

#14

February 27, 2017

Councilman Jose Huizar, Committee Chair  
Planning and Land Use Committee of the Los Angeles City Council  
200 N. Spring Street  
Los Angeles, CA 90012

Date: 2/28/17  
Submitted in PLUM Committee  
Council File No. 17-0159  
Item No. 14

RE: Project at 1240 Angelo Drive; Council File No. 17-0159

Communication from  
Public

Dear Councilman Huizar:

I am writing to you, as the Chair of the Planning and Land Use Committee of the Los Angeles City Council, to express LACMA's concerns regarding an urgent matter that has come to our attention concerning the Lautner designed James Goldstein House located at 10104 Angelo View Drive: the proposed development on a parcel adjacent to the Goldstein property, at 1240 North Angelo Drive. As you may know, the James Goldstein House and property are of extraordinary historical and architectural significance, and LACMA is the beneficiary of a very generous promised gift of the house and property along with a significant endowment to care for and maintain the entire property in perpetuity.

The importance of this gift to the museum and the city of Los Angeles is tremendous. The house is an iconic work of experimental domestic architecture, one of Los Angeles's great cultural legacies, and was designed by John Lautner, one of the most significant architects to have worked in Los Angeles during the postwar era. Great architecture is as powerful an inspiration as any artwork, and LACMA is honored to be responsible for the future care, maintenance, and preservation of this house and property, as well as to enhance access to this great resource for architecture students, scholars, and the public in the years to come.

Our mission is to make the most significant works of art from all times and cultures accessible to the public, and we believe the Lautner house is among the greatest architectural works of art made in Southern California. In addition, the property includes an important skyspace work by artist James Turrell, and an annex that will provide a venue for lectures, symposia, scholarly study and similar events related to the James Goldstein House as well as to art, architecture, and culture generally. As such, we want to be sure, and to urge those reviewing any development in the area to ensure, that the structural integrity of the property and the ability of the public to experience it will not be impaired in any way.

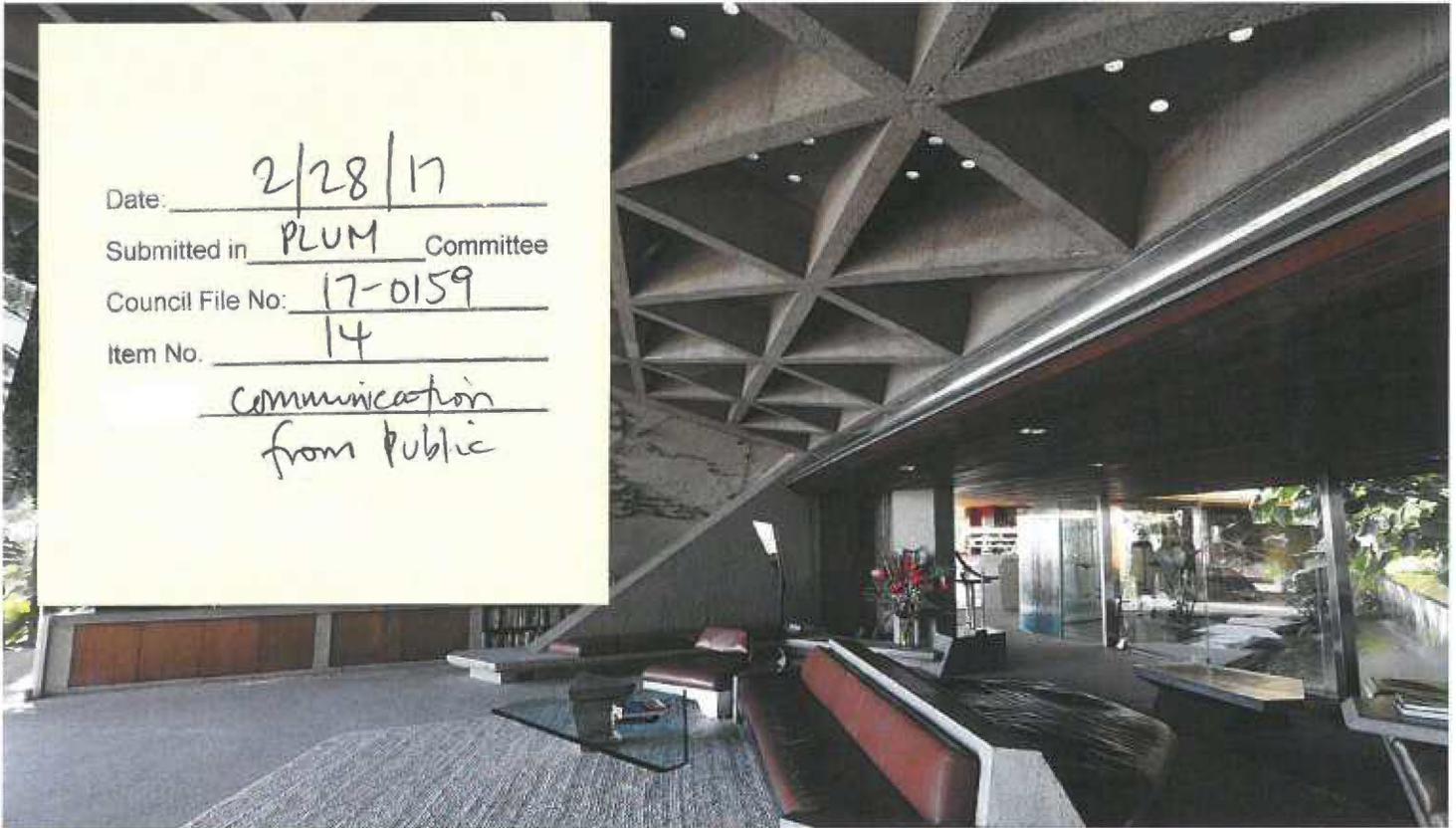
Should you have questions or concerns about this request, or about the importance of the James Goldstein House and the property to the museum, its collections, the history of architecture and the cultural life of Los Angeles, please do not hesitate to contact me. On behalf of all of us at the museum, thank you in advance for your attention to this matter.

