabilitation (in the case of the Cultural Heritage Commission).

Section 12.20.3.M of the LAMC requires that before making its recommendation to approve, conditionally approve or disapprove an application pursuant to this section for a Certificate of Appropriateness, the Board shall hold a public hearing on the matter. The applicant shall notify the Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property at least ten days prior to the date of the hearing, and notice of the public hearing shall be posted by the applicant in a conspicuous place on the subject property at least ten days prior to the date of the public hearing.

Having deemed the subject application complete on November 15, 2012, Department of City Planning staff sent copies of the application with relevant materials to the Design Review Board on November 19, 2012. Notice for the hearing, scheduled for November 28, 2012, was posted at the site and at City Hall on November 16, 2012, and was mailed to abutting property owners on November 15, 2012. On November 28, 2012 the Design Review Board held a meeting where there was a quorum of three DRB members. At this meeting a motion to approve the project was made, with two members voting in favor of the project and one voting against. Thus without at least three votes in favor, there was no official DRB recommendation to approve the project. In response to public comments made at the meeting, a motion was also made to request a historic resources report from the applicant to document the appropriateness of the proposed alterations. This motion also received two votes in favor and one against, and thus did not result in a formal DRB recommendation.

LAMC Section 12.20.3.K.3(b) notes that in the event that the Board does not submit its recommendations within 30 days of the postmarked date of mailing of the application from the City Planning Department, the Board shall be deemed to have forfeited all jurisdiction in the matter and the Certificate may be approved, conditionally approved, or disapproved as filed. Since the Board was unable to convene a quorum by December 19, 2012, and the applicant did not agree to a longer period of time for the Board to act, there was no recommendation from the Board.

Department of City Planning staff sent copies of the application with relevant materials to the Cultural Heritage Commission's designee on November 19, 2012. The Cultural Heritage Commission designee recommended approval of the project as-is, citing general compliance with the Secretary of the Interior's Standards for Rehabilitation.

The expert opinion of the CHC both recommended approval of the subject application. Approval of the subject application is therefore consistent with 12.20.3.K. of the LAMC

**C. 12.20.3.K.4.(c) – Standards for Issuance of Certificate of Appropriateness for Construction, Addition, Alteration, or Reconstruction as it relates with the adopted Preservation Plan.**

The proposed project, as conditioned in this Determination, substantially complies with LAMC Section 12.30.3.K.4 because the proposed project is consistent with the Secretary of the Interior Standards for Rehabilitation.

*Standard # 1: A property shall be used for its historic purpose, or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

As proposed, the change of use of the two structures on the property from church-related school and office space into multiple residential units does not result in a significant impact to the character-defining features. The majority of the alterations to convert the uses occur on the interior, and the locations and sizes of the original windows and doors are maintained.

On the east façade, a group of four double-leaf doors are replaced with solid doors and fixed glass and solid panels, but maintain the original size of the opening and the general proportions of the openings.

Two new dormers are proposed for the primary structure in order to allow light into previously unoccupied attic spaces. These dormers are located on the sides and rear of the building and are minimally visible from the street, and thus do not have a significant impact to the roofline. The design of the dormers is such that they blend in with the architecture of the building.

To allow for necessary egress from the converted third level of the primary structure, a new stairway is proposed. It will be located behind the massing of the building, so it will not be visible from the street. The stairs and railing are also constructed of wood and will be detailed to match the architectural style of the building.

The change of use of the accessory structure from office to residential use also does not necessitate significant changes to the character-defining features. Existing windows and doors will remain in place, and the addition will be built on top of a non-original addition on the building, replacing a roofline that is not currently consistent with the style of the building.

