

**TOM AND ETHEL BRADLEY RESIDENCE**

3807 S. Welland Avenue

**CHC-2024-647-HCM**

**ENV-2024-648-CE**

**FINDINGS**

- The Tom and Ethel Bradley Residence “is associated with the lives of historic personages important to national, state, city, or local history” as the long-time residence of former City of Los Angeles Mayor Tom Bradley (1917-1998) and First Lady Ethel Bradley (1919-2008), both pioneering political leaders in Los Angeles.

**DISCUSSION OF FINDINGS**

The Tom and Ethel Bradley Residence meets one of the Historic-Cultural Monument criteria.

The subject property “is associated with the lives of historic personages important to national, state, city, or local history” as the long-time residence of former City of Los Angeles Mayor Tom Bradley (1917-1998) and First Lady Ethel Bradley (1919-2008), both pioneering political leaders in Los Angeles.

Tom and Ethel Bradley were significant figures throughout the period of immense change that characterized Los Angeles in the late 20th century. Beyond his significance in Los Angeles as the first Black city councilmember, first Black mayor, and longest serving mayor, Tom Bradley oversaw policy that bridged social divides, shaped modern Los Angeles, and contributed to a period of enormous growth for the city. Further, his legacy included his efforts on behalf of women and people of color; as one *Los Angeles Times* writer noted, “he spoke for those without a voice.”

Ethel Bradley was the first Black First Lady of Los Angeles and her support made Tom’s lifetime of service from the LAPD to mayor possible. In addition, Ethel’s lifelong engagement with the African American community, advocacy of groups for women, and contributions to the mayoral office have defined a shared Bradley legacy.

The Bradleys lived at the subject property during the formative years of Tom’s political career, including during his time on City Council and during his first term as Mayor. The subject property also served as campaign headquarters for Tom’s initial mayoral runs. Although the Bradleys resided at the Getty House for 16 years, the subject property remains the residence most closely associated with Tom and Ethel Bradley and their accomplishments. The Getty House in Hancock Park is more closely associated with the office of the mayor in general rather than a specific person.

Despite interior and exterior alterations over the years, the subject property 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 Tom and Ethel Bradley Residence 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-2024-648-CE was prepared on March 15, 2024.