

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
-
CITY PLANNING COMMISSION
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MARTA SEGURA
-
JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271
ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274
JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

WESTWOOD VILLAGE SPECIFIC PLAN PROJECT PERMIT COMPLIANCE REVIEW & DESIGN REVIEW

September 8, 2014

Applicant/Property Owner

Scott Trafford
TIAA-CREF
4675 MacArther Court, Suite 1100
Irvine, CA 92660

Representative

Kareem Ali
Target
1000 Nicollet Mall, TPN 12-6
Minneapolis, MN 55403

Case No. DIR-2014-1517-DRB-SPP-COA
CEQA: ENV-2014-1518-CE

Location: 10861 W Weyburn Avenue
Council District: 5 – Koretz
Neighborhood Council: Westwood
Community Plan Area: Westwood
Land Use Designation: Community Commercial
Zone: C4-2D-O
Legal Description: TR 14932 Lot 1

Last Day to File an Appeal: September 23, 2014

DETERMINATION

Pursuant to Los Angeles Municipal Code Sections 11.5.7 C and 16.50, and based upon the recommendation of the Westwood Community Design Review Board, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review, Design Review and Certificate of Appropriateness for an addition of a second passenger elevator tower and machine room, and enclosed stair extension to the third level parking structure for an existing multi-tenant retail site.

Disapprove a Project Permit Compliance Review, Design Review and Certificate of Appropriateness for an addition of a second vehicular exit lane and reduction of an adjacent landscape planter for an existing multi-tenant retail site.

Disapprove without Prejudice a Project Permit Compliance Review, Design Review and Certificate of Appropriateness for a replacement of existing parking entry signs and a directory wall sign, and for an addition of wall signs, directional signs and one window sign for an existing multi-tenant retail site.

The project is Categorically Exempt from environmental review pursuant to Article III, Section 1, and Class 11 Category 6 of the City of Los Angeles CEQA Guidelines.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Use.** The project shall maintain a neighborhood retail use. The project shall not operate an accessory fast food establishment within the premise.
3. **Signs.** The project shall not include the replacement of existing parking entry signs and a directory wall sign, and the addition of wall signs, directional signs and one window sign for an existing multi-tenant retail site.
4. **Design Review Criteria.** The project shall include the following design elements for the new elevator and machine room, and enclosed stair extension to the third level parking structure, and hardscape improvements along the Weyburn frontage for the multi-tenant retail building.

Elevator Tower

- a. No signage on the elevator tower except that which is required by the Los Angeles Department of Building and Safety.
- b. The exterior finish of the new elevator tower shall be smooth trowel painted plaster, painted white to match the surrounding walls of the multi-tenant retail building. The height of the elevator tower shall not exceed 24 feet, and if feasible, further reduced.

Hardscape Improvements

- c. The crash bollards at the Weyburn Avenue façade shall be brushed stainless steel.

5. Certificate of Appropriateness.

- a. The project shall protect and preserve all architectural features, as originally described in the 1985 Historic Resources Inventory Sheet.
- b. The planter, curbs and paving at the Weyburn Avenue frontage, that was demolished as a result of Building Permit No. 13016-10000-26134 and 14016-10000-01751 shall be restored to conditions prior to their removal.
- c. Landscaping shall be installed within the reconstructed planter. The landscaping shall approximate landscaping that existed prior to removal, including Mexican Fan Palm Trees with varied heights between 20 feet and 30 feet, Birds of Paradise, and Giant Birds of Paradise per the photograph referenced in the 1985 Historic Resource Inventory Sheet, with a varying height between 20 feet and 30 feet.
- d. The project shall conduct all repair and restoration of historic architectural elements with the gentlest methods possible, and shall not use chemical or other physical treatments, such as sandblasting, that can damage historic materials.

