

Communication from Public

Name: Roland Souza, West Adams Heritage Association

Date Submitted: 07/01/2020 03:46 PM

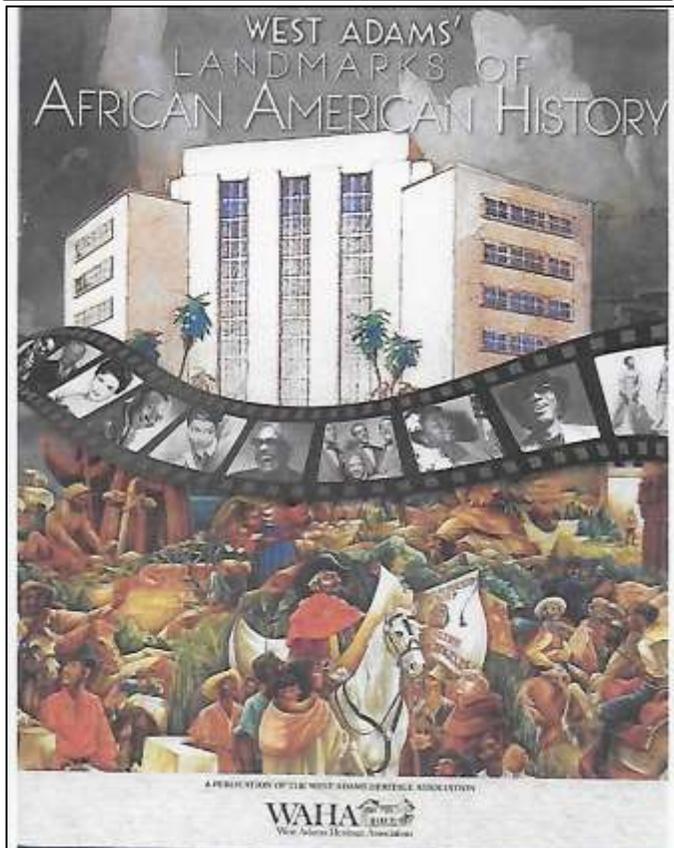
Council File No: 20-0328

Comments for Public Posting: The West Adams Heritage Association strongly supports the appeal by NUPCA to deny use of a categorical exemption. WAHA has toiled diligently for the past 35 years to identify and acknowledge the many important and diverse cultural and architectural voices in West Adams, which includes the First AME Zion Cathedral adjacent to this proposed development which will diminish the Cathedral's presence on Adams Boulevard. WAHA has written of the significant contributions of the African American community in West Adams which is the subject of its published book. I am attaching an excerpt that speaks of the First AME Zion Cathedral. This significant landmark will be irreversibly harmed if this project proceeds as currently designed. Environmental review would allow for mitigations to lessen these impacts. Please support the appeal.
Roland Souza, President WAHA

WAHA supports the CEQA appeal and submits to you materials from its “West Adams Landmarks of African America History” publication which underscores the significance of the First AME Zion Cathedral and Community Center which will be significantly impacted if the 1421 West Adams project proceeds in its current design.

That the City has issued now a CE is not permissible under CEQA. CEQA sets a very low threshold for not permitting a Categorical Exemption, namely that it should not be used where there is a reasonable possibility of the activity having a significant effect.

The effects of this massive project on the Cathedral have not been adequately evaluated nor studied and we urge the City to support the appeal and commence environmental review under CEQA.



FIRST AFRICAN
 METHODIST-EPISCOPAL
 ZION CATHEDRAL
 AND COMMUNITY CENTER
 1449 WEST ADAMS BLVD.

In early 1904, three West Adams area Presbyterian congregations merged, and soon hired architect H. M. Patterson to design a new, Gothic-inspired church near the corner of Adams Street and Vermont Avenue. In 1928, another cornerstone was laid for what is now the larger sanctuary building, also designed by Patterson along with architect George W. Kelham. This church complex eventually housed one of the earliest African American congregations in Los Angeles. No single institution was of greater importance to the social history of African Americans than the church, which was not only a center for religion but also for important political meetings and social gatherings. The First African Methodist-Episcopal Zion church was organized in Los Angeles in the early years of the 20th century, and like many Eastside congregations it eventually moved west. After renting for several years, First AME Zion purchased the sanctuary



and community center buildings in 1973. Unfortunately, in 1997 it was the victim of a hate-based crime, a purposefully-set fire that did more than \$1 million in damage. The Disney Corp. was one of many entities that donated funds for the institution's restoration.

