

will speak only if needed DNS

PLANNING & LAND USE MANAGEMENT COMMITTEE SPEAKERS

SUPPORT Project/Proposal AGENDA ITEM # 4 Date 11/14/2000

OPPOSE Project/Proposal Council File # CF-00-2143-71504 9085

Phone No. (323) 762-3178

Name Natalie Neith

Address 2178 W. 20th St.

City Los Angeles Zip Code 90018

Representing myself

- Applicant Property Owner(s) Assoc. Other
- Appellant Surrounding Property Owner(s) Organization

DNS

PLANNING & LAND USE MANAGEMENT COMMITTEE SPEAKERS

SUPPORT Project/Proposal AGENDA ITEM # 4 Date 11/14/00

OPPOSE Project/Proposal Council File # 00-2143

Phone No. 323-737-7226

Name Stevie Stern

Address 2298 W. 20th St.

City Los Angeles Zip Code 90018

Representing _____

- Applicant Property Owner(s) Assoc. Other
- Appellant Surrounding Property Owner(s) Organization

DNS

PLANNING & LAND USE MANAGEMENT COMMITTEE SPEAKERS

SUPPORT Project/Proposal AGENDA ITEM # 4 Date 11/14/00

OPPOSE Project/Proposal Council File # _____

Phone No. 213-623-2489

Name Ken Bernstein

Address 523 W. Sixth St. #1216

City L.A. Zip Code 90014

Representing Los Angeles Conservancy

- | | | | |
|------------------------------------|--|--|--------------------------------|
| <input type="checkbox"/> Applicant | <input type="checkbox"/> Property Owner(s) | <input type="checkbox"/> Assoc. | <input type="checkbox"/> Other |
| <input type="checkbox"/> Appellant | <input type="checkbox"/> Surrounding Property Owner(s) | <input checked="" type="checkbox"/> Organization | |

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

00-2143



CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705
Fax: (213) 847-0636
Fax: (213) 485-8944

HELEN GINSBURG
Chief, Council and Public Services Division

CPC 99-0142 HPOZ
RETD. PLAN COMM.

PLACE IN FILES

JUN 20 2001

DEPUTY

June 14, 2001

Honorable Richard Riordan, Mayor
Planning Commission
Director of Planning

Trudi Sandmeier
523 W. 6th St., Suite 1216
Los Angeles, CA 90014

Murray Burns
1320 Carroll Ave.
Los Angeles, CA 90026

RE: NOTE AND FILE REPORT RELATIVE TO RESOURCES REQUIRED AND COST OF
ADMINISTERING THE CITY'S HISTORIC PRESERVATION OVERLAY ZONES (HPOZ)

At the meeting of the Council held June 13, 2001, the following
action was taken:

Attached report adopted	_____ X _____
Publication date.....	_____
Mayor approved.....	_____
Mayor vetoed.....	_____
To the Mayor FORTHWITH.....	_____
Mayor failed to act - deemed approved.....	_____
Findings adopted.....	_____
Negative Declaration adopted.....	_____
Categorically exempt.....	_____
Generally Exempt.....	_____
EIR Certified.....	_____
Tract map approved for filing with the County Recorder.....	_____
Parcel map approved for filing with the County Recorder.....	_____
Bond approved is No. _____ of Contract	_____
Agreement mentioned therein is/are No. _____ of contracts....	_____

J. Michael Carey
City Clerk
bs

steno\002143

7A [Signature] 6/20/01

**PLANNING AND LAND USE MANAGEMENT COMMITTEE
Report/Communication for Signature**

Council File Number 00-2143
 Committee Meeting Date 5-1-01
 Council Date 6-13-01

COMMITTEE MEMBERS	YES	NO	ABSENT
COUNCILMEMBER BERNSON, Chair	✓		
COUNCILMEMBER MISCIKOWSKI			✓
COUNCILMEMBER HERNANDEZ	✓		

Remarks Resources required & Cost administering
HPOZ's.

John A. White, Legislative Assistant ♦♦♦♦ Telephone 485-5707

**BUDGET & FINANCE COMMITTEE
Report/Communication for Signature**

Council File Number: 00-2143
 Committee Meeting Date: 5-16
 Council Date: _____

COMMITTEE MEMBER	YES	NO	ABSENT
Council Member Feuer, Chair <u>5/21</u>	✓		
Council Member Walters <u>5/21</u>	✓		
Council Member Miscikowski			✓

Remarks Note + File

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your **BUDGET AND FINANCE** Committee

reports as follows:

Public Comments: Yes No
X

BUDGET AND FINANCE COMMITTEE REPORT relative to the resources required and cost of administering the City's Historic Preservation Overlay Zones (HPOZ).

Recommendation for Council action:

NOTE and FILE the Planning Department's report dated March 22, 2001, inasmuch as the Planning Department has indicated that any additional staff resources will be sought during next year's budget and no further Council action is necessary at this time.

Fiscal Impact Statements: None submitted by the Planning Department. Neither the Office of Administrative and Research Services nor the Chief Legislative Analyst has completed a financial analysis of this report.

Summary:

At its meeting held May 1, 2001, the Planning and Land Use Management Committee considered Planning Department report relative to the resources required and cost of administering the City's HPOZs. Councilmember Hernandez stated his support for night HPOZ meetings which enable the participation of members of the public. During the public comment period, an HPOZ Board member stated that increased fines for property-owners who do not comply with HPOZ requirements could provide revenue to support Planning Department HPOZ staff. A representative of the Los Angeles Conservancy opposed any HPOZ fee increase. Most HPOZs are located in low-income areas and a fee increase would discourage HPOZ compliance. The Planning and Land Use Management Committee recommended that Council note and file the Planning Department's report and to also direct Department staff to identify additional sources of revenue to fully fund needed HPOZ staff resources and to prepare recommendations for HPOZ fee increases, if necessary.

At its regular meeting on May 16, 2001, the Budget and Finance Committee discussed this matter. A representative from the Planning Department indicated that they are no longer requesting any additional staff at this time, but will seek additional resources, if necessary, during next year's budget. The Budget and Finance Committee members stated that they would not be in favor of increasing fees, and urged the Department to find other funding resources, in the future.

This matter can now be Noted and Filed, since no further Council action is necessary at this time.

Respectfully submitted,

BUDGET AND FINANCE COMMITTEE

Michael...
Pete Walters

AB
5-21-2001
#002143c

REPT.
ADOPTED
JUN 13 2001
LOS ANGELES CITY COUNCIL

COUNCIL VOTE

13-Jun-01 10:48:05 AM, #1

Items For Which Public Hearings Have Been Held - Items 2-10

Voting on Item(s): 2,4-10

Roll Call

BERNSON	Absent
CHICK	Yes
FEUER	Yes
HERNANDEZ	Absent
HOLDEN	Yes
MISCIKOWSKI	Yes
PACHECO	Yes
PADILLA	Yes
RIDLEY-THOMAS	Yes
SVORINICH	Yes
WACHS	Yes
WALTERS	Absent.
*GALANTER	Yes
	Absent
	Absent

Present: 10, Yes: 10 No: 0

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	<u>—</u>

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to the resources required and cost of administering the City's Historic Preservation Overlay Zones (HPOZ).

Recommendations for Council action:

1. DIRECT the Planning Department to identify additional sources of revenue to fully fund needed HPOZ staff resources and to prepare recommendations for HPOZ fee increases, if necessary.
2. NOTE and FILE the Planning Department's report.

Fiscal Impact Statements: None submitted by the Planning Department. Neither the Office of Administrative and Research Services nor the Chief Legislative Analyst has completed a financial analysis of this report.

Summary:

At its meeting held May 1, 2001, the Planning and Land Use Management Committee considered Planning Department report relative to the resources required and cost of administering the City's HPOZs. Councilmember Hernandez stated his support for night HPOZ meetings which enable the participation of members of the public. During the public comment period, an HPOZ Board member stated that increased fines for property-owners who do not comply with HPOZ requirements could provide revenue to support Planning Department HPOZ staff. A representative of the Los Angeles Conservancy opposed any HPOZ fee increase. Most HPOZs are located in low-income areas and a fee increase would discourage HPOZ compliance.

The Planning and Land Use Management Committee recommended that Council note and file the Planning Department's report and to also direct Department staff to identify additional sources of revenue to fully fund needed HPOZ staff resources and to prepare recommendations for HPOZ fee increases, if necessary.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



JAW:ys
5/18/01

JUN 13 2001 - Received and Filed

**PLANNING AND LAND USE MANAGEMENT COMMITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION**

Council File No. 00-2143

sign

Applicant/Appellant/Owner	Representative
<i>Murray Burns</i>	<i>Jude Sandmeier</i>
<i>1320 Carroll Ave</i>	<i>523 W. 6th St. Ste 1216</i>
<i>LA 90026</i>	<i>LA 90014</i>

Council Member(s) _____

- Planning Commission (~~w/file~~) Other
- Director of Planning _____
- ____ Office of Zoning Administration (2 copies) _____
- ____ Advisory Agency _____
- ____ Planning Dept. - Community Planning Section _____
- ____ Planning Department - GIS Section - Attn: Fae Tsukamoto
221 North Figueroa Street, Room 900
- ____ Information Technology Agency _____
- ____ Bureau of Engineering, Development Services Division _____
- ____ Department of Transportation, Traffic/Planning Sections _____
- ____ Department of Building & Safety c/o Zoning Coordinator _____
- ____ Bureau of Street Lighting, "B" Permit Section _____
- ____ Department of Water and Power Other
- ____ Fire Department _____
- ____ Police Department _____
- ____ Community Development Department _____
- ____ City Attorney-Attn: _____
- ____ Office of Administrative and Research Services (OARS) _____
- ____ Chief Legislative Analyst (CLA) _____
- ____ Office of the Mayor (w/file) - Section _____
- ____ Los Angeles County Assessor _____

(4)
00-0600- OARS report relative to City Ethics Commission request for
S56 \$1.9 million.

Fiscal Impact Statement Submitted: Yes, by OARS

DISPOSITION _____

(5)
00-2143 Planning Department report relative to administering the City's
Historic Preservation Overlay Zones (HPOZ). (Planning and Land Use
Committee, on May 1, 2001, took various actions)

Fiscal Impact Statement Submitted: No

DISPOSITION _____

(6)
99-1803- Police Department report on educational loan forgiveness program.
S4

Fiscal Impact Statement Submitted: No

DISPOSITION _____

**City Attorney may request Closed Session pursuant to Govt. Code Sections
54956.9(a) and/or (b) to allow the Committee to confer with its legal
counsel on the following matter:**

(7)
01-0899 City Attorney report relative to waiver of conflict of interest for
Wilson, Elser, Moskowitz, Edelman & Dicker LLP.