Administrative Conditions

6. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
7. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
8. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
9. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
10. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code 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.
11. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
12. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

FINDINGS

The proposed project involves one multi-tenant retail building at 10861 W Weyburn Avenue, and is designated as a Locally Significant Cultural Resource per the Westwood Village Specific Plan. The building is one of six historic buildings that were built between 1936 and 1951 comprising a commercial district on Weyburn Avenue. The subject building is primarily made up of reinforced concrete and carries a Post-World War II Modern architectural style. The building is currently occupied by City Target with frontage on Weyburn Avenue, Ralphs with frontage on Le Conte Avenue, and Tiverton Avenue, and a UCLA Childcare Center at the top level. The project involves the construction of a new passenger elevator tower, extension of the existing stairs to the rooftop parking, the installation of crash bollards at the Weyburn Avenue entrance, the restoration of an existing driveway and planter along Weyburn Avenue, and the replacement of landscaping in the planter to be consistent with the original 1985 Historic Resource Inventory Sheet. The project shall not include any modification to the driveway on Weyburn Avenue and the modification or installation of any signage.

Design Review Finding

1. A recommendation was made by the Westwood Community Design Review Board, pursuant to Los Angeles Municipal Code Section 16.50:

The Design Review Board met on August 20, 2014, and convened a quorum of four Board Members. The vote was unanimous recommending partial approval of the project with conditions since the project, as approved, will substantially comply with Section 16.50, Subsection E of the Los Angeles Municipal Code as well as the relevant design guidelines and development provisions of the Specific Plan.

The Design Review Board recommended approval as presented with the following conditions:

- a. Disapprove all proposed modifications at the Weyburn Avenue driveway. All curbs and paving that have been demolished must be restored to the condition prior to their removal. In addition, landscaping shall be planted that approximates landscaping prior to its removal, including palm trees of identical species to what was removed with varying heights between 20 feet and 30 feet. The landscaping shall also include Birds of Paradise and Giant Birds of Paradise, per the historical referenced photographs.
- b. New Elevator Tower is approved as submitted, with the following conditions:
 - i. No signage on the elevator tower except that required by the Los Angeles Department of Building and Safety.
 - ii. The exterior finish of the new elevator tower shall be a smooth, painted plaster to match the surrounding walls.
 - iii. If feasible, the height of the elevator tower will be further reduced in height.
- c. The signage package is disapproved without prejudice.
- d. Approve the bollards.
- e. All elevator walls shall be painted to match the texture and color of surrounding walls, and remove the blue.

Project Permit Compliance Findings

2. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

The proposed project involves an existing multi-tenant retail building. No changes to use, floor area, setbacks, parking, or development standards are proposed, approved or authorized to the existing building. Therefore, Sections 5, 7, 9, and 10 of the Specific Plan are not applicable. A Village-Wide Improvements Assessment District has not been established; therefore, Section 12 of the Specific Plan is not applicable.

- a. The proposed project substantially complies with Section 5. Uses, of the Specific Plan. The proposed project involves a multi-tenant retail use at 10861 W Weyburn Avenue. Per the Specific Plan, retail uses are permitted in the C4 zone. (see Exhibit A).

The subject building is currently occupied by a City Target, a Ralphs, and a UCLA childcare facility. There is a tenant space that is currently vacant; however, Ralphs has plans to expand its retail store into this vacant space.

- b. The proposed project substantially complies with Section 6, Cultural Resources, of the Specific Plan. The subject structure is referred to as "Bullock's Westwood" and was built in 1951 to resemble a post-World War II architectural style. According to the 1985 Historic Resources Inventory Sheet, the building is described as *Y-shaped in overall plan, the reinforced concrete building presents a shallowly concave principal façade to Weyburn Avenue. It is dominated by a tile sheathed second story, punctuated by L-shaped piers. The windows and entries on the street level are recessed beneath these panels, which seem to hover over the street. Walls of rock frame these lower story openings. The upper story reads as a glazed penthouse, with a horizontal slab roof. Clustered palms provide a suitably suburban and tropical vertical accent to the store.*

The structure is designated as a Locally Significant Cultural Resource in the Specific Plan area (Structure No. 46, Figure 2 and Table 1). In conformance with Section 6.C, a Certificate of Appropriateness (COA) must be approved by the designated decision-maker in accordance with the standards and procedures set forth in Sections 12.20.3 K, N, O, P and Q of the Los Angeles Municipal Code prior to any significant structural alterations taking place. Given the above and as discussed below under "Certificate of Appropriateness Findings", the proposed project satisfies the findings for approval of a COA.

