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Decision Date: September 29, 2025

Appeal Period Ends: October 14, 2025

West Adams Heritage Association
(Appellant)
% Jean Frost
2341 Scarff Street
Los Angeles, CA 90007

OMG 1021 21st ST, LLC (Property
Owner)
% Henry Fan
10573 West Pico Boulevard, #213
Los Angeles, CA 90064

CASE NO. DIR-2025-0688-BSA
BUILDING AND SAFETY APPEAL
1015 West 21st Street
South Los Angeles Community Plan
Zone : [Q]RD2-1XL-HPOZ
D. M. : 124-5A201
C. D. : 1
Legal Description: Lot 4, an amended
map of the Washington Villa Tract

Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.10.2.:

I find that the Los Angeles Department of Building and Safety (LADBS) **DID NOT ERR** or abuse their discretion in its determination to issue Permit No. 24019-10000-02156 for the demolition of the existing one-story single-family dwelling.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the appeal, the information provided by the Department of Building and Safety, the applicable Zoning Code provisions, the information submitted to the public record, and the statements made at the public hearing on April 22, 2025, all of which are by reference made a part hereof, I find as follows:

BACKGROUND

The subject property is a level, rectangular-shaped, interior approximately 5,929 square-foot lot with a frontage on the north side of 21st Street. The property is zoned [Q]RD2-1XL-HPOZ and is vacant. The one-story single-family dwelling was demolished and the permit was finalized on November 9, 2024.

The property is located within the South Los Angeles Community Plan area, and the associated General Plan Land Use Map designates the property for Low Medium II Residential land uses, with corresponding zones of RD1.5, RD2, RZ2.5. The site has a street frontage of approximately 50 feet on the north side of 21st Street and a depth of approximately 119 feet. The property is located within the North University Park HPOZ area (ZI-2440), a Transit Priority Area (ZI-2452), South Los Angeles Alcohol Sales Specific Plan Area (ZI-1231), a State Enterprise Zone (ZI-2374), the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay area, an Urban Agriculture Incentive Area, a 500-year Flood Zone, Methane Zone and is approximately .44 kilometers from the Puente Hills Blind Thrust Fault.

Surrounding Properties

The adjoining properties are all zoned [Q]RD2-1XL-HPOZ. The properties to the north are developed with a one-story single-family dwelling and a two-story three-unit building. The property to the west is developed with a two-story single-family dwelling, properties to the east and south are developed with two-story four-unit buildings.

Streets

21st Street is a Standard Local Street, dedicated to a width of 60 feet and improved with a paved roadway, concrete curb, gutter, sidewalk and landscaped parkway.

Previous Permits, Cases, Affidavits, Orders and other zoning related actions on the site:

Permit No. 24019-10000-02156 - On May 31, 2024, a demolition plan was submitted to LADBS. A demolition permit to demolish the single-family dwelling was issued on July 25, 2024, and was finalized on November 9, 2024.

Permit No. 24019-10000-01926- An application was submitted May 10, 2024, for DPI and Posting. To demolish (existing) single-family dwelling. Clear lot. Completed on June 3, 2024.

Permit No. 23010-10000-01804- A new three-story 6-unit affordable housing apartment per 12.22.A.25, SB1818, AB2345, AB1763 incentives. Quality Review completed on June 22, 2023. (permit not issued)

ADM-2023-7805-DB-VHCA-ED1- (Filed on 11/28/23) On May 2, 2024, a letter of compliance was issued for ministerial on-menu density bonus incentives. The project qualifies as a ministerial review pursuant to Resolution (CF22-1545) relative to the Declaration of Local Emergency by the Mayor dated December 12, 2022, concerning homelessness in the City of Los Angeles, pursuant to the provisions of Los Angeles Administrative Code (LAAC) Section 8.27, adopted by the City Council on December 13, 2022, and Executive Directive 1 dated December 16, 2022. A six-dwelling unit density bonus project was approved consisting of one very low income unit, three low income units, and two moderate income units for a period of 55 years with two on-menu incentives: up to 20% reduction in the required front yard setback for a minimum front yard of 12 feet in lieu of 15 feet, and up to 20% reduction in the westerly side yard setback, for a minimum westerly side yard setback of four feet and 9.6 inches in lieu of six feet.