Fiscal Impact Statement Submitted: No

DISPOSITION _____

COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST
WITHIN THE COMMITTEE'S SUBJECT MATTER JURISDICTION

hf 0516.agd

BUDGET AND FINANCE COMMITTEE

WEDNESDAY, MAY 16, 2001

ROOM 316, CITY HALL - 2 PM
200 N. MAIN ST., LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER MICHAEL FEUER, CHAIR
COUNCILMEMBER RITA WALTERS
COUNCILMEMBER CINDY MISCIKOWSKI

(Adrienne Bass - Legislative Assistant - 213-847-0379)

Note: Assistive listening devices are available at the meeting; upon 72 hour advance notice, other accommodations, such as sign language interpretation, and translation services will be provided. Contact the Legislative Assistant listed above for the needed services. TDD available at (213) 485-4735.

FILE NO.

SUBJECT

(1)
99-1803 Police Department report relative to police officer hiring under the COPS HIRE grant. (Also referred to the Public Safety and Personnel Committees)

Fiscal Impact Statement Submitted: No

DISPOSITION _____

(2)

Continued from May 9, 2001

99-1803- Personnel Department and Police Department status report on funding
S3 needed for space for the Police Recruitment Plan staff.

Fiscal Impact Statement Submitted: No

DISPOSITION _____

(3)

Continued from May 9, 2001

01-0200 Office of Administrative and Research Services (OARS) and General Services Department (GSD) reports relative to lease of property at 2709 Media Center Drive for the Bureau of Sanitation. (Environmental Quality and Waste Management Committee, on March 7, 2001, approved GSD recommendations; Information Technology and General Services Committee, on April 25, 2001, approved OARS recommendations)

Fiscal Impact Statement Submitted: Yes, by OARS

DISPOSITION _____

BUDGET AND FINANCE COMMITTEE

Wednesday - May 16, 2001

Page 1

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705
Fax: (213) 847-0636
Fax: (213) 485-8944

HELEN GINSBURG
Chief, Council and Public Services Division

00-2143
(file transmitted)

May 3, 2001

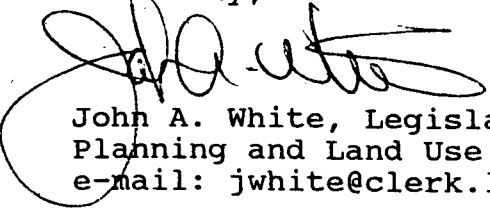
Michael Feuer, Chair
Budget and Finance Committee

At its meeting held May 1, 2001, the Planning and Land Use Management Committee considered Planning Department report dated March 22, 2001 relative to the resources required and cost of administering the City's Historic Preservation Overlay Zones (HPOZ). At that time the Committee recommended that Council take the following actions:

1. Note and File the Planning Department's report.
2. Direct the Planning Department to identify additional sources of revenue to fully fund needed HPOZ staff resources and to prepare recommendations for HPOZ fee increases, if necessary.

Inasmuch as the Committee recommendations relate to the jurisdiction of your Committee, the subject Council File is hereby transmitted to you for your consideration and disposition.

Sincerely,


John A. White, Legislative Assistant
Planning and Land Use Management Committee, 213.485.5707
e-mail: jwhite@clerk.lacity.org

cc: Frank Eberhard, Planning Department

#002143.ltr



PLANNING & LAND USE MANAGEMENT COMMITTEE SPEAKERS

SUPPORT
Project/Proposal

AGENDA
ITEM #

6

Date

5/1/01

OPPOSE
Project/Proposal

Council
File #

Comment

Phone No.

213 482 5102

Name

MURRAY BURNS

Address

1320 CARROLL AV

City

L.A.

Zip Code

90026

Representing

H.P.O.Z. ALLIANCE

Applicant

Property Owner(s)

Assoc.

Other

Appellant

Surrounding
Property Owner(s)

Organization

6

PLANNING & LAND USE MANAGEMENT COMMITTEE SPEAKERS

SUPPORT
Project/Proposal

AGENDA
ITEM #

6

Date

5/1/07

OPPOSE
Project/Proposal

Council
File #

00-2143

Comment

Phone No.

213/430-424

Name

Trudi Sandmeier

Address

523 W. Sixth St, Suite 1216

City

Los Angeles

Zip Code

90014

Representing

Los Angeles Conservancy

Applicant

Property Owner(s)

Assoc.

Other

Appellant

Surrounding
Property Owner(s)

Organization

MAILED 5-16-01 BAF
P&LUM
AGENDA ON 5-11-01
BY [Signature]

UIC 014-0142 F1006

WALKING UNIT

CF 00-2143

6

Councilperson Nate Holden
Room 403, City Hall East
Mail Stop 217

MAILED 5-1-01 P&LUM
AGENDA ON 4-26-01

Peggy King
2299 West 20th Street
Los Angeles, CA 90018

Sally Turner
2280 West 21st Street
Los Angeles, CA 90018

Michael S. Smity ^{BY} 20 30
1915 South Oxford Avenue
Los Angeles, CA 90018-1520

Laura Meyers
1818 South Gramercy Place
Los Angeles, CA 90019

Cecilia Uribe
2170 West 20th Street
Los Angeles, CA 90018

Susie Osby
2287 West 20th Street
Los Angeles, CA 90018

Thomas Flore
2340 Portland Street
Los Angeles, CA 90007

Mel Cannell
2267 W. 21st Street
Los Angeles, CA 90018

Alice Cannell
2267 W. 21st Street
Los Angeles, CA 90018

Lynne C. Shifflett
2214 W. 20th Street
Los Angeles, CA 90018

Don Cutchlow
2332 West 20th Street
Los Angeles, CA 90018

Eric Bronson
1733 S. Oxford Avenue
Los Angeles, CA 90006

Ken Bernstein
L.A. Conservancy
523 W. 6th Street, #1216
Los Angeles, CA 90014

Kirk Honeycutt
2283 W. 21st Street
Los Angeles, CA 90018

Mas Ojima
2143 W. 21st Street
Los Angeles, CA 90018

Ken Catbaglan
2173 W. 20th Street
Los Angeles, CA 90018

Stevie Stern
2298 W. 20th Street
Los Angeles, CA 90018

Jerry L. Adam
1811 S. Wilton Place
Los Angeles, CA 90019

Chris Carlson & Yani Pohl
2179 W. 20th Street
Los Angeles, CA 90018

Leah Joki
1667 S. Oxford Avenue
Los Angeles, CA 90006

Myong C. Kim
2454 W. Washington Blvd.
Los Angeles, CA 90018

AS & W Wilshire Tow
2400 W. Washington Blvd.
Los Angeles, CA 90018

Nz Clydean Powell
2274 W. 20th Street
Los Angeles, CA 90018

Edward L. Saunders
2293 W. 20th St.
Los Angeles, CA 90018

Attn: Church of Christian Fellowship
Honora Wells
5842 S. Kings Rd.
Los Angeles, CA 90056

Dorothy Solomon
P.O. Box 17490
Los Angeles, CA 90017

Anna Marie Brooks
2101 S. Gramercy Place
Los Angeles, CA 90018

Larry Leker
2101 S. Gramercy Place
Los Angeles, CA 90018

David & Nettie Mathews
2370 W. 20th Street
Los Angeles, CA 90018

10/23/01
PBL

(4)
00-0600- OARS report relative to City Ethics Commission request for
S56 \$1.9 million.

Fiscal Impact Statement Submitted: Yes, by OARS

DISPOSITION _____

✓ 00-2143 (5)
Planning Department report relative to administering the City's
Historic Preservation Overlay Zones (HPOZ). (Planning and Land Use
Committee, on May 1, 2001, took various actions)

Fiscal Impact Statement Submitted: No

DISPOSITION _____

99-1803- (6)
S4 Police Department report on educational loan forgiveness program.

Fiscal Impact Statement Submitted: No

DISPOSITION _____

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01-0899 City Attorney report relative to waiver of conflict of interest for
Wilson, Elser, Moskowitz, Edelman & Dicker LLP.

Fiscal Impact Statement Submitted: No

DISPOSITION _____

COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST
WITHIN THE COMMITTEE'S SUBJECT MATTER JURISDICTION

bf 0516.agd

BUDGET AND FINANCE COMMITTEE

WEDNESDAY, MAY 16, 2001

ROOM 316, CITY HALL - 2 PM
200 N. MAIN ST., LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER MICHAEL FEUER, CHAIR
COUNCILMEMBER RITA WALTERS
COUNCILMEMBER CINDY MISCIKOWSKI

(Adrienne Bass - Legislative Assistant - 213-847-0379)

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FILE NO.

SUBJECT

99-1803 (1)
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Fiscal Impact Statement Submitted: No

DISPOSITION _____

(2)

Continued from May 9, 2001

99-1803-
S3 Personnel Department and Police Department status report on funding needed for space for the Police Recruitment Plan staff.

Fiscal Impact Statement Submitted: No

DISPOSITION _____

(3)

Continued from May 9, 2001

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DISPOSITION _____

BUDGET AND FINANCE COMMITTEE

Wednesday - May 16, 2001

Page 1

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

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Room 615, City Hall
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Council File Information - (213) 485-5703
General Information - (213) 485-5705
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Fax: (213) 485-8944

HELEN GINSBURG
Chief, Council and Public Services Division

00-2143

March 28, 2001

PLANNING & LAND USE MANAGEMENT COMMITTEE

In accordance with Council Rules, communication from the Department of City Planning relative to request for Historic Preservation Overlay Zone Cost Review, was referred on March 28, 2001, to the PLANNING & LAND USE MANAGEMENT COMMITTEE.