*Standard # 2 - The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The change of use, restoration, and addition will all retain the historic character of the property, as the significant rooflines, windows, and doors will all be maintained. The materials and elements removed – including stucco and cloister – result in the exposure of the original materials and the restoration of the historic appearance of the building:

*Standard #4 – Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

After it was originally developed in 1898 with a large single-family house and accessory structure, the property has gone through numerous alterations and changes to the structures on the site and the context. One of the most significant changes occurred in 1933-1934, when a church building was constructed on the adjacent lot, and the original single family house was subsequently connected to the church by a cloister. At this time the single family house was also covered in plaster to match the new church. Although these alterations are now historic due to their age, their relationship to the function of the buildings has changed. The cloister and plaster were alterations done to physically and visually link the primary structure at 1342 W Adams with the adjacent church, as the buildings were all being used for similar church-related purpose at the time. Since the project proposes to change the use of the primary structure back to residential use, thus removing the relationship to the church,

the applicant's proposal to restore the appearance of the property to the original condition prior to 1933 by removing the cloister and plaster is appropriate.

*Standard #5 – Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*Standard #6 – Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where, possible, materials.*

The project involves the restoration of distinctive materials, primarily the wood shingle cladding on the exterior walls of both structures. New cedar shingles will be used to match those that existing historically, as the original materials are currently deteriorated underneath a later addition of stucco. Damaged historic windows on the structures will also be restored (or repaired, where possible.) The replacement window sashes will be wood single-glazed sashes with divided lights that match the design of original historic windows on the structure.

*Standard # 9 – New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.*

The addition to the accessory structure does not involve the removal or obscuring of historic features or roof forms, as it is built above the non-historic extension to the structure. It is compatible in its steeply-pitched roof and dormers, but does not copy the shape of the historic roof on this structure exactly.

The proposed new dormers are compatible with the historic structure as they are constructed with the same materials as the structure and utilize the same roof slope as other dormers on the roof, and contain windows that match historic windows found on the structure. The new dormer on the east elevation stands out from historic dormers in that it is not a copy of the others in size and shape. The new dormer on the south elevation is a horizontal extension of an existing historic dormer; this extension is differentiated from the original dormer width by having a separate grouping of windows.

*Standard # 10 – New additions and adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and environment would be unimpaired.*

The new addition proposed for the accessory structure would be built atop a non-original addition to the original historic accessory structure, so it does not compromise the integrity of the original historic features of this structure when added or removed. If removed, the original hipped roof of the accessory structure would remain intact.

- D. **12.20.3 K 4 (b) - Protection and preservation of the historical and architectural qualities and the physical characteristics which make the building, structure, landscape or natural feature a contributing element of the preservation zone.**

Section 12.20.3.K.4 (b) of the LAMC requires that all applications for Certificate of Appropriateness be evaluated to assess whether they protect and preserve the historical

and architectural qualities and the physical characteristics which make the building, a contributing element of the preservation zone. The subject property is developed with a Classic Box style house in a historic district with numerous other homes of similar architectural style. The project does not compromise the defining features of the existing home, nor does it compromise the integrity of homes within the district, as it is a detached new structure located at the rear of the property behind the existing house. The new construction is designed in a style that is compatible with historic styles in the area, and its massing is such that it will be minimally visible from the street. The subject application therefore does comply with 12.20.3.K (b) of the LAMC.

- E. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15300, Class 31 of the State CEQA Guidelines for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The project consists of the rehabilitation and restoration of buildings deemed historic as part of the North University Park Historic Resources Survey (1983). Notice of Exemption No. ENV-2012-3129-CE was issued on November 8, 2012.**

## STAFF REPORT

### Project Description

The project consists of the rehabilitation and restoration of a historic property located at the corner of West Adams Boulevard and Menlo Avenue. The primary structure on the property, originally built as a large single-family dwelling and later converted to church-related uses, is proposed to be converted to multi-family residential use. Eight individual dwelling units will be created in the three-story structure. The exterior will be rehabilitated by removal of the stucco cladding, cloister, and pilasters all added to the façade in 1934. New wood shingle cladding will be installed on the exterior of the structure to mimic the original cladding material that existed beneath the stucco. The original wood windows on the structure will be repaired and rehabilitated, and several will be removed and replaced with similar windows that match original ones on the house. To make the third story attic space habitable, two new dormers are proposed for the rear-facing rooflines of the structure. The existing composition shingle roof will be replaced in-kind with a similar dark-colored composition shingle material.

In addition, the project includes rehabilitation and conversion of use of the accessory structure on the site. Originally likely built as a carriage house or other accessory storage space, this structure is currently used as an office and is proposed to be converted into two dwelling units. To create additional space for the dwelling units, a new second story (184 SF) is proposed to be added to a portion of this structure.