PAR-2023-7449-AHRF-ED1-Filed 11/8/2023 New 3-Story, 6-unit density bonus multifamily residential building with on-grade parking with 3 on-menu incentives. ED1 100% Affordable Project (80% Low Income, 20% Moderate Income)

PAR-2023-7384-VHCA-ED1- filed on 10/25/23 ready to submit" sent 11/17/2023 New 3-Story, 6-unit density bonus multifamily residential building with on-grade parking with 3 on-menu incentives. ED1 100% Affordable Project (80% Low Income, 20% Moderate Income)

DIR-2023-6309-DB-CCMP-PHP-HCA Terminated 11/1/2023 new 3-story, 6-unit multifamily residential building.

PAR-2023-3218-AHRF-ED1- "ready to submit" sent 07/11/2023 New 3-Story, 6-unit density bonus multifamily residential building with on-grade parking with 3 on-menu incentives.

STATUTORY PROVISIONS OF AUTHORITY

The provisions of the Los Angeles Municipal Code establishing authority in regard to this appeal include:

LAMC Section 13A.1.8.B. addresses the functions of the Department of Building and Safety and provides in part: "The Department of Building and Safety shall have the power to enforce the zoning ordinances of the City."

LAMC Section 13B.10.2 provides in part, "The Director of Planning may investigate and make a decision upon appeals from determinations of the Department of Building and Safety (LADBS) where it is alleged there is error or abuse of discretion in any order, interpretation, requirement, determination or action made by LADBS in the enforcement or administration of this Chapter or Chapter I (General Provisions and Zoning) of this Code and other land use ordinances in site specific cases.

RELEVANT MUNICIPAL CODE PROVISIONS

LAMC Section 13A.1.8. Department of Building and Safety

1. Enforcement. The Department of Building and Safety is granted the power to enforce the zoning ordinances of the City.
2. Zoning Information. The Department of Building and Safety shall maintain a public information bureau relative to zoning matters.

LAMC Section 13.A.2.7.B. Effectuation of Approvals

A discretionary project approval is considered effectuated by the Department of City Planning when the conditions of approval of the grant are satisfied. This must be done before the privileges of the grant may be utilized. Effectuation is accomplished upon procedural steps being followed and completed by the applicant to demonstrate compliance with all conditions of approval. The Department of City Planning shall verify such compliance and assess appropriate fees. Effectuation is achieved when fees are paid, plans are verified and stamped as approved, and authorization is obtained to utilize grant. Authorization is typically demonstrated by a clearance on a building permit. However, if a project site includes a use that is existing, and there is no physical work and/or change of use involved and the description of work in any previously issued permits do not specifically exclude or prohibit the entitled operation, then a permit from Department of Building and Safety may not be necessary. Thus, a project not requiring permits for construction or alteration from the Department of Building and Safety achieves effectuation when the Department of City Planning verifies compliance with all conditions of the grant, including payment of all fees, and stamping of plans.

LAMC Section 13.A.2.7.C. Utilizing the Grant

1. A discretionary project approval is considered utilized after it has been effectuated by the Department of City Planning and a building permit has been issued by the Department of Building and Safety. Utilization of a grant must occur no later than 3 years from the last date an action can be effectuated. An approval not requiring building permits from the Department of Building and Safety is considered utilized when compliance with all conditions of approval have been demonstrated, appropriate fees paid, plans stamped and authorization has been obtained from the Department of City Planning.

LAMC Section 13.B.8.1.E. 2. Demolition of Buildings Without a Permit

If a Contributing Element or Non-Contributing Element, or a portion thereof, is Demolished or relocated without benefit of a building permit and Certificate of Appropriateness or Certificate of Compatibility approvals pursuant to Sec. 13B.8.6.E. (Certificate of Appropriateness (Demolition, Removal, or Relocation); Standards for Review and Required Findings) and Sec. 13B.8.7.D.4. (Certificate of Compatibility for Non-Contributing Elements; Decision), the matter shall be reviewed by the Director as provided in Subdivision 3.c. (Preliminary Evaluation of Demolition or Relocation Without Permit; Procedures) below.

