

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2009-1304-HCM  
ENV-2009-1305-CE**

**HEARING DATE:** July 16, 2009  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 2123 N. Valentine Street  
Council District: 13  
Community Plan Area: Silver Lake - Echo Park  
- Elysian Valley  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Greater Echo Park  
Elysian  
Legal Description: Lot FR 19 of M R 59-13,  
Park Manor Tract

**PROJECT:** Historic-Cultural Monument Application for the  
ROSS HOUSE

**REQUEST:** Declare the property a Historic-Cultural Monument

**APPLICANT/  
OWNER:** Gareth and Christine Kantner  
2123 Valentine Street  
Los Angeles, CA 90026

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Ken Bernstein, AICP, Manager  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

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Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:      April, 2009 Historic-Cultural Monument Application

## **FINDINGS**

1. The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Streamline Moderne and International Style residential architecture.
2. The building is associated with a master builder, designer, or architect, as a work by the master architect Raphael Soriano, AIA (1907-1988).

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

The Commission hereby recommends that Council find the proposed designation of the Ross House as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **SUMMARY**

Built in 1938 and located in the Elysian Heights/Echo Park area, this L-shaped, two-story residence exhibits character-defining features of International Style architecture. The proposed Ross House historic monument has a flat roof with wide overhangs and a rooftop patio on the second level. The primary façade and exteriors are clad in stucco. Metal casement windows form a dominant design element: a horizontal ribbon extending along three elevations of the house. A garage is located at street level. Concrete stairs lead to a terraced front yard, where another set of stairs lead to a recessed entryway. Significant interior features of the house include built-in cabinetry and shelving.

The house is the work of architect Raphael Soriano, AIA (1907-1988). Soriano is a noted and influential architect of twentieth century modern architecture, pioneering the use of prefabricated steel and aluminum in residential construction. Soriano graduated from the University of Southern California (USC) School of Architecture in 1934 and worked with famed architects Richard Neutra and Rudolph Schindler. While lecturing at USC, Soriano received his first commissions for private residences, including the proposed historic monument. This early work led to his first large commission in 1939, the Soto-Michigan Jewish Community Center (demolished in 2006). Soriano received several prizes and accolades for his designs and participated in the famed Case Study House program. During the 1950s, Soriano worked with developer Joseph Eichler in producing mass produced steel-framed homes. In 1961, Soriano was made a Fellow of the American Institute of Architects (FAIA) and would continue to lecture and teach until his death in 1988.

Soriano designed the subject building for the Ross family. The house was later sold to Albert Nozaki, Soriano's friend and classmate at USC's School of Architecture. Nozaki, a film production designer who had been imprisoned at an internment camp during World War II, bought the house in 1947 and lived in it with his family for more than 60 years.

There are no known alterations to the proposed Ross House historic monument.

## **DISCUSSION**

The Ross House property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) is associated with a master builder, designer, or architect. As a noteworthy residential building designed in the International Style by master architect Raphael Soriano, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

## **BACKGROUND**

At its meeting of May 21, 2009, the Cultural Heritage Commission voted to take the application under consideration. The Cultural Heritage Commission toured the subject property on June 18, 2009.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW**

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 Ross House property as a 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 irreplaceable historic structures. The Secretary of the Interior's Standards of 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 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 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.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2009-1304-HCM  
ENV-2009-1305-CE**

**HEARING DATE:** May 21, 2009  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 2123 N. Valentine Street  
Council District: 13  
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**APPLICANT/  
OWNER:** Gareth and Christine Kantner  
2123 Valentine Street  
Los Angeles, CA 90026

**RECOMMENDATION** **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Attachments: April, 2009 Historic-Cultural Monument Application

## **SUMMARY**

Built in 1938 and located in the Elysian Heights/Echo Park area, this L-shaped, two-story residence exhibits character-defining features of International Style architecture. The proposed Ross House historic monument has a flat roof with wide overhangs and a rooftop patio on the second level. The primary façade and exteriors are clad in stucco. Metal casement windows form a dominant design element: a horizontal ribbon extending along three elevations of the house. A garage is located at street level. Concrete stairs lead to a terraced front yard, where another set of stairs lead to a recessed entryway. Significant interior features of the house include built-in cabinetry and shelving.

The house is the work of architect Raphael Soriano, AIA (1907-1988). Soriano is a noted and influential architect of twentieth century modern architecture, pioneering the use of prefabricated steel and aluminum in residential construction. Soriano graduated from the University of Southern California (USC) School of Architecture in 1934 and worked with famed architects Richard Neutra and Rudolph Schindler. While lecturing at USC, Soriano received his first commissions for private residences, including the proposed historic monument. This early work led to his first large commission in 1939, the Soto-Michigan Jewish Community Center (demolished in 2006). Soriano received several prizes and accolades for his designs and participated in the famed Case Study House program. During the 1950s, Soriano worked with developer Joseph Eichler in producing mass produced steel-framed homes. In 1961, Soriano was made a Fellow of the American Institute of Architects (FAIA) and would continue to lecture and teach until his death in 1988.

Soriano designed the subject building for the Ross family. The house was later sold to Albert Nozaki, Soriano's friend and classmate at USC's School of Architecture. Nozaki, a film production designer who had been imprisoned at an internment camp during World War II, bought the house in 1947 and lived in it with his family for more than 60 years.

There are no known alterations to the proposed Ross House historic monument.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

## **SUMMARY**

Built in 1938 and located in the Elysian Heights/Echo Park area, this L-shaped, two-story residence exhibits character-defining features of International Style architecture. The proposed Ross House historic monument has a flat roof with wide overhangs and a rooftop patio on the second level. The primary façade and exteriors are clad in stucco. Metal casement windows form a dominant design element: a horizontal ribbon extending along three elevations of the house. A garage is located at street level. Concrete stairs lead to a terraced front yard, where another set of stairs lead to a recessed entryway. Significant interior features of the house include built-in cabinetry and shelving.