The landscape plan includes the introduction of a variety of trees and plants to the site, which reduces the amount of hardscape on the lot and reintroduces a landscaped lawn on the Menlo Avenue side of the property. A new 42-inch-high hedge is proposed to surround the property along Adams Boulevard and Menlo Avenue, and a taller hedge is proposed along the south property line. Twenty-two parking spaces are proposed on the south side of the lot. Several social spaces are planned for areas adjacent to the two residential structures. These spaces would be paved with recycled brick obtained from old brick foundation on the property, and contain tables and seating for resident use.

### Property Profile

The 7,486-square-foot site is currently developed with two structures. The primary structure was built in 1898 as a two-and-one-half story residence fronting onto Adams Boulevard. The Chateausque/Eclectic-style building has a steeply-pitched complex roof system and an irregular-shaped plan and asymmetrical façade. A porte cochere with overhanging second floor is located on the south (rear) façade. The building is clad in stucco and connected to the church building on the adjacent property by cloisters, both of which were alterations made in 1934. A smaller two-story accessory structure sits at the southeast corner of the lot, and is built in the same architectural style as the primary structure. It has also been altered through the addition of exterior stucco cladding, and has had a later addition added to the north side. With the exception of a grass lawn on the Adams Boulevard side, most of the lots are paved over in asphalt and are currently used as parking space. A six-foot-high wrought iron fence currently surrounds the perimeter of the property.



Figure 1: Image of 1342 W Adams Blvd. taken from the North University Park Historic Resources Survey (1983).



Figure 2: Image of 1342 W Adams Blvd. looking southeast towards primary structure (November 2012).

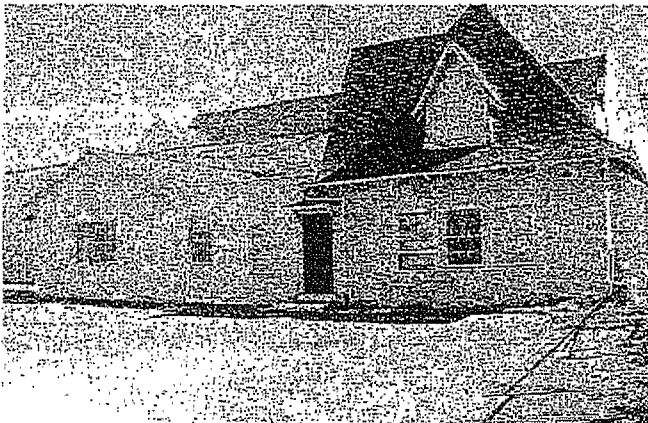


Figure 3: Image of accessory structure at the rear of 1342 W Adams Blvd. (November 2012).

### **Background**

The North University Park area was annexed to the City of Los Angeles on April 2, 1896, as a portion of the Southern and Western Additions. This residence is located on Lot 41 of the Waverly Tract, which was record in 1886. The North University Park Specific Plan was established by the City of Los Angeles in 1983, covering the area between Hoover St., 30<sup>th</sup> St., Vermont Ave., and Adams Blvd. A primary purpose of the Specific Plan is to protect and enhance the buildings, structures, sites, and areas which are reminders of the City's history or unique and irreplaceable assets to the City and the North University Park neighborhood or worthy examples of past architectural styles.

## APPEAL PERIOD

The Determination in this matter will become effective 15 days after the date of mailing, unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/ incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this grant and received and receipted at a public office of the Department of City Planning on or before the prescribed date or the appeal will not be accepted. Department of City Planning public offices are located at:

Figueroa Plaza  
201 North Figueroa Street, #400  
Los Angeles, CA 90012  
(213) 482-7077

6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401  
(818) 374-5050

The applicant is further advised that all subsequent contact with this office regarding this grant must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

### APPROVED BY:

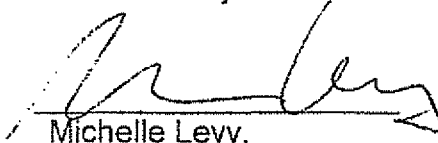
MICHAEL J. LOGRANDE  
Director of Planning