LAMC Section 13.B.8.7.D.6. Certificates of Compatibility for the Demolition of Non-Contributing Elements

- a. After notice pursuant to Subsection C. (Notice) of this Section and a hearing, the Historic Preservation Board shall submit its comments on a request to Demolish a Non-Contributing Element, considering the impact(s) of the Demolition of the Non-Contributing Element to the essential form and integrity of the Historic character of its surrounding built environment within 30 days of the postmarked date of mailing of the application from the City Planning Department. In the event the Historic Preservation Board does not submit its comment within 30 days, the Historic Preservation Board shall forfeit all jurisdiction. The applicant and the Director may mutually agree in writing to a longer period of time for the Historic Preservation Board to comment.
- b. In a case where Demolition of any Non-Contributing Element, without a Certificate of Compatibility for the Demolition of Non-Contributing Elements or permit has occurred, Paragraph 5.a. (Cultural Heritage Commission and Historic Preservation Board Recommendations) above does not apply. Procedures in Subsections A. (Applicability) - G. (Appeals) of this Section and/or Sec. 13B.8.1.E. (General Provisions; Enforcement) apply.

LAMC Section 13.C. Definitions

Certificate of Appropriateness. An approved certificate issued for the construction, Additions over established thresholds outlined in Sec. 13B.8.4., Demolition, Reconstruction, Alteration, removal, or relocation of any publicly or privately owned building, structure, Landscaping, Natural Feature, or lot within a Historic Preservation Overlay Zone that is identified as a Contributing Element in the Historic Resources Survey for the zone, including street features, furniture or fixtures

Certificate of Compatibility. An approved certificate issued for the construction of a new building or structure on a lot, Demolition, or building replacement of an element, identified as Non-Contributing, or not listed, in the Historic Resources Survey for the zone.

Demolition. The removal of more than 50 percent of the perimeter wall framing, the removal of more than 50 percent of the roof framing, or the substantial removal of the exterior of a facade in the Street-Visible Area.

Historic Preservation Overlay Zone (HPOZ). Any area of the City containing buildings, structures, landscaping, Natural Features or lots having Historic, architectural, cultural or aesthetic significance and designated as a Historic Preservation Overlay Zone under the provisions of this Division.

Historic Resources Survey. A document, which identifies all contributing and non-contributing buildings, structures and all contributing Landscaping, Natural Features and lots, individually or collectively, including street features, furniture or fixtures, and which is certified as to its accuracy and completeness by the Cultural Heritage Commission.

Non-Contributing Element. Any building, structure, Natural Feature, lot, or Landscaping, that is identified in the Historic Resources Survey as a Non-Contributing element, or not listed in the Historic Resources Survey.

LAMC Section 13B.8.6. CERTIFICATE OF APPROPRIATENESS (DEMOLITION, REMOVAL, OR RELOCATION)

A. Applicability

1. General- This Section requires the issuance of a Certificate of Appropriateness (Demolition, Removal, or Relocation) for:
 - a. The Demolition, relocation or removal of any contributing building, structure, Landscaping, or Natural Feature, except as set forth in Paragraph 3. (Conforming Work) below; or
 - b. Any combination of the above designated as Contributing in the Historic Resources Survey for an HPOZ.
2. Prohibition
 - a. No person shall cause the Demolition, relocation or removal of any building, structure, Landscaping, or Natural Feature designated as contributing in the Historic Resources Survey for an HPOZ unless a Certificate of Appropriateness (Demolition, Removal, or Relocation) is approved for that action pursuant to this Section, with the exception of Conforming Work on Contributing Elements (which shall not require a Certificate of Appropriateness).
 - b. If the event that Demolition, removal, or relocation occurs without a Certificate of Appropriateness (Demolition, Removal, or Relocation) having been approved for that action pursuant to this Section, a Certificate of Appropriateness shall be based on the existing conditions of the Historic Resource prior to the Demolition, removal, or relocation.
 - c. No Certificate of Appropriateness (Demolition, Removal, or Relocation) shall be approved unless the plans for the Demolition, relocation, or removal conform to the provisions of this Section.

LAMC Section 13B.8.7. CERTIFICATE OF COMPATIBILITY FOR NONCONTRIBUTING ELEMENTS

Purpose. The intent of this Section is to ensure compatibility of noncontributing elements with the character of the HPOZ and to ensure that any construction or demolition work is undertaken in a manner that does not impair the essential form and integrity of the historic character of its environment.

