

## Communication from Public

**Name:** Jacquelyn Rosati  
**Date Submitted:** 06/06/2026 11:41 PM  
**Council File No:** 26-0622  
**Comments for Public Posting:** Save Fox Apartments. It is historically significant.

## Communication from Public

**Name:** Kathleen Leonard

**Date Submitted:** 06/07/2026 07:26 AM

**Council File No:** 26-0622

**Comments for Public Posting:** Please make sure this building will stay standing forever!!

## Communication from Public

**Name:**

**Date Submitted:** 06/07/2026 08:18 AM

**Council File No:** 26-0622

**Comments for Public Posting:** Do not tear down

## Communication from Public

**Name:**

**Date Submitted:** 06/07/2026 08:21 AM

**Council File No:** 26-0622

**Comments for Public Posting:** Petition to landmark this historic building

## Communication from Public

**Name:** Stephen Resnick

**Date Submitted:** 06/08/2026 04:06 PM

**Council File No:** 26-0622

**Comments for Public Posting:** I submitting this on behalf of the Westwood Neighborhood Council. At it's April 8, 2026 meeting the Council passed a motion in support of designating the Fox Apartments as a Historic-Cultural Monument. The minutes from our meeting indicating the motion is attached. Stephen Resnick Secretary Westwood Neighborhood Council

WESTWOOD NEIGHBORHOOD COUNCIL MINUTES  
APRIL 8, 2026  
BELMONT VILLAGE SENIOR LIVING  
10475 WILSHIRE BLVD. LOS ANGELES, CA 90024

1. CALL TO ORDER

President Lisa Chapman called the meeting to order at 7:09 p.m. Board members in attendance were Marcy Agmon, Connie Boukidis, Sandy Brown, Lisa Chapman, Roozbeh Farahanipour, Tracey Fitzgerald, Philip Gabriel, Samantha Goldstein, Ann Hayman, Stephen Resnick, Chris Schroeder, Scott Shelton, Michael Telerant and Laura Winikow. Member excused was Stephen Cropper.

2. ANNOUNCEMENTS

DONE NEA Erica Gatica-Doughty thanked Lisa Chapman for her 16 years of service and presented her with a certificate from DONE. CD5 Field Deputy Patricia Macias thanked Lisa and presented her with a plaque from the City. 3<sup>rd</sup> District County Supervisor Lindsey Horvath's representative Amanda Laflin thanked Lisa and presented her with a certificate from Supervisor Horvath. State Senator Ben Allen's representative Samantha Gallegos thanked Lisa and presented her with a certificate from Senator Allen. UCLA representative Marco Perez thanked Lisa and presented her with a framed letter from Chancellor Julio Frenk and a bag of swag. Chris Schroeder presented Lisa with a cake from Belmont Village.

Samantha Goldstein asked for volunteers for CicLAvia.

3. APPROVAL OF MINUTES

Lisa Chapman moved to approve the March 11, 2026 minutes, seconded by Ann Hayman, and approved unanimously, with the exception of Samantha Goldstein who abstained.

4. COMMENTS BY PUBLIC OFFICIALS

- A. U.S. Congressman Ted Lieu's representative Janet Turner thanked Lisa Chapman and gave a legislative update.
- B. 3<sup>rd</sup> District County Supervisor Lindsey Horvath's representative Amanda Laflin gave a legislative update and mentioned a report on mental health.
- C. LAFD Battalion Chief Shin Black from Station 37 thanked Lisa Chapman for her service and announced that Station 37 is having a pancake breakfast on May 9<sup>th</sup> from 9 a.m. to noon and Station 71 is having a pancake breakfast on May 16<sup>th</sup>.
- D. State Senator Ben Allen's representative Samantha Gallegos gave a legislative update and announced that April is Arts, Culture, and Creativity Month.
- E. UCLA representative Marco Perez announced that they are proud of the UCLA women's basketball team for winning the NCAA championship and enumerated upcoming events at UCLA. The SAFE Center is opening on May 3<sup>rd</sup>.
- F. CD5 Field Deputy Patricia Macias announced that option 1C was passed for SB79, said Wilshire Blvd. is a priority for speed cameras, April 26<sup>th</sup> is CicLAvia, and discussed temporary bus lanes for the Olympics.
- G. LAPD SLO Rick Ballesteros thanked Lisa Chapman for her service and announced that speed cameras will be installed between April and June.

5. DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT

DONE NEA Erica Gatica-Doughty announced upcoming DONE events.

6. TREASURER'S REPORT

- A. Motion to approve the Monthly Expenditure Report for March 2026

This item was tabled.

B. Motion to move \$2,000 to the Outreach budget

Treasurer Laura Winikow moved to transfer \$2,000 to the Outreach budget, seconded by Lisa Chapman, and carried unanimously.

C. Motion to spend \$150 for CicLAvia booth

Treasurer Laura Winikow moved to spend \$150 for a CicLAvia booth, seconded by Marcy Agmon, and carried unanimously.

#### 7. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Stakeholders Steve Sann and Chantelle Eastman spoke.

#### 8. NEIGHBORHOOD PURPOSES GRANT PRESENTATIONS & AWARDING OF GRANTS

A. Friends of Westwood Library - To purchase printed (physical) books for the Westwood Branch's collection. Request up to \$5,000.

Roozbeh Farahanipour, Ann Hayman, Stephen Resnick and Laura Winikow recused themselves and left the room. Tracey Fitzgerald moved, "WWNC will award up to \$5,000 to the Friends of the Westwood Library." Marcy Agmon seconded and the motion carried unanimously.

#### 9. WESTWOOD SAFETY AND MOBILITY PROJECT

A. Discussion and introduction of motion

This item was tabled.

#### 10. PROPOSED HISTORIC-CULTURAL MONUMENT FOR FOX APARTMENTS

A. Discussion and introduction of motion to support monument status for the Fox Apartments, Located at 10251-10257 West Santa Monica Blvd./1749-1755 South Ensley Avenue, Los Angeles, CA 90024

RE: Proposed Historic-Cultural Monument – Fox Apartments

CHC-2025-6217-HCM; CEQA: ENV-2025-6218-CE; Plan Area: Westwood

Property Address: 10251-10257 West Santa Monica Boulevard; 1749-1755 South Ensley Avenue, Los Angeles, CA 90024

Owners: SM Ensley Property LLC; Sandra Borie, Trustee, Sandra Borie Trust

Applicant: Los Angeles Conservancy, Adrian Scott Fine, President and CEO

Motion to be sent to: [chc@lacity.org](mailto:chc@lacity.org)

"Whereas, the Fox Apartments, built in 1925 in the early days of Westwood at 10251-10257 West Santa Monica Boulevard and 1749-1755 South Ensley Avenue, was nominated by the Los Angeles Conservancy as a Historic-Cultural Monument (HCM) in the City of Los Angeles; and Whereas, in 1922 the Janss Investment Corporation, led by brothers Edwin and Harold Janss, acquired the 3,300 acre Wolfskill Ranch from the Letts Estate, and soon thereafter announced they would develop "The Second Hollywood," inspired by the successful development of the original Hollywood and the fledgling motion picture industry; and

Whereas, in May 1923 newspapers announced that Fox Film Corporation, led by Studio founder William Fox, had purchased 450 acres spanning from Santa Monica Boulevard to Pico Boulevard from the Janss Investment Corporation and would develop "Fox Movietone City," the world's first master-planned and purpose-built movie studio built for sound, including the first soundproof stages ever designed, which would be the world's largest Talking Picture plant; and Whereas, Fox Studios built its ceremonial Front Gate in a magnificent Spanish Colonial Revival design on Santa Monica Boulevard, directly across from the Fox Apartments site, and celebrated its Opening Day Dedication of the Fox Studio backlot on October 28, 1928; and

Whereas, in touting the multi-million dollar investment of the new "Fox Movietone City," the Janss Corporation noted that "hundreds of workers are to be regularly employed" and since "a

great number of Motion Picture Studio employees are essentially 'renters' it is not difficult to foresee the effect this project should have on adjacent income lots"; and

Whereas, Fox Apartments was developed in 1925 across from the Fox Studio Front Gate in a classic streetcar design, as a two-story, vernacular, mixed-use commercial building with ground floor storefronts and display windows, and modest second story studio and bachelor apartments perfect for Studio employees, and known as the Fox Apartments since 1936, along the Pacific Electric Railway route on Santa Monica Boulevard that became part of "Historic Route 66," and Whereas, in the late 1920s and 1930s, the building's commercial storefronts as well as some of the second-floor residential units, were used as offices by real estate companies and brokers who sold lots in the adjacent Janss Investment Company residential development of Westwood Hills, a portion of which is now known as Comstock Hills; and