Reviewed By:

Prepared By:



Ken Bernstein, AICP  
Manager, Office of  
Historic Resources



Michelle Levy,  
City Planner



Lameese Elqura,  
Planning Assistant  
(213) 978-1220

cc: North University Park Design Review Board  
Empowerment Congress North Area  
Council District 8 - Parks

To: South Area City Planning Commission

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From: Peyton Hall, FAIA

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Date: June 14, 2013

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#### **Introduction**

These comments are addressed to your Case No. DIR-2013-3128-COA-SPP-A1. We have reviewed the proposed work as described in your documents (Department of City Planning Recommendation Report, June 18, 2013), and found that it may not meet the Secretary of the Interior's Standards for Rehabilitation (hereafter, "Standards"), associated Guidelines, and available Preservation Briefs that assist in interpreting the Standards for the Treatment of Historic Properties (36 CFR 68). Therefore, a decision that relies on a finding of meeting the "Standards" may not be sound, since further study and possibly modifications to the analysis and findings, and to the project, could be necessary in order to make that finding.

We meet the Secretary of the Interior's Professional Qualifications Standards (36 CFR 61) for History, Architectural History, Architecture, and Historic Architecture.

#### **Comments on Meeting the Standards for Rehabilitation**

The ten Standards for Rehabilitation are listed below in italics, with comments about the project work, exterior only, following each standard.

In general, the substantial alteration of the building interiors does not meet the Standards for Rehabilitation. The staff report states that the building interiors are not regulated. A CEQA finding would not necessarily exclude the impacts on interiors when evaluating potential impacts on a historic resource. We recommend that the issue of evaluation of impacts on interiors and meeting the Standards for Rehabilitation be reviewed by the Commission. For example, the proposed removal of chimneys and fireplaces is a clear loss of historic character and fabric. The gutting of the entry hall of the Bishop Residence without discretionary review or a building permit is a substantial change that would not meet Standard No. 2.

MEMO

1342 W. Adams Blvd.

**HISTORIC RESOURCES GROUP**

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915  
Telephone 626 793 2400, Facsimile 626 793 2401  
historicla.com



In general, the staff report's analysis of the project with respect to meeting the Standards for Rehabilitation requires careful reading because in some cases the comments do not align with the particular Standard that is reviewed. We acknowledge that the Standards are related to one-another and are in practice interactive.

In general, meeting the Standards is a finding that is made after reviewing all of the project work and all ten of the Standards. One change may be minor, but an accumulation of project work items can, as in this case, result in a project that is a potentially major change to exteriors. When the potential impact on interiors is added, there is no question that the accumulation of proposed changes is not minor.

1. ***A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.***

We concur that a property can be adaptively reused for a different use, and that the proposed project meets Standard 1. However, take note that change of use to multi-family residential is not more in line with the historic use as a single-family residence than the current church-related use because the current church-related use is also a historic use. The fact that current zoning allows an R4 use by-right is not relevant to meeting the Standards for Rehabilitation and any potential impacts on historic resources.

2. ***The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.***

The statement that the skylight that will be replaced by a new dormer is not original to the structure does not provide the necessary basis for evaluating the impact of the removal of the skylight. The important issue is whether or not the skylight is a significant character-defining feature, from the period of significance, and not whether or not it is "original." The use of the term "original" is confusing in this context without further explanation.

The change of the porch with glazed enclosures to solid walls represents a substantial loss of spatial, material, and visual character. This potential impact is amplified by the location of the porch space and its features on a street corner. The character of a porch is as an exterior covered space that may have permanent, reversible, openable, or removable glazed enclosures that retain the light, open, semi-transparent visual character of the space, when viewed and experienced from the exterior or the interior. This is a particular example of how thoughtful design

MEMO

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might achieve the adaptive reuse goals of the applicant while retaining historic character.

3

3. ***Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.***

No comments.

4. ***Changes to a property that have acquired historic significance in their own right will be retained and preserved.***

No comments.

5. ***Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.***

No comments.

