

PABIAN RESIDENCE
21735 West Ybarra Road
CHC-2025-2719-HCM
ENV-2025-2720-CE

FINDINGS

- The Pabian Residence "embodies distinctive characteristics of a style, type, period, or method of construction; [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age" as an excellent example of a single-family residence designed in the Mid-Century Modern architectural style, and a noteworthy commission of master architect A. Quincy Jones.

DISCUSSION OF FINDINGS

The Pabian Residence meets one of the criteria for designation under the Cultural Heritage Ordinance.

The subject property "embodies the distinctive characteristics of a style, type, period, or method of construction; [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age" as an excellent example of a single-family residence designed in the Mid-Century Modern architectural style, and an early and noteworthy commission of master architect A. Quincy Jones.

The Mid-Century Modern architectural style encompasses a broad range of idioms and sub-styles that became popular after World War II. Largely influenced by the Case Study House Program that occurred between 1945 and 1966, the style generally emphasizes the direct expression of structural systems, the relationship between the indoor and outdoor spaces, and a lack of ornamentation. The subject property exhibits several characteristic features of the style, particularly the post-and-beam sub-style, such as exposed wood beams, a concrete slab foundation, floor-to-ceiling windows, metal, flush-mounted windows, a low-pitched roof with overhanging eaves, single-story horizontal massing, and the interaction of outdoor/natural features with interior spaces.

Additionally, the subject property exhibits many signature features and qualities of master architect A. Quincy Jones's designs. Jones had a unique approach to his projects and was regarded as a highly influential figure and pioneer in the Mid-Century Modern movement. Jones's designs were meant to be symbiotic with the landscape, to blend indoors and outdoors. The three tiered design of the subject property incorporates aspects of the natural, downward sloping topography of the site to create the relationship between the indoor and outdoor spaces. The subject property also utilizes the post-and-beam architectural sub-style to create sightlines of the outdoor areas throughout the interior. Additionally, the large windows, planters that move between the interior and exterior, and use of wood and concrete materials further blend the two spaces.

The subject property retains a high level of integrity of location, design, setting, materials, 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 Pabian 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 an 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-2025-2720-CE was prepared on July 11, 2025.