

LOREN MILLER RESIDENCE
647 North Micheltorena Street
CHC-2022-786-HCM
ENV-2022-787-CE

FINDINGS

- The Loren Miller Residence “is associated with the lives of historic personages important to national, state, city, or local history” as the residence of Loren Miller, a leading Los Angeles-based journalist, attorney, and activist of the civil rights movement.

DISCUSSION OF FINDINGS

The Loren Miller 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 residence of Loren Miller, a leading Los Angeles-based journalist, attorney, and activist of the civil rights movement. Through his work as an attorney, Miller came to be known as a leader in the civil rights movement against racial segregation and restrictive covenants. He contributed to some of the most important civil rights cases argued before the United States Supreme Court and served as co-counsel for *Shelley v. Kraemer*, the 1948 landmark Supreme Court case that established the unconstitutionality of racially restrictive housing covenants. As a journalist, he wrote essays for the African American-owned newspaper, *The California Eagle*, contributed to the founding of the *Los Angeles Sentinel*, one of the most influential African American newspapers in the United States, and subsequently owned *The California Eagle*. The Loren Miller Residence is the property most closely associated with the most important period in Miller’s career; he lived at the subject property from 1940 to his death in 1967, which corresponds with the period he became a national figure in the civil rights movement to end segregated housing and the use of restrictive covenants.

Despite alterations to the interior and exterior of the subject property, most of these were completed during Miller’s residence, and therefore it retains a high level of integrity of location, setting, design, materials, workmanship, and feeling, 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 Loren Miller 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-2022-787-CE was prepared on April 13, 2022.