6. ***Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.***

There is cause for concern because it is stated that "only windows on the second floor will have replaced upper window sashes with true divided light muntins." It is unclear to what extent the remaining of the seventy-seven historic windows will be restored or repaired, if "only" five openings are receiving true divided lights. Repair, rather than replacement of windows is an important standard of practice in historic preservation; assurance of precise replication of missing components, much less whole sash, is important in the actions of the Commission.

The standard of practice for historic preservation is to provide a window survey that details the existing conditions and proposed work (repair, replacement, replication) for all windows. A window survey should be provided in order to be able to evaluate whether or not this Standard is met.

MEMO

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- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

There should be concern that this Standard is not addressed. Uninformed application of materials and methods that damage historic materials and finishes is a frequent problem, and the reason for Standard 7.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

No comment.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The extension of the existing dormer on the south (rear) elevation with three windows, where all materials and features match the historic dormer, except for the fact that there would be a separate group of windows, is compatible, but does not adequately differentiate the addition.

Addition of a tall hedge at the street frontages of the property will change the character of the site and setting for the historic buildings, and the physical and visual relationship of this property to the neighborhood.

Detailing the new stairs and railing on the east (side) elevation to "match the architectural style of the building" diminishes the integrity of the property by failing to differentiate an addition from significant features. These details are not well defined in the documents that are available.

- 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

No comments.

MEMO

**1342 W. Adams Blvd.**

**HISTORIC RESOURCES GROUP**

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915  
Telephone 626 793 2400, Facsimile 626 793 2401  
historica.com

# ORIGINAL APPEAL

**TO: Planning Department**  
**BY: Laura Meyers**  
**RE: Case No. DIR-2012-3128-COA-SPP**

**Related Case No. ENV-2012-3129-CE**

1342 West Adams Blvd., Los Angeles, CA 90007

*PROJECT DESCRIPTION -- Director's approval of a Certificate of Appropriateness and a Project Compliance Permit; and a Categorical Exemption from CEQA (California Environmental Quality Act), for:*

*"The conversion of two structures from office and Sunday School use to residential use; rehabilitation and restoration of exterior of both structures; addition of new dormers and exterior deck/stairs to primary structure; addition of 184 square feet to second story of accessory structure; and landscaping, gate and other site work on the property."*

February 13, 2013

Dear Administrators:

I am appealing this entire decision, along with all related determinations, on behalf of West Adams Heritage Association (WAHA). After working for 30 years to conserve and protect the designated and identified historic resources in the West Adams District – including quite specifically the subject site – West Adams Heritage Association and I, personally, are aggrieved parties in this case, which if not appealed would permit the permanent alteration and demolition of designated historic resources. This justification letter will describe the points at issue and why we believe the decision-maker erred or abused discretion in this matter.

Planning Department staff failed to review this project in the context of its status as an Historic Resource individually listed on the National Register of Historic Places (ID No. US-87000139, NPS-87000139-9999, dated 02/12/1987) and as well as an Historic Resource that contributes to a National Register Historic District (also 1987). Staff also failed to inform the North University Park Design Review Board of the property's status as designated on the National Register.

Of critical importance is the "Cloister," which connects two important designated historic resources (the subject property, the William T. Bishop Residence at 1342 West Adams Blvd., and the Roger Williams Baptist Church, located at 1326 West Adams Blvd., all under the same current ownership). It has a prominent façade on Adams Boulevard, a designated scenic highway. However, buried in the Project's plans and also buried in the Findings – and not revealed in any public notice or project description – is the plan to remove/demolish this historic structure.

In addition, Staff incorrectly made Findings that the project as presented meets Secretary of Interior Standards for Rehabilitation. It does not (see more detail below).

**\* The Project Description (copied above) fails to indicate that a part of the Project is the**

**Demolition of the Gothic Revival “Cloister,” an approximately 100-foot-long structure that is also historically-designated.** Public notices of the public hearing also failed to include the proposed demolition in the Project Description, a violation of the Brown Act (agendas from September 12 and November 19, 2012 attached).