Communication from Public

Name: Jean Frost

Date Submitted: 07/01/2020 04:00 PM

Council File No: 20-0328

Comments for Public Posting: Environmental Review is required because this is not CEQA exempt due to impacts on historic resources, traffic and circulation and air quality. The A/N Board found it not in compliance with the Preservation Plan but was advised there was nothing they could do. The Adams Normandie HPOZ Board found in their approved minutes: The assessment by all of the board members and based on the guidelines in the Preservation Plan, was that the proposed building is too tall for the district and this stretch of Adams Blvd. The proposed project is 5 stories high and the determination was that it should be limited to 4 stories to be appropriate for the District; but the board has been informed by the Planning Dept and City Attorney that the terms in the preservation plan as written do not hold sway over allowable development limits as set forth by the Housing Accountability Act and other zoning regulations such as the CPIO Sub Areas, etc. This project is also adjacent to an iconic, historic church and is as tall as the peak of the church roof. As with most church architecture within cities, this church has an iconic presence on the block due to its shape and size, being larger and more prominent than the surrounding buildings. With the scale of this proposed project, that street identity and presence in the community is greatly diminished.

Meeting Minutes
APPROVED (11/6/19)



Los Angeles City Planning Department
Office of Historic Resources

PUBLIC NOTICE
ADAMS-NORMANDIE HISTORIC PRESERVATION OVERLAY ZONE
BOARD MEETING

Board Members

Mario F. Chavarria – Chair **Pres.**
Josh Kolodny – Architect/Vice-Chair **Pres.**
Patrick Joyce - Secretary **Pres.**

Ethel Rubio - Member **Pres.**
Vacant - Member **Pres. Abs.**

Meeting Information - ****PLEASE NOTE SPECIAL MEETING LOCATION AND TIME****

Date: Wednesday, October 2, 2019

Place: Jefferson-Vassie D. Wright Memorial Branch Library
2211 W. Jefferson Boulevard
Los Angeles, CA 90018

Time: 6:00 pm

UPDATED AGENDA

- | | |
|---|--|
| 1 Call to Order | Roll Call |
| 2 Introduction | Purposes of the HPOZ, roles of the Board and City Staff, and Meeting Procedure |
| 3 Approval of Minutes | 9/4/2019 approved |
| 4 Staff/Board Communication | |
| 5 Public Comment | Public comment of non-agenda items for a maximum of 10 minutes
1 person spoke. |
| 6 Conforming Work | |
| A. Contributing Elements | None
Approved, Rejected, Continued_____, No Action, Ayes, Nays |
| B. Non-Contributing Elements | None
Approved, Rejected, Continued_____, No Action, Ayes, Nays |
| 7 Public Hearing Notice For the Following Items* | |
| A. Certificates of Appropriateness | None |

B. Certificates of Compatibility

1421-1431 W. Adams Blvd.

DIR-2019-2727-CCMP; ENV-2019-2728-CE

Applicant: Henry Fan

3 members of the public spoke.

Demolition of three existing Non-Contributing commercial buildings (parcels 1421, 1429, and 1431 W. Adams Blvd) and construction of an approx. 65,140 square-foot, five-story, 45-unit mixed-use building with roof deck. Project to include approx. 3,640 square feet of retail at the ground level; two levels of subterranean parking, with parking for 70 cars and 38 bicycles; a new driveway and curb cut; new landscape; and the restoration of the parkway.



The HPOZ board heard the 3 members of the public speak and a presentation by Henry Fan.

The assessment by all of the board members and based on the guidelines in the Preservation Plan, was that the proposed building is too tall for the district and this stretch of Adams Blvd. The proposed project is 5 stories high and the determination was that it should be limited to 4 stories to be appropriate for the District; but the board has been informed by the Planning Dept and City Attorney that the terms in the preservation plan as written do not hold sway over allowable development limits as set forth by the Housing Accountability Act and other zoning regulations such as the CPIO Sub Areas, etc. This project is also adjacent to an iconic, historic church and is as tall as the peak of the church roof. As with most church architecture within cities, this church

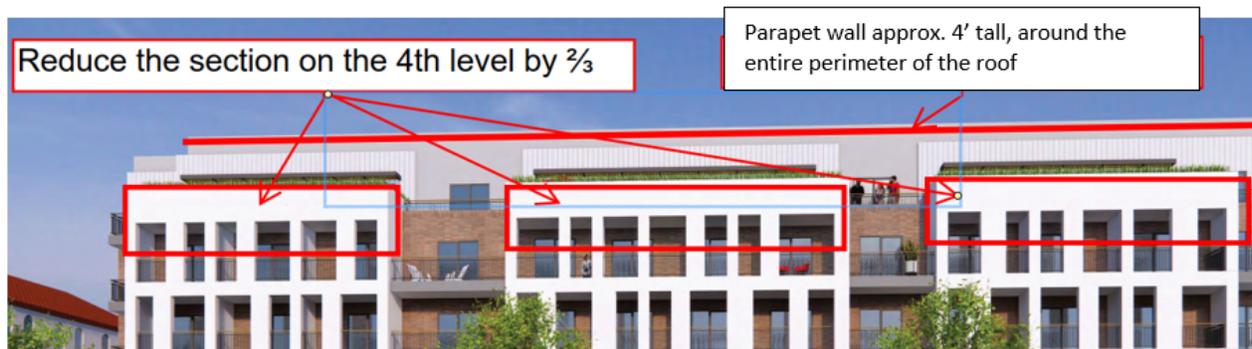
has an iconic presence on the block due to its shape and size, being larger and more prominent than the surrounding buildings. With the scale of this proposed project, that street identity and presence in the community is greatly diminished.