J. Michael Carey

City Clerk
amm

HB




CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

00-2143

mm
March 22, 2001

TO: The Honorable Hal Bernson, Chairman
Planning and Land Use Management Committee
MS: 160

Attn: John A. White, Legislative Assistant II

FROM: Robert H. Sutton, Deputy Director 
Department of City Planning
MS: 395

SUBJECT: **RESPONSE TO PLANNING AND LAND USE MANAGEMENT
COMMITTEE REQUEST FOR HISTORIC PRESERVATION OVERLAY
ZONE COST REVIEW**

RECEIVED
CITY CLERK'S OFFICE
2001 MAR 27 AM 10: 01
BY _____
CITY CLERK
OFFICE

Request

The Budget and Finance Committee directed the Department of City Planning (DCP) to research the current costs of providing services and products for Historic Preservation Overlay Zones (HPOZ) and report back to the Planning and Land Use Management Committee. This request for information was made to aid in the consideration of several pending HPOZs. In addition, this request was made after the City Planning Commission (CPC) adopted the Planning Staff's report that contained provisions requesting Council to add staff positions for the administration of the new HPOZs.

Background and Discussion

There are 14 established HPOZ areas. Two HPOZ areas have been approved by the CPC and are pending City Council action. Eight other areas are seeking the HPOZ designation and are in process. The DCP HPOZ unit is responsible for generating services and products that include: Certificates of Appropriateness (COA); Exceptions (HEX); Written Approvals; and approving Building and Safety Work Permits.

The HPOZ provisions (Sec. No. 12.20.3 L.A.M.C.) require the review of a project by way of a COA. The project may, or may not, require the issuance of a Building Permit. This required review includes, but is not limited to, any type of exterior change to a structure, site, or feature. This includes changes to paint color, landscaping, fencing, window and door replacement, demolition, alterations, additions, relocations, changes to public spaces and similar projects. An Exception (HEX) to obtaining a COA with HPOZ Board review is allowed if one of the following conditions is present: 1) If the project is a restoration; 2) Prior written approval of

PLAN & LAND USE MGT.

MAR 28 2001

Honorable Hal Bernson
March 22, 2001
Page 2

structure demolition when damage is caused by fire or natural disaster and repairs can not be done with reasonable diligence; 3) Building and Safety determines that an emergency or hazardous condition must be corrected; 4) Ordinary maintenance or repair work; 5) Public Works project; 6) Additions of less than 250 square feet; or 7) If the site, structure, or feature is a Cultural and Historical Monument it may require additional review. The provisions also state that the appointed HPOZ Boards have to schedule meetings at least twice a month for the review of projects.

The HPOZ unit has reviewed the process time for each of the procedures. The time ranges include all of the steps that must be taken to issue a DCP approval; from the first client contact to approving the project's building permits. The steps reviewed include phone calls, consultations, hearings, staff report writing with appropriate findings, and administrative duties including mailings, general preparation, and filing. The average number of hours to process a COA is approximately 30 hours. High estimates for more complex projects can exceed 36 hours. The average number of hours to process an HEX or Written Approval is 9 hours with 12 hours as a high. Enforcement of the HPOZ provisions is not an assigned responsibility of the DCP but making referrals and reporting to the Board of the area and the Department of Building and Safety needs time for each complaint. In addition there are phone calls, other work permit sign offs, referrals, general historic information, and meetings.

The DCP collects fees for COA but not for any other actions produced by the HPOZ unit. The current fee for a COA is \$184.00 (Sec. 19.01A L.A.M.C.). This fee does not include any other fees that may be required such as, the Environmental Clearance or One-Stop Service Fee that must be paid by the applicant. To put these fees in to a proper context, the fee for an Application for Specific Plan Design Review Approval is \$743.00 and a Specific Plan Exception is \$2,409.00 (Sec. 19.01Q L.A.M.C.). The staff cost of processing a typical COA is over \$800.00 and a HEX is approximately \$270.00.

Options

The DCP reviewed the administrative procedures and workload indicators prior to preparing the staff reports on the new HPOZ areas. The recommendation to add staff was made to provide processing and services for all new HPOZ areas at current levels in accordance with time requirements of the Code.

One option is to seek additional funding for the existing and new HPOZ areas to offset some of the costs associated with the administration of the regulations. The fees could be increased, either partially or fully, to reflect the actual costs of providing these services. An alternative to offset part of the cost is to start the meetings earlier to reduce overtime hours. Meetings could start at 4 or 5 p.m. The voluntary Board members would then need to make arrangements to attend these meetings.

Honorable Hal Bernson
March 22, 2001
Page 3

The potential of using outside sources of funds like private or government grants is complicated as most of these funds are limited to specially identified projects and cannot be applied to regular operating expenses. In addition, grants are not reliable sources of regular ongoing income. One example was the City's application to the Getty Grant program for development of a prototypical Preservation Plan for HPOZ areas. The City was not awarded this grant as Getty believed that the proposal needed additional detail in a few areas of the application although the proposal was highly regarded. These funds would have been available over a set time period and required re-application.

The HPOZ section of the code requires the development of a Preservation Plan by each HPOZ area. Each Preservation Plan is to be reviewed by the Cultural Heritage Commission and approved by the CPC. The Preservation Plan must include design guidelines for any rehabilitation or restoration. These guidelines could be written in a way that allows an expedited processing of minor projects. The result could be reduced staff and Board time commitment and overall costs.

While another option may be to not increase fees or staffing levels providing reduced staff involvement. We are not recommending that approach. We believe it will increase processing times for approving development projects and result in an increase in frustration for the local residents.

Conclusion

The DCP has one planner serving three or four HPOZ areas, depending upon the size of the HPOZ and case activity. Since the intent and processing is similar, fees should be increased to be more in line with Design Review fees. The DCP will continue to request new staff for every three or four approved HPOZ areas. We will also further review our procedure to see where we can streamline the process.

RHS:jlc

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

00-2143

CD 10

March 26, 2001

Honorable Richard Riordan, Mayor
Planning Commission
Bureau of Engineering,
Land Development Group
Planning Department,
Community Planning Section
cc: GIS Section, Attn: Fae Tsukamoto

Councilmember Holden
Director of Planning
Department of Transportation,
Traffic/Planning Sections
Department of Building & Safety,
c/o Zoning Coordinator
Fire Department

RE: ESTABLISHING A WESTERN HEIGHTS HISTORIC PRESERVATION ZONE AND ADDITIONAL
POSITION AUTHORITY

At the meeting of the Council held February 23, 2001, the following
action was taken:

Attached report adopted	X
Categorically exempt.....	X
Ordinance adopted.....	3-2-01
Ordinance number.....	173826
Effective date.....	5-1-01
Date of posting.....	3-22-01
Mayor failed to act - deemed approved.....	X

J. Michael Carey
City Clerk
et

steno\002143

CITY OF LOS ANGELES

CALIFORNIA

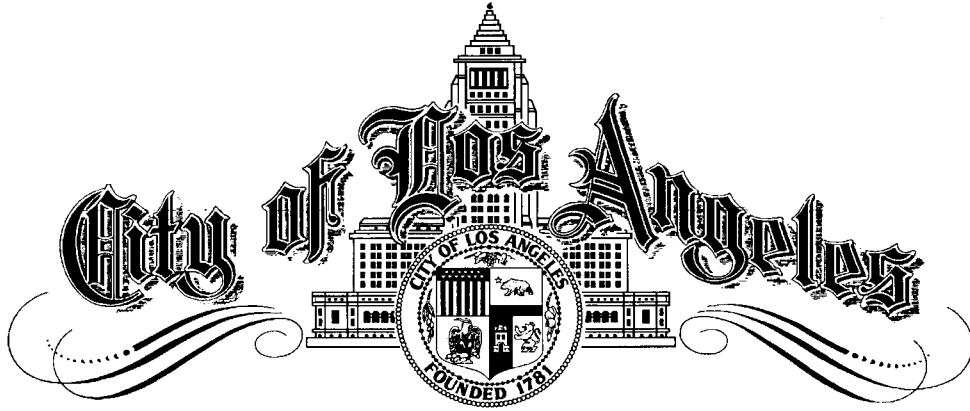


RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705
Fax: (213) 847-0636
Fax: (213) 485-8944

HELEN GINSBURG
Chief, Council and Public Services Division





CITY HALL
LOS ANGELES, CALIFORNIA 90012
(213) 847-2489

OFFICE OF THE MAYOR

RICHARD J. RIORDAN
MAYOR

To: City Clerk
Ann D'Amato
From: Ann D'Amato, Deputy Mayor
Community and Government Affairs

Date: March 20, 2001

Re: C.F. 00-2143
Ordinance and Concurrence, establishment of a Historic Preservation Zone for the Western Heights area which is generally bounded by the Santa Monica (I-10) to the South, Washington Boulevard to the North, Arlington Boulevard to the West, and Western Avenue to the East and additional position authority

RECEIVED
CITY CLERK'S OFFICE
2001 MAR 20 PM 2:14
BY _____
CITY CLERK
PROPERTY

MEMO TO FILE

C.F. 00-2143 relative to the Council's action of March 02, 2001 regarding the above-entitled matter, is herewith returned without Mayor's signature, with the understanding that this item will be considered deemed approved.

MAR 22 2001
rk

3/9 MA

Mayor's Time Stamp
RECEIVED
'01 MAR -9 P1:33
DEPUTY MAYOR

City Clerk's Time Stamp
RECEIVED
CITY CLERK'S OFFICE
2001 MAR -9 PM 1:24
BY CITY CLERK
DEPUTY

SUBJECT TO MAYOR'S APPROVAL

COUNCIL FILE NO. 00-2143

COUNCIL DISTRICT NO. 10

COUNCIL APPROVAL DATE March 2, 2001

RE: ESTABLISHING A WESTERN HEIGHTS HISTORIC PRESERVATION ZONE AND ADDITIONAL POSITION AUTHORITY

MAR 19 2001

LAST DAY FOR MAYOR TO ACT _____
(10 Day Charter requirement as per LAAC 4.133)

RECEIVED
CITY CLERK'S OFFICE
2001 MAR 20 PM 2:14
BY CITY CLERK
DEPUTY

DO NOT WRITE BELOW THIS LINE - FOR MAYOR OFFICE USE ONLY

APPROVED

*DISAPPROVED

*Transmit objections in writing pursuant to LAAC 4.133

DATE OF MAYOR APPROVAL OR DISAPPROVAL _____

MAYOR

Mayor's Time Stamp
 RECEIVED
 '01 MAR -8 P4:34
 DEPUTY MAYOR

TIME LIMIT FILES
 ORDINANCE

City Clerk's Time Stamp
 AGENDA POSTED
 CITY CLERK'S OFFICE
 01 MAR -8 PM 4:29

COUNCIL FILE NUMBER 00-2143

COUNCIL DISTRICT 10

MAR 19 2001

COUNCIL APPROVAL DATE March 2, 2001

LAST DAY FOR MAYOR TO ACT _____

ORDINANCE TYPE: Ord of Intent Zoning Personnel General

Improvement LAMC LAAC CU or Var Appeals - CPC No. 99-0142 HPOZ

SUBJECT MATTER: ESTABLISHMENT OF A HISTORIC PRESERVATION ZONE FOR THE WESTERN HEIGHTS AREA WHICH IS GENERALLY BOUNDED BY THE SANTA MONICA (I-10) FREEWAY TO THE SOUTH, WASHINGTON BOULEVARD TO THE NORTH, ARLINGTON BOULEVARD TO THE WEST, AND WESTERN AVENUE TO THE EAST

