

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
200 N. SPRING STREET, ROOM 272  
LOS ANGELES, CA 90012-4801

**CULTURAL HERITAGE COMMISSION**

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DEPUTY DIRECTOR

**CERTIFIED MAILING - RETURN RECEIPT REQUESTED**

Mailing Date: **SEP 21 2021**

Prime Frit Olivo Land LLC  
c/o Federal Realty Inv Trust  
1626 East Jefferson Street  
Rockville, MD 20852

Prime/Frit Mission Hills LLC  
c/o Primestore Dev. Inc./Arturo Sneider  
201 South Figueroa Street Suite 300  
Los Angeles, CA 90012

**MISSION HILLS BOWL; 10430-10434 NORTH SEPULVEDA BOULEVARD; CHC-2021-7683-HCM; ENV-2021-7684-CE; CD-7**

Pursuant to Section 22.171.10(d)(2) of the Los Angeles Administrative Code (LAAC), on September 13, 2021, the Director of Planning determined that an application for the proposed designation of the above-referenced property as an Historic-Cultural Monument is complete.

You are hereby advised that pursuant to LAAC Section 22.171.12, no permit for demolition, substantial alteration or removal shall be issued; and the site, building or structure regardless of whether a permit exists, shall not be demolished, substantially altered or removed, pending final determination by the Cultural Heritage Commission and City Council on whether the proposed site, building, object or structure shall be designated as an Historic-Cultural Monument (Monument). The Commission will notify the Department of Building and Safety to not issue permits for the demolition, alteration or removal of the building or structure.

Pursuant to LAAC Section 22.171.10(e), the Commission will hold a public meeting on **October 7, 2021 at 10:00 a.m.** to determine whether to take the proposed designation under consideration. Due to concerns over COVID-19, the Cultural Heritage Commission meeting may be conducted entirely telephonically by Zoom [<https://zoom.us/>]. The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [chc@lacity.org](mailto:chc@lacity.org). If the Commission determines that the proposed designation merits further review, a subcommittee of the Commission along with Department staff will <sup>1</sup>inspect the site, building, or structure, including touring or reviewing photographic or videographic records. The Director or his designee will thereafter prepare a report and recommendation on the proposed designation.

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<sup>1</sup> Due to concerns over COVID-19, the site visit may be conducted remotely. Please contact the Office of Historic Resources for more information.

The Commission will then hold a second public hearing to determine whether the property conforms with the definition of a Monument as defined in LAAC Section 22.171.7. You will be notified of the date, time and place of all public hearings.

If you have questions, please contact Melissa Jones, Office of Historic Resources at (213) 847-3679 or via email at [melissa.jones@lacity.org](mailto:melissa.jones@lacity.org) or Lambert Giessinger, Architect, Office of Historic Resources at (213) 847-3648 or via email at [lambert.giessinger@lacity.org](mailto:lambert.giessinger@lacity.org).



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James K. Williams, Commission Executive Assistant II  
Cultural Heritage Commission

Enclosures: Application, Cultural Heritage Ordinance

cc: Paola Bassignana, Planning Director, Seventh Council District  
Anisa Raja, Planning Deputy, Seventh Council District  
Ken Bernstein, Principal City Planner, Office of Historic Resources  
Lambert Giessinger, Architect, Office of Historic Resources  
Shannon Ryan, Senior City Planner  
Melissa Jones, City Planning Associate  
Victor Cuevas, Assistant Deputy Superintendent, Department of Building and Safety  
Pascal Challita, Chief, Department of Building and Safety, Inspection Bureau