Whereas, in its 101-year history the Fox Apartments has been home to several significant ground floor businesses, including a neighborhood market and General Store in the 1920s and 30s, and three iconic Legacy Businesses cherished in the Westwood and Comstock Hills communities including famed Emil's Swiss Pastry from 1960 through 2005, Johnnie's New York Pizzeria from 1994 through the present day, and beloved Clementine Bakery & Cafe from 2000 to the present day, during which time this charming red brick building has served as a treasured neighborhood and community gathering place for more than 100 years; and

Whereas, acclaimed baker Emil Hug, founder of Emil's Swiss Pastry, lived with his wife Violeta on Ensley Avenue in the Comstock Hills neighborhood for decades, just blocks from his eponymously named bakery, and where his widow still lives in the family home today; and

Whereas, Minnesota native and culinary trained and expert Pastry Chef Annie Miler also moved with her husband David to the Comstock Hills neighborhood in 2005, where she raised her family and served as President of the Fairburn Avenue PTA, and where she founded her iconic Clementine Bakery & Cafe in 2000, where she could walk to work each day and lead her acclaimed bakery and restaurant that, for 26 years, has served as the sidewalk cafe "living room" for countless Comstock Hills and Westwood neighbors and Century City executives; and

Whereas, during the building's 101 year life, the several property owners have thoughtfully maintained and sensitively repaired the red brick structure from any damage resulting from earthquakes and ordinary wear and tear, including an appropriate seismic upgrade and rehabilitation, and sensitive repairs and replacement of damaged materials, in accordance with building's original architectural design and the Secretary of the Interior's standards; and

Whereas, the City's "Survey L.A." found in May 2014 that as the Fox Apartments was a "rare example of early commercial development located along a former streetcar line in Westwood," of which "few examples of this type from this period remain," it appeared eligible for designation as a City Historic-Cultural Monument, as well as for inclusion on the California Register of Historic Resources and the National Register of Historic Places, the official Federal list of the districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are worthy of preservation; and Whereas, the Fox Apartments "exemplify significant contributions to the broad cultural, economic or social history of the nation, state, city, or community" as a rare example of 1920s commercial development along a former streetcar line in Westwood, of which precious few examples of this property type remain from this period; and

Whereas, the Fox Apartments also "embody the distinctive characteristics of a style, type, period, or method of construction" as a rare example of the multi-story, mixed-use residential and commercial property type developed along a former streetcar line:

Now, therefore, be it resolved that the Westwood Neighborhood Council strongly supports the nomination of the Fox Apartments by the Los Angeles Conservancy and the Recommendation Report of the Office of Historic Resources (OHR) which urges the Cultural Heritage Commission to declare the 1925 Fox Apartments in Westwood as a Historic-Cultural Monument

in the City of Los Angeles; and

Be it finally resolved that we urge the Cultural Heritage Commission, Councilwoman Katy Yaroslavsky, the Los Angeles City Council, and Mayor Karen Bass to support this highly worthy designation of this cherished historic landmark in our Westwood community and the City of Los Angeles.” Lisa Chapman amended the motion. Connie Boukidis moved to approve the above amended motion, seconded by Ann Hayman, and carried unanimously. A letter of support will be requested from Councilmember Yaroslavsky.

#### 11. ZOOM LICENSE RENEWAL

A. Discussion and introduction of motion

Authorization of the WWNC Outreach & Communications Committee

Zoom License Renewal for FY2026-2027

“Teleconferencing is required by the WWNC Outreach & Communications Committee to facilitate member attendance, to increase opportunities for community engagement, and to enable the WWNC’s web support agent, who resides in Florida, to attend committee meetings.

The Committee calls on the WWNC Board to authorize the use of teleconferencing for committee meetings, in accordance with the rules established by Senate Bill 707, and to approve its funding at the FY2026-2027 rate of \$255.61.”

Marcy Agmon moved the above motion, seconded by Ann Hayman, and carried unanimously.