Yours sincerely,



Michael Govan  
CEO and Wallis Annenberg Director

Cc: Councilman Harris-Dawson, Councilman Cedillo, Councilman Englander, Councilman Price



KATIE FALKENBERG Los Angeles Times

**THE 1963** Sheats-Goldstein house designed by John Lautner has been donated to LACMA by its owner, James F. Goldstein, in a gift valued at \$40 million.

## Lautner Home Marks a Sweet Spot for LACMA

CHRISTOPHER HAWTHORNE  
ARCHITECTURE CRITIC

The architect John Lautner — Frank Lloyd Wright disciple, iconoclast and reluctant Angelino — produced a number of strikingly unorthodox, gravity-defying houses in the decades after World War II. For pure drama, few can match the 1963 Sheats-Goldstein house just above Beverly Hills.

The living room, familiar to fans of the 1998 Coen brothers film "The Big Lebowski," where it belonged to a pornographer and loan shark played by Ben Gazzara, begins dark and cave-like, tucked under a coffered concrete roof. Then, as you move out toward the pool, the roof shoots skyward like an ascending airplane wing, bringing you face to face with a view that puts much of Los Angeles at your feet.

Now the house is poised to meet a much wider audience. James F. Goldstein, who bought the property in 1972 and has made improving and expanding it an expensive personal crusade, has agreed to donate it to the Los Angeles County Museum of Art.

The bequest, to be announced at a news conference at the house Wednesday afternoon, includes an endowment of \$17 million for a maintenance fund, as well as a so-called skyspace artwork by James Turrell and a building adjacent to the main house holding an office and nightclub. The museum has estimated the total value of the gift at \$40 million, though Goldstein called that figure "conservative."

"For me it ranks as one of the most important houses in all of L.A.," said

Michael Govan, the museum's director and chief executive. "And as one of the most L.A. houses, because of its connection to the view, that long view toward the ocean."

Goldstein has agreed to let the museum organize limited tours and events while he is living in the house. In the longer term, LACMA envisions opening it for fundraisers, exhibitions and conferences, as well as collaborations with other museums.

The donation is a coup for Govan but a long-delayed one. Not long after taking over as LACMA's director in 2006, he announced that he was interested in acquiring one or more landmarks of Los Angeles residential architecture, maintaining them in place and opening them to visitors and scholars.

