

## **FINDINGS**

- The Seiter Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as a highly intact and excellent example of the Hollywood Regency architectural style.

## **DISCUSSION OF FINDINGS**

The Seiter Residence meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as a highly intact and excellent example of the Hollywood Regency architectural style. The subject property reflects the execution of both the pre- and post-World War II iterations of the Hollywood Regency style. The building’s low-pitched hipped roof, smooth stucco cladding and brick paving, and simple moldings of the original 1939-42 portion are emblematic of prewar Hollywood Regency. Its curved, symmetrical east-facing façade, tall Pullman doors, simplified Neoclassical ornamentation (cartouche emblems, slim fluted columns), and lavish interior finishes (marble fireplaces and countertops, parquet wood flooring) epitomize Late Hollywood Regency.

Most of the alterations to the subject property were completed during the period of significance 1963-1966, corresponding to the remodel designed by John Elgin Woolf. Therefore, 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 Seiter 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 a 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 Section 15331, 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-2020-5539-CE was prepared on November 11, 2020.