- c. The proposed project substantially complies with Section 8, Height, of the Specific Plan. The maximum building height is 40 feet high. However, the subject building predates the Specific Plan. As it related to the project, the proposed passenger elevator tower and machine room, and enclosed stair will reach approximately 24 feet above the roof parking level. However, this falls below the existing one story UCLA Childcare Center which is approximately 42 feet above the roof parking level. Therefore, the addition will comply with the height requirement of the Specific Plan.
- d. Section 11, Signs, of the Westwood Village Specific Plan is not applicable. The request for modifications to existing signs and installation of new signs was withdrawn by the applicant at the August 20, 2014 meeting of the Westwood Design Review Board. The Westwood Design Review Board recommended denial without prejudice of the sign application as proposed. No modification of existing signage or erection of new signage is permitted under this action.

- e. The proposed project substantially complies with Section 13, Design Review Procedures, which requires that a proposed project be reviewed and approved in accordance with Design Review Board (DRB) procedures of Section 16.50 and the Specific Plan procedures of Section 11.5.7 of the Los Angeles Municipal Code. The proposed project has been reviewed in accordance with the DRB and Specific Plan procedures of the Los Angeles Municipal Code. The review and recommendation of the Westwood Community DRB was based upon conformance with the criteria in Section 13, as described below.

The proposed project involves one existing multi-tenant retail building. Therefore, design review criteria in Section 13.B. regarding a building's shadow impacts is not applicable. The project site's new elevator, elevator tower and machine room, and enclosed stair extension to the third level parking structure, and streetscape and landscape improvements are the subject of the design review.

1) The project shall conform to all of the provisions of the Specific Plan.

As described above, the proposed project conforms to the relevant provisions of the Specific Plan, including use, preservation of cultural resources, and development standards.

2) The project shall be consistent with the Westwood Village Design Guidelines.

Specific design guidelines for Westwood Village have not been adopted; however, as described below, the proposed project conforms to the design preferences of the Westwood Community Design Review Board (DRB), as articulated in, "Westwood Design Review Board: Practices and Preferences," regarding massing, building systems, material, and stucco.

The exterior finish of the new elevator and machine room, and enclosed stair extension to the third level parking structure shall be a smooth architectural finish cement plaster, painted white to match the surrounding walls of the existing multi-tenant retail building. No blue will be on the walls per the DRB's recommendation. It was recommended by the DRB members that no signage be erected on the elevator tower except for what is required by the LADBS. The elevator tower will reach approximately 24 feet above the roof parking level. However, this falls below the height of the existing one story UCLA Childcare Center which is approximately 42 feet above the roof parking level. Although the proposed height of the elevator tower is minimal relative to the rest of the building, the applicant will try to reduce the elevator height, at the request of the DRB. With the incorporation of these recommendations, the DRB found that the design, color, and texture of the elevator tower and machine room, and enclosed stair extension will be compatible with the subject historic building and within the architectural context of Westwood Village.

The façade improvements include installation of crash bollards along Weyburn Avenue. As recommended by the Westwood Design Review Board and conditioned herein, the finish of the bollards will be brushed stainless steel, which is consistent with the Westwood Village Specific Plan purpose for streetscape. Secondly, the existing driveway along Weyburn will be restored and paved back to its original condition prior to the driveway modification adding a second vehicular exit lane per Building Permit No. 13016-10000-26134 and 14016-10000-01751, and the curbs will be repaired prior to its alteration.