	APPROVED	DISAPPROVED
PLANNING COMMISSION	<u>X</u>	_____
DIRECTOR OF PLANNING	<u>X</u>	_____
CITY ATTORNEY	<u>X</u>	_____
OFFICE OF ADMINISTRATIVE AND RESEARCH SERVICES	_____	_____
PLANNING AND LAND USE MANAGEMENT COMMITTEE	<u>X</u>	_____
BUDGET AND FINANCE COMMITTEE	<u>X</u>	_____

RECEIVED
 CITY CLERK'S OFFICE
 2001 MAR 20 PM 2:14
 BY _____
 CITY CLERK

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: _____
 *VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR MAR 20 2001 ORDINANCE NO. 173826

DATE PUBLISHED _____ DATE POSTED MAR 22 2001 EFFECTIVE DATE MAY 01 2001

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: Yes No

Your **PLANNING AND LAND USE MANAGEMENT
and
BUDGET AND FINANCE COMMITTEES**

report as follows:

Public Comments Yes No
XX —

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT and BUDGET AND FINANCE COMMITTEES' REPORT and ORDINANCE relative to establishing a Western Heights Historic Preservation Zone (HPOZ) and additional position authority.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this action is categorically exempt from CEQA pursuant to Article VII, Section 1, Class 5(12) of the City's Environmental Guidelines.
2. ADOPT FINDINGS of the City Planning Commission.
3. PRESENT and ADOPT accompanying ORDINANCE relative to the establishment of an HPOZ for the Western Heights Area which is generally bounded by the Santa Monica (I-10) Freeway to the south, Washington Boulevard to the north, Arlington Boulevard to the west, and Western Avenue to the east.

CPC 99-0142 HPOZ

4. RESOLVE that the following position within the Planning Department, for the period February 15, 2001 through June 30, 2001 is APPROVED:

<u>No.</u>	<u>Code</u>	<u>Class Title</u>
1	7941	City Planning Associate

5. DIRECT the Planning Department to report back to the Planning and Land Use Management Committee in 30 days relative to HPOZ staffing, how related work is allocated, and recommendations for streamlining the HPOZ permit review process.

Fiscal Impact Statements: None submitted by the Planning Department. Neither the Office of Administrative and Research Services nor the Chief Legislative Analyst has completed a financial analysis of this report.

Summary:

At its meeting held November 14, 2000, the Planning and Land Use Management Committee considered accompanying Ordinance establishing a Historic Preservation Overlay Zone for the Western Heights Area which is generally bounded by the Santa Monica (I-

10) Freeway to the south, Washington Boulevard to the north, Arlington Boulevard to the west, and Western Avenue to the east. The Planning Department's report to the Planning and Land Use Management Committee dated November 9, 2000 (attached to Council File) relative to this matter, includes a request for one additional position of City Planning Associate to carry out the anticipated increase in workload to administer this program. Planning Department staff was present to discuss the new HPOZ and the need for additional staff. The Department representative stated that additional staff is needed to attend Board meetings held at night and to respond to Council requests.

The Planning and Land Use Management Committee recommended that Council approve the accompanying Ordinance and the Planning Department's request for an additional City Planning Associate to carry out the anticipated increase in workload to administer this program. Inasmuch as this action involves a new position authority, Committee referred this matter to the Personnel and Budget and Finance Committees for further consideration.

At its regular meeting on February 14, 2001, the Budget and Finance Committee considered this matter. Committee members expressed concerns about funding the staff position in this year's budget. Bob Sutton, Deputy Director of Planning, indicated that if the staff position is approved at this time, the person will probably be hired in late April or May. He stated that the Department can fund the position for a month or two, and has already requested this position and funding, in the Mayor's Proposed 2001-02 Budget. The Budget and Finance Committee concurred in the actions of the Planning Committee, but emphasized that there will be no new funding this year for this position.

Respectfully submitted,

PLANNING AND LAND USE
MANAGEMENT COMMITTEE

BUDGET AND FINANCE
COMMITTEE



JAW:ys
2/15/01
Enc: CPC 99-0142 HPOZ
Ordinance
CD 10

Rept.
ADOPTED
FEB 23 2001

ORD.
ADOPTED

#002143

LOS ANGELES CITY COUNCIL
Categorical Exemption Approved

MAR 02 2001
LOS ANGELES CITY COUNCIL

ORD. OVER ONE WEEK TO March 2, 2001

COUNCIL VOTE

23-Feb-01 11:11:53 AM, #2

Items for Which Public Hearings Have Been Held - Items 2-6

Voting on Item(s): 2-3,5-6

Roll Call

*Planning and Land Use Management
and Budget and Finance Committees'
Report Adopted*

BERNSON	Absent
CHICK	Yes
FEUER	Yes
*GALANTER	Yes
HERNANDEZ	Yes
HOLDEN	Yes
MISCIKOWSKI	Yes
PACHECO	Yes
PADILLA	Yes
RIDLEY-THOMAS	Yes
SVORINICH	Absent
WACHS	Yes
WALTERS	Yes
FERRARO	Absent
	Absent

Present: 11, Yes: 11 No: 0

COUNCIL VOTE

02-Mar-01 10:59:24 AM, #1

Items for Which Public Hearings Have Been Held - Items 2-12
Voting on Item(s): 2-3,5,7,9-10
Roll Call

BERNSON	Absent
CHICK	Yes
FEUER	Yes
*GALANTER	Yes
HERNANDEZ	Yes
HOLDEN	Yes
MISCIKOWSKI	Yes
PACHECO	Yes
PADILLA	Yes
RIDLEY-THOMAS	Yes
SVORINICH	Yes
WACHS	Yes
WALTERS	Absent
FERRARO	Absent
	Absent

Present: 11, Yes: 11 No: 0

ORD

ORDINANCE NO. 173826

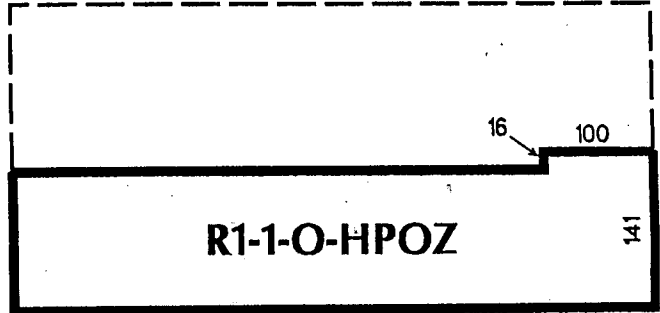
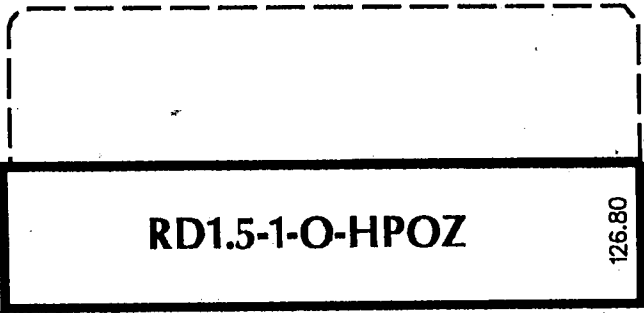
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1. of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

WASHINGTON

AVE

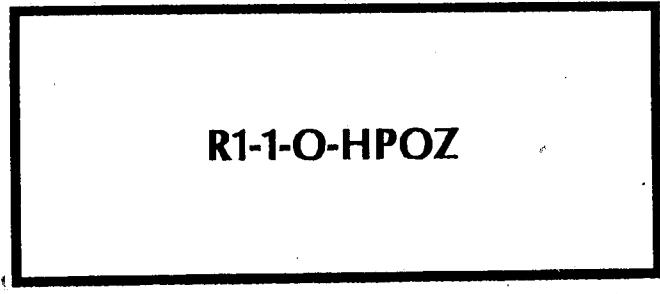
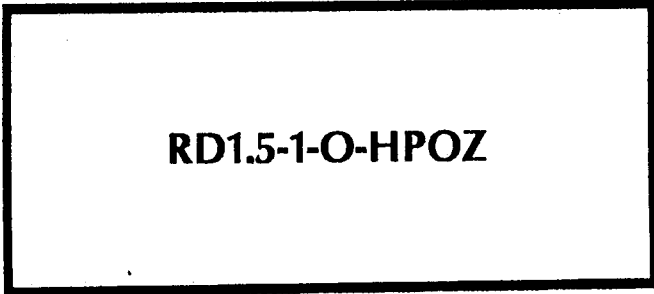


20 TH

ST

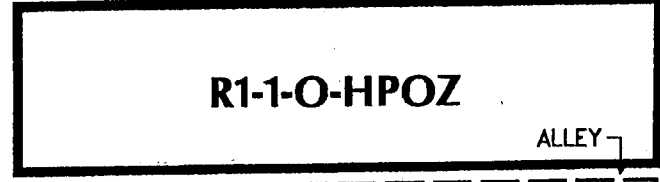
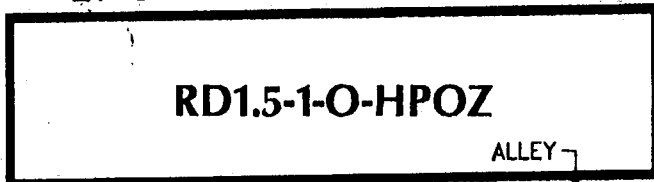
PL

80 ST



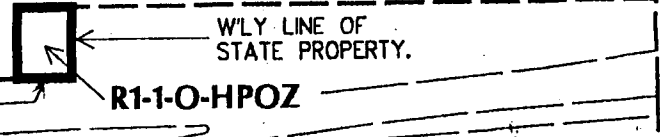
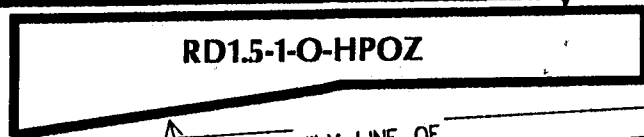
21 ST

ST



CIMARRON

GRAMERCY



N'LY LINE OF STATE PROPERTY.

