

ART A. SMITH COURTYARD APARTMENTS

340-344 North Sierra Bonita

CHC-2020-6841-HCM

ENV-2020-6842-CE

FINDINGS

- The Art A. Smith Courtyard Apartments “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of a courtyard apartment building in the Spanish Colonial Revival architectural style.

DISCUSSION OF FINDINGS

The Art A. Smith Courtyard Apartments 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 highly intact example of a courtyard apartment building in the Spanish Colonial Revival architectural style.

The building’s U-shaped plan around a central courtyard, arcade walls, clay tile roof and multi-lite wood casement windows are all reflective of the Spanish Colonial Revival architectural style. Other distinguishing features include decorative wrought iron detailing and balconettes, arched openings, carved wood slab entrance doors, and perforated square openings.

The subject property has experienced very minor alterations and retains a high level of integrity of location, design, setting, workmanship, materials, 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 Art A. Smith Courtyard Apartments 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. While the subject property is already a designated historical resource, designation as an Historic-Cultural Monument will provide additional protections, including to interior spaces, and will prevent significant impacts through

the application of the standards set forth in the LAAC. 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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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-2020-6842-CE was prepared on February 16, 2021.