Though innovative architecture is

central to L.A. culture, he explained, many of the most important examples are houses tucked away in the private realm and inaccessible to public view. He named designs by Wright, Frank Gehry and the pioneering modernists R.M. Schindler and Richard Neutra.

The plan hit a few snags. Several owners of important houses asked Govan whether the museum wanted to buy their houses, but that's not what he had in mind. He was looking for a donation — and the promise of an endowment.

In Goldstein, a Wisconsin native who is equally obsessed with architecture, basketball and high fashion, Govan finally found the right donor.

"I want the house to be an educational tool for young architects, and I want to inspire good architecture for Los Angeles," said Goldstein, a wealthy real estate investor who has been a reliable courtside presence at Lakers and Clippers games for decades, typically wearing outfits by Galliano or Versace, his long white hair tucked under a snakeskin hat of his own design.

Goldstein first visited the house — built for Helen Sheats, an artist, and her husband, Paul, a professor — in 1972. Goldstein had been living in a high-rise apartment in West Hollywood but decided that his Afghan hound, Natasha, needed more room.

The property was already in escrow. But when the buyer tried to renegotiate at the last minute, Goldstein stepped in, agreeing to pay the full asking price: \$185,000.

These days the house is something of a shrine to Goldstein's travels, basketball fandom and minor celebrity. The living room is lined with photographs of him posing with NBA players, musicians, models and movie stars.

Leading a tour on a recent afternoon, Goldstein casually mentioned that he had hosted a birthday party for the singer Rihanna at the house a few nights before.

Goldstein declined to provide his age. In 2013, he told an interviewer that after attending Stanford he moved to Los Angeles "in the early '60s," which means he is likely in his mid- to late 70s.

The house that Goldstein bought in 1972 hardly represented a pure version of Lautner's architecture. The living room had thick shag carpeting. The master bedroom was painted turquoise. The driveway was lined with chain-link fencing.

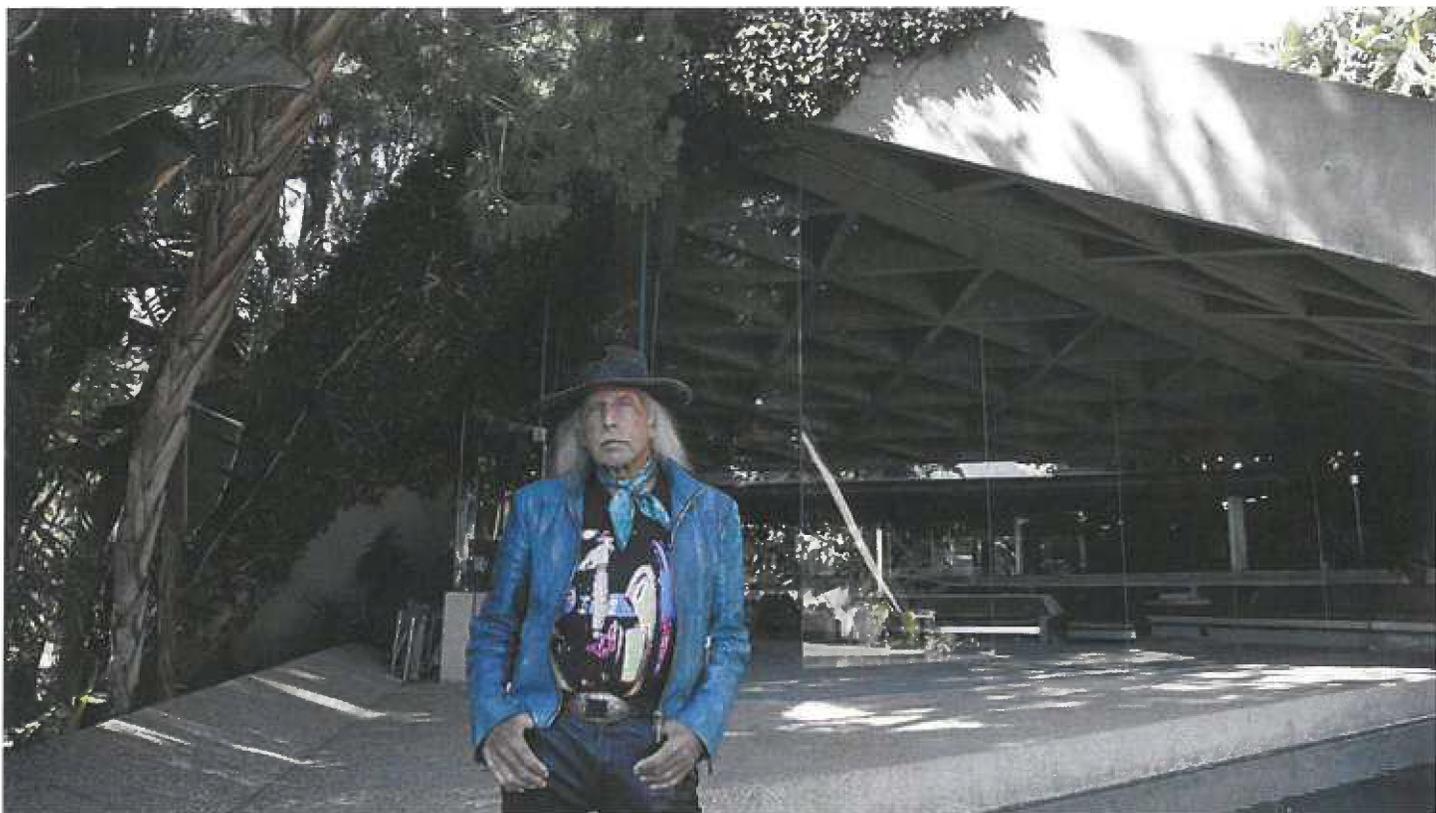
"The house was built originally with a very tight budget," Goldstein said. "With the exception of the living room, the house contained no concrete and was built with plaster and Formica."