W'LY LINE OF STATE PROPERTY.

ARLINGTON

SANTA MONICA

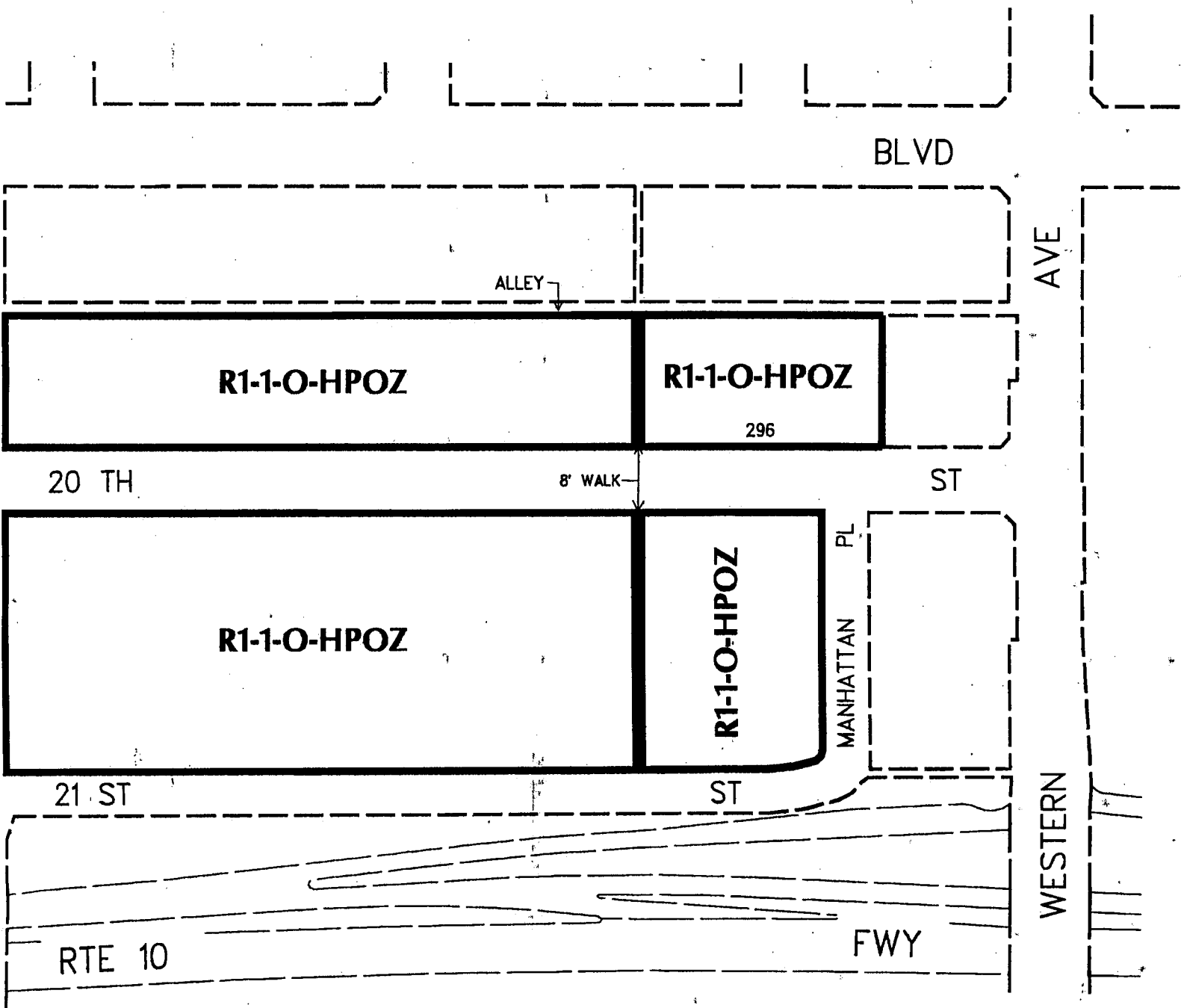
NOT TO

C.M. 126B189

126B193

123B189

WESTERN



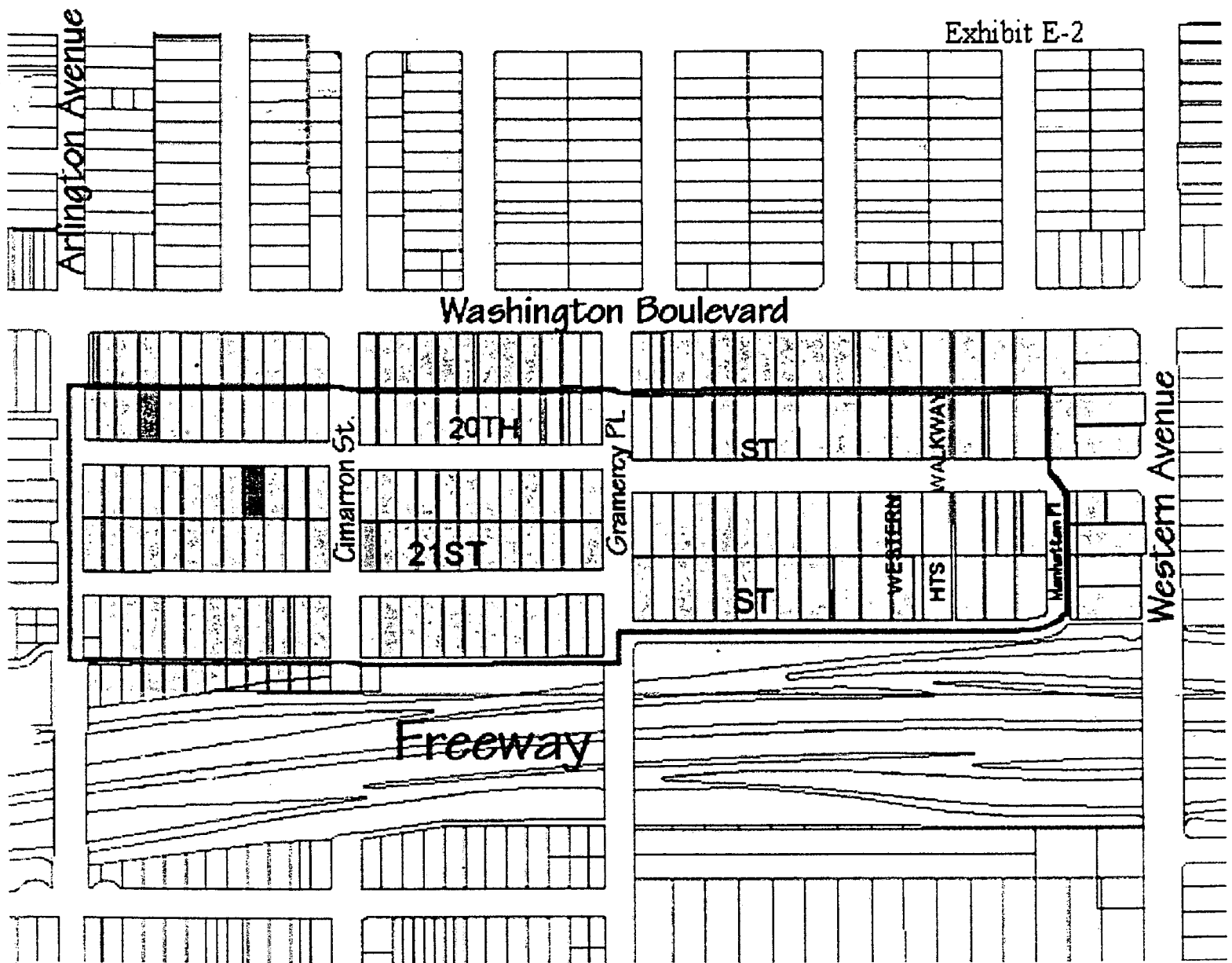
SCALE

CPC 99-0142 HPOZ

A.E. 10/05/00

6x10-5-00

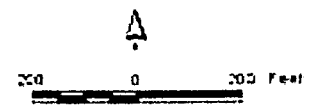
HEIGHTS



Western Heights HPOZ Area

- Varying degrees of historical significance
- Non-Contributing Structure

Proposed HPOZ Boundary



Sec. 2..... The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for 10 days in three public places in the City of Los Angeles to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located on the ground level at the Los Angeles Street entrance to the Los Angeles Police Department in said City; one copy on the bulletin board at the Temple Street entrance to the Hall of Records in said City.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles of February 23, 2001, and was passed at its meeting of **MAR 02 2001**

J. MICHAEL CAREY, CITY CLERK

By Maria Koberich.....
Deputy

Approved.....

Approved as to Form and Legality

Mayor

.....
JAMES K. HAHN, City Attorney

By.....
Deputy

File No. 00-2143.....

Pursuant to Section 558 (prior to July 1, Section 97.2) of the City Charter, the City Planning Commission on 6/3/00 recommended that this ordinance be adopted by the City Council.

Gabriel Williams
Commission Executive Assistant

Said ordinance was presented to the Mayor on March 8, 2001; the Mayor returned said ordinance to the City Clerk on March 20, 2001 without his approval or his objections in writing, being more than ten days after the same was presented to the Mayor.

Said ordinance shall become effective and be as valid as if the Mayor had approved and signed it. (Section 250(b), City Charter)

DECLARATION OF POSTING ORDINANCE


I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 173826 - Historic Preservation Overlay Zone/Western Heights Area - CPC 99-0142 HPOZ - a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on March 2, 2001, & under direction of said Council & said City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles, on March 22, 2001, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board on the ground level at the Los Angeles Street entrance to the Los Angeles Police Department in said City, & one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously & conspicuously for ten days, or more, beginning March 22, 2001 to and including May 1, 2001.

I declare under penalty of perjury that the foregoing is true & correct.

Signed this 22nd day of March 2001 at Los Angeles, California.