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## **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT THE ROSS HOUSE
2. STREET ADDRESS 2123 VALENTINE ST.  
CITY LOS ANGELES ZIP CODE 90026 COUNCIL DISTRICT 13
3. ASSESSOR'S PARCEL NO. 5420 036 019 08 010
4. COMPLETE LEGAL DESCRIPTION: TRACT PARK MANOR  
BLOCK 3 LOT(S) 19 ARB. NO. \_\_\_\_\_
5. RANGE OF ADDRESSES ON PROPERTY 2123 ONLY

6. PRESENT OWNER CHRISTINE & GARETH KANTNER  
STREET ADDRESS 2123 VALENTINE ST. E-MAIL ADDRESS: christinekantner@nac.com  
CITY LOS ANGELES STATE CA ZIP CODE 90026 PHONE (323) 804 6885  
OWNERSHIP: PRIVATE  PUBLIC \_\_\_\_\_
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

**DESCRIPTION**

8. ARCHITECTURAL STYLE INTERNATIONAL  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)  
SEE SUBMITTED DESCRIPTION



HISTORIC-CULTURAL MONUMENT  
APPLICATION

NAME OF PROPOSED MONUMENT THE ROSS HOUSE

10. CONSTRUCTION DATE: 1938 FACTUAL:  ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER RAPHAEL SORIANO

12. CONTRACTOR OR OTHER BUILDER \_\_\_\_\_

13. DATES OF ENCLOSED PHOTOGRAPHS 1939 & 2009  
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION:  EXCELLENT  GOOD  FAIR  DETERIORATED  NO LONGER IN EXISTENCE

15. ALTERATIONS NONE

16. THREATS TO SITE:  NONE KNOWN  PRIVATE DEVELOPMENT  VANDALISM  PUBLIC WORKS PROJECT  
 ZONING  OTHER \_\_\_\_\_

17. IS THE STRUCTURE:  ON ITS ORIGINAL SITE  MOVED  UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

THE ROSS HOUSE IS ONE OF THE FEW STRUCTURES STILL IN ORIGINAL  
CONDITION WHICH EXEMPLEFY RAPHAEL SORIANO'S EARLY  
INTERNATIONAL STYLE. THE SECOND OWNER WAS SORIANO'S FRIEND  
& CLASSMATE AT USC SCHOOL OF ARCH. ALBERT NOZAKI WHO  
MAINTAINED THE HOME IN ITS ORIGINAL CONDITION FOR OVER 60 YEARS.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) RAPHAEL SORIANO / WOLFGANG WAGENER  
JULIUS SHULMAN (PERSONAL INTERVIEW) MODERN ARCHITECTURE / ED. PETER BOSSEL  
ORIGINAL BLUEPRINT PLANS, LORNA NOZAKI (PERSONAL INTERVIEW / HOMEOWNER)

20. DATE FORM PREPARED 4/21/09 PREPARER'S NAME Christine Kantner

ORGANIZATION N/A STREET ADDRESS 2123 Valentine St.

CITY Los Angeles STATE CA ZIP CODE 90026 PHONE (323) 804 6885

E-MAIL ADDRESS: ChristineKantner@mac.com

## Ross House

2123 Valentine Street

Los Angeles, CA 90026

### SUMMARY

Built in 1938 and located in historic Elysian Heights/Echo Park, this two-story residence with street level garage is an example of International Style architecture. The façade and exteriors are stucco with metal casement windows creating one of the signature traits of the International Style, that of a horizontal line extending along the structure.

The Ross house was designed by Raphael Soriano, AIA (1907-1988). Soriano was a noted and influential architect of twentieth century modern architecture, pioneering the use of prefabricated steel and aluminum in residential construction. Soriano graduated from the University of Southern California School of Architecture in 1934 and worked with famed architects Richard Neutra and Rudolph Schindler. While lecturing at USC, Soriano received his first commissions for private residences, including The Ross House (1938). His first large commission came in 1939, the Soto-Michigan Jewish Community Center (demolished in 2006). Soriano was a participant in the famed Case Study House program from 1945 to 1966 which included major architects Richard Neutra, Craig Ellwood, Charles and Ray Eames, Pierre Koenig and Eero Saarinen. In the 1950's Soriano moved away from the International Style and towards steel-framed house construction, beginning with his commission for photographer and friend Julius Shulman's residence in 1949. In Soriano's later years he worked in Northern California. He worked with developer Joseph Eichler in mass producing steel-framed houses in Palo Alto & Tiburon. His work with Eichler brought him two awards from the Northern California chapter of the AIA. Soriano was made a Fellow by the American Institute of Architects in 1961.

The Ross House is noteworthy in its excellent state of preservation considering it is one of only 12 which remain standing.

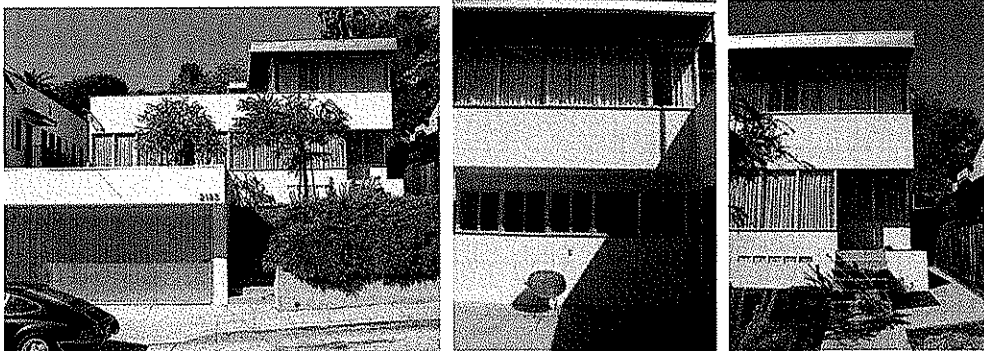
The house was commissioned for the Ross family in 1938. After WW2, fellow USC Architecture student and friend, Albert Nozaki purchased the house from the Ross family through Soriano's urging. Albert Nozaki was a film production designer, perhaps best known for his design of the martian war machines from The War of The Worlds, 1958. The Nozaki family had been relocated to a concentration camp during the war. The Nozaki family purchased the Ross House in 1947 and lived in the house for over 60 years. During that span of time, no permanent changes whatsoever were made. Soriano's friend clearly understood the significance of the home as early as 1947. Hence there are no alterations whatsoever to the Ross House proposed historic monument. The House meets two of the specific Historic-Cultural Monument Criteria:

- 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction"
- 2) "is identified with a master architect or builder"

## ARCHITECTURAL DESCRIPTION

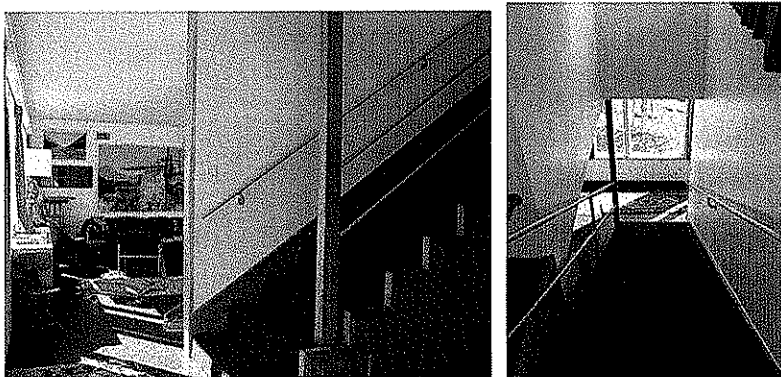
The Ross House comprises a two-story International Style residence constructed in 1938 and designed by architect Raphael Soriano. The residence is a significant example of Soriano's early residential style before he moved into steel frame construction. The Ross House proposed historic monument is a 2-story, L shaped, single family residence. The exterior is sheathed in stucco with metal casement windows running the entire length of 3 sides of the house. There are wide roof overhangs that extend from the flat roof. The house has been repainted to blue-print specified paint color.

