LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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Administration

November 24, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

PROJECT NO. PRJ2026-001182 CASE NO. RPPL2026000899
APPLICANT: ROSA PEREZ AND XAVIER ZAMORA PROJECT LOCATION: 4327 VIA PADOVA, UNINCORPORATED NORTH CLAREMONT, CA 91711 NORTH CLAREMONT ZONED DISTRICT (FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

This action is to designate the Lake House, located at 4327 Via Padova in the unincorporated community of North Claremont in the Fifth Supervisorial District, as a County of Los Angeles ("County") Landmark.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project; and

2. Adopt a resolution designating the subject property as a County Landmark.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to designate the subject property as a County Landmark, thereby preserving the County's distinctive history.

The subject property was built in 1933 and is eligible for designation for two reasons: 1) for its embodiment of the Spanish Colonial Revival architectural style, and 2) for its role as the first residential lot developed as part of Padua Hills. This subdivision was an extension of the Padua Hills

Theater (1930), where the Mexican Players formed as a theatrical troupe and performed original productions (from 1932 to1974) to educate local and regional audiences about the traditions and culture of Mexico. The attached draft resolution includes an overview of the subject property's history, including acknowledgement of Padua Hills' racially restrictive covenant, which was eventually made unenforceable and illegal through various federal actions beginning in 1948, and was formally removed in 1998. The designation preserves this historically significant property, while also acknowledging the complex history of racially restrictive covenants.

Implementation of Strategic Plan Goals

This action supports the County's Strategic Plan North Star 2 (Foster Vibrant and Resilient Communities). Designating Landmarks and Historic Districts preserves the unincorporated communities' architectural and cultural heritage, thereby fostering community vibrancy.

FISCAL IMPACT/FINANCING

There is no fiscal impact for this project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to County Code Section 22.124.090.B, at a duly noticed public hearing held on July 24, 2026, the Historical Landmarks and Records Commission (Landmarks Commission) adopted a resolution to recommend that the Board find that the designation of the subject property as a County Landmark is categorically exempt from the provisions of the CEQA and designate the subject property as a County Landmark. During the public hearing, the property owners expressed their support of the recommended designation. There were no other public comments during the Landmarks Commission public hearing.

Board Public Hearing Requirement

Pursuant to County Code Section 22.124.090, if the property owner is also the applicant and thereby consents to designation, a public hearing before the Board is not required. The property owners Rosa Perez and Xavier Zamora, filed a landmark nomination application for the subject property and therefore consent to its designation.

Board Consideration

Pursuant to County Code Section 22.124.090.C, following the filing by the Landmarks Commission of an adopted resolution, the Board is also required to adopt a resolution approving the landmark designation, in whole or in part and with or without modifications; or disapproving the landmark designation.

Designation Effective Date

Pursuant to County Code Section 22.124.090.D, a landmark designation shall be effective as of the date a resolution approving the designation is adopted by the Board.

Procedures Upon Approval

Pursuant to County Code Section 22.124.090.E, upon the effective date of a landmark designation,

the Landmarks Commission shall promptly enter the property into the County Register as a County Landmark and shall specify the effective date of the landmark designation.

Pursuant to County Code Section 22.124.090.F, the Director of the Department of Regional Planning shall cause a document titled "Notice of Landmark Designation" to be promptly recorded with the Registrar-Recorder/County Clerk upon the effective date of a landmark designation.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation–Class 31) of CEQA, a historic landmark designation is categorically exempt from the provisions of the CEQA because the designation will preserve a historical resource 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 (1995).

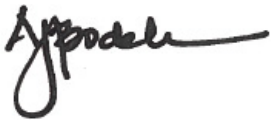
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed action will not impact current County services or projects.