Maria C. Rico, Deputy City Clerk

Effective Date: May 1, 2001
(Rev. 2/95)

C.F. 00-2143

2

2

PERSONNEL COMMITTEE

Report/Communication for Signature

Council File Number: 00-2143

Committee Meeting Date: 1/11/01

Council Date: 2/23/01 2/23

COMMITTEE MEMBER	YES	NO	ABSENT
Vacant			
Council Member Ridley-Thomas, Acting Chair	✓		
Council Member Feuer	✓		

Remarks ~~approve HPOZ (ord)~~
 Staffing - submit without recommendation
 Councilmember Ridley-Thomas "Yes" and Councilmember Feuer "No"

Ilene Shapiro, Legislative Assistant Telephone 485-5732

2 reports on one file

BUDGET & FINANCE COMMITTEE

Report/Communication for Signature

Council File Number: 00-2143

Committee Meeting Date: 2-14-01

Council Date: 2/23/01 2/23

COMMITTEE MEMBER	YES	NO	ABSENT
Council Member Feuer, Chair att.	✓		
Council Member Walters			✓
Council Member Miscikowski	✓		

Remarks approve HPOZ (ord) + staffing authority -
 No \$ for this fiscal year

Adrienne Bass, Legislative Assistant Telephone 847-0379

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your PERSONNEL COMMITTEE

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	<u>—</u>

CATEGORICAL EXEMPTION, PERSONNEL COMMITTEE REPORT and ORDINANCE relative to establishing a Western Heights Historic Preservation Overlay Zone (HPOZ) and adding an additional staff person.

SUBMITS WITHOUT RECOMMENDATION, the recommendations of the Planning Commission and Planning Department, SUBJECT TO THE APPROVAL OF THE MAYOR:

(Ridley-Thomas Voted Yes; Feuer Voted No)

1. FIND that this action is categorically exempt from CEQA pursuant to Article VII, Section 1, Class 5(12) of the City's Environmental Guidelines.
2. ADOPT FINDINGS of the City Planning Commission.
3. PRESENT and ADOPT accompanying ORDINANCE relative to the establishment of an HPOZ for the Western Heights Area which is generally bounded by the Santa Monica (I-10) Freeway to the south, Washington Boulevard to the north, Arlington Boulevard to the west, and Western Avenue to the east.
CPC 99-0142 HPOZ
4. RESOLVE that Employment Authority in the Planning Department through June 30, 2001, for one City Planning Associate, Class Code 7941, is APPROVED.

Fiscal Impact Statement: None submitted by the Planning Department. Neither the Office of Administrative and Research Services nor the Chief Legislative Analyst has completed a financial analysis of this report.

Summary:

At its meeting held November 14, 2000, the Planning and Land Use Management Committee recommended that the Council approve the Ordinance (contained in the Council file) establishing an HPOZ for the Western Heights Area which is generally bounded by the Santa Monica (I-10) Freeway to the south, Washington Boulevard to the north, Arlington Boulevard to the west, and Western Avenue to the

east. Also, the Planning and Land Use Management Committee recommended that the Council grant the Planning Department's request for one additional staff position.

By communication dated November 17, 2000, the Planning and Land Use Management Committee referred this matter to the Personnel Committee for its consideration because the request for an additional staff person relates to the subject jurisdiction of the Personnel Committee.

At its meeting held January 11, 2001, the Personnel Committee considered the November 9, 2000, communication from the Planning Department relative to a request for Employment Authority for a City Planning Associate to address the anticipated increase in workload from the approval of the establishment of the Western Heights HPOZ. The Acting Chair supported the Planning Commission's and Planning Department's recommendations and Councilmember Feuer opposed the recommendations.

The Planning Department states that there are 13 HPOZ areas each with an HPOZ Board which reviews cases and makes recommendations to the Director of Planning for his action. These are served by two City Planning Associates and one Planning Assistant, each servicing approximately four HPOZ areas. The HPOZ Boards meet twice a month, with meetings occurring at night and on weekends. In addition, these three Planners meet with applicants and process and write staff reports for all requests for Certificates of Appropriateness (258 cases in Fiscal Year 1999-2000), exemptions and appeals within the HPOZ areas.

Planning Department staff are currently processing three more HPOZ areas. There are another nine HPOZ areas proposed by recent City Council motions. When these HPOZ are approved, additional staff will be needed. The code required timelines are short for the review and issuance of Certificate of Appropriateness: 45 days from completed application to the Director's Determination, followed by a 15-day appeal period to an Area Planning Commission. Also, without additional staff, the backlog created would greatly affect customer service within the HPOZ areas.

During the discussion of this matter, the Committee's Acting Chair strongly urged the Planning Department to continue to consider cost issues when allocating staff and to possibly change the staffing model. Councilmember Feuer complimented the Deputy Director of Planning on his accomplishments; however, because of the City's poor budget situation, Councilmember Feuer denied the request for the additional staff person.

This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

PERSONNEL COMMITTEE

Mark Killey-Thoms
Michael

IS
2/15/01
#002143a
CD 10

FEB 23 2001 - **Received and Filed**

**PLANNING AND LAND USE MANAGEMENT COMMITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION**

Council File No. 00-2143

sign

Applicant/Appellant/Owner	Representative

Council Member(s) Holder

Planning Commission (w/file) Other

Director of Planning Ken Bernstein

Office of Zoning Administration (2 copies) 523 W. 6th St, #1216

Advisory Agency LA 90014

Planning Dept. - Community Planning Section

Planning Department - GIS Section - Attn: Fae Tsukamoto
221 North Figueroa Street, Room 900

Information Technology Agency

Bureau of Engineering, Development Services Division

Department of Transportation, Traffic/Planning Sections

Department of Building & Safety c/o Zoning Coordinator

Bureau of Street Lighting, "B" Permit Section

Department of Water and Power Other

Fire Department

Police Department

Community Development Department

City Attorney-Attn:

Office of Administrative and Research Services (OARS)

Chief Legislative Analyst (CLA)

Office of the Mayor (w/file) - Section _____

Los Angeles County Assessor

CITY OF LOS ANGELES SPEAKER () CARD

Date
2/14/01

Council File No., Agenda Item, or Case No.
6 Western Highways
HPDZ

I wish to speak before the Budget/Finance
Name of City/Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal
() Against proposal
() General comments
Name: Julie Lee

Business or Organization Affiliation: CDIO

Address: _____
Street City State Zip

Business phone: _____ Representing: CDIO

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date 2/14/01

Council File No., Agenda Item, or Case No.
6

I wish to speak before the Budget & Finance Committee
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal
 Against proposal
 General comments
Name: Ken Bernstein

Business or Organization Affiliation: Los Angeles Conservancy

Address: 523 W. Sixth St. #1216 LA CA 90014
Street City State Zip

Business phone: 213/623-2489 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

CF 00-2143
(file transmitted)

November 17, 2000

Councilmember Jackie Goldberg
Chair, Personnel Committee

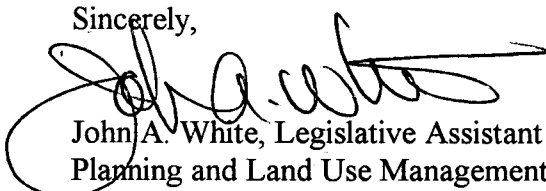
**RE: PLANNING DEPARTMENT STAFFING FOR THE WESTERN HEIGHTS HISTORIC
PRESERVATION ZONE (HPOZ)**

Dear Councilmember Goldberg:

At its meeting held November 14, 2000, the Planning and Land Use Management Committee considered reports from the City Planning Commission and the Planning Department relative to establishing a Western Heights HPOZ and approving an additional position authority. In its report to Planning and Land Use Management Committee dated November 9, 2000 (attached to file), the Planning Department requests approval of one additional City Planning Associate to carry out the anticipated increase in workload to administer this program. The Committee recommended that Council approve the Ordinance establishing the new HPOZ and grant the Department's request for the additional staff position.

Inasmuch as the Department's request for an additional position authority relates to the subject jurisdiction of the Personnel Committee, the Planning and Land Use Management Committee refers this matter to you for your consideration. Upon completing your review, please forward this Council File to the Budget and Finance Committee.

Sincerely,


John A. White, Legislative Assistant
Planning and Land Use Management, (213) 485-5707
e-mail: jwhite@clerk.ci.la.ca.us

cc: Councilmember Hal Bernson; attn: Phyllis Winger
Con Howe, Director of Planning; attn: Bob Sutton

planasoc.per

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

CF 00-2143

November 9, 2000

Planning and Land Use Management Committee
The Honorable Hal Bernson, Chair
Room 615, City Hall
MS: 160

Attention: Rhoda Lukjaniec

Dear Councilmember Bernson:

City Plan Case #99-0142, the Western Heights Historic Preservation Overlay Zone (HPOZ) is before you for your action and recommendation to the City Council. This would make the 14th HPOZ adopted by the City. A 15th is pending before the City Planning Commission. The Department of City Planning (DCP) is requesting that should you approve the establishment of the HPOZ, that you include in your recommendations to the City Council one (1) additional staff person to address the anticipated increase in workload. In order to effectively carry out the work required for this position, the staff person should be at the level of a City Planning Associate, Class Code 7941.

Currently, there are 13 HPOZ areas each with an HPOZ Board which reviews cases and recommends to the Director of Planning for his action. These are served by two City Planning Associates and one Planning Assistant, each serving approximately four HPOZ areas. The HPOZ Boards meet twice a month, with meetings occurring at night and on weekends. In addition, these three Planners meet with applicants and process and write staff reports for all requests for Certificates of Appropriateness, (258 cases FY 1999-2000) exemptions and appeals within the HPOZ areas.

Staff are currently processing three more. There are another nine HPOZ areas proposed by recent City Council motions. When these HPOZ are approved, additional staff will be needed. The code required timelines are short for the review and issuance of Certificates of Appropriateness, 45 days from completed application to the Director's Determination, followed by a 15-day appeal period to an Area Planning Commission. Without additional staff, the backlog created would greatly affect customer service within the HPOZ areas.

Sincerely,

CON HOWE



ROBERT H. SUTTON
Deputy Director of Planning

CH:RHS:jlc

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705
Fax: (213) 847-0636
Fax: (213) 485-8944

HELEN GINSBURG
Chief, Council and Public Services Division

00-2143
CPC 99-0142 HPOZ
CD 10

October 27, 2000

PLANNING & LAND USE MANAGEMENT COMMITTEE

In accordance with Council Rules, communication from the City Planning Commission relative to establishing the Western Heights Historical Preservation Overlay Zone within the area generally bounded by the Santa Monica (I-10) freeway to the south, Washington Boulevard on the north, Arlington Boulevard to the west and Western Avenue on the east, was referred on October 27, 2000, to the PLANNING & LAND USE MANAGEMENT COMMITTEE.