By 1979, Goldstein said, he'd put aside enough money to take on the job of transforming the house and the hillside. He asked Lautner, whose other well-known houses include the spaceship-like Chemosphere overlooking the San Fernando Valley and a house for Bob Hope in Palm Springs, to oversee the work.

Together they set about substantially remaking the house. They replaced the original windows, which were separated with steel mullions, with giant sheets of interrupted glass. Ignoring Lautner's recommendation of a spare landscape dotted with pine trees, Goldstein planted a lush tropical garden, which over the years has nearly enveloped the house. He asked the architect to design built-in concrete furniture for the living room.

"It was never my goal to bring the house back to where it was originally, because it wasn't perfect originally," Goldstein said. "My goal was to make it perfect."





Over time, Goldstein bought several properties bordering his; he now owns five contiguous parcels covering 4 acres, all of which are included in the LACMA gift.

After Lautner's death in 1994, Goldstein began working with one of the architect's protégés, Duncan Nicholson, to add a large structure topped with a tennis court. The three-level building now includes a nightclub with walls of concrete and glass and offices for Goldstein and his staff.

A screening room is also in the works. The Turrell sky-space, an open-air structure set into the hill below the house and titled "Above Horizon," was added in 2005.

"From the time I started that project continuing up until now and into the future, there has been construction going on every day," Goldstein said.

The intensity of that work — as a result of which what was once the Sheats House is now widely known as the Sheats-Goldstein House — complicates the LACMA acquisition. For the most part, the important local examples of modern residential architecture that have been preserved as house museums, such as the Eames House in the Pacific Palisades or the Schindler House on Kings Road in West Hollywood, are fixed and unchanging examples of a particular design era.

Goldstein's house is something different, an example of the modern residence in flux. It is as much a monument to Goldstein's patronage as Lautner's architecture; how much say, if any, LACMA will have in updates to the house while he is living is among the trickier questions raised by the gift.

The time it's taken Govan to add this first modern house to the LACMA collection suggests that we shouldn't expect a flood of similar donations to follow. The

maintenance required for upkeep — along, of course, with the fact that paintings are portable and architecture is not — means that houses, however important, aren't collected with anything like the zeal of modern and contemporary art. Paintings don't leak, nor do paintings have neighbors.