In addition, all landscaping removed as a result of work completed from these permits will be restored back to the condition prior to the removal; and landscaping will be added to reflect the original photograph referenced in the 1985 Historic Resource Inventory Sheet (with varying height of 20 feet and 30 feet). The landscaping will consist of Mexican Fan Palm, Bird of Paradise, and Giant Bird of Paradise.

- 3) *The colors and types of building materials shall be reasonably consistent with the character of cultural resources in the area.*

The proposed project retains and preserves the white, smooth architectural finish cement plaster, a character-defining element of the multi-tenant retail building and of adjacent cultural resources. No signage will be erected on to the elevator tower, mechanical room, and enclosed stair extension on top of the third parking level. The existing building itself will remain untouched thereby retaining its 1950's post-World War II architectural style.

- 4) *All open areas not used for buildings, walkways or driveways shall be landscaped.*

The proposed project involves a new elevator, elevator tower, machine room, and enclosed stair extension to the third level parking structure of an existing multi-tenant retail building. Secondly, the project includes restoring the planter, driveway and curbs, and repaving the ground along Weyburn Avenue back to its original condition prior to any work done per Building Permit No. 13016-10000-26134 and 14016-10000-01751. Lastly, as part of the above restoration, landscaping will be replaced and added to the west of the driveway, which will consist of Mexican Fan Palm, Birds of Paradise and, Giant Bird of Paradise. The landscaping shall resemble the 1985 Historic Resource Inventory Sheet. This is depicted in Exhibit A.

- 5) *All mechanical equipment and other appurtenances shall be screened from public view.*

As depicted in Exhibit A, roof-top equipment, inclusive of the machine room and enclosed stair extension will be placed toward the interior of the roof. This equipment will be screened by an enclosed structure that will be composed of white, smooth architectural finish cement plaster to match the existing elevator and mechanical equipment, and surrounding walls of the multi-tenant retail building. Condition 4 ensures that all new roof-top equipment will be shielded from view.

- 6) *Any exterior treatment including color, texture, and other architectural features, shall be applied to all exterior walls in a similar manner.*

The subject façade is a white, smooth architectural finish cement plaster-reinforced concrete with a tile sheathed second story, punctuated by L-shaped piers. The windows and entries on the street level are recessed beneath these panels. Walls of rock frame the lower story openings. The upper story reads as a glazed penthouse, with a horizontal slab roof. Overall, the building maintains a Y-shaped architectural design. The historic tile cladding, walls of rock, and L-shaped and overall Y-shaped elements will be preserved, in keeping with the architectural style of the subject building and the other buildings along the block. The new elevator tower and machine room, and enclosed stair extension facing Le Conte Avenue will match the white, smooth architectural finish cement plaster of the multi-tenant retail building.

Certificate of Appropriateness Findings

3. The project complies with the Standards for Rehabilitation approved by the United States Secretary of the Interior.

The proposed project has been reviewed and approved by the City Architect with the Department of Los Angeles City Planning Office of Historic Resources on behalf of the City of Los Angeles Cultural Heritage Commission. The addition of the new elevator, elevator tower and machine room, and enclosed stair extension to the third level parking structure, and restoration of the planter and landscaping at 10861 W Weyburn Avenue, comply with the ten United States Secretary of the Interior Standards for Rehabilitation, as follows:

- a. *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.*

The proposed project involves a retail use at 10861 W Weyburn Avenue that was originally a Bullock's Department store in the 1950's. As seen in historic photos dating back to the late 1980's as well as in more recent records of development activity within these storefronts, a single retail use has always occupied the space until late 2001 when it was converted to a multi-tenant retail building. Condition 2 ensures continuation of retail uses.

- b. *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 proposed project at 10861 W Weyburn Avenue involves constructing a new elevator, elevator tower and machine room, and enclosed stair extension to the third level parking structure, restoring the driveway, curb cuts, pavement and landscaping to its original condition prior to any work being done per Building Permit No. 13016-10000-26134 and 14016-10000-01751, and installing bollards with a brushed stainless steel finish on the Weyburn Avenue façade.

