

**FOX APARTMENTS**  
10251-102 West Santa Monica Boulevard  
**CHC-2025-6217-HCM**  
**ENV-2025-6218-CE**

## **FINDINGS**

- 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.
- 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.

## **DISCUSSION OF FINDINGS**

The Fox Apartments meet two of the Historic-Cultural Monument criteria for designation under the Cultural Heritage Ordinance.

The subject property “exemplifies 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.

During the 1920s, when the subject property was constructed, the entertainment industry experienced its heyday and there was a major population boom. Development activity in the Westwood area commenced in 1922 with the opening of the Westwood subdivision, the first of the Letts tract. By 1924, development had expanded northward and was further spurred by the March 1925 announcement that the University of California would establish its new Southern Branch campus in Westwood. In tandem with the existence of the streetcar lines, these factors led to commercial and residential development in Westwood at this time. As exemplified by the subject property, streetcar commercial development is most commonly characterized by two-story business blocks, with shops below and professional offices or apartments above, with single story storefronts placed directly on the sidewalk and no accommodation for automobiles. The pedestrian orientation of the subject property, its multiple storefronts set at the sidewalk, and its location on a prominent corner are also all reflective of commercial development built in response to the streetcar line that ran along Santa Monica Boulevard. Today, the subject property stands as one of relatively few intact examples of streetcar-oriented commercial architecture that are extant in Westwood.

The subject property also “embodies 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.

The Fox Apartments was constructed in 1925 along the Pacific Electric Railway route on Santa Monica Boulevard and exhibits the distinctive features associated with the streetcar commercial development multi-story, mixed-use building type, including its historical use as both commercial

and office/residential spaces; it has a ground floor with storefronts and display windows; it has a ground floor exterior entrance to the upper floor units; and the fenestration on the upper floors are residential in character. Few examples of this property type remain from this period.

While the subject property has experienced interior and exterior alterations, it retains a sufficient level of integrity of location, feeling, materials, design, workmanship, setting, 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 Fox Apartments 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 of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

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 Westwood 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-2025-6218-CE was prepared on March 31, 2026.