Relative to this demolition, Staff also failed to require that the Applicant comply with LAMC Section 12.20.3, Subsection K, 5 (a), (b), (c), and (d), which specifically states: *“No Certificate of Appropriateness shall be issued to demolish, remove or relocate any building, structure, Landscaping, Natural Feature or Lot within a Preservation Zone that is designated as a Contributing Element and the application shall be denied unless the Owner can demonstrate to the Area Planning Commission that the Owner would be deprived of all economically viable use of the property.”*

This Subsection goes on to describe, in detail, the manner in which an Applicant is to evaluate a proposed demolition of a historic resource. No such evaluation has taken place. The granting of the COA is in direct violation of this section of the HPOZ Ordinance, and although the subject site is within the North University Park Specific Plan (NUPSP), the North University Park Specific Plan Subsection 2E requires that “A change in the occupancy, construction, alteration, relocation or removal of a building, natural feature or site, or any combination thereof within the Plan Area shall comply with Section 12.20.3, Subsections F through N of the LAMC (Historic Preservation Overlay Zone Ordinance).” Subsection K and each of its requirements falls within “F through N.” Thus this demolition of the Cloister structure does not meet the criteria in the NUPSP.

**\* Staff made a gross error in Finding C**, relative to LAMC 12.20.3.K.4(c), Standard #4, *“Most properties change over time; those changes which have acquired historic significance in their own right shall be retained and preserved.”*

The Staff Finding indicates that although “significant changes occurred in 1933-1934” (e.g., the construction of the Roger Williams Baptist Church sanctuary, the construction of the Gothic Revival Cloister, and the alteration of the original 1898 William T. Bishop residence with the addition of exterior plaster to match these two structures), and that “although these alterations are now historic due to their age,” it was not necessary to retain these architectural features because the new project (change the building to an 8-unit apartment building) “removes” the current “relationship to the church.” First of all, that is not a proper finding; the Cloister structure in particular may or may not need to have a current religious use to be historic. Second, there is no evidence in this record that the Bishop Residence has not taken on an added historical significance for its association with a religious organization. Third, the entire group of these buildings along Adams Boulevard are designated on the National Register as they appear today, linked in style and material. WAHA believes that residence did acquire a secondary significance when it became the home of the Roger Williams Baptist Church in the late 1920s, and certainly in 1933-34 when it was altered as part of the larger (also historic) complex. In any case, there no factual evidence in the Determination or its Findings to the contrary.

Moreover, since the William T. Bishop Residence was listed on the National Register in 1987 with its stucco cladding, that is how it is designated.

**\* The Project does not meet the requirements of LAMC 11.5.7.C.2, which relies on LAMC Section 12.20.3, Subsection K, "Certificate of Appropriateness for Contributing Elements,"** which requires a Finding under 4(b): "Whether the Project protects and preserves the Historic and architectural qualities and the physical characteristics which make the building, structure, landscape, or Natural Feature a Contributing Element of the Preservation Zone" because it does not preserve all of the Historic and architectural qualities which make the...structure...a Contributing Element of the Preservation Zone because the Project demolishes (and thus eliminates) the Cloister, which is a pre-1941 Contributing Element of the Preservation Zone.

**\* The Project does not meet the requirements of the NUPSP Subsection 2F** which notes the purpose of a Certificate of Appropriateness is "to assure that any change made to a Façade of an existing, relocated or new building or structure is compatible with the architectural Styles which existed in the Plan Area prior to January 1, 1941 and to encourage the rehabilitation or retention of architecturally unique structures." Although the Bishop Residence is proposed for a renovation that would change its exterior to be wood shingles, which may be (or may not be; there is no evidence in the file) the correct size, shape and material, this Subsection would specifically also require the "rehabilitation or retention of architecturally unique structures" like the Cloister, which was built prior to January 1, 1941. Any structure that is listed on the National Register is deemed to be "unique" by City of Los Angeles' practice and procedure relative to historic resources.