Wright's 1939 Sturges House in Brentwood, on which Lautner worked as construction supervisor, will be offered for sale by Los Angeles Modern Auctions on Sunday. The bidding range is an estimated \$2.5 million to \$3 million — a fraction of what collectors pay for important modern paintings or for nearby houses without an architectural pedigree.

Though the Beverly Crest house is marked by an unusually sympathetic relationship between architecture and site, Lautner's disdain for Los Angeles was well known. He stuck around in large part because there was so much work for adventurous architects in postwar Southern California.

"Lautner remarked at his 80th birthday celebration, when asked what he would do to improve Los Angeles, that we would construct a huge concrete boulder, take it up to Mulholland Drive and roll it down the hill," Goldstein said.

"He also disliked the administration of Los Angeles in terms of their resistance to his ideas. He was antiestablishment in his mentality. And I'm the same way. So we got along quite well."

#14

Date: 2/28/17  
Submitted by: PLUM  
Case or File No: 17-0159  
Priority: 14

Communication from  
Public

-----Original Message-----

From: Linda Essakow [mailto:[lessakow@gmail.com](mailto:lessakow@gmail.com)]

Subject: Property 1240 angelo drive

planning and land use committee  
subject property 1240 angelo drive:

I am concerned about traffic flow, narrow roadway being blocked, there is nowhere for trucks to turnaround and instability of hillside!

linda essakow

2/28/17

PLUM

15-0159

14

communication from  
public

**From:** [eal1160@aol.com](mailto:eal1160@aol.com) [mailto:[eal1160@aol.com](mailto:eal1160@aol.com)]

**Sent:** Tuesday, February 28, 2017 7:22 AM

**Subject:** angelo drive

As a neighbor who will be adversely affected by the overwhelming hauling of dirt, I will write to the planning commission. I am not able to attend this afternoon's Hearing, but please keep e advised.  
Elaine Lotwin 1160 Hilary Lane @ Hillgrove.

**Mark S. Leevan**  
9454 Wilshire Boulevard  
Suite 600  
Beverly Hills, California 90212  
310-274-9403  
310-995-1665 (cell)  
msl618@mac.com

Date 2/28/17  
Submitted PLUM  
Council File No. 17-0159  
Page 14  
Communication  
from public

To: City Planning and Land Use Committee

Re: 1240 Angelo Drive  
Council File No. 17-0159

Dear PLUM Committee Chair and Members:

I live at 10025 Hillgrove Drive, which is a neighboring property to the subject property. I am very concerned about the City's potential approval of the **Haul Route** proposed by the Applicant Bruce Juliani.

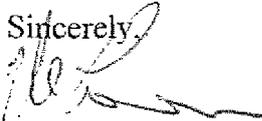
Our neighborhood has been plagued by mud, dirt, and debris sliding into the roadway from Mr. Juliani's lot for nearly 20 years. As such, I have been in constant contact with my council office and street services regarding the debris from this lot. He does not properly care for his land or have any respect for the neighboring properties, or the havoc he causes due to his neglect.

Now, Mr. Juliani is proposing a Haul Route that would cause countless truckloads of earth to be moved up and down Angelo Drive.

**Important facts that the City should be aware of:**

1. There is no safe turn-around area for haul trucks on Angelo Drive. It is a very narrow roadway that barely has room for two cars to pass.
2. Due to the use of navigation apps (WAZE) , vehicular traffic on Angelo Drive has been greatly increased as motorists use the Angelo shortcut to travel from Sunset Blvd. to Benedict Canyon. The delays caused by trucks, debris in the road, and construction worker's cars will make this roadway a nightmare for residents in this neighborhood.
3. There is nowhere for construction workers to park on Angelo Drive. Workers would have to park on Hillgrove and walk to Angelo which is extremely unsafe. Angelo Drive has many blind curves and no sidewalks and cannot safely be used for pedestrian traffic.

Please investigate this location and situation further before any approvals are made for this project.