A. Applicability

1. General- A request for a Certificate of Compatibility shall be reviewed for conformity with the Preservation Plan for the HPOZ and shall consist of at least one of following project types:
 - a. Where the project on a non-contributing element does not qualify as Conforming Work;
 - b. Where a structure is constructed or demolished in a street visible area on a lot designated as a non-contributing element; or
 - c. Where structures not dating from the HPOZ's period of significance are replaced or relocated onto a lot designated as a non-contributing element.
2. Prohibition
 - a. No person shall construct, add to, alter, cause the demolition, relocation, or removal of any building, structure, landscaping, or natural feature designated as a non-contributing element or not listed in the Historic Resources Survey for an HPOZ unless a Certificate of Compatibility has been approved for that action pursuant to this Section.
 - b. Additions and alterations may be exempt from this Section provided they meet the criteria in Sec. 13B.8.4. (Review of Conforming Work).
 - c. No Certificate of Compatibility shall be approved unless the plans for the construction, demolition, alteration, addition, relocation, or removal conform to the provisions of this Section. Any approval, conditional approval, or denial shall include written justification pursuant to Subsection E. (Standards for Issuance of a Certificate of Compatibility for New Building Construction or Replacement, and the Relocation of Buildings or Structures Not Dating from the Preservation Zone's Period of Significance Onto a Lot Designated as a Non-Contributing Element) of this Section
3. Conforming Work
 - a. Other types of work solely involving Non-Contributing Elements, including the relocation of buildings or structures dating from the HPOZ's period of significance onto a lot designated as a Non-Contributing Element, are eligible for review under Conforming Work on Non-Contributors as set forth in Sec. 13B.8.4. (Review of Conforming Work).
 - b. The Director shall review a request, pursuant to Sec. 13B.8.2.F. (Historic Preservation Overlay Zone Designation; Scope of Decision)

and find whether the application is eligible for Conforming Work on Non-Contributors as outlined in Sec. 13B.8.4. (Review of Conforming Work) or requires a Certificate of Compatibility.

- c. An applicant not approved under Sec. 13B.8.4. (Review of Conforming Work) may elect to file for a Certificate of Compatibility.
4. Other City Approvals-The requirements for a Certificate of Compatibility are in addition to other City approvals (building permits, variances, etc.) and other legal requirements, such as Public Resources Code, Sec. 5028, which may be required. The time periods specified above may be extended, if necessary, with the written mutual consent of the applicant and the Director.

University Park Historic Preservation Overlay Zone Preservation Plan (July 14, 2005)

Section 3.1 Role of the Preservation Plan “All projects within the Preservation Zone is (sic) to be reviewed by the HPOZ Board, unless exempted from review, or the authority to review has been delegated to the Director of Planning.”

University Park Historic Preservation Overlay Zone Architectural Survey: Structure Designation Ordinance No. 173,160 (Effective May 15, 2000) The University Park Survey Map designates the property as a “non-contributing feature”.

NON-CONTRIBUTING STRUCTURES Non-contributing structures are those structures, landscapes, natural features, or sites identified as non-contributing in the Historic Resource Survey for the University Park HPOZ. There are two types of Non-Contributing Structures: those that date from the period of significance and those that do not

Non-Contributing - from period of significance Non-contributing structures that date from the period of significance are structures that were built in the same time period as contributing structures, but they have not retained their historic character through subsequent alterations or additions. As such, elements from both the Rehabilitation Guidelines and the Infill Guidelines in Chapter 8, will apply to these structures where appropriate.

Non-Contributing - not from period of significance or vacant lots Non-contributing structures not dating from the period of significance are those buildings that were constructed too recently to contribute to the historic nature of the district. An example might be a more recent apartment block or an infill house constructed much later than its neighbors and in a different style. The infill guidelines will apply to these structures, as well as to new infill construction on vacant lots.

Applications for 100% affordable housing projects, or for Shelter as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC) (hereinafter referred to as Shelter), shall be, and hereby are deemed exempt from discretionary review processes otherwise required by either the zoning provisions of Chapter 1 of the LAMC or other Project Review including Site Plan Review as described in LAMC Section 16.05 and LAMC Section 13B.2.4, as long as such plans do not require any zoning change, variance, or General Plan amendment. All City departments are directed to process all plans for such 100 percent affordable housing projects or Shelter using the streamlined ministerial review process currently used for projects eligible under Government Code section 65913.4, State Density Bonus law.