The proposed historic monument has a street level garage, a flight of stairs leading to a terrace front yard and a concrete walkway leading to another flight of stairs to the entrance.

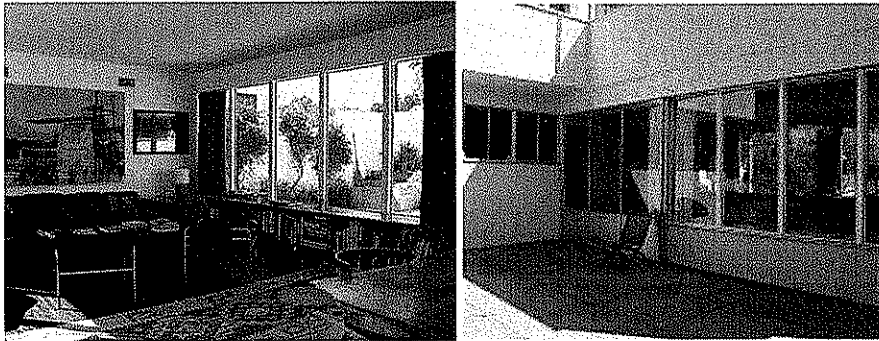


The house is comprised of an L shape, with the living room and rooftop sundeck comprising one side of the house. The other perpendicular angle of the house comprises the three bedrooms, two bathrooms, kitchen and office. There is built-in cabinetry in the master and upstairs bedrooms, master bath and office.

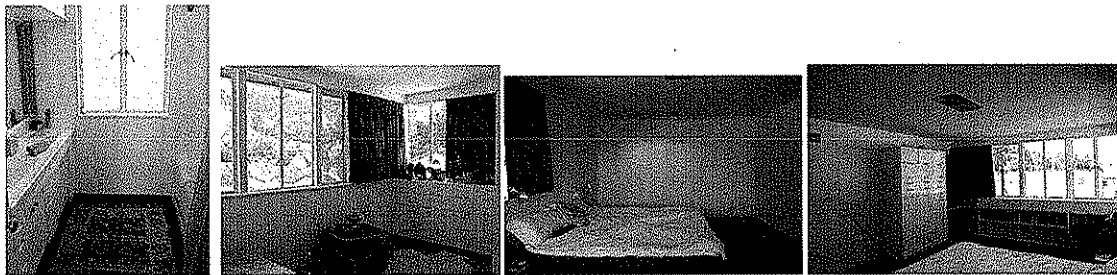
The front door opens into an entry, with a hallway to the right, giving off to the office, kitchen and maid's quarters. The staircase retains the original stainless steel cylindrical banister.



Two steps lead down to the living room/dining room. The living room contains an 8 foot tall sliding glass door that opens to reveal the back yard and reflects the "indoor/outdoor" theme that extends into his later steel frame construction.



As was his style, Soriano designed built-in furniture throughout the home, including bookcases running both lengths of the living room, a large bank of drawers in both the upstairs bedrooms, along with closets running the entire length of a wall in the upstairs bedrooms. The master bathroom contains original cabinetry and shelving surrounding the sink countertop. There is also an original built in desk in the office with drawers and cabinets.