Sincerely,  
  
Mark Leevan

Date 2/28/17  
Submitted by PLUM  
Council File No. 17-0159  
Agenda No. 14  
Communication from  
public

**From:** [tgerrity2@aol.com](mailto:tgerrity2@aol.com) [mailto:[tgerrity2@aol.com](mailto:tgerrity2@aol.com)]

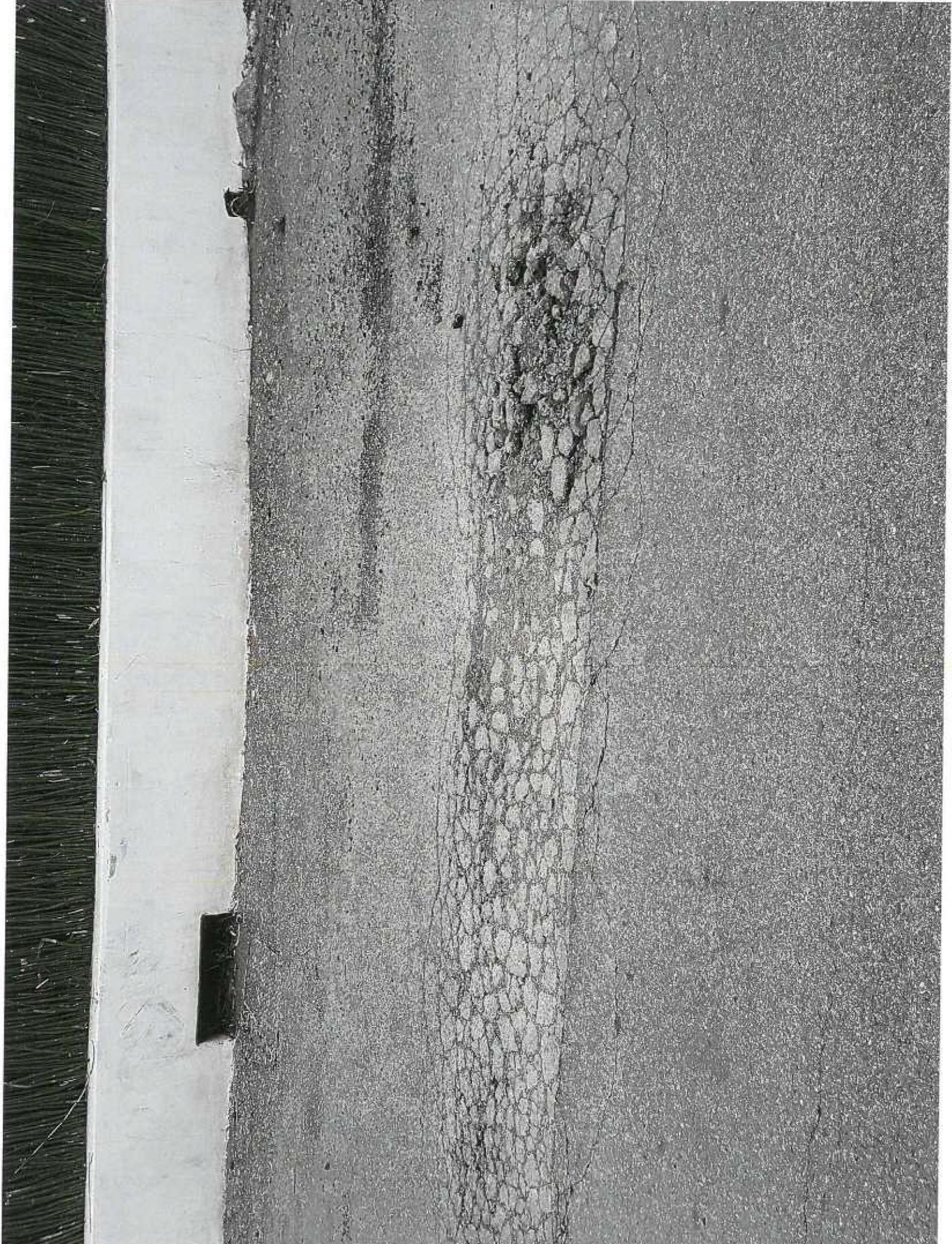
**Subject:** Council File No. 17-0159

City Planning and Land Use Committee  
Council File No. 17-0159  
Re: 1240 Angelo Dr.

In addition to objections regarding street safety and hillside stability, I object to this project because it will damage the street paving.

Angelo Drive was recently re-paved by City of LA, and it is already showing signs of degradation and erosion. The attached image is of the roadway at 1280 Angelo Drive. Heavy trucks will destroy this street surface rapidly. Will the developer pay for repairs?