#### 12. OUTREACH EXPENDITURES FOR CICLAVIA

A. Discussion and motion to approve expenditures

“WHEREAS, the Westwood Neighborhood Council (“WWNC”) seeks to engage with the community and promote awareness of its programs and initiatives at upcoming events, including CicLAvia; and

WHEREAS, outreach materials such as flyers, signage, and promotional items are necessary to effectively communicate with stakeholders and increase community participation;

NOW, THEREFORE, BE IT RESOLVED, that the WWNC hereby approves expenditures for outreach and promotional materials as follows:

An amount not to exceed \$800 for the design, production, and printing of flyers, as well as poster board materials and related supplies; and

An amount not to exceed \$1,200 for the purchase of promotional items, including metal pens;

An amount for Bryan Coopersmith Design;

BE IT FURTHER RESOLVED, that such expenditures shall be made in accordance with WWNC policies and procedures and subject to the availability of funds.”

The motion was amended to include Bryan Coopersmith Design. Marcy Agmon moved the above motion, seconded by Samantha Goldstein, and carried unanimously.

Pens will be blue with WWNC’s logo and possibly the website also. Marcy has a WWNC banner.

#### 13. SELECTION OF WWNC PRESIDENT ELECT, TO BEGIN TERM AT THE MAY 2026 MEETING

Connie Boukidis was nominated by Lisa Chapman. Tracey Fitzgerald was nominated but declined. Lisa Chapman moved to approve Connie Boukidis as President Elect, seconded by Marcy Agmon and approved unanimously.

#### 14. SELECTION OF WWNC HOMELESSNESS CHAIR

Lisa Chapman nominated Marcy Agmon. Lisa moved to appoint Marcy as Homelessness Chair,

seconded by Ann Hayman and approved unanimously.

15. SELECTION OF WWNC WRAC REPRESENTATIVE

Connie Boukidis was nominated. Lisa Chapman moved to appoint Connie Boukidis as WWNC's WRAC representative, seconded by Ann Hayman, and approved unanimously. No alternates were selected.

16. SELECTION OF WWNC WRAC HOMELESSNESS COMMITTEE

Marcy Agmon was nominated. Lisa Chapman moved to appoint Marcy Agmon as WWNC'S WRAC Homelessness representative on the committee, seconded by Laura Winikow and approved unanimously.

17. WESTWOOD PARK ADVISORY BOARD

Stephen Resnick gave a report. Park rangers were at the park to speak to people who live in RVs.

18. HOLMBY PARK ADVISORY BOARD

Ann Hayman requested an update from CD5 Field Deputy Patricia Macias with regard to a meeting with CD5 about park issues. She said she is working on food truck issues. The PAB is working with park rangers to address vendor issues but they are allowed to sell in the public right of way.

19. STANDING COMMITTEE STATUS REPORTS

- A. WRAC – Report & Motions – no report
- B. Executive – no report
- C. Land Use & Planning – no report
- D. Ad Hoc Committee on WWNC Boundary Adjustments – no report
- E. Outreach & Communications  
See agenda items 11 and 12.
- F. Homeless Committee – no report
- G. Budget Advocates – no report
- H. Public Safety/ Transportation & Parking  
There was a discussion about Westwood Plaza and LeConte.
- I. WRAC – Emergency Preparedness – no report
- J. WRAC – Transportation and Mobility Committee – no report
- K. Bylaws – no report

20. ADJOURNMENT

President Lisa Chapman adjourned the meeting at 9:59 p.m.

## Communication from Public

**Name:** Jan Reichmann

**Date Submitted:** 06/08/2026 07:39 PM

**Council File No:** 26-0622

**Comments for Public Posting:** How gratifying that the Cultural Heritage Commission has voted to propose designating the 1920's Fox Apartment Building as a Historical Cultural Monument! Imagining Santa Monica Blvd as an unpaved passage with streetcar tracks connecting a village called Westwood to Beverly Hills to the east. The Fox Apt Building, significant due to its connection with Fox Studios (William Fox) and his brand new Fox Movietone City is now the site of Century City. The apartments were considered affordable housing for those who worked creating movies in the early 20's. The historic Pacific Electric Red Car Train line became the future ROUTE 66. So much history to honor and still becoming a gathering spot for the Comstock Hills neighborhood. Clementine's been there 25 years. Before that, Emil's Swiss Pastry. Let us celebrate history making this a Cultural Landmark!