Moreover, Staff has stated in its Determination that the "removal of non-original elements, along with the overall restoration of the facades of the buildings, brings the buildings back to their original historic appearance." We have not seen a photograph or drawing of the original 1898 exterior façade, either in the file or from WAHA's own recent research. So that affirmative statement cannot be made. In any case, the Project would introduce 14 non-original windows and doors into the Bishop Residence, which means it will not be returning the structure to its original appearance. The (visible) rear of the original porte cochere is being enclosed for HVAC and the remaining portion is shown as a "patio," while the original driveway is being relocated away from the porte cochere. The plans indicate that "pilasters" on the original front porch/parlor/sunroom are being removed, but based on other evidence it is possible that the actual original 1898 columns may either be enclosed by these pilasters or in any case should be replicated; more research needs to be done. There are other additions and changes to the original exterior shown in the provided architectural plans, enough so that these changes are neither minor nor would they in sum bring this building back to its original appearance.

Again, WAHA disputes the assertive statement by Staff that the project is consistent with the Secretary of Interior Standards for Rehabilitation.

***\* Standard No. 1: "A property shall be used for its historic purpose, or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."*** However, this Project proposes many changes (not minimal changes) to the defining characteristics of the building.

The Applicant proposes putting eight (8) apartments into an original 2-story house. To do so, Applicant will be removing the two-story grand entry reception hall (visible to passersby on the street), adding a floor, and putting housing units in the attic and the basement, triggering the necessity to add MANY windows and dormers on the (visible) rear of the house. Note that the Bishop Residence is on a corner and thus its “rear” is highly visible from Menlo Avenue, and its eastern elevation is visible from Adams Boulevard. Staff writes that the change of use “does not result in a significant impact to the character-defining features.” However, the plans indicate not just the addition of new windows, but the change of what seemingly are windows or French doors, perhaps with leaded glass (it is unclear on the plans) into solid panel doors. And obviously the removal of the Cloister will then reveal the new exterior stairs and railing (which would not be visible from Adams Boulevard if covered by the Cloister walkway.)

\* Standards #5 and #6 refer to the preservation of features and/or construction techniques, and the repair of deteriorated historic features, with the notation that if new/replacement features are required due to deterioration that the replacement features shall match the original in “design, color, texture, and other visual qualities, and, where possible, materials.” There is nothing evident in the Determination Letter or Findings that would indicate that the original shingles were made of cedar (versus the more likely material, redwood); that the original shingles had a particular size, shape, dimensions (not discussed), or what color where they originally stained or painted (which would be evident on the reportedly discovered shingles extant under the concrete/plaster of 1934.)

Overall, Staff has made an assumption in its review of this proposal that the construction, in 1933-1934, of the Roger Williams Baptist Church and of the Cloister, and the alteration of the Bishop Residence to match these other two architectural elements, was not important, and that there was no historical significance to the 80-plus years that the Bishop Residence served a role in this religious institution. There is no evidence referenced in the Determination Letter and Findings that the later changes did not have significance, only that for some reason it now seems preferable to revert the Bishop Residence to its original form – whatever that may have been, but which is not completely supported in this document.

In any case, all three structures are designated historical resources listed on the National Register as Contributors to a District and, in the case of the Bishop Residence, individually as well. This is the highest possible level of listing/designation – much higher than being identified as a contributor to a specific plan with a historic preservation component – and the City of Los Angeles, a Certified Local Government, is obligated to evaluate all three structures within that prism. This means that no changes should be approved (versus “some” or “many” changes) that would alter the original appearance of the Bishop Residence, whatever that was. And no demolition should be approved for the Cloister.

WAHA also specifically appeals the Finding E, that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15300, Class 31. Section 15300, Class 31 would not include the change of use to eight (8) housing units; the creation of eight units is not exempt from CEQA (although it may have easily mitigated impacts, or none at all; it would still require a ND or MND.) Moreover, Applicant has apparently made it clear that the owners intend to re-subdivide the multiple parcels so as to separate the Bishop Residence

from the Roger Williams Baptist Church to the east, which is an entitlement project that does not permit the phasing in of environmental assessments and/or clearances (one project, one review). At the same time, Applicant is removing 100% of parking from the existing church sanctuary building (circa 40 parking spaces) by utilizing them for the new apartments use. And, **IMPORTANTLY**, the proposed demolition of a designated historic resource (the Cloister) requires an EIR. For all of these reasons, therefore I must appeal the Finding that this project is categorically exempt as insufficient and not legally defensible.