Tim Gerrity  
Homeowner at 1285 Angelo Dr.  
[TGerrity2@aol.com](mailto:TGerrity2@aol.com)



Date: 2/28/17

Submitted in PLUM Committee

Council File No 17-0159

Item No. 14

*Communication from public*

*14*

LAW OFFICES  
**GILCHRIST & RUTTER**  
PROFESSIONAL CORPORATION

WILSHIRE PALISADES BUILDING  
1299 OCEAN AVENUE, SUITE 900  
SANTA MONICA, CALIFORNIA 90401-1000

TELEPHONE (310) 393-4000  
FACSIMILE (310) 394-4700  
E-MAIL: [tcasparien@gilchristutter.com](mailto:tcasparien@gilchristutter.com)

May 18, 2016

VIA E-MAIL AND U.S. MAIL

Bruce Juliani  
1906 Greenfield Avenue  
Los Angeles, CA 90025  
[Bruce.juliani@yahoo.com](mailto:Bruce.juliani@yahoo.com);  
[1240angelo@gmail.com](mailto:1240angelo@gmail.com)

VIA E-MAIL

Sam Amin  
[sam.amin.jr@gmail.com](mailto:sam.amin.jr@gmail.com)

*Dear Vladimir  
it seems to me that this law firm is attacking our integrity and city's*

Re: 1240 Angelo Drive, Beverly Hills  
Los Angeles Superior Court Case No. SC082523

Dear Messrs. Juliani and Amin:

It has come to our attention that the building permits you previously represented to us had been obtained were "issued in error," according to City of Los Angeles Department of Building and Safety ("LADBS") and are no longer valid. As a result, the "Notice and Demand For Compliance" ("Notice and Demand") served by you in LASC Case No. SC082523, which purported to initiate the 90-day notice pursuant to the Court's Statement of Decision in that case, is without support. Accordingly, the Goldstein Equitable Easement ("Goldstein Easement") granted in that case remains in full force and effect and the Notice and Demand is void. When and if you receive all valid and necessary permits for constructing a residence, you will need to serve a new 90-day Notice and Demand.

In a letter to you dated April 18, 2016, LADBS stated that it had determined that all permits required to build the dwelling had been issued in error. Consequently, LADBS issued a "NOTICE TO STOP CONSTRUCTION AND NOTICE OF INTENT TO REVOKE" all building and grading permits. Enclosed is a copy of the NOTICE to you from LADBS, which I assume you are aware of, but enclose here for ease of reference.

Specifically, in its NOTICE TO STOP CONSTRUCTION AND INTENT TO REVOKE, LADBS stated that the permits were issued in error because the "exhibits for the proposed single family dwelling shown in the approved geology and soils report is substantially different from the plans for the single family dwelling approved by LADBS." In other words, it appears LADBS has determined the soils and geology reports submitted by you in support of the current project were for a substantially different project. The NOTICE TO STOP CONSTRUCTION AND INTENT TO REVOKE additionally lists three further independent grounds for suspension and revocation of all permits.

*IT IS VERY OBVIOUS THAT THIS LAW FIRM IS TRYING TO PUSH US TO GO AFTER THE CITY FOR THE "ISSUED IN ERROR", THEN THEY CAN WATCH US FIGHT AMONG OURSELVES*

Bruce Juliani  
Sam Amin  
May 18, 2016  
Page 2

What?? fueling the fire!!!

For the time being, it is not important whether the erroneous issuance of permits in reliance on your representation that submitted reports, for a different project, pertained to the subject project was the product of intentional fraud, a mix-up with another project you may be pursuing elsewhere, or something else. However, we do note that the last time you sought permits for construction at this site, LADBS issued an Order to Comply to "[s]top all work" and noted "that work has progressed beyond the scope of work as permitted" by the limited grading permit for a temporary access roadway, and that "[t]his has created a hazardous and unsafe condition." Accordingly, any future claims that you have been issued all necessary permits for construction at the site will require appropriate scrutiny and confirmation before any further Notice and Demand period regarding the Goldstein Equitable Easement may begin.