The Westwood Design Review Board found that the proposed new elevator, elevator tower and machine room, and enclosed stair extension will fit integrally with the architectural design of the existing multi-tenant retail building while maintaining the mid-century modern design. The addition will complement the building by mimicking its simple rectangular forms and matching its painted white, smooth coat plaster finish. These additions were designed to match the original low, flat single story pavilions floating on slim structural supports. The elevator will be a detached structure erected between the multi-tenant retail building entrance and the roof access ramp on Le Conte Avenue allowing for retention and protection of the historic tile cladding.

The DRB considered alternative locations for the elevator tower to ensure minimal impact to the historical character of the building. The applicant presented several alternatives for each location and concluded that the proposed location was best as it will respect the historical integrity without cutting through the building envelope, garage wall, and foundation at the Y-shaped intersection of grid lines, relocating several utilities, and disrupting the structural integrity of the building. In addition, the DRB recognized that changes to historic buildings are inevitable in order to maintain the

building as well as to support the continued use. Therefore, the DRB recommended approval of the proposed elevator, elevator tower and machine room, and enclosed stair extension. The DRB recommended no signage on the elevator tower except that which is required by the LADBS and that the tower be reduced in height, if feasible.

Lastly, with the DRB's recommendation to restore the driveway, curb cuts, pavement and landscaping to its original condition prior to any work being done per Building Permit No. 13016-10000-26134 and 14016-10000-01751, the removal of historic materials or alternation of features that characterize the mid-century modern 1950's retail building shall be avoided. Consequently, the subject building's historic character shall be retained and preserved.

- c. *Each property shall 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 architectural elements from other buildings, shall not be undertaken.*

The proposed project preserves the historic character of the building. The new elevator, elevator tower and machine room and enclosed stair extension will be painted white and be comprised of a smooth coat plaster finish to match the surrounding walls of the multi-tenant retail building. In addition, the height of the elevator tower will reach approximately 24 feet above the roof parking level and will be reduced, if feasible. This falls below the existing one story UCLA Childcare Center which is approximately 42 feet above the roof parking level. As a result, the additions will maintain a very simple design and will not detract from the building's physical record of time, place, and use.

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

Changes have been made to the subject façade; however, none have acquired historic significance. The changes include: work done associated with the conversion from a single tenant retail use to a multi-tenant retail use, the approval of several tenant signs and traffic direction and parking information signs, and maintenance and repair of the building. Currently, the addition of a new elevator, elevator tower and machine room, and enclosed stair extension to the third level parking structure will not acquire any historic significance as it will match the color, texture, and material of the surrounding wall of the existing mid-century modern building.

- e. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The Y-shaped plan, horizontal slab, reinforced concrete, tile sheathed, L-shaped piers, recessed windows and entries, and rock wall features of the façade will be preserved. While the elevator tower is a new and separate structure; and the associated elevator housing tower, machine room and enclosed stair extension on top of the third level parking structure is also new, it will blend in with the geometric shaped elements, finishes, and features, as it will be simple in shape and match the white painted smooth coat plaster finish of the surrounding walls of the historic building. The Westwood DRB found that the preservation and continued use of historic structures often involves changes and additions and the proposed addition purpose and use of the elevator and stairs is necessitated to meet standards of retail access and customer circulation. These additions will not diminish the value of these historic elements.

Secondly, the clustered palm trees which are character defining by its suburban and tropical vertical accent, and other landscaping, with varying height between 20 feet and 30 feet will be restored to the condition prior to driveway modifications at the Weyburn Avenue driveway. Such landscaping includes Birds of Paradise and Giant Birds of Paradise, per the historical referenced photographs. Thus, the proposed project preserves the façade's distinctive features.