Executive Directive 1

Issue Date: December 16, 2022

Revised: June 12, 2023

Applications for 100% affordable housing projects, or for Shelter as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC) (hereinafter referred to as Shelter), shall be, and hereby are deemed exempt from discretionary review processes otherwise required by either the zoning provisions of Chapter 1 of the LAMC or other Project Review including Site Plan Review as described in LAMC Section 16.05 and LAMC Section 13B.2.4, as long as such plans do not require any zoning change, variance, or General Plan amendment, and in no instance shall the project be located in a single family or more restrictive zone. All City departments are directed to process all plans for such 100 percent affordable housing projects or Shelter using the streamlined ministerial review process currently used for projects eligible under Government Code section 65913.4, State Density Bonus law. In addition, consistent with state law, a project may utilize the State Density Bonus and LAMC bonuses, incentives, waivers and concessions if such are in compliance with the applicable requirements.

Executive Directive 1

Issue Date: December 16, 2022

Revised: June 12, 2023

Revised: July 7, 2023

Revised: July 1, 2024 (3rd release)

Applications for 100% affordable housing projects, or for Shelter as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC) (hereinafter referred to as Shelter), shall be, and hereby are deemed exempt from discretionary review processes otherwise required by either the zoning provisions of Chapter 1 and 1A of the LAMC or other Project Review, including Site Plan Review as described in LAMC Section 16.05 and LAMC Section 13B.2.4, and Haul Routes per LAMC Section 91.7006.7.5, and related Public Works reviews, including LAMC Section 62.161 through 62.178 and Section 46.00 through 46.06, as long as such plans do not require any zoning change, variance, or General Plan amendment, and in no instance shall the project be located in a single family or more restrictive zone. Furthermore, all eligible projects shall be consistent with the following standards:

E. The project does not include any parcels that are included in the National Register of Historic Places or the California Register of Historical Resources, either individually or within a historic district, or included within a Historic Preservation Overlay Zone (HPOZ), or designated as a City Historic-Cultural Monument, does not include any eligible historic or architectural resource located in the Westwood Village Specific Plan, Central City West Specific Plan, Echo Park CDO District, or the North University Park Specific Plan, and does not include any eligible historic resource identified within the South Los Angeles Community Plan Implementation Overlay (CPIO) Section 1-6.C.5.b, the Southeast Los Angeles CPIO Section 1-6.C.5.b, the West Adams CPIO Section 6.C.5.b, or the San Pedro CPIO Section 7.C.5.b

APPEAL TO THE DEPARTMENT OF BUILDING AND SAFETY

APPEAL

On January 23, 2025, the Los Angeles Department of Building and Safety (LADBS) issued Report No. DBS-240099-DCP in response to an appeal filed by West Adams Heritage Association % Jean Frost. The appeal alleges that LADBS erred and abused its discretion in issuing 24019-10000-02156 for the demolition of the existing one-story single--family dwelling.

Note: The relevant text of the appeal report is quoted below. References in this section to exhibits are to those attached to the LADBS appeal report. A complete copy of the LADBS appeal report is located in the subject Department of City Planning case file.

EXHIBITS

EXHIBIT A: Zone Information and Map Access System (ZIMAS) vicinity map for subject property.

EXHIBIT B: Demolition Pre-inspection and Posting Application No. 24019-10000-01926, along with the related report, pertains to the demolition of a one-story single-family dwelling.

EXHIBIT C: A copy of Building Permit No. 24019-10000-02156, along with the plot plan, pertains to the demolition of a one-story single-family dwelling.

EXHIBIT D: Clearance summary worksheets for Building Permit Nos. 24019-10000-02156.

EXHIBIT E: Notice and Owner's Declaration Related to CEQA and Project Scope form.

EXHIBIT F: Building Permit Application for a 3-Story Affordable Housing Apartment (23010-10000- 01804).

EXHIBIT G: Administrative Compliance Letter (ADM-2023-7805-DB-VHCA-EDI).

EXHIBIT H: Appeal filed by appellant, dated November 3, 2024.

EXHIBIT I: Supplemental application for appeal filed by appellant, dated November 20, 2024.

APPENDIX A: Appeal justification filed by appellant dated November 20, 2024.

HISTORY

On May 10, 2024, the Demolition Pre-Inspection (DPI) plan and Posting were submitted

to the Department of Building and Safety (LADBS) under Building Permit Application No. 24019-10090- 01926 to demolish the existing one-story single-family dwelling (Exhibit B).