Sincerely,

GILCHRIST & RUTTER  
Professional Corporation



Thomas W. Casparian  
Of the Firm

[470615.1/3403.051]

Enclosure

cc: Richard H. Close, Esq.

It seems to me that this law firm  
is trying to divide and conquer they  
want us to go after the city for  
all our losses. otherwise they wouldn't  
so strongly emphasize on the "~~error~~  
Term " ISSUED IN ERROR "

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

April 18, 2016

Bruce Juliani  
1906 Greenfield Ave  
Los Angeles, CA 90025

**NOTICE TO STOP CONSTRUCTION AND NOTICE OF INTENT TO REVOKE BUILDING PERMIT NOS. 14010-20000-03400 FOR NEW 3-STORY SINGLE FAMILY DWELLING, 14020-20000-02751 FOR NEW RETAINING WALLS, 14020-20000-02752 FOR TEMPORARY SHORING, 15020-20000-02521 FOR IRREGULAR DRIVEWAY CONCRETE DECK, 14047-20000-01538 FOR 13 FEET BY 30 FEET SWIMMING POOL AND 14030-20000-06607 FOR SITE GRADING FOR PROPERTY LOCATED AT 1240 NORTH ANGELO DRIVE**

On March 8, 2016, Building Permit Nos. 14010-20000-03400 for a new 3-story single family dwelling with basement and 4-car attached garage, 14020-20000-02751 for retaining walls, 14020-20000-02752 for temporary shoring, 15020-20000-02521 for irregular driveway concrete deck, 14047-20000-01538 for 13 feet by 30 feet swimming pool, and 14030-20000-06607 for site grading were issued for property located at 1240 North Angelo Drive.

After the issuance of above mentioned permits, LADBS has determined that the permits were issued in error due to the following facts:

- The exhibits for the proposed single family dwelling shown in the approved geology and soils report is substantially different from the plans for the single family dwelling approved by LADBS. A revised soils and geology report incorporating the permitted layout of the single family dwelling shall be submitted to LADBS for review and approval.
- The proposed project plans show four retaining walls which exceeds the maximum two retaining walls allowed per LAMC Section 12.21C8.
- A portion of the building is projecting above the maximum allowable height of 30 feet.
- The total cubic yards of the excavation for piles and the site grading for the proposed project will result in export of soil over 1,000 cubic yards which will require a Haul Route approval per LAMC Section 91.7006.7.4.

April 18, 2016

Page 2

**NOTICE TO STOP CONSTRUCTION AND NOTICE OF INTENT TO REVOKE  
BUILDING PERMIT NOS. 14010-20000-03400 . . . FOR PROPERTY LOCATED AT 1240  
NORTH ANGELO DRIVE**

Therefore, LADBS intends to revoke Building Permit Nos. 14010-20000-03400, 14020-20000-02751, 14020-20000-02752, 15020-20000-02521, 14047-20000-01538 and 14030-20000-06607.

The authority to revoke permits is stipulated in Section 98.0601 of the L.A.M.C., which reads:

*"The Department shall have the authority to revoke any permit, slight modification or determination whenever such action was granted in error or in violation of other provisions of the code and conditions are such that the action should not have been allowed."*

Hereby, you are ordered to immediately stop all work related to construction of the new single family dwelling, retaining walls, swimming pool, and related grading work.

You have until May 3, 2016 to provide any reasons why Building Permit Nos. 14010-20000-03400, 14020-20000-02751, 14020-20000-02752, 15020-20000-02521, 14047-20000-01538 and 14030-20000-06607 should not be revoked; otherwise, Building Permit Nos. 14010-20000-03400, 14020-20000-02751, 14020-20000-02752, 15020-20000-02521, 14047-20000-01538 and 14030-20000-06607 will be revoked on May 3, 2016.

Should you have any other questions, please call Mr. Sia Poursabahian, Office Manager of the Van Nuys District Office at (818)374-4300.



KEN GILL, Assistant chief  
Permitting and Engineering Bureau

c: Ifa Kashefi, Permit and Engineering Bureau, LADBS  
Sia Poursabahian, Permitting and Engineering Bureau, LADBS  
Larry Galstian, Inspection Bureau, Chief, LADBS  
Pascal Chalitta, Inspection Bureau, Assistant Chief, LADBS