

GELB HOUSE
12450 West Rochedale Lane; 736 North Rochedale Way
CHC-2025-3509-HCM
ENV-2025-3510-CE

FINDINGS

- The Gelb House, “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as an excellent example of a residence that was constructed as part of the Mutual Housing Association postwar cooperative housing development.
- The Gelb House, “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of a Mid-Century Modern-style single-family residence designed using post-and-beam construction.

DISCUSSION OF FINDINGS

The Gelb House meets two of the Historic-Cultural Monument criteria for designation.

The subject property, “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as an excellent example of a residence that was constructed as part of the Mutual Housing Association postwar cooperative housing development. The Mutual Housing Association project was a notable, coordinated effort that was successful in achieving its goal of bringing Mid-Century Modernism to the masses and serving as a prototype for California modern living with utopian ideals. As reflected by the Gelb House, typical features of MHA homes are single-story, open floor plans; rectangular massing punctuated by walls of glass; post-and-beam construction; and the use of mass-produced materials like concrete block and redwood siding. Of the approximately 85 residences that were originally constructed, the subject property is one of only 34 intact MHA homes still in existence.

Additionally, the subject property, “embodies distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of a Mid-Century Modern-style single-family residence designed using post-and-beam construction. The Mid-Century Modern architectural style encompasses a broad range of styles 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 Gelb House 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, flushmounted windows, a low-pitched roof with overhanging eaves, single-story horizontal massing, and the interaction of outdoor/natural features with interior spaces.

The subject property has experienced only minor alterations and 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 Gelb House 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. 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.

Furthermore, none of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Brentwood - Pacific Palisades Community Plan Area. The Project will not damage scenic resources in a state scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related

to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

Categorical Exemption ENV-2025-3510-CE was prepared on September 2, 2025.