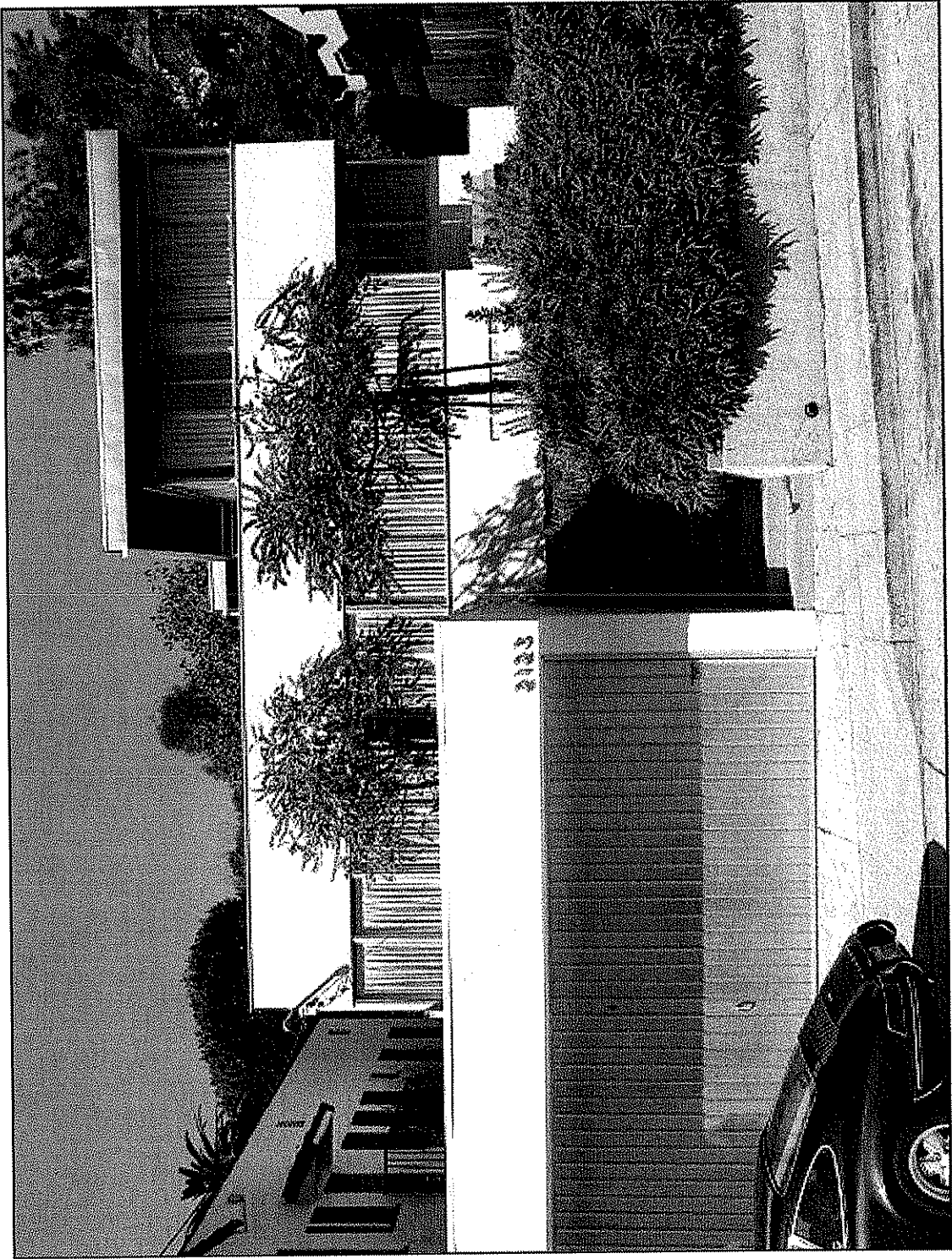


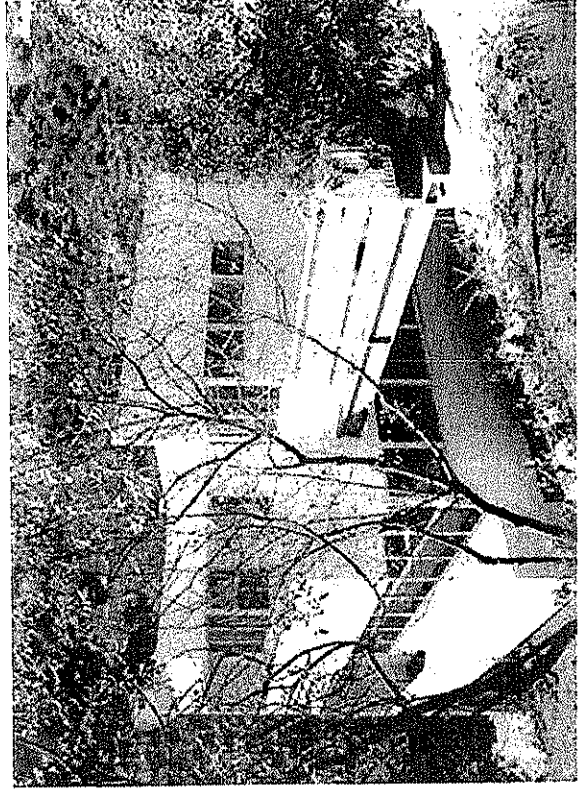
The entire North wall of the kitchen houses cabinets with space for the refrigerator, stove and oven. The kitchen counter is a single piece of industrial stainless steel which includes a double sink. All of the original cabinetry, counters and built-ins are in-tact.



The house is the very embodiment of The International Style. Regular, repeating geometric forms, open interiors and use of concrete and glass.

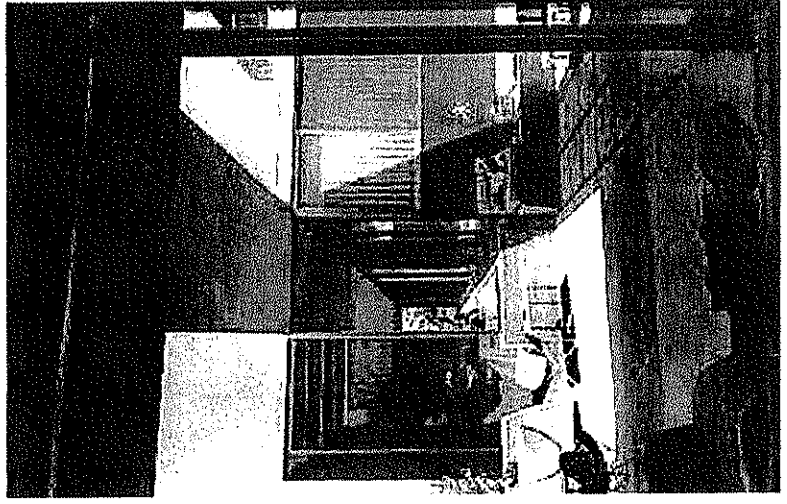
No unnecessary ornaments or decoration, asymmetrical, yet balanced, with a series of repetitive elements and clean lines.





**Polito House (1939), Raphael Soriano**

Source: [architectureforsale.com](http://architectureforsale.com)



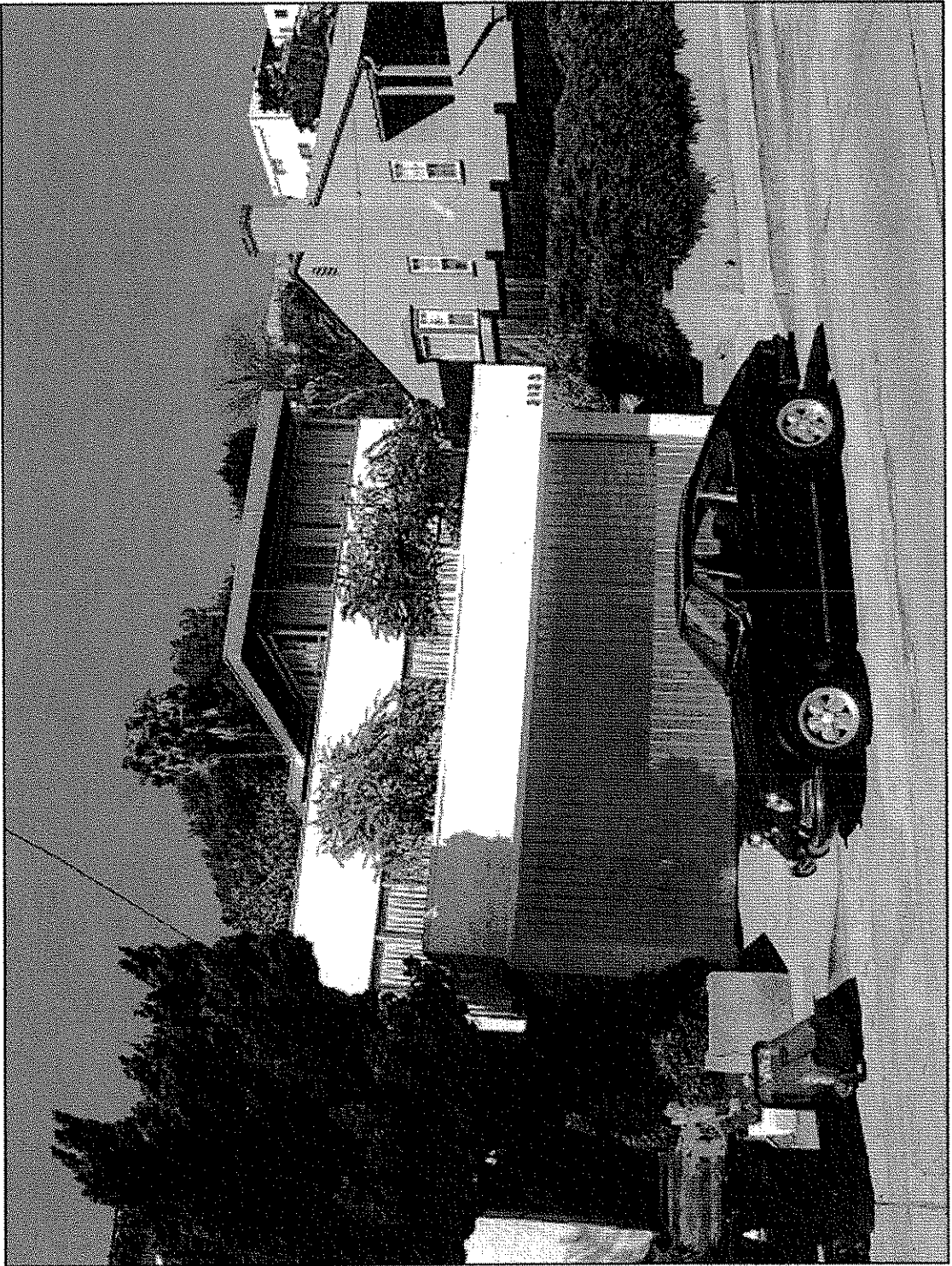
**Schulman House (1950), Raphael Soriano**