CONCLUSION

For further information, please contact Katrina Castañeda in the Community Studies East Section at (213) 893-7032 or kcastaneda@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:CC:ER:JH:KC:lj

Enclosures

c: Executive Office, Board of Supervisors Chief
Executive Office
County Counsel
Historical Landmarks and Records Commission

DRAFT RESOLUTION
COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
LAKE HOUSE LANDMARK DESIGNATION
PROJECT NO. PRJ2026-001182
CASE NO. RPPL2026000899

WHEREAS, on November 24, 2026, the County of Los Angeles ("County") Board of Supervisors (“Board”) considered a recommendation from the County Historical Landmarks and Records Commission ("Landmarks Commission") to designate the Lake House, located at 4327 Via Padova in the unincorporated community of North Claremont in the Fifth Supervisorial District (the "Property"), as a County Landmark pursuant to Section 22.124 of the County Code (the "Project"), and find the Project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31); and

WHEREAS, the Board finds:

1. On March 5, 2026, Property owners, Rosa Perez and Xavier Zamora, filed a landmark nomination application for the subject Property.

2. The boundaries of the proposed landmark follow the parcel lines of Assessor's Parcel Number 8673-027-015.

3. The subject Property is approximately 0.3 acres in size and developed with a three-story residence.

4. The residence was constructed in 1933. Pursuant to County Code Section 22.124.070.A, the subject Property is a historic site that is at least 50 years old, satisfies one or more significance criteria, and therefore may be designated as a County Landmark.

5. The subject Property satisfies the requirements of County Code Section 22.124.070.A.1 because it is associated with events that have made a significant contribution to the broad patterns of the history of the Claremont community. Specifically, the subject Property was the first residential lot purchased and developed as part of Padua Hills. The design of the subject Property was also the first to be approved by the Padua Hills Community Association and Art Jury, establishing the benchmark by which future designs in the community would be evaluated.

   The community was anchored by the objectives of artistry and intercultural understanding fostered at the Padua Hills Theatre, a cultural institution located 0.20-miles north on Via Padova. Herman H. and Beth Garner, and Padua Hills, Incorporated, purchased over 2,000 acres of unincorporated land in 1927, opened the Little Theatre in Padua Hills and The Padua Hills Dining Room, now known as the Padua Hills Theatre, in 1930. The theater played a role in celebrating and

fostering an understanding of the traditions and culture of Mexico and Spanish California. The theater was home to the Mexican Players, a theatrical troupe, from 1932 until the theater's closure in 1974. The Mexican Players performed plays in Spanish and English.

Padua Hills, Incorporated prepared a subdivision tract map for 41 parcels along Via Padova directly south of the theater. The County Board of Supervisors approved Tract No. 9582 on August 7, 1931. Padua Hills, Incorporated formed the Padua Hills Community Association, which was responsible for interpreting and enforcing the restrictions laid out in the "Protective Restrictions of Padua Hills," signed August 24, 1931, by H. H. and Bess A. Garner. These restrictions included racially restrictive covenants that were characteristic of discriminatory housing practices of the time. They forbade ownership or occupancy by "persons of African or Asiatic descent" or anyone other than "persons of the white or Caucasian race, except [for] domestic servants, chauffeurs, and gardeners" with written approval of the Padua Hills Community Association.

On a nationwide scale, the enforcement of these racially discriminatory types of restrictions was ruled unconstitutional through United States Supreme Court decisions including *Shelley v. Kraemer* (1948) and *Barrows v. Jackson* (1953). The Fair Housing Act (1968) further prohibited such discrimination in the sale and rental of housing.

In 1998, the Padua Hills Community Association Board of Directors removed language from the Governing Documents that restricted sales based on one's ethnicity. The presently applicable 2007 Declaration of Covenants, Conditions and Restrictions include provisions for "No Racial Restriction" and "Non-discrimination" which disallow discrimination, including racial discrimination, in the sale, leasing, or occupancy of a lot.

6. The subject Property satisfies the requirements of County Code Section 22.124.070.A.3 because it embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. The subject property's L-shaped massing, asymmetrical façade, and horizontal composition of contiguous arches enclose a prominent courtyard. In addition, the Lake House possesses a characteristically red-tiled floor, low-pitched hipped and gabled tile roof, recessed fenestration, and wrought iron detailing. This picturesque massing, handling of asymmetry and proportion, provision of transitional spaces, and spare detailing embody the style.

7. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities: location, setting, design, materials, workmanship, feeling, and association.

