

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the inclusion of Pabian Residence, located at 21735 West Ybarra Road, in the list of Historic-Cultural Monuments.

Recommendations for Council action:

1. DETERMINE 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. DETERMINE that the subject property conforms with the definition of a Monument pursuant to Section 22.171.7 of the Los Angeles Administrative Code.
3. ADOPT the FINDINGS of the Cultural Heritage Commission (CHC) as the Findings of Council.
4. APPROVE the recommendations of the CHC relative to the inclusion of Pabian Residence, located at 21735 West Ybarra Road, in the list of Historic-Cultural Monuments.

Owner/Applicant: Lacey Waterman

Case No. CHC-2025-2719-HCM

Environmental No. ENV-2025-2720-CE

Fiscal Impact Statement: None submitted by the CHC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

**TIME LIMIT FILE – NOVEMBER 5, 2025**

**(LAST DAY FOR COUNCIL ACTION – NOVEMBER 5, 2025)**

Summary:

At a regular meeting held on October 14, 2025, the PLUM Committee considered a CHC report relative to the inclusion of Pabian Residence, located at 21735 West Ybarra Road, in the list of Historic-Cultural Monuments. After providing an opportunity for public comment, the Committee recommended to approve the inclusion of Pabian Residence in the list of Historic-Cultural Monuments. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER  
BLUMENFIELD:

VOTE  
YES

|           |     |
|-----------|-----|
| HUTT:     | YES |
| NAZARIAN: | YES |
| LEE:      | YES |
| RAMAN:    | YES |

CR/dl  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**