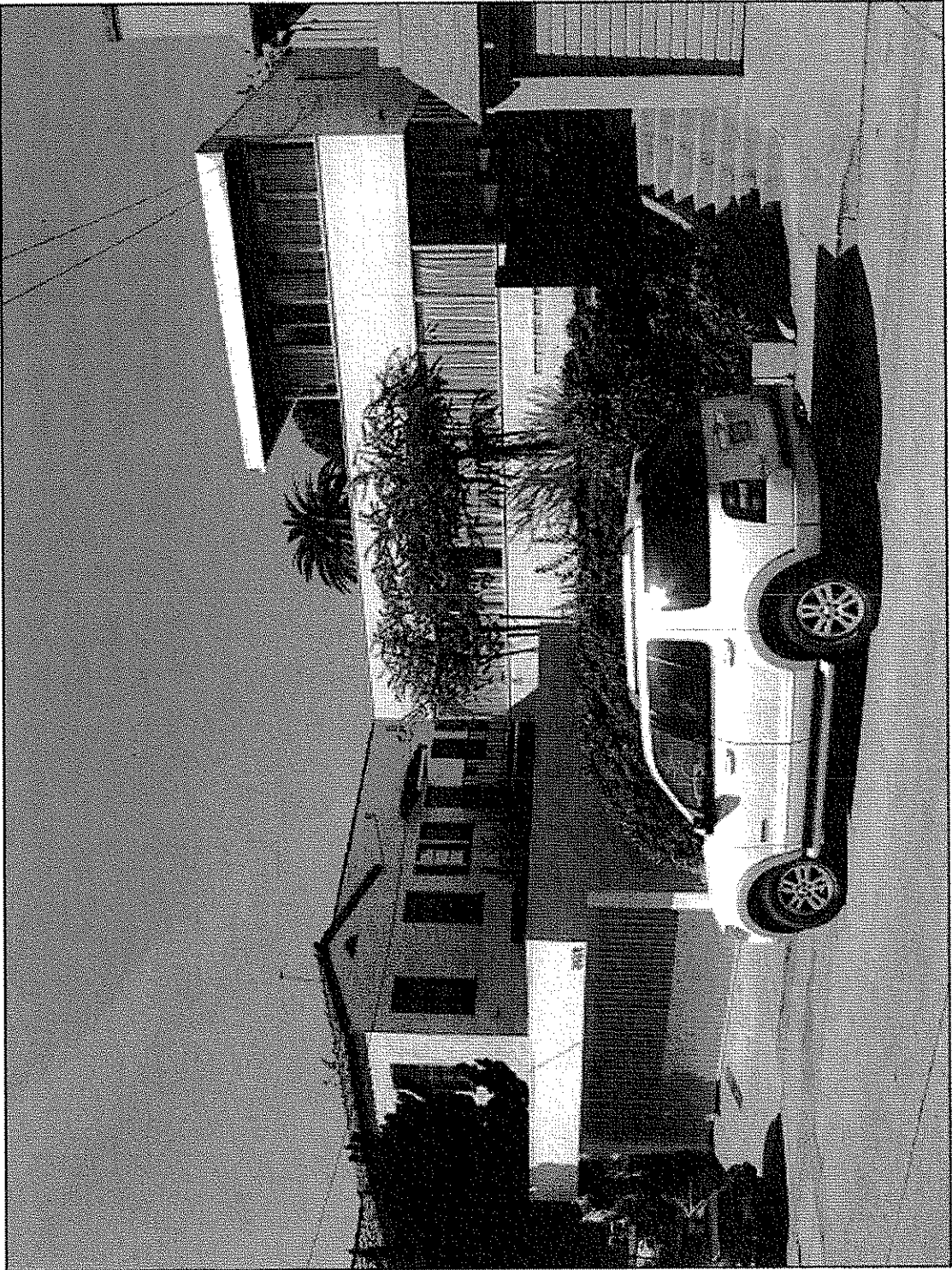
Source: Julius Schulman



**Colby Apartments (1951), Raphael Soriano**

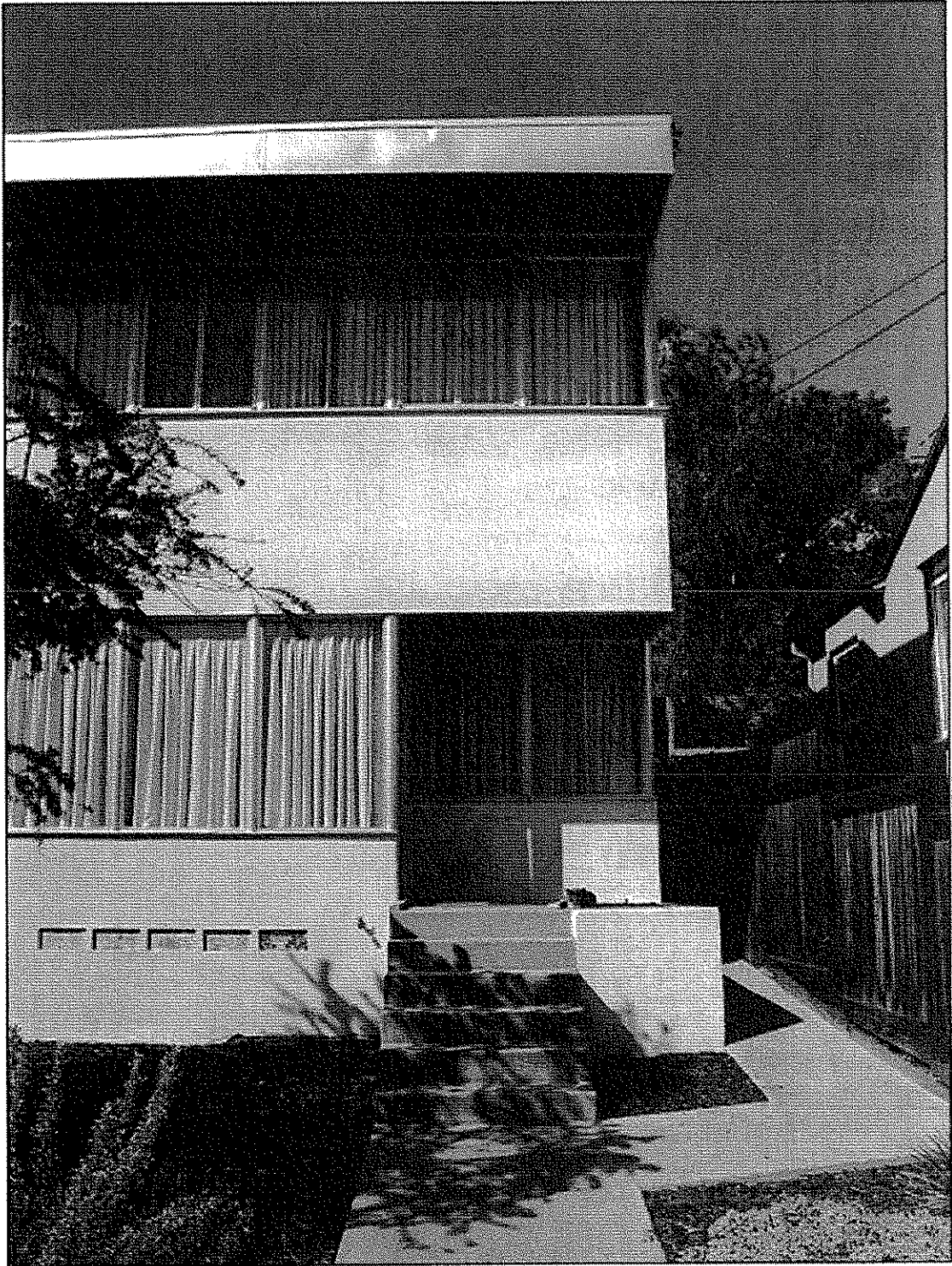
Source: USC

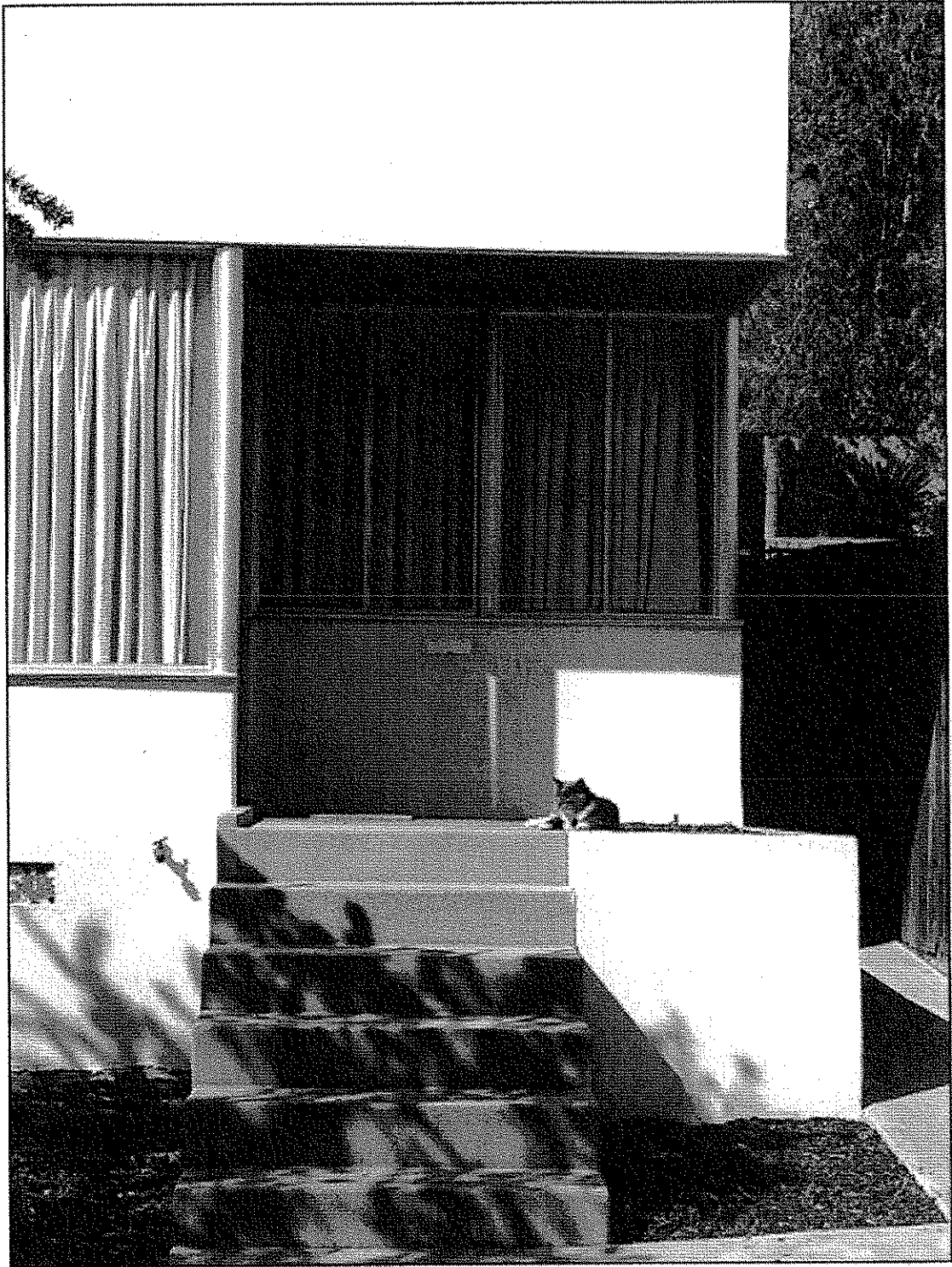






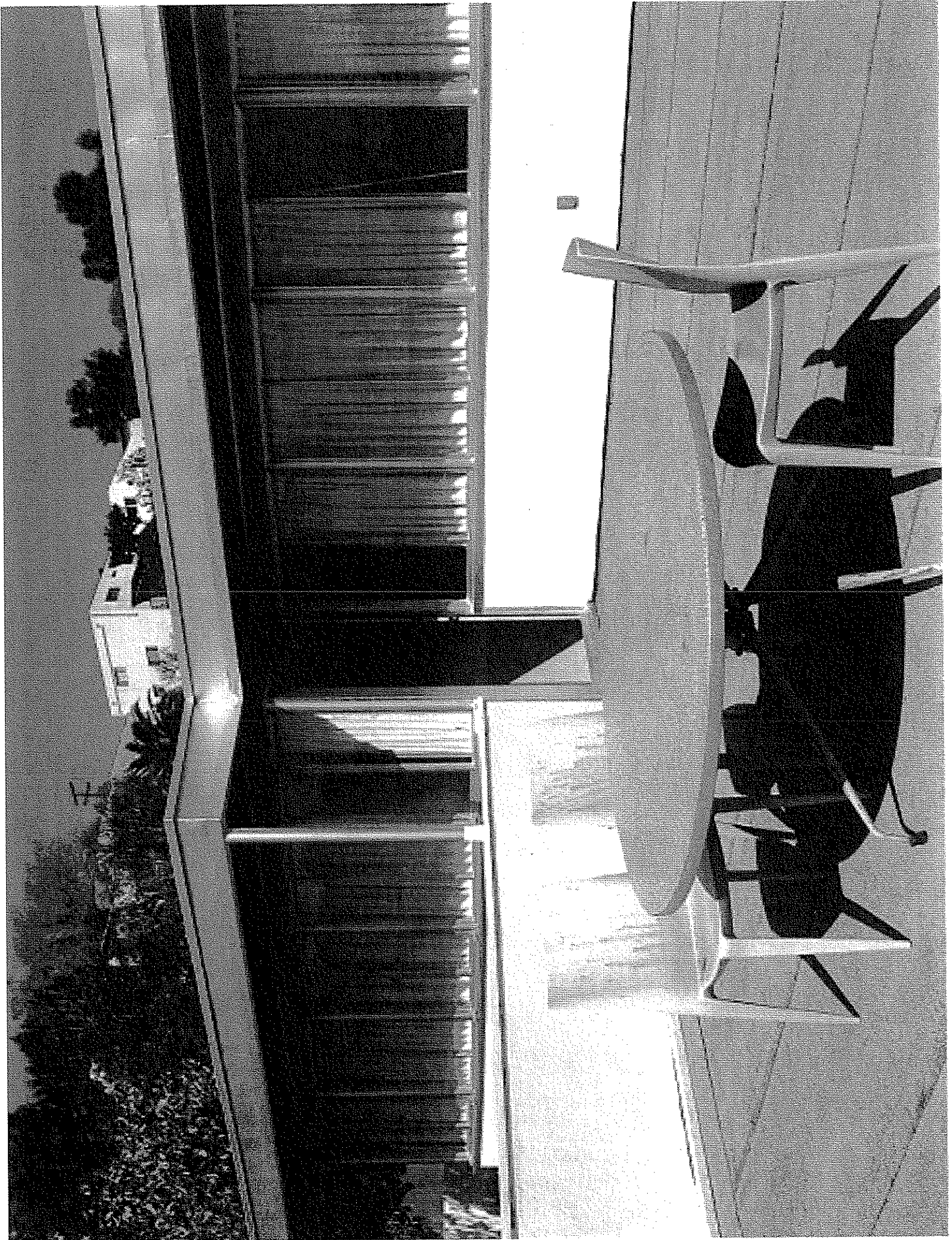


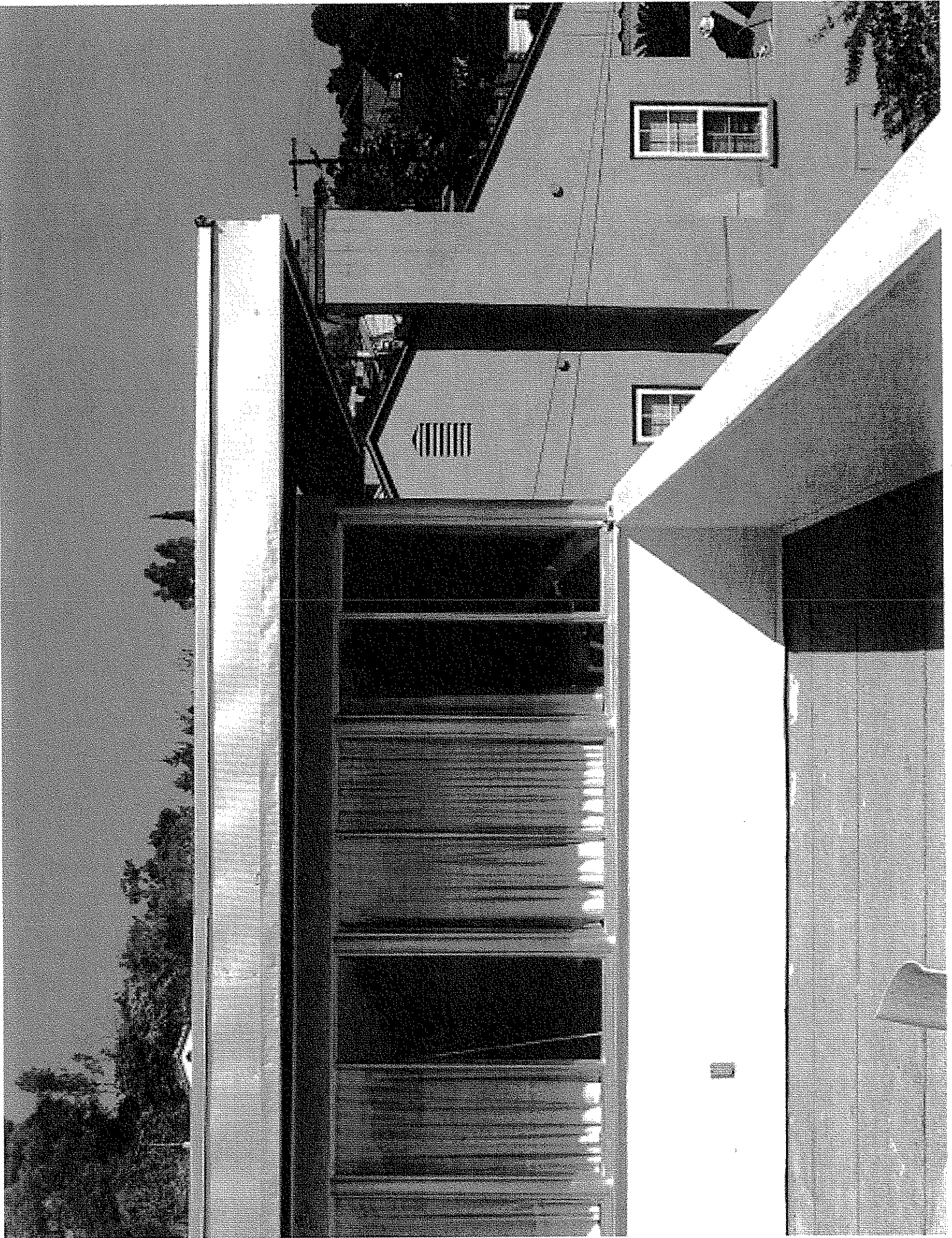






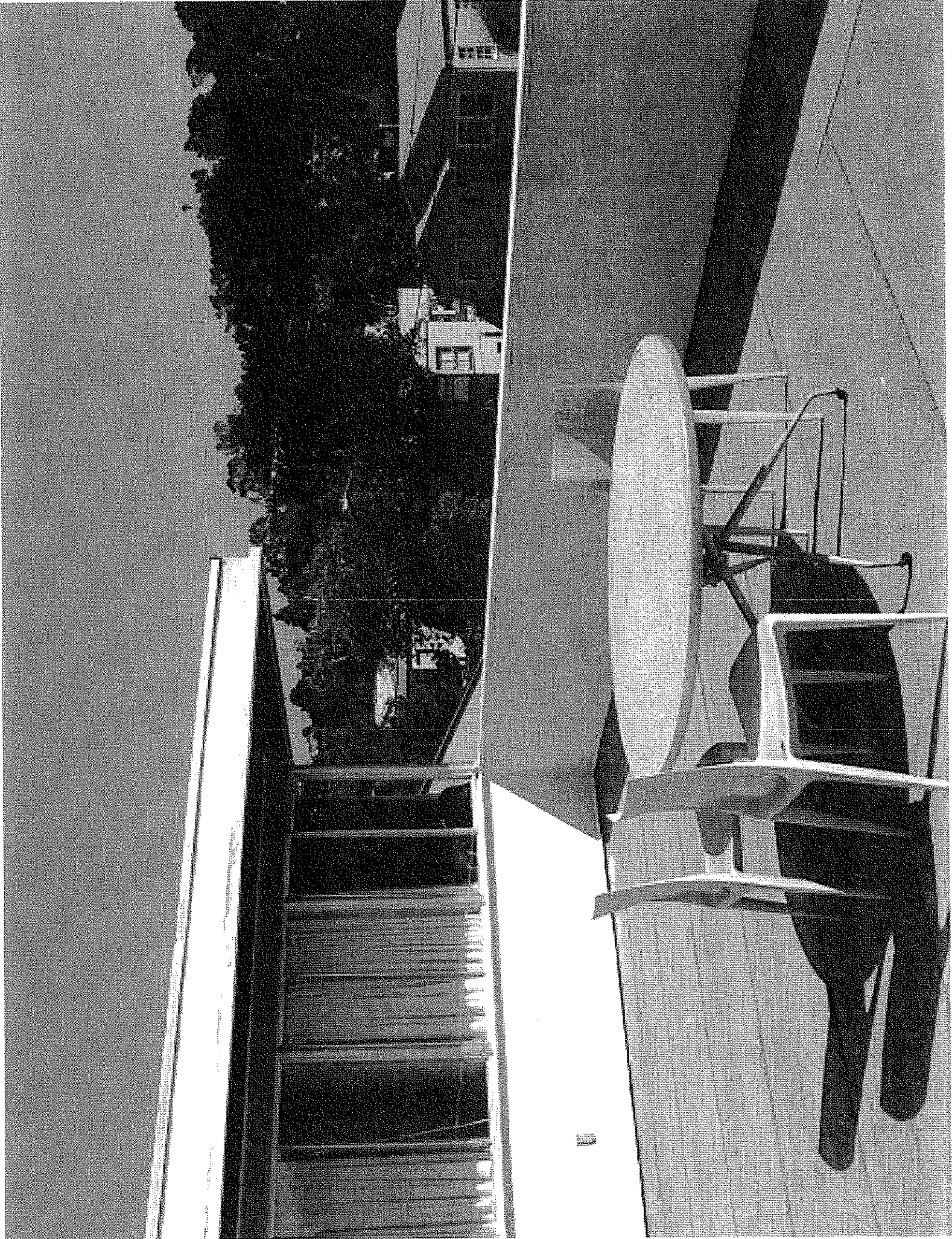


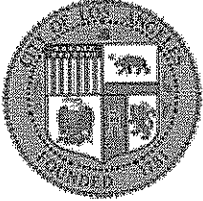












**City of Los Angeles  
Department of City Planning**

05/08/2009

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

2123 N VALENTINE ST

**ZIP CODES**

90026

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-23298-A  
CPC-1986-255  
ORD-165167-SA3385

**Address/Legal Information**

PIN Number: 144A211 156  
Lot Area (Calculated): 5,873.6 (sq ft)  
Thomas Brothers Grid: PAGE 036 - GRID 5F  
PAGE 036 - GRID 6F  
5420036019  
Assessor Parcel No. (APN): PARK MANOR TRACT  
Tract: M R 59-13  
Map Reference: BLK 3  
Block: FR 19  
Lot: None  
Arb (Lot Cut Reference): 144A211  
