

Communication from Public

Name: Anthony Dedousis
Date Submitted: 02/02/2021 09:47 AM
Council File No: 20-0246
Comments for Public Posting: Hello, Please see attached for Abundant Housing LA's letter OPPOSING the proposed nomination of the restaurant at 12244-12248 West Pico Boulevard as a Historic-Cultural Monument. Thank you, Anthony Dedousis



February 2, 2021

Councilmember Marqueece Harris-Dawson
Chair, Planning and Land Use Committee
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

CF 20-0246 - Chili Bowl / Historic-Cultural Monument - OPPOSE

Dear Councilmember Harris-Dawson,

Abundant Housing LA is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis. Our organization supports more housing at all levels of affordability and reforms to land use and zoning codes, which are needed in order to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

We are writing in support of the proposed 24-unit residential apartment project at 12244-12248 West Pico Boulevard. **Furthermore, we would like to express our strong opposition to the proposal to include the current structure at that address on the list of the city's Historic-Cultural Monuments.**

The greater Los Angeles region is facing a severe housing shortage and affordability crisis, which is being made worse by a lack of new housing production. This is especially true on the Westside, where restrictive zoning and high demand for housing have led to unaffordably high and fast-increasing rents.

With this in mind, it is disappointing that the City is considering landmarking the existing structure on this site, which would prevent 24 homes within walking distance of the Expo / Bundy Metro station from being built. While it is appropriate for the City to preserve buildings of profound historic or architectural significance, this structure does not come close to meeting that standard. The structure is no longer used for its original purpose (it was once a fast-food chili restaurant, but is today a sushi restaurant), and four other near-identical Chili Bowl restaurant buildings exist in other parts of Los Angeles. Furthermore, the building's owners are opposed to the Historic-Cultural Monument nomination.

Abundant Housing LA steadfastly opposes the abuse of historical designations; we are aware that residents who oppose new development frequently use the historical designations process as a way to prevent new housing from being built, regardless of whether or not the structure truly has historical significance. Cases like this, which involve structures whose claim to historic significance is questionable at best, harm the credibility of the entire Historic-Cultural

Monuments program. **The City should not consider Historic-Cultural Monument nominations for structures that do not meet a high standard of historic or architectural significance, especially when that nomination would act as a barrier for the production of much-needed housing.**

We also wish to highlight the fact that this project is being proposed under the City's Transit-Oriented Communities (TOC) program. [With over 32,000 units proposed or permitted](#) since TOC's inception, of which 20% are affordable to low-income renters, the program is delivering on its promise to provide affordable housing near transit and jobs.

TOC projects, like the one proposed at 12244-12248 West Pico Boulevard, are helping Los Angeles improve housing affordability, environmental quality, and mass transit usage. We urge you to support this project by preventing abuse of the Historic-Cultural Monument designation. **Please reject this application for Historic-Cultural Monument status, and allow this housing project to move forward.**

Sincerely,

Leonora Camner
Executive Director
Abundant Housing LA

Anthony Dedousis
Director of Policy and Research
Abundant Housing LA

Communication from Public

Name: Tom Louie

Date Submitted: 02/02/2021 05:43 PM

Council File No: 20-0246

Comments for Public Posting: Please save the old Chili Bowl building! It is not only a piece of Los Angeles history and culture, it is also an architecturally rare ROUND building. Not only that, it is a round bungalow building, and bungalows of all kinds are endangered!

Communication from Public

Name: Chris Nichols

Date Submitted: 02/02/2021 06:01 PM

Council File No: 20-0246

Comments for Public Posting: Dear members of the PLUM committee, I urge you to approve the the Historic-Cultural Monument nomination for the Chili Bowl building at 12244-12248 West Pico Boulevard and send it to the the full City Council for designation. Programmatic architecture is a rare and important resource and so important to the history of Los Angeles. I wrote the nomination for the Idle Hour (HCM #977) in North Hollywood, another "giant object" type building like the Chili Bowl. Soon after the building achieved monument status, the owner restored it and opened a thriving new business there. The Chili Bowl is a small building on a large lot. This is not a choice between housing and preservation. Both can be accomplished here. Thank you.

Communication from Public

Name: Michael Tanner
Date Submitted: 02/02/2021 06:10 PM
Council File No: 20-0246
Comments for Public Posting: Please landmark the Chili Bowl building. Unique architecture should be preserved.

Communication from Public

Name: Carl Russo

Date Submitted: 02/02/2021 07:32 PM

Council File No: 20-0246

Comments for Public Posting: Please preserve this marvelous piece of programmatic design. So much of this unique type of Los Angeles architecture has been destroyed. Thank you, Carl Russo, San Francisco

Communication from Public

Name: STEPHANIE COUNCIL

Date Submitted: 02/02/2021 08:02 PM

Council File No: 20-0246

Comments for Public Posting: This building needs to be saved and preserved and an important historical location relevant to the history of Los Angeles.

Communication from Public

Name: Bennett kogon
Date Submitted: 02/02/2021 10:37 PM
Council File No: 20-0246
Comments for Public Posting: This is a local landmark

Communication from Public

Name: Carol Cetrone

Date Submitted: 02/02/2021 11:18 PM

Council File No: 20-0246

Comments for Public Posting: Dear PLUM Committee, I urge your support for the historic nomination for the Chili Bowl at 12244 West Pico Blvd. Because there are so few examples left, it stands as one of the oldest surviving examples of Programmatic architecture in Los Angeles, designed in the shape of a giant bowl. According to Survey LA, the site is eligible for local, state and national register designation. Of the five remaining structures from this early restaurant chain, this location is the most intact and has operated almost continuously as a restaurant since 1940s. The Chili Bowl should be protected and preserved as part of our rich and quirky architectural diversity. Please support this nomination. thank you, Carol Cetrone the Silver Lake Heritage Trust