The subject Property is in its original location and therefore retains integrity of location.

In 1933, the Lake House became the first residential Property developed as part of the Padua Hills community, which eventually represented 41 lots along Via Padova. At building completion, the subject Property's setting was undeveloped, except for the nearby Padua Hills Theatre (completed in 1930). As planned, architecturally distinguished buildings gradually filled the tract and were set in the scenic hills. The Claremont Wilderness Park to the west and Palmer Canyon below and to the west continue to provide a tranquil setting. Therefore, the subject Property retains integrity of setting.

The design of the subject Property has been moderately altered since the period of significance. The original principal façade and south elevation, together forming the 'L' configuration, remain intact except for the insertion of a multi-lite steel window into one of the eight arches in 2000. A rear-facing terrace with compatible Spanish tile and a wrought-iron railing was constructed in the 1990s and 2000s, as well as non-original supporting concrete pillars. Other alterations include walls and wrought-iron gates at the Property lines and secondary doors. The expansive courtyard has been paved with subtle earth toned concrete, and new plants have been introduced; however, the courtyard remains an open space, and the overall relationship between the house and its surroundings does not interfere with the historic integrity. The Lake House retains sufficient integrity of design to convey its historical significance.

Most of the material aspects of the Property are original and intact, including the brick composing the façade, wood-paneled porch wall, front door, and garage doors, Spanish tile floors and concrete tile roof, and iron detailing. The material alterations described above do not compromise the Property's integrity, and the Lake House retains integrity of materials.

The subject Property exhibits a high quality of workmanship, especially in the precision of the brick construction, woodwork, and in the detailing of the iron fixtures. The Lake House retains integrity of workmanship.

The Lake House's Spanish Colonial Revival-style massing and use of arches and low roof lines evoke a feeling and historic sense of its period of significance of 1933. The Property retains integrity of feeling.

Finally, the subject Property is strongly associated with the development of Padua Hills and therefore retains high integrity of association.

8. The National Park Service defines period of significance as “the span of time during which significant events and activities occurred” associated with the historic site. The period of significance of the subject Property is 1933, the year the residence was completed.
9. Pursuant to County Code Section 22.124.090.A, the Property owners are the applicant and thereby consent to the County Landmark designation.
10. Pursuant to County Code Section 22.124.140, a Certificate of Appropriateness is required to authorize certain work on the landmark.
11. On July 24, 2026, the Historical Landmarks and Records Commission voted to recommend that the Board find the Project categorically exempt from the California Environmental Quality Act and adopt a resolution designating the subject Property as a County Landmark.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

1. Find the Project categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31);
2. The Property, located at 4327 Via Padova in the unincorporated community of North Claremont, is hereby designated as a County Historic Landmark;
3. Pursuant to County Code Section 22.14.080, character-defining features are defined as “the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of a historic resource that must be retained to preserve that character.” The Property’s character-defining features are attached; and
4. Pursuant to County Code section 22.124.190.A, the effective date of this designation is November 24, 2026 and the decision of the Board is final.

EDWARD YEN
Executive Officer-Clerk of the Board of
Supervisors of the County of Los Angeles

By: _____
Deputy

APPROVED AS TO FORM:
DAWYN HARRISON
County Counsel

By: _____
Principal Deputy County Counsel
Property Division

Attachment: Character-Defining Features

CHARACTER-DEFINING FEATURES
LAKE HOUSE LANDMARK DESIGNATION
PROJECT NO. PRJ2026-001182
CASE NO. RPPL2026000899

Photos on file at the Department of Regional Planning and at https://file.lacounty.gov/SDSInter/bos/supdocs/218837.pdf