Map Sheet:

**Jurisdictional Information**

Community Plan Area: Silver Lake - Echo Park - Elysian Valley  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Greater Echo Park Elysian  
Council District: CD 13 - Eric Garcetti  
Census Tract #: 1972.00  
LADBS District Office: Los Angeles Metro

**Planning and Zoning Information**

Special Notes: None  
Zoning: RD1.5-1VL  
Zoning Information (ZI): ZI-2129 East Los Angeles State Enterprise Zone  
General Plan Land Use: Low Medium II Residential  
Plan Footnote - Site Req.: See Plan Footnotes  
Additional Plan Footnotes: Silver Lake  
Specific Plan Area: None  
Design Review Board: No  
Historic Preservation Review: No  
Historic Preservation Overlay Zone: None  
Other Historic Designations: None  
Other Historic Survey Information: None  
Mills Act Contract: None  
POD - Pedestrian Oriented Districts: None  
CDO - Community Design Overlay: None  
NSO - Neighborhood Stabilization Overlay: No  
Streetscape: No  
Sign District: No  
Adaptive Reuse Incentive Area: None  
CRA - Community Redevelopment Agency: None  
Central City Parking: No  
Downtown Parking: No  
Building Line: None  
500 Ft School Zone: Active: Elysian Heights Elementary School  
500 Ft Park Zone: No

**Assessor Information**

Assessor Parcel No. (APN): 5420036019  
Ownership (Assessor): KANTNER, GARETH A AND CHRISTINE M  
2123 VALENTINE ST  
LOS ANGELES CA 90026

Ownership (City Clerk):	KANTNER, GARETH ALEXANDER 2123 VALENTINE ST LOS ANGELES CA 90026
APN Area (Co. Public Works)*:	0.134 (ac)
Use Code:	0101 - Single Residence with Pool
Assessed Land Val.:	\$699,822
Assessed Improvement Val.:	\$298,350
Last Owner Change:	10/04/07
Last Sale Amount:	\$945,009
Tax Rate Area:	13
Deed Ref No. (City Clerk):	957035 2282292 1205977

Building 1:	
1. Year Built:	1938
1. Building Class:	D6B
1. Number of Units:	1
1. Number of Bedrooms:	3
1. Number of Bathrooms:	2
1. Building Square Footage:	1,751.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

**Additional Information**

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	Yes
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	0.50669 (km)
Landslide:	No
Liquefaction:	No

**Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	East Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative:	None

**Public Safety**

Police Information:	
Bureau:	Central
Division / Station:	Northeast
Report District:	1174
Fire Information:	
District / Fire Station:	20
Batallion:	11
Division:	1
Red Flag Restricted Parking:	No

## CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

**Case Number:** CPC-23298-A  
**Required Action(s):** A-FIRST EXTENSION FOR PRIVATE STREET ONLY  
**Project Description(s):** Data Not Available

**Case Number:** CPC-1986-255  
**Required Action(s):** Data Not Available  
**Project Description(s):** AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT

CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.

## DATA NOT AVAILABLE

ORD-165167-SA3385