In conclusion, WAHA feels that the Department of City Planning, its Office of Historic Resources and its HPOZ unit erred and may have abused discretion because Staff:

- failed to evaluate the property based on its listing in the National Register; and
- may have failed to even recognize that it was listed despite the City's own ZIMAS records which make it quite clear; and
- failed to inform the NUPSP Design Review Board (DRB) of the property's National Register status; and
- failed to understand that major proposed changes to the exterior would NOT meet Secretary of Interior Standards for Rehabilitation. In fact, many of the proposed changes to the interior are visible from the exterior of the building; and
- failed to properly inform the public of the proposed demolition of the Cloister, a designated historic resource; and
- issued a Certificate of Appropriateness for that demolition (as part of the project), even though that is not allowed in the NUPSP without evidence of financial feasibility and approval of the APC; and
- improperly failed to evaluate any environmental impacts of this multi-phased project.

It remains unclear and perplexing to WAHA just WHY the City's staff – which reportedly is trained in such evaluations – would not understand that enclosing historical features, changing windows and window fenestrations, adding dormers and thus changing the roofline, adding exterior stairs, and other major exterior changes is exactly what is not allowable under the Secretary of Interior Guidelines.

For all of these reasons, we appeal the entire decision in Case No. DIR-2012-3128-COA-SPP.

Thank you very much.

Submitted by:  
Laura Meyers  
February 13, 2013

1818 South Gramercy Place, Los Angeles CA 90019  
323-737-6146  
323-868-0854  
lauramink@aol.com



Office: Downtown  
 Applicant Copy  
 Application Invoice No: 12343

City of Los Angeles  
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

### City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: WEST ADAMS HERITAGE ASSOCIATION - MEYERS, LAURA ( B:323-7376146 )
Representative:
Project Address: 1342 W ADAMS BLVD, 90007

NOTES: Appeal by aggrieved party

ENV-2012-3129-CE-1A			
Item	Fee	%	Charged Fee
APPEAL BY AGGRIEVED PARTIES OTHER THAN THE ORIGINAL APPLICANT *	\$89.00	100%	\$89.00
<b>Case Total</b>			<b>\$89.00</b>

Item	Charged Fee
Fees Subject to Surcharges*	\$89.00
Fees Not Subject to Surcharges	\$0.00
<b>Plan &amp; Land Use Fees Total</b>	<b>\$89.00</b>
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$1.78
Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (5%)	\$4.45
<b>Grand Total</b>	<b>\$106.80</b>
Total Credit	\$0.00
<b>Total Invoice</b>	<b>\$106.80</b>
Total Overpayment Amount	\$0.00
<b>Total Paid</b> (this amount must equal the sum of all checks)	<b>\$106.80</b>

LA Department of Building and Safety  
 LA 0014 104014652 7/22/2013 2:37:53 PM

PLAN & LAND USE \$106.80

Sub Total: \$106.80

Receipt #: 0104179593

Council District: 8  
 Plan Area: South Los Angeles  
 Processed by KIM, STEVE on 07/22/2013  
 Signature:

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY: **City of Los Angeles Department of City Planning** COUNCIL DISTRICT: **8**

PROJECT TITLE: **DIR 2012-3128** LOG REFERENCE: **ENV - 2012-3129 CE**

PROJECT LOCATION: **1342 W ADAMS**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: **Change of use from church to residential; partial 2nd story addition to accessory structure**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: **VLADIMIR TOMALEVSKI - L+V ARCHITECTS**

CONTACT PERSON: **TAREK ABDEL-GHAFFAR** AREA CODE: **310** TELEPHONE NUMBER: **914-5577** EXT.:

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1

Class **31** Category \_\_\_\_\_ (State CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE:	TITLE: <b>Planning Assistant</b>	DATE: <b>11/9/12</b>
FEE: <b>81.00 -</b>	RECEIPT NO.: <b>9296</b>	REC'D BY:
		DATE: <b>11/9/12</b>

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

\* **VLADI TOMALEVSKI**  
NAME (PRINTED)

\*  
SIGNATURE

\* **11-08-12**  
DATE

**DETERMINATION LETTER**  
**DIR-2012-3128-COA-SPP-1A**  
**MAILING DATE: 07/10/13**

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