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August 23, 2019

\*Corrected Version

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, CA 90012

Attention: PLUM Committee

Dear Honorable Members:

**ORANGE STREET GATEWAY CHATEAU NORTH; 6401 WEST ORANGE STREET; 621-623 SOUTH LA JOLLA AVENUE; CASE NO. CHC-2019-2309-HCM, ENV-2019-2310-CE; CD-5**

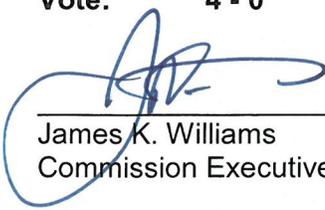
At its meeting of **July 18, 2019**, the Cultural Heritage Commission took the actions below to include the Orange Street Gateway Chateau North in the list of Historic-Cultural Monuments, subject to adoption by the City Council:

1. **Determined** that the proposed designation is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines;
2. **Determined** that the property conforms with the definition of a Monument pursuant to Section 22.171.7 of the Los Angeles Administrative Code;
3. **Recommended** that the City Council consider the Orange Street Gateway Chateau North for inclusion in the list of Historic-Cultural Monuments; and
4. **Adopted** the attached Findings.

The Commission vote was as follows:

Moved: Milofsky  
Seconded: Kennard  
Ayes: Barron, Kanner  
Absent: Buelna

**Vote: 4 - 0**

  
\_\_\_\_\_  
James K. Williams  
Commission Executive Assistant II

The Cultural Heritage Commission would appreciate your inclusion of the subject property to the list of Historic-Cultural Monuments.

**Time for Council to Act:** The Commission action is hereby transmitted to the City Council for consideration. Pursuant to Section 22.171.10(f) of the Los Angeles Administrative Code, the Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act in 90-days of the public hearing held before the Commission on the proposed designation. The City Council may unilaterally extend the 90-day time limit to act for a maximum of 15 days for good cause. With written consent of the owner, the time for the City Council to act may be extended by up to an additional 60 days. If the Council does not act on the application or initiation within this specified time limit, the application or initiation to designate a Monument shall be deemed to have been denied.

Enclosure:      \*Findings

### **\*FINDINGS**

- The Orange Street Gateway Chateau North “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and intact example of a multi-family residence in the Late Chateausque architectural style.

### **DISCUSSION OF FINDINGS**

The Orange Street Gateway Chateau North meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and intact example of a multi-family residence in the Late Chateausque architectural style. The subject property’s steeply-pitched hipped roof, stucco exterior walls, corner turrets, roof finials, and decorative quoins are all reflective of the style. Other distinguishing features include multi-paned casement windows, hardwood floors, and original kitchen cabinetry.

Despite some very minor exterior and interior alterations, the subject property retains a high level of integrity of location, materials, design, setting, workmanship, feeling, and association to convey its significance.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, 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.*”

The designation of the Orange Street Gateway Chateau North as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2019-2310-CE was prepared on June 14, 2019.