Item No.	Character-Defining Feature	East (Primary)	South	West	North
Massing					
1	'L'-shaped building comprising two one-story arms and a double-height square volume rising above the southwest arm	X	X	X	X
Roof					
2	One side gable roof per arm; a hipped roof capping the square volume projecting above the southwest arm. Very low slopes on all three roofs	X	X	X	X
3	Roof materials are concrete Spanish tiles	X	X	X	X
4	Exposed wood rafter tails; squared off and chamfered	X	X	X	X
5	Wood fascia scribed to follow the undulating rhythm of the tiles above while flat/horizontal at the base, where it meets the rafters	X	X	X	X
Walls/Arcade Arches/Chimneys					
6	White painted brick, alternating three courses of running bond brick with one course of soldiers	X	X	X	X
7	Four identical flattened arches comprise the arcade, principal façade (east elevation)	X (4)			
8	Three of the four arches located on the south elevation (the garage wing) are each subtly different, ranging from a gently pointed arch on the north to a semi-circular arch, identical to the arches on the primary façade		X (4)		
9	The dwelling's brick wall on the interior wall of the arcade (the building wall) is surmounted by a full-width panel of pine boards	X			
10	Stucco walls on second floor	X	X	X	X
11	Each of the eight arches is characterized by three rows of bricks that follow the curve of the arch	X	X		
12	The arcade piers at the spring line are framed with a stepped, squared impost molding that slightly projects from each pier	X	X		
13	Brick walls of lower height at property lines featuring a decorative open brick pattern, surmounted by later wrought iron fencing		X		
14	Chimney features two projecting bands, one-brick thick			X	
Floors					
15	Square red Spanish tiles in arcade	X			
Doors					
16	Wood front door of vertical wood panels with one lite (a small viewing window centered in the upper half of the door)	X			

CHARACTER-DEFINING FEATURES

17	Three-lite single wood doors set directly into brick surround	X (2)			
18	Pairs of six-lite wood French doors inset directly into brick surround			X (4)	
19	Arched wood garage doors with square panels		X (3)		
Windows					
20	Six-lite wood-framed casement windows with wood surround		X (1)		X (1)
21	Six-lite steel-framed casement window pairs set directly into brick surround, double hinges	X (2)	X (4)	X (1)	X (1)
22	Four-lite steel-framed casement window pairs set directly into brick surround, double hinges		X (2)		
23	Wrought iron window grilles			X (2)	X (1)
24	Single-lite wood framed casement windows				X (1)
25	Single-lite wood framed fixed windows		X (2)	X (1)	
26	12-lite fixed window, steel		X (1)		X (1)
Other Features					
27	Exterior (arcade) ornate wrought iron lantern-type chandelier	X (2)			
28	Lantern-style decorative Spanish-style light fixture, mounted on arcade	X (1)			

SUMMARY OF PROCEEDINGS
HISTORICAL LANDMARKS AND RECORDS COMMISSION
LAKE HOUSE LANDMARK DESIGNATION
PROJECT NO. PRJ2026-001182
CASE NO. RPPL2026000899

July 24, 2026 Historical Landmarks and Records Commission (HLRC) Hearing

At the public hearing on July 24, 2026, Department of Regional Planning staff presented the Lake House Landmark Designation item. The property owners, Mrs. Perez and Mr. Zamora, testified in support of the designation. The HLRC Commissioners remarked on the historical significance and the good condition of the subject property and lauded the historical photos. Staff noted that Mrs. Perez and Mr. Zamora had supplied the historical photos having been preceded by only two property owners. The HLRC Commissioners commended Mrs. Perez and Mr. Zamora for their stewardship of the property and expressed appreciation for the mention of the racial covenant that was once a part of the subject property's restrictions. The racial covenant was formally removed from the Padua Hills Community Association's Governing Documents in 1998. No public comments were received at the hearing.

Vice Chair Duarte-White made a motion that the Landmarks Commission adopt a resolution to recommend that the Board of Supervisors find the project categorically exempt from the California Environmental Quality Act and adopt a resolution designating the Lake House a County Landmark. Commissioner Furey seconded the motion.

