

15526 PLUMMER STREET
15526 West Plummer Street
CHC-2022-3646-HCM
ENV-2022-3647-CE

FINDINGS

- 15526 Plummer Street “is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as a rare, intact example of a 1910s residence in North Hills that represents early, pre-annexation development in the San Fernando Valley.

DISCUSSION OF FINDINGS

15526 Plummer Street meets one of the Historic-Cultural monument criteria.

The subject property “is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as a rare, intact example of a 1910s residence in North Hills that represents early, pre-annexation development in the San Fernando Valley. The subject property was one of the first residences to be constructed in Mission Acres, now North Hills, and pre-dated the annexation of the area to the City of Los Angeles in 1915.

The North Hills community was initially developed in the 1910s and 1920s with chicken ranches and fruit and vegetable farms. Scattered houses and neighborhood institutions were constructed in the community at this time. However, development was limited to a handful of modest residences such as the subject property that were built alongside orchards and ranches. Like other parts of the San Fernando Valley, this area experienced rapid physical and economic growth shortly after World War II. With its abundance of agricultural and ranch lands, the region was attractive to developers who were eager to capitalize on the increased demand for housing and employment in the postwar era. As exemplified by the immediate area surrounding the subject property, large tracts of agricultural lands and ranches were incrementally purchased and developed into single-family neighborhoods in the 1950s and 1960s, drastically transforming the once-rural area. This wave of residential development was accompanied by commercial and institutional development along the area’s primary thoroughfares. Today, very few structures and remnants of the Valley’s early ranching period remain, and therefore the subject property, which appears to be the oldest intact residential property in North Hills, is extremely rare.

Despite interior and exterior alterations and changes to the setting over the years, the subject property retains sufficient integrity of location, design, 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 15526 Plummer Street 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-2022-3647-CE was prepared on July 7, 2022.