

ASTRO FAMILY RESTUARANT
2300-2306 N. Fletcher Drive; 2611 N. Silver Lake Boulevard
CHC-2024-2512-HCM
ENV-2024-2513 -CE

FINDINGS

- Astro Family Restaurant “embodies distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a coffee shop building designed in the Googie architectural style.

DISCUSSION OF FINDINGS

Astro Family Restaurant meets one of the Historic-Cultural Monument criteria.

The subject property also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a coffee shop building designed in the Googie architectural style. At the time of the subject property’s construction, the Googie architectural style was a popular choice for coffee shops, car washes, gas stations, bowling alleys, drive-in theaters, and other common types of commercial properties that either catered to the automobile or sought to draw the attention of passing motorists. The subject property’s sharp angles; dramatic roofline with butterfly/boomerang patterns; a variety of materials such as terrazzo, tiles, and metal; floor-to-ceiling plate glass windows; exterior planters and lighting; and exaggerated pylon sign are all reflective of the style. Other distinctive characteristics include it being one-story in height and hosting an ample amount of space for car parking. There are few remaining intact examples of Googie-style coffee shops across the city, and the majority of these are in the San Fernando Valley.

While the applicant argued that the subject property also “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community,” as it was built at a time of great growth in Los Angeles during the immediate post-World War II period, staff are unable to make this finding based on the information provided in the application. Amidst the rapid growth and change that marked Los Angeles during the postwar period, the specific relationship of this property to these trends is not supported by any research or documentation.

Although the property has experienced minor interior and some exterior alterations, the subject property retains a sufficient level of integrity of location, setting, materials, workmanship, association, feeling, and design 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 Astro Family Restaurant 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, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. 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.

Categorical Exemption ENV-2024-2513-CE was prepared on June 28, 2024.