Concurring: Commissioners Duarte-White, Furey, and Sass

Dissenting: None

Abstaining: None

Absent: Commissioners Kahle and Sand

Action Date: July 24, 2026

RESOLUTION
HISTORICAL LANDMARKS AND RECORDS COMMISSION
LAKE HOUSE LANDMARK DESIGNATION
PROJECT NO. PRJ2026-001182
CASE NO. RPPL2026000899

WHEREAS, on July 24, 2026, the County of Los Angeles ("County") Historical Landmarks and Records Commission ("Landmarks Commission") considered a recommendation that the County Board of Supervisors find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31) and designate the Lake House, located at 4327 Via Padova in the unincorporated community of North Claremont in the Fifth Supervisorial District, as a County Landmark pursuant to Section 22.124 of the County Code; and

WHEREAS, the Landmarks Commission finds:

1. On March 5, 2026, the property owners/applicants, Rosa Perez and Xavier Zamora, filed a landmark nomination application for the subject property. The application was deemed complete on March 10, 2026.

2. The boundaries of the subject property follow the parcel lines of Assessor's Parcel Number 8673-027-015.

3. The subject property is approximately 0.3 acres in size and developed with a three-story residence.

4. The residence was constructed in 1933. Pursuant to County Code Section 22.124.070.A, the subject property is a historic site that is at least 50 years old.

5. Pursuant to County Code Section 22.124.070.A.1, the subject property meets the criteria for designation as a County Landmark because it "is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located."

   Specifically, the subject property was the first residential lot purchased and developed as part of Padua Hills. The design of the subject property was also the first to be approved by the Padua Hills Community Association and Art Jury, establishing the benchmark by which future designs in the community would be evaluated.

   The community was anchored by the objectives of artistry and intercultural understanding fostered at the Padua Hills Theatre, a cultural institution located 0.20-miles north on Via Padova. Herman H. and Beth Garner, and Padua Hills, Incorporated, purchased over 2,000 acres of unincorporated land in 1927, opened

the Little Theatre in Padua Hills and The Padua Hills Dining Room, now known as the Padua Hills Theatre, in 1930. The theater played a role in celebrating and fostering an understanding of the traditions of Mexico and Spanish California. The theater was home to the Mexican Players, a theatrical troupe, from 1932 until the theater's closure in 1974. It performed plays centered on Mexican culture in Spanish and English.

Padua Hills, Incorporated prepared a subdivision tract map for 41 parcels along Via Padova directly south of the theater. The County Board of Supervisors approved Tract No. 9582 on August 7, 1931. Padua Hills, Incorporated formed the Padua Hills Community Association, which was responsible for interpreting and enforcing the restrictions laid out in the "Protective Restrictions of Padua Hills," signed August 24, 1931, by H H. and Bess A. Garner. These restrictions included racially restrictive covenants that were characteristic of discriminatory housing practices of the time. They forbade ownership or occupancy by "persons of African or Asiatic descent" or anyone other than "persons of the white or Caucasian race, except [for] domestic servants, chauffeurs, and gardeners" with written approval of the Padua Hills Community Association.

On a nationwide scale, the enforcement of these racially discriminatory types of restrictions was ruled unconstitutional through United States Supreme Court decisions including *Shelley v. Kraemer* (1948) and *Barrows v. Jackson* (1953). The Fair Housing Act (1968) further prohibited such discrimination in the sale and rental of housing.

In 1998, the Padua Hills Community Association Board of Directors removed language from the Governing Documents that restricted sales based on one's ethnicity. The presently applicable 2007 Declaration of Covenants, Conditions and Restrictions include provisions for "No Racial Restriction" and "Non-discrimination" which disallow discrimination, including racial discrimination, in the sale, leasing, or occupancy of a lot.

6. Pursuant to County Code Section 22.124.070.A.3, the subject property meets the criteria for designation as a County Landmark because it "embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community, or possesses artistic values of significance to the nation, State, County, or community."

   Specifically, the Lake House embodies the distinctive characteristics associated with the Spanish Colonial Revival style. The subject property's L-shaped massing, asymmetrical façade, and horizontal composition of contiguous arches enclose a

prominent courtyard. In addition, the Lake House possesses a characteristically red-tiled floor, low-pitched hipped and gabled tile roof, recessed fenestration, and wrought iron detailing. This picturesque massing, handling of asymmetry and proportion, provision of transitional spaces, and spare detailing embody the style.