On May 31, 2024, the demolition plan for the one-story single-family dwelling was submitted to the Department of Building and Safety (LADBS) for plan check under Building Permit No. 24019-10000- 02156.

On June 6, 2024, the Building Permit No. 24019-10000-02156 was issued (Exhibit C).

On November 3, 2024, the appellant filed a modification to revoke the Building Permit No. 24019-10000- 02156 (Exhibit H).

On November 20, 2024, the appellant filed a supplemental application for appeal (Exhibit I & Appendix A).

Issues No. 1 and 2

The demolition permit was issued in error. A Certificate of Compatibility (CCMP) is required. The HPOZ clearance was issued in error.

LADBS response to Issues No. 1 and 2

LADBS obtained approval for the project located in the North University Park Historic Preservation Overlay Zone (HPOZ) from the Department of City Planning through a clearance (Exhibit D). The Department of City Planning approved the HPOZ clearance with the following comment:

Approved per ADM-2023-7805-DB-VHCA-EDI for the demolition of a Non-Contributing single-family residence in the North University Park HPOZ pursuant to Mayor Bass's Executive Directive 1. Demolition of the structure was found not to result in the loss of or serious damage to a significant historical or cultural asset pursuant to LAMC Sec. 91.106.4.5; therefore, additional review for the demolition is not required

This clearance confirmed that the project complies with the applicable HPOZ regulations. Thus, LADBS followed the proper protocol in issuing the demolition permit, including obtaining the HPOZ approval from the Department of City Planning.

Issue No. 3

A demolition permit should not be issued when it is a larger project.

LADBS response to Issue No. 3

The property owner submitted a signed and notarized CEQA form (Exhibit E), stating that the project does not require any discretionary approvals from the City, which would otherwise trigger a CEQA review. Additionally, the proposed 3-story apartment building (Exhibit F) qualifies as an Executive Directive 1 (ED1) project, making it eligible for the ED1 Ministerial Approval Process and exempt from California Environmental Quality Act (CEQA) review. An approved Administrative Compliance Letter (Exhibit G) from the Department of City Planning confirmed that a CEQA review is not required.

LADBS followed the proper protocol in issuing the demolition permit, including obtaining the necessary approvals from the Department of City Planning. The permit was reviewed in accordance with all applicable regulations, confirming compliance with the relevant requirements.

Conclusion

LADBS did not err or abuse its discretion in issuing Building Permit No. 24019-10000-02156 for the demolition of the one-story single-family dwelling. The permit was issued based on the Department of City Planning's approval of the required clearance from HPOZ and "Notice and Owner's Declaration Related to CEQA and Project Scope" form. It is clear that LADBS followed standard protocols and complied with all regulatory requirements in issuing the demolition permit.

APPEAL TO THE DIRECTOR OF PLANNING

On February 4, 2025, the Appellant, West Adams Heritage Association % Jean Frost, filed an appeal to the Director of Planning objecting to the determination issued by LADBS (Exhibit B). The appeal requested, pursuant to LAMC Section 13B.10.2, a Director's determination as to whether LADBS erred or abused its discretion in issuing Permit No. 24019-10000-02156 for the demolition of the one-story single-family dwelling.

The Appellant states LADBS issued Permit No. 24019-10000-02156 in error and that the permit violates the University Park Preservation Plan, the HPOZ Ordinance, the City's Demolition Ordinance, the processing requirements of ED1 Mayor's Directive, the goals of the South Community Plan and splits the demolition permit from the larger project. The appellant states that ED1 Cannot Override Council Implemented Protections for Historic Resources. The appellant states five violations in particular including:

1. The permit is void because it was issued without any University Park HPOZ Board Review as required by the HPOZ ordinance. There is no Certificate of Appropriateness or Certificate of Compatibility and the permit was cleared by OHR. The City should have required a Board review and compliance with the residential rehabilitation guidelines of the University Park Preservation Plan.
2. Before demolition plans can be issued for buildings- they deserve special scrutiny and are subject to consideration in the context of the University Park Preservation Plan. The appellant states that although the dwelling was a non-contributor it should have been retained. The University Park Preservation Plan states:
 - o Prohibition. No person shall construct, add to, alter, cause the Demolition, relocation or removal of any building, structure, Landscaping, or Natural Feature designated as a Non-Contributing Element or not listed in the Historic Resources Survey for a Preservation Zone unless a Certificate of Compatibility has been approved for that action pursuant to this section. Additions and Alterations may be exempt from this section provided they meet the criteria in Subsection J. No Certificate of Compatibility shall be

approved unless the plans for the construction, Demolition, Alteration, Addition, relocation, or removal conform with the provisions of this section. Any approval, conditional approval, or denial shall include written justification pursuant to Section 12.20.3 L.4.