Although we are not allowed to comment on it, Josh has entered comments at the meeting, stating that the arrangement of the units is very capricious, and directly has led to the large number of stories in this design. The large majority of the units are 3 bedroom, 3 bath, with the floor area of each unit being mostly comprised of bedrooms. There are some units where a bedroom is 11' x 25' (or in some units even 35'). The "Living Room" for the units is basically an 8' wide hallway to get to the bedrooms, there is no Dining area. Josh pointed out that these are not designed as units for the community as the applicant has proffered; these are intended solely for student housing, and the business model is clearly to generate as much income by cramming in as many beds as possible into each unit. It was Josh's assertion that allowed density of units does not have to be related to such a large volume of a building when in an historic district such as this one, but realizes that as communicated at the most recent HPOZ training session, the City will not support this view.

Given the position the board has been placed in by the City's position on this matter, Ethel, Josh and Patrick felt the project could be approved, but with some conditions to reduce the visual impact of the building massing and certain other adjustments to improve the building's presence on the street.

BUILDING MASS - There are a couple of aspects of the building's design that gives it a more massive appearance than are necessary, without changing the floor plan or SF contained within.

- 1.) There is a parapet wall approx 4' tall, around the entire perimeter of the roof, which contributes unnecessarily to the buildings height and massing. This parapet does not need to be this tall, as the occupiable roof deck areas are set several feet back from the roof edges and can have their own guardrails and would also have the benefit of not being visible from the street.
- 2.) The exterior facade facing the street has balconies which are recessed in a grid-like element with solid sides and roofs on floors 2, 3 & 4. While it is very nice as an architectural element, the bulk of this also contributes to blocking the view of the Church looking westwards down Adams. The board has suggested that the applicant look into removing the solid sides and roof of the balconies on the 4th floor to break down the massing of the facade and allow more of the church building to be visible when looking westward, and this will also result in reducing the overall massing of the building.



BUILDING ENTRANCE - The entrance to the building (for the residents) is not evident as it is with other buildings in the district. The applicants architect maintains that as a commercial building it does not warrant attention being brought to the resident's entrance, but it was pointed out that in fact, the building is a residential building with a small amount of commercial space at its base, and as such, the entrance to the building should be made more prominent and identifiable, and be more in keeping with the historic fabric of the district.



Mario maintains that the project needs to be reduced to 4 stories.

Conditions

i. BUILDING MASS

- Remove parapet wall approx 4' tall, around the entire perimeter of the roof
- Removing the solid sides and roof of the balconies on the 4th floor

ii. BUILDING ENTRANCE

- Entrance to the building should be made more prominent and identifiable

3 of the 4 board members recommend approval with conditions.

Mario- No

Josh, Ethel and Patrick- Yes

8 Consultations

None

Recommend Filing, Recommend Denial,
Continued_____, No Action
Ayes, Nays

9 Other Board Business

HPOZ Board Training Debrief

Quorum Check

10 Miscellaneous

The next scheduled meeting is **Wednesday, October 16, 2019.**

Cancellation may occur due to the lack of agenda items to review.

*Under provisions in Section 12.20.3 I (Notice and Public Hearing) of the Municipal Code, the owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property shall receive notice of the application for Certificate of Appropriateness at least ten (10) days prior to the date of the HPOZ Board meeting. Further, the applicant shall post the site in a conspicuous place ten (10) days prior to the date of the HPOZ Board meeting.

Under provisions of the Brown Act (Gov. Code Sec. 54959-54960), the HPOZ Board is a "legislative body" and must: 1. Conduct all quorum meetings in public; and (2.) Seventy-two (72) hours before public meetings, post all agenda or issues considered for discussion. (The public notices are posted at the Department of City Planning and at the Main Lobby of City Hall East as well as on the Internet at <http://cityplanning.lacity.org>)

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on the matters delivered to this agency at or prior to the public hearing.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, language translators, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the staff person referenced in this notice.

Materials submitted for any above-referenced cases are available for public review at the Department of City Planning, for more information contact the planner below.

Contact Information:

Department of City Planning
Office of Historic Resources
221 N. Figueroa Street, Ste. 1350
Los Angeles CA 90012

Mickie Torres-Gil
Tel : (213) 847-3691
micaela.torres-gil@lacity.org

Code Enforcement:
Dept of Building and Safety
(Single Family Dwellings or
Commercial Buildings)
888-524-2845 or
888-833-8389

Housing Department
Multi-family Dwellings
866-557-7368

Council District #8
8475 S. Vermont Avenue
Los Angeles CA 90044
(213) 485-7683

Council District #1
Councilmember Gil Cedillo
City Hall, Room 410
200 N. Spring St.
Los Angeles CA 90012
Tel: (213) 473-7001