7. In 1933, Wally S. Caldwell completed construction of the Lake House for Arthur H. and Ethel Lake, marking the beginning of the Padua Hills development and the fulfillment of the residence's architectural design. The National Park Service defines period of significance as "the span of time during which significant events and activities occurred" associated with the historic site. The period of significance of the subject property is 1933, the year the Lake House was completed.

8. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities: location, setting, design, materials, workmanship, feeling, and association.

   The subject property is in its original location and therefore retains integrity of location.

   In 1933, the Lake House became the first residential property developed as part of the Padua Hills community, which eventually represented 41 lots along Via Padova. At building completion, the subject property's setting was undeveloped, except for the nearby Padua Hills Theatre (completed in 1930). As planned, architecturally distinguished buildings gradually filled the tract and were set in the scenic hills. The Claremont Wilderness Park to the west and Palmer Canyon below and to the west continue to provide a tranquil setting. Therefore, the subject property retains integrity of setting.

   The design of the subject property has been moderately altered since the period of significance. The original principal façade and south elevation, together forming the 'L' configuration, remain intact except for the insertion of a multi-lite steel window into one of the eight arches in 2000. A rear-facing terrace with compatible Spanish tile and a wrought-iron railing was constructed in the 1990s and 2000s, as well as non-original supporting concrete pillars. Other alterations include walls and wrought-iron gates at the property lines and secondary doors. The expansive courtyard has been paved with subtle earth toned concrete, and new plants have been introduced; however, the courtyard remains an open space, and the overall relationship between the house and its surroundings does not interfere with the historic integrity. The Lake House retains sufficient integrity of design to convey its historical significance.

Most of the material aspects of the property are original and intact, including the brick composing the façade, wood-paneled porch wall, front door, and garage doors, Spanish tile floors and concrete tile roof, and iron detailing. The material alterations described above do not compromise the property's integrity, and the Lake House retains integrity of materials.

The subject property exhibits a high quality of workmanship, especially in the precision of the brick construction, woodwork, and in the detailing of the iron fixtures. The Lake House retains integrity of workmanship.

The Lake House's Spanish Colonial Revival-style massing and use of arches and low roof lines evoke a feeling and historic sense of its period of significance of 1933. The property retains integrity of feeling.

Finally, the subject property is strongly associated with the development of Padua Hills and therefore retains high integrity of association.

9. Pursuant to County Code Section to 22.14.080 – H, character-defining features are the "materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of an historic resource that must be retained to preserve that character." The character-defining features of the subject property are attached.

10. Pursuant to County Code Section 22.124.090.A, the property owner is the applicant and thereby consents to the County Landmark designation.

11. Pursuant to County Code Section 22.222.120.B.2 and 22.222.160.B, properties within a 1,000-foot radius buffer of the subject property and the property owner were notified of the public hearing.

12. Pursuant to County Code Section 22.222.170, a sign was displayed on the property indicating the scheduling of a public hearing. No comments were received from the public prior to the public hearing.

13. Pursuant to County Code Section 22.222.180, the notice of public hearing was published in the publications *Inland Valley Daily Bulletin* and *San Gabriel Valley Tribune*.

14. At the public hearing on July 24, 2026, staff presented the staff report. The property owners/applicants, Mrs. Perez and Mr. Zamora, testified in support of the designation. The Landmarks Commission voted to recommend approval of the project to the Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED THAT the Historical Landmarks and Records Commission recommends that the Board of Supervisors of the County of Los Angeles:

1. Find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31); and
2. Adopt a resolution designating the Lake House, located at 4327 Via Padova in the unincorporated community of North Claremont in the Fifth Supervisorial District, as a County Landmark.

I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Historical Landmarks and Records Commission on July 24, 2026.

Chair Stephen J. Sass
Historical Landmarks and Records Commission
County of Los Angeles

APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By _____
Thomas Parker
Principal Deputy County Counsel
Property Division

VOTES

Yes:	Commissioner Patrick J. Furey, Vice Chair Yolanda Duarte White, and Stephen J. Sass, Chair
No:	None
Abstain	None
Absent:	Commissioner Benjamin Kahle and Commissioner Sharon Sand

Attachments: Character-Defining Features