J. Michael Carey

City Clerk
amm

M. H. H.
HB





Los Angeles City Planning Commission

221 North Figueroa Street, Room 1600, Los Angeles, CA 90012-2601 (213) 580-5234

DETERMINATION OF THE CITY PLANNING COMMISSION

Date: **OCT 24 2000**

Honorable City Council
City of Los Angeles
Room 615, City Hall East

RECEIVED
CITY CLERK'S OFFICE
00 OCT 26 AM 7:30
BY _____
CITY CLERK
PROPERTY

CITY PLAN CASE NO. 99-0142 HPOZ

COUNCIL DISTRICT NO. 10

Handwritten initials: JWC and 0010

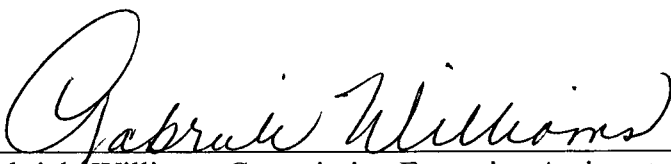
Pursuant to the provisions of Section 12.20.3 of the Los Angeles Municipal Code, the City Planning Commission on June 8, 2000, approved the establishment of the Western Heights Historical Preservation Overlay Zone, within the area generally bounded by the Santa Monica (1-10) freeway to the south, Washington Boulevard to the north, Arlington Boulevard to the west and Western Avenue to the east, as shown on Exhibit E-2.

The City Planning Commission adopted the attached staff report, with findings, of the Planning Department and recommends that the City Council concur in its action by the adoption of the attached ordinance to effect the establishment of the "HPOZ" Historical Preservation Overlay Zone.

The complete City Plan Case file is being transmitted for your consideration and appropriate action.

This action was taken by the following vote:

- Moved: Weil
- Seconded: Jackson
- Ayes: Schnabel
- Noes: Scott
- Absent: Landau



 Gabriele Williams, Commission Executive Assistant
 City Planning Commission

NOTE: If the Commission has disapproved all or any part of the Zone Change portion of this action, an owner or lessee of the property involved may appeal that disapproval to the City Council within 20 days after the date of this notice. If an appeal is not filed, the disapproval is final. All appeals should be filed on forms provided at the Planning Department's Public Counters at 201 North Figueroa Street, Third Floor, Los Angeles or at 6255 Van Nuys Boulevard, First Floor, Van Nuys.

Attachments: Staff Report, Ordinance, Map, Exhibit E-2

c: Notification List

PLAN & LAND USE MGT.

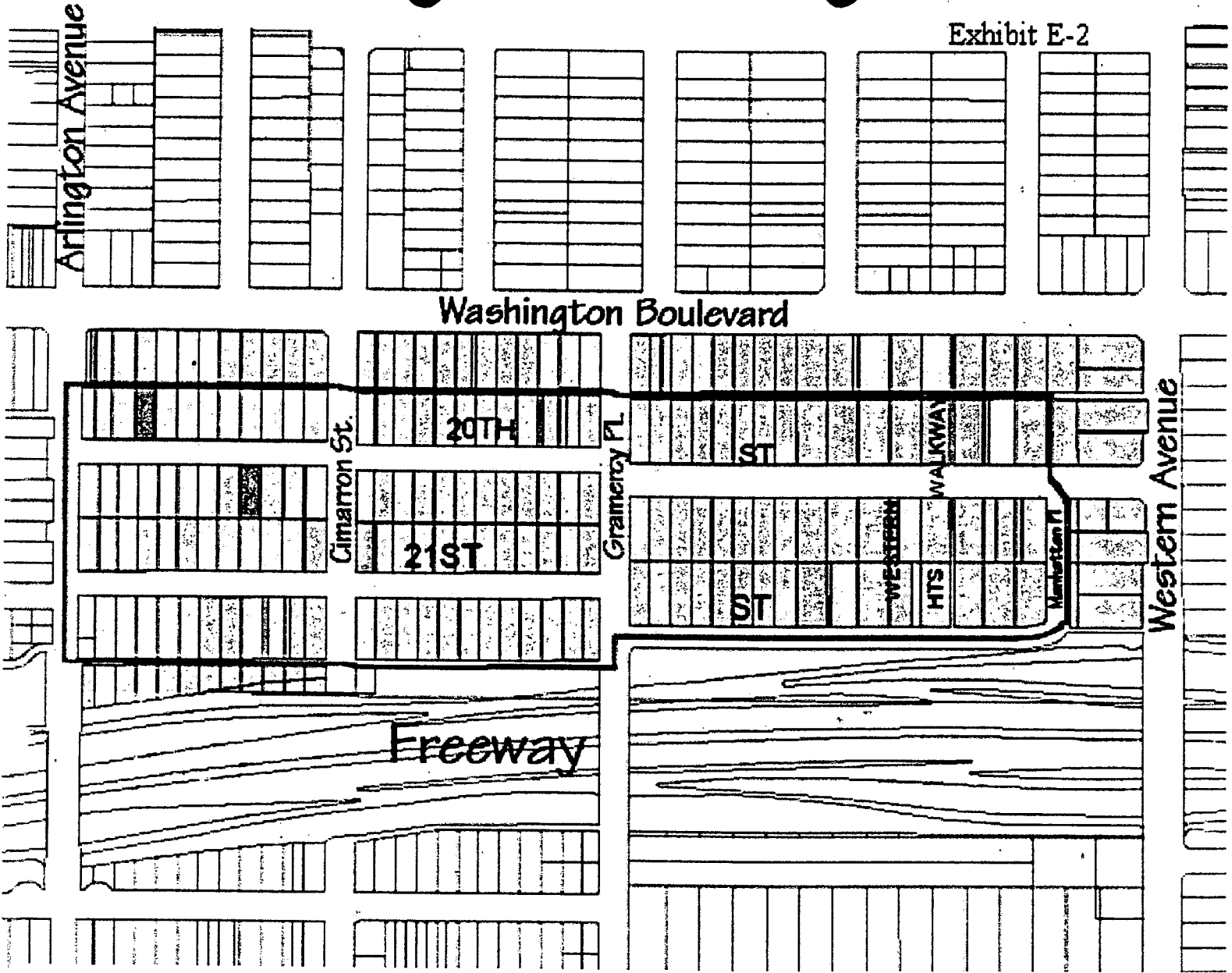
OCT 26 2000

ORDINANCE NO. _____

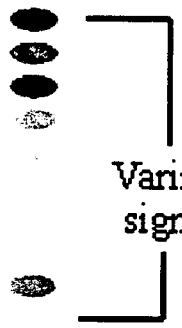
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1. of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



Western Heights HPOZ Area



Varying degrees of historical significance

— Non-Contributing Structure

○ Proposed HPOZ Boundary



Sec. The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for 10 days in three public places in the City of Los Angeles to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located on the ground level at the Los Angeles Street entrance to the Los Angeles Police Department in said City; one copy on the bulletin board at the Temple Street entrance to the Hall of Records in said City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of

J. MICHAEL CAREY, City Clerk

By.....

Deputy

Approved.....

.....

Mayor

Approved as to Form and Legality

.....


JAMES K. HAHN, City Attorney

By.....

Deputy

File No.....

Pursuant to Section 558 (prior to July 1, Section 97.2) of the City Charter, the City Planning Commission on 6/8/00 recommended that this ordinance be adopted by the City Council.


Commission Executive Assistant

8

**LOS ANGELES CITY PLANNING DEPARTMENT
STAFF REPORT TO THE CITY PLANNING COMMISSION**

CASE/FILE NUMBER: CPC 99-0142 (HPOZ)

COMMISSION MEETING:

DATE: June 8, 2000 (cont. May 11, 2000)

TIME: After 9:30 A.M.*

PLACE: Figueroa Plaza Building,
Room 900

RELATED FILE(S):

ENV'L DOCUMENT: CE 2000-1732 HPOZ

201 N. Figueroa Street

COUNCIL DISTRICT: 10

PUBLIC HEARING required
(or)

PLAN AREA: South Central Los Angeles

Public Hearing completed
or not required (public
comment may be taken)

SUBJECT/REQUEST: Establishment of a Historic Preservation Overlay Zone over the Western Heights area.

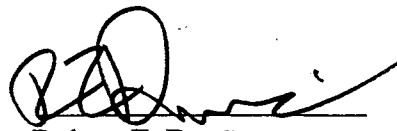
SUBJECT LOCATION: The area is generally bounded by the Santa Monica (I-10) Freeway to the south, Washington Boulevard to the north, Arlington Boulevard to the west and Western Avenue to the East.


SUMMARY/MISC: Applicant - City of Los Angeles.
Proposed Project- The establishment of an Historic Preservation Overlay Zone in the Western Heights area.
Net Acres - Approx. 35 acres
Plan Land Use - Low, Low Medium II.
Examiners's Hearing - April 7, 2000
Expiration Date - May 5, 2000

RECOMMENDATION: Deny as requested
Approve as recommended

Con Howe
Director of Planning

STAFF, PHONE:


Robert Z. Dueñas
Hearing Examiner
(213) 485-5342


Dave Gay
Principal City Planner

ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to: City Planning Commission, Room 1600, 221 No Figueroa St, Los Angeles, CA 90012-2601. It is suggested that letters be received in the Commission office at least 8 days prior to the meeting so that they will be included in the Commissioners' information packets for review. If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described here, or in written correspondence on the matter(s) delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

FILE COPY

HEARING EXAMINER RECOMMENDATIONS TO THE COMMISSION

Disapprove as requested.

Approve the boundaries as recommended by staff and shown on exhibit E-2.

Approve and Recommend that the City Council adopt the ordinance to establish the boundaries of the proposed Historical Preservation Overlay Zone.

Adopt the Hearing Examiner's report as the Commissions action.

