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September 25, 2019

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:

**SAKAI-KOZAWA RESIDENCE/TOKIO FLORIST POLE SIGN; 2718 NORTH HYPERION AVENUE;
CASE NO. CHC-2019-3774-HCM, ENV-2019-3775-CE; CD-4**

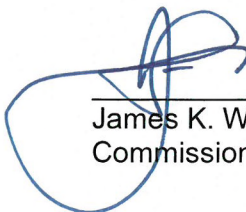
At its meeting of **September 19, 2019**, the Cultural Heritage Commission took the actions below to include the Sakai-Kozawa Residence/Tokio Florist Pole Sign in the list of Historic-Cultural Monuments, subject to adoption by the City Council:

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 Sakai-Kozawa Residence/Tokio Florist Pole Sign for inclusion in the list of Historic-Cultural Monuments; and
4. **Adopted** the attached findings as the findings of the Commission.

The Commission vote was as follows:

Moved: Milofsky
Seconded: Kanner
Ayes: Barron, Kennard
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 Tokio Florist/Sakai-Kozawa Residence “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as the long-time location of Tokio Florist, a flower shop that is strongly associated with the commercial identity of Silver Lake as well as the history of Japanese Americans in Los Angeles.
- The Tokio Florist/Sakai-Kozawa Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a single-family residence in the Craftsman architectural style with Tudor Revival influences.

DISCUSSION OF FINDINGS

Tokio Florist/Sakai-Kozawa Residence meets two of the Historic-Cultural Monument criteria.

The subject property “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as the long-time location of Tokio Florist, a flower shop that is strongly associated with the commercial identity of Silver Lake as well as the history of Japanese Americans in Los Angeles. Following World War II, California’s remaining flower cultivation was controlled by Japanese Americans, who produced 65 percent of the flowers grown in California through the 1970s. In this era, the family enterprise system of Japanese-operated farms in Los Angeles all but disappeared along with the available open land. However, flower farms, stands, and nurseries continued to dominate the landscape in neighborhoods such as Silver Lake, Los Feliz, and Atwater Village. Japanese Americans also moved into small homes with big yards and transformed their properties into small nursery businesses like Tokio Florist. These contributions of Japanese American towards economic enterprise and the social fabric of Los Angeles are reflected in the last remaining material and contextual markers related to the once-abundant flower growing industry in the area, such as the site at 2718 Hyperion.

Tokio Florist/Sakai-Kozawa Residence also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a single-family residence in the Craftsman architectural style with Tudor Revival influences. Despite the various alterations and deferred maintenance that the property has experienced, primarily related to the exterior and surrounding grounds, the property retains most of the characteristic features of the architectural style, including decorative half-timbering, a steeply-pitched roof with over-hanging eaves and exposed rafter tails, decorative brackets, intricately designed fascia boards, stone pillars, and stone cladding. In addition, the interior of the residence is mostly intact and displays high quality wood craftsmanship for which the Althouse Brothers are known, including built-in buffets, bookcases, wall paneling, window and door casings, and fireplace mantels.

The subject property has undergone various alterations over the years, but all were related to the operation of Tokio Florist, and the additions to the 1911 residence are easily reversible. Furthermore, while the once lush gardens are no longer extant, and the hardscape elements, including the koi pond and footbridge, are in disrepair, most of the essential physical features from the period of significance remain. Tokio Florist/Sakai-Kozawa Residence retains sufficient integrity of location, design, workmanship, setting, feeling, materials, 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 Tokio Florist/Sakai-Kozawa Residence 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 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-2019-3775-CE was prepared on August 30, 2019.