The proposed ED1 project fails to meet the University Park Preservation Plan requirements in the areas of materials, massing, lot coverage, roof form, window form and compatibility.

3. The appellant states that the 2022 ED1 version of the Mayor's directive eliminated ministerial approval of project plans that require any variance. This ED1 project includes variances from the Preservation Plan, zoning and Q conditions, the HPOZ Ordinance and the South Community Plan.
Per the revised ED1 issued in July 2024 the project would not be eligible for ED1 streamlining. The appellant states that in the interest of equity, this project should not be processed under a former version of ED1.
The appellant states that the LOC for the project is conditioned that the project meets the requirements of the Preservation Plan, but it does not.
4. The appellant states that the applicant is attempting to split his project by first applying for a demolition permit and then following with building plans. The demolition permit needs to be considered in light of the whole project.
5. The appellant states that the City has ignored the specific long-standing issues of the University Park HPOZ survey and arbitrarily has used the Non-Contributing designation as a disqualifier from review or significance. The City cleared the demolition permit in contradiction of the facts and specific guidelines that apply in University Park.
6. The appellant cites LAMC Section 98.0601 (a) Department Authority.
 - The Department shall have the authority to revoke any permit, slight modification, determination granted or made in reliance on a false statement or misrepresentation as to a material fact.
 - The Department shall have the authority to revoke any permit, slight modification, or determination whenever such action was granted in error or in violation of other provisions of this Code and conditions are such that the action should not have been allowed. (Amended by Ord. No. 185,587, Eff. 7/16/18.)
 - Board Authority. The Board shall have the authority to revoke any slight modification, or determination granted or made by the Board in reliance on a false statement or misrepresentation as to a material fact. The Board shall also have the authority to revoke any slight modification, determination granted or made by the Board whenever such action was granted in error or in violation of other provisions of the Code and conditions are such that the action should not have been allowed.

A Notice of Public Hearing was sent to nearby property owners and/or occupants, residing near the subject site for which an application, as described below, had been filed with the Department of City Planning. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project and the appeal. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony.

The public hearing for Case No. DIR-2025-0688-BSA was held virtually over Zoom Webinar on April 22, 2025, at approximately 10:00 a.m. by Jordann Turner, Associate Zoning Administrator. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. The following testimony was provided at the hearing:

Points in favor of appeal:

West Adams Heritage Foundation/Jean Frost and Jim Childs (appellant)

- Violates the University Park Preservation Plan which requires special consideration for buildings from the period of significance.
- Bypasses the HPOZ Ordinance which requires a CCMP for any demolition.
- Subverts the City's Demolition Ordinance
- Ignores the expressed processing requirements of the ED1 Mayor's directive which excludes projects that are a variance.
- Voids the goals of the South Community Plan which places a high value on preserving historic neighborhoods.
- Splits the demolition permit from the larger project and should not be deemed ministerial.
- Demolition permit was issued using ED1 to bypass normal procedures and process.
- Demolition permit was issued based on error and inaccurate facts.
- 2022 ED1 version of the Mayor's directive eliminated ministerial approval of project plans that require any variance.
- ED1 project includes variances from the Preservation Plan, zoning and "Q" conditions, the HPOZ Ordinance and the South Community Plan.
- Zoning Administrator has the authority to enforce Section 22.2.09 wherein no permit or license shall be issued in violation of any provisions of this Code or any other ordinance of the City.

Other speakers in favor of the appeal:

- Against demolitions in HPOZ areas.
- Process should be followed.
- Community of homeowners.
- Other projects have had to go through the process.
- Supportive of HPOZ ordinance.
- Single family dwelling should be retained, and property should not be developed

with multi-family development.

Points against the appeal and in favor of the project:

The representative from the Department of Building and Safety made the following comments:

- We send applicants to different departments as necessary.
- Demolition permit received all applicable clearances, including City Planning.