## Communication from Public

**Name:** Jan Reichmann

**Date Submitted:** 06/08/2026 07:40 PM

**Council File No:** 26-0622

**Comments for Public Posting:** How gratifying that the Cultural Heritage Commission has voted to propose designating the 1920's Fox Apartment Building as a Historical Cultural Monument! Imagining Santa Monica Blvd as an unpaved passage with streetcar tracks connecting a village called Westwood to Beverly Hills to the east. The Fox Apt Building, significant due to its connection with Fox Studios (William Fox) and his brand new Fox Movietone City is now the site of Century City. The apartments were considered affordable housing for those who worked creating movies in the early 20's. The historic Pacific Electric Red Car Train line became the future ROUTE 66. So much history to honor and still becoming a gathering spot for the Comstock Hills neighborhood. Clementine's been there 25 years. Before that, Emil's Swiss Pastry. Let us celebrate history making this a Cultural Landmark!

## Communication from Public

**Name:** DAVID T RUSSELL  
**Date Submitted:** 06/08/2026 04:44 PM  
**Council File No:** 26-0622

**Comments for Public Posting:** I am David Russell, the 1st Vice President of the Comstock Hills Homeowners Association and an 18-year resident of the block on which the subject property is located. I urge the PLUM Committee to declare the 1925 Fox Apartments in Westwood a Historic-Cultural Monument in the City of Los Angeles and recommend to the City Council to declare this designation. This building is a rare monument remaining in Westwood that reminds us of the storied studio industry in our City that forever ingrained Los Angeles into the world's collective imagination and history. The Fox Apartments were built almost directly across from Fox Studios' original Front Gate on Santa Monica Boulevard. For us residents, the Fox Apartments has provided decades of access to landmark retail businesses such as Emil's, Nettie's Needlecraft, and Clementine, as well as rental units. But the overwhelming reason to support it as a Historic-Cultural Monument is its ties to "Fox Movietone City" and the dream of a second Hollywood. Back in 1922 the Janss Investment Corporation after acquiring the 3,300 acre Wolfskill Ranch, announced they would develop "The Second Hollywood," inspired by the successful development of the original Hollywood and the fledgling motion picture industry. In May 1923 newspapers announced that Fox Film Corporation bought 450 acres spanning from Santa Monica Boulevard to Pico Boulevard from Janss to develop "Fox Movietone City," the world's first master-planned movie studio built for sound, that would include the first soundproof stages ever designed, and the world's largest Talking Picture plant. Fox Studios then built its ceremonial Front Gate in a magnificent Spanish Colonial Revival design right on Santa Monica Boulevard, directly across from the Fox Apartments, and celebrated its Opening Day Dedication of the Fox Studio backlot on October 28, 1928; and Janss Corporation touted this multi-million-dollar investment in the new "Fox Movietone City," noting that "hundreds of workers are to be regularly employed," with many of them expected to be 'renters,' it was not "difficult to foresee the effect this project should have on adjacent income lots." Fox Apartments was developed in 1925 across from this Fox Studio Front Gate in a classic streetcar design, as a two-story, vernacular, mixed-use commercial building with ground floor storefronts and display windows, and modest second story studio and bachelor apartments perfect for Studio

employees, and was known as the Fox Apartments since 1936, along the Pacific Electric Railway route on Santa Monica Boulevard that became part of "Historic Route 66." In the late 1920s and 1930s, the building's commercial storefronts as well as some of the second-floor residential units, were used as offices by real estate companies and brokers who sold lots in the adjacent Janss Investment Company residential development of Westwood Hills, a portion of which is now known as Comstock Hills. The City's "Survey L.A." found in May 2014 that the Fox Apartments was a "rare example of early commercial development located along a former streetcar line in Westwood," of which "few examples of this type from this period remain." I, as a resident, officer and member of the Comstock Hills HOA, wholeheartedly support and endorse the nomination of the Fox Apartments by the Los Angeles Conservancy and the Recommendation Report by the Office of Historic Resources (OHR) which urges the PLUM Committee to declare the 1925 Fox Apartments in Westwood as a Historic-Cultural Monument in the City of Los Angeles. I urge the Committee to declare the 1925 Fox Apartments a Historic-Cultural Monument in our City of Los Angeles.  
Sincerely, David T. Russell, Ph.D.