- f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of 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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Distinctive historic features of the subject building remain intact and in good condition. However, due to commenced work to the driveway to add a third lane along the Weyburn frontage per Building Permit No. 13016-10000-26134 and 14016-10000-01751, several of the clustered palms within a landscaped planter were removed. These palm trees are contributing features to the historic character of the 1950's post World War II architectural style by providing a suitably suburban and tropical vertical accent. As recommended by the DRB, and conditioned herein, the proposed project involves the restoration of the existing driveway, planter and palm trees, and the addition of new landscaping, inclusive of the Mexican Fan Palm, Bird of Paradise, and Giant Bird of Paradise.

- g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The proposed project does not include treatments that could damage the historic materials. Condition 5 ensures that chemical treatments, sandblasting or other treatments will not be used to repair and restore the historic features.

- h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

While there are no known archeological resources at the subject site, the excavation to erect a new elevator and elevator tower could uncover archeological resources.

- i. 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 shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project involves the addition of a new elevator, elevator tower and machine room, and enclosed stair extension to the third level parking which will not destroy historic materials of the subject mid-century modern building. The addition is designed to maintain a simple, rectangular shape that will be white, a smooth coat plaster finish to match the existing façade of the multi-tenant retail building, thereby maintaining compatibility with the massing, size, and scale of the building. This includes no blue paint on these walls. Secondly, the additions will be differentiated from the old as the vertical features are distinct from the horizontal elements of the building, while still maintaining a simple design that blends in. Lastly, the tile sheath will remain untouched as the elevator will be a separate structure. As described

above, the mid-century modern character will be preserved. Condition 5 ensures that the gentlest means available will be used to do this repair work.

- j. New additions and adjacent or related 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 its environment would be unimpaired.*

The addition of the new elevator, elevator tower and machine room, and enclosed stair extension to the third level parking can be removed in the future. However, this removal will not affect the essential form and integrity of the historic property and its environment would be unimpaired.

4. The project protects and preserves the historic and architectural qualities and the physical characteristics which make the building a Contributing Element of the Preservation Zone.

The Westwood Village Specific Plan identifies 46 historic cultural resources within the Specific Plan area; thus, the Specific Plan Area is the equivalent of a Preservation Zone for the purposes of implementing Section 6.C. of the Specific Plan and LAMC Section 12.20.3 K. The subject building at 10861 W Weyburn Avenue is one of six buildings built between 1936 and 1951 that comprise a commercial district on Weyburn Avenue. It is composed of reinforced concrete with tile sheathed draping the second story façade, rock walls framing the lower story openings, and was architecturally designed to be a post-World War II style building as noted in the 1985 Historic Resources Inventory Sheet (prepared by the State of California, Department of Parks and Recreation). The building is significant as representative of a special building type and also for its direct association with the initial development of Westwood Village. The building remains in good condition. The proposed project preserves the historic architectural features at the façade at 10861 W Weyburn Avenue, including the horizontal elements and suburban and tropical vertical accent from the palm trees. While a new elevator, elevator tower and machine room, and enclosed stair extension to the third level parking will be constructed, its historic and architectural qualities, and physical characteristics will be preserved.

Environmental Review Finding

5. The project 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.

Mitigation measures are not necessary for the subject project, and there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from environmental review because the project involves the installation of a new elevator, associated elevator housing and machine room, and extension of a stairway to rooftop parking, with associated stair housing, with no change in building floor area, pursuant to Article III, Section 1, Class 11, and Category 6 of the City CEQA Guidelines.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

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. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person 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 charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, 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 a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. 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 Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.lacity.org/pln.

Planning Department public offices are located at:

Downtown Office
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Valley Office
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Michael J. LoGrande
Director of Planning

Approved by:

Reviewed by:

Daniel Scott, Principal City Planner

Shana Bonstin, Senior City Planner

Reviewed by:

Prepared by:

Naomi Guth, City Planner

Sheila Gershon, Planning Assistant
Sheila.Gershon@lacity.org