Patrick Jen, the project's applicant, made the following comments:

- Above board
- DPI approved
- Received proper clearances
- 100% affordable project.
- Property is a non-contributor.
- Followed ED1 project.

Summary of Correspondence

A letter dated April 19, 2025, from David Raposa, in support of the appeal was received.

A letter dated April 21, 2025, from Jim Childs, in support of the appeal was received.

A letter dated April 21, 2025, from the Velaslavasay Panorama in support of the appeal was received.

A letter dated April 19, 2025, was received from Roland Souza, President of the West Adams Heritage Association stating support for the appeal and that the demolition permit and ED 1 project should not be ministerial.

An email dated April 20, 2025, was received from Catherine Estrada, who expressed support of the appeal.

Zoning Administrator's Discussion

Pursuant to Section 13B.10.2 of the Los Angeles Municipal Code, the Director of Planning shall have the duty to investigate and make a decision upon appeals from determinations of the Los Angeles Department of Building and Safety (LADBS) where it is alleged there is error or abuse of discretion in any order, interpretation, requirement, determination or action made by LADBS in the enforcement or administration of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code and other land use ordinances in site specific cases. In this instance, the Director of Planning's action is limited to determining whether the Department of Building and Safety erred or abused its discretion in issuing Permit No. 24019-10000-02156 for the demolition of a one-story single-family dwelling.

A plethora of issues have been presented in this appeal, but the most important issue is

whether the proper protocols were followed in the issuance of the subject demolition permit. Adding to the complexity of the issue, is the long, but compressed permit history of the site.

The version of Mayoral Executive Directive 1 in effect between June 12, 2023 and July 1, 2024, did not preclude eligible projects from being constructed in areas identified as projects from taking place in National Register of Historic Places or the California Register of Historical Resources, either individually or within a historic district, or included within a Historic Preservation Overlay Zone (HPOZ), or designated as a City Historic-Cultural Monument, or historic or architectural resource located in the Westwood Village Specific Plan, Central City West Specific Plan, Echo Park CDO District, or the North University Park Specific Plan, and certain Community Plan Implementation Overlay Districts (CPIO).

As the subject demolition permit (Permit No. 24019-10000-02156) and the relevant ED1 approval were applied for between June 12, 2023, to July 1, 2024, the project was eligible for the ED1 Ministerial Approval Process and thereby exempt from California Environmental Quality Act (CEQA) review. Additionally, the property owner submitted a signed and notarized CEQA form, declaring that the project would not require any discretionary approvals from the City, which would trigger a CEQA review.

The Department of Building and Safety (LADBS) followed their proper protocol in issuing the demolition permit, including obtaining the necessary approvals City departments, including City Planning. The permit was reviewed in accordance with all applicable regulations, confirming compliance with the relevant requirements. LADBS appropriately deferred to the Department of City Planning and followed correct protocols that they are required to follow. There was no reliance on their (LADBS) interpretation of the Code nor was there any error in the issuance of the demolition permit.

Conclusion

The Zoning Administrator, acting on behalf of the Director of Planning, finds that the Department of Building and Safety **did not err or abuse** its discretion in issuing Building Permit No. 24019-10000-02156 for the demolition of the existing one-story single-family dwelling at 1015 West 21st Street.

CITYWIDE IMPACT

Pursuant to the requirements of Section 13B.10.2. E of the Los Angeles Municipal Code, the Director of Planning finds that there is a citywide impact, as an aspect of the matter concerns a use that would apply to other sites in the City. Certain circumstances connected with the zoning matter are not unique to the affected site and would apply to other sites in the City.

APPEAL PERIOD - EFFECTIVE DATE

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day

to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

| Metro DSC | Van Nuys DSC | South LA DSC |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077 | 6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050 | (In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org |

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://build.lacity.org) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

Inquiries regarding the matter shall be directed to Undine Petrulis, Planning Staff for the Department of City Planning at undine.petrulis@lacity.org or (213)978-1170.

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in blue ink, appearing to read "Jordann F. O. Turner", written in a cursive style.

JORDANN TURNER
Associate Zoning Administrator

JT:UP:mc

cc: Councilmember Eunisses Hernandez
First District
Adjoining Property Owners
Binh Phan, LADBS
Shahen Akelyan, LADBS
Sai Khum, LADBS