Adopt the following findings:

1. **General Plan Consistency.** The subject property is located within the South Central District Plan area, adopted by City Council on March 22, 2000. The plan designates the subject properties as "Low" and "Low Medium II" with corresponding zones of R1, RD6 and RD2, RD1.5 respectively. The recommended HPOZ, is consistent with the South Central Plan in that the plan encourages the preservation of historic places recognizes the importance of retaining the existing inventory of such structures.
2. **Findings of Contribution.** A historical resource survey has been prepared and completed identifying the contributing and non-contributing structures in the proposed area, exhibit E-2. The Western Heights Survey identified approximately 138 parcels; 117 were identified as ***Contributing*** and 21 were identified as ***Non-Contributing*** resources. Because of the high concentration (approx. 84%) of ***Contributing*** resources, the neighborhood meets the definition of a Preservation Zone as "*any area of the City of Los Angeles containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance...*"
3. **Context Statement.** The historical resources survey is required to identify the various historical factors which shaped the development of the area. The context statement within the historical resource survey explains the development of the area, starting in 1781 and through 1950. The statement explains the areas contributing role in the economic, physical and social development of the City as required in section 12.20.3.E.3 of the LAMC, (exhibit E-3).
4. **Cultural Heritage Commission.** On May 19, 1999, the Cultural Heritage Commission voted to approve the proposed Historical Preservation Overlay Zone, within the Western Heights area. The Board certified the accuracy and completeness of the Historical Resources Survey and found that, per section 12.20.3.E.3(c), "*retaining the structures in the Preservation Zone would help preserve and protect a historic place or area of historic interest in the City.*"
5. **Environmental.** The City Planning Department on November 17, 1999 determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act of 1970 designated the project as categorically exempt under Article VII, Section 1 Class 5, Category 12, CE 2000-1732 HPOZ

6. Based upon the above findings, the recommended Historical Preservation Overlay Zone boundary is deemed appropriate and the high concentration of contributing resources will foster public appreciation of the beauty of the city and of the accomplishments of its past as reflected through its structures.

REPORT OF THE HEARING EXAMINER

Project Description The establishment of the Western Heights HPOZ would place the subject area under the regulations of section 12.20.3 of the LAMC, whose objective is the preservation and enhancement of the structures. No changes in use or density are proposed.

Existing Land use and Zoning

Subject Property: The Western Heights area proposed for the HPOZ is comprised of eight blocks with 138 parcels. These parcels are developed with a mixture of single family homes and multi-family structures. The plan designation for the area is Low and Low Medium II and the zoning is R1-1-0 and RD1.5-1-0. The proposed area is bounded by commercial developments along Washington Boulevard and Western Avenue. The southern boundary is the Santa Monica Freeway. The western boundary is Arlington Avenue.

Surrounding Properties: The commercial developments to the north and east consist of small shops ranging from offices to auto repair shops. The sites are generally zoned C2-1-0 and [Q]C2-1-0. The southwest corner between the HPOZ area and the freeway contains an office building and is zoned RD1.5-1-0.

Background

The Western Heights Historic Resources Survey was undertaken as a result of a City Council Motion sponsored by Councilmembers Mike Hernandez and Mark Ridley-Thomas "to initiate proceedings to establish an Historic Preservation Overlay Zone in the Community Redevelopment Agency's Adams-Normandie 4321 Redevelopment Area within the boundaries of Council District 1..." to determine if Western Heights meets the criteria for Historic Preservation Overlay Zone ("HPOZ") designation, as defined in the HPOZ ordinance, Section 12.20.3 E.3 of the Los Angeles Municipal Code ("LAMC").

The area surveyed consists of approximately 8 blocks and is bounded by the Santa Monica I-10 Freeway on the south, Washington Boulevard on the north, Western Avenue on the east, and Arlington Avenue on the west. It is one of four neighborhoods requested for survey by the City Council Offices. The other three neighborhoods in the South Central Community Plan area that are also seeking HPOZ designation are Harvard Heights (City Council Districts 1 and 10), University Park (City Council District 1), and Adams Normandie (City Council District 8).

The Survey concluded that the Western Heights Survey area meets the criteria for an HPOZ designation because the majority of buildings are the original structures from the development of this part of Los Angeles, beginning in the late 19th and early 20th centuries and extending through the early 1930s. The *Contributing* buildings retain their historic design and features depicting the array of architectural styles of the late 19th and early twentieth centuries, including Queen Anne, Folk Victorian, Craftsman and the period revival styles. Several buildings were designed by important local architects and were built for prominent families. These buildings create a cohesive neighborhood of primarily single family residences of architectural distinction that, as a whole entity, meets the HPOZ criteria: the district "possesses historic integrity," it "represents an established feature of the neighborhood," and retaining the district "would help preserve and protect an historic place in the City."

An HPOZ usually comprises of a high concentration of *Contributing* resources. The Western Heights Survey area comprises of 138 developed parcels; 117 were identified as *Contributing* and 21 as *Non-Contributing* resources. Because of this high concentration (over 80%) of *Contributing* resources, the neighborhood meets the definition of a Preservation Zone as "any area of the City of Los Angeles containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance..."

The Consultant recommended that the HPOZ boundaries should be expanded in the future to include the adjacent areas that were developed within the same time frame as the surveyed area, are similar in architectural character, and retain a high concentration of the original architecture. These areas were not included in the proposed HPOZ boundaries because they were not part of the historical resource survey as required in the LAMC.

Consistency Program

The South Central Los Angeles Community Plan Revision Program was approved by the City Planning Commission in May, 1998 and adopted by the City Council on March 22, 2000. The Plan encourages the preservation of historical areas within the Plan area.

REPORTS RECEIVED

No other reports were received prior to the preparation of this report.

SUMMARY OF PUBLIC HEARING AND COMMUNICATIONS

Hearing:

The public hearing was held on April 7, 2000. The hearing was well attended by approximately 50 to 60 individuals, the majority being residents of the area.

Speakers in support:

Approximately 22 individuals spoke in favor of the proposed boundaries, including the commercial properties along Western Avenue and Washington Boulevard. Many of them agree that the preservation of the integrity of the remaining homes is an asset to the City and needs the protection an HPOZ has to offer. Speakers emphasized that the cohesiveness of the diverse population in the area illustrates the importance of historic preservation to the area. The fact that many individuals can rally behind a common cause shows the importance of the cause. Supporters feel that without adequate protection many of the homes will be replaced or inappropriately remodeled, this would be due to the increased demand for housing in the area.

Speakers in opposition:

Approximately 7 speakers spoke in opposition to the establishment of the HPOZ. Many of the speakers felt excluded from the process and feel that the HPOZ is being imposed on them by a non-representative group within the neighborhood. The speakers expressed strong concern over the establishment of an HPOZ which will dictate how they can improve their properties. They feel insulted that after many years of maintaining their residences, another group of individuals feel it necessary to establish a Board to monitor and approve any future improvements on their properties. The speakers feel there are enough rules and regulations within the city code to regulate how improvements can and can not be done.

Communications Received:

Approximately 28 letters along with a petition with 37 signatures has been submitted in **support** of the establishment of an HPOZ. The sentiments raised in the letters and petitions generally reflect the opinions stated at the public hearing.

Two letters along with a petition with 138 signatures has been submitted in **opposition** to the establishment of an HPOZ. The sentiments raised in those letters were the same as those stated at the public hearing.

Hearing Examiner's Comments:

After reviewing all the letters submitted and listening to the testimony at the public hearing (both for and against the HPOZ) I am encouraged by the communities interest to preserve and maintain a residential neighborhood within such a highly urbanized area. This holds true for all the individuals in the neighborhood, whether they support an HPOZ or not. Individuals participating at the hearing seemed truly concern about preserving the character and quality of the neighborhood and being able to do so in a manner they feel is appropriate.

Prior to the public hearing the Department of City Planning conducted three community meetings on May 8th, 19th and 20th, 1999. Speaking with staff, I was informed that those meetings were fairly well

attended by people in support and by some people in opposition. The Council Office (CD 10) held a community meeting on July 10th, 1999. After these meetings, various community groups held other meetings to discuss the issues of creating an HPOZ. Based on the number of previous meetings and the interest expressed by the area residents on the topic I would concluded that the neighborhood has been well informed about the requested HPOZ.

Western Heights, like other proposed HPOZ's, consists of a high concentration of contributing structures. Contributing structures are generally defined as structures which add to the historical content of the proposed zone and even if altered could be restored to their original state. I drove the area and was impressed by the quality and concentration of historical homes. However, the properties along Washington Boulevard and Western Avenue are predominantly non-contributing structures and do not relate physically to the interior residential neighborhood. Commercial properties within the HPOZ would need to obtain a Certificate of Appropriateness if they were to attempt a remodel of their building or if a group of lots were combined to create a shopping center. The non-contributing commercial sites could be forced to create a false historical appearance along those streets. Imposing this design limitation on those properties would be placing an incumbrance on them that may discourage their redevelopment as oppose to the adjacent parcels without such a restriction. The standards for the issuance of a Certificate of Appropriateness are as follows and would apply to both residential and commercial projects:

Section 12.20.3.(F)(4) of the LAMC

4. Standards for Issuance of Certificate of Appropriateness for Construction, Addition, Alteration, or Reconstruction.

- (a) In making a determination on any Certificate of Appropriateness for construction, addition, alteration or reconstruction, the Planning Commission shall not approve any such Certificate unless it finds the plans consistent with the following:
- (1) the Purpose statement as set forth in Section 12.20.3 A, and
 - (2) the protection and preservation of those structures, landscaping, natural features or sites specified as complying with one or more of the criteria set forth in Subsections E 3 (a) through (c) hereof and set forth in the historic resources survey, and
 - (3) the approved Preservation Plan, or, in the absence of such, the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- (b) Such determination may include, but not be limited to, a consideration of the following factors:
- (1) Architectural design.
 - (2) Color and texture of surface materials.
 - (3) Construction materials.
 - (4) Development compatibility in relationship to massing of surrounding structures.
 - (5) Grading and site development.
 - (6) Height and bulk of buildings and accessory structures.
 - (7) Natural features, landscaping, where specifically identified in the Historic Resource Survey. Two years after the effective date of this ordinance, if landscaping is not specifically identified in the Historic Resource Survey, it shall not be subject to review.
 - (8) Antennas, satellite dishes, and solar collectors.
 - (9) Lot area and dimensions.
 - (10) Lot coverage.
 - (11) Off-street parking.
 - (12) Orientation of buildings.
 - (13) Public area.
 - (14) Signs.
 - (15) Street furniture.
 - (16) Light fixtures.

- (17) Walls, doors, windows, screens and security grills.
- (18) Fences except for those to the rear of a main building, unless the lot is a corner or reverse corner lot, or unless specifically called out in the Preservation Plan.
- (19) Steps.
- (20) Yards and setbacks.

- (c) Alterations, additions, and replacement of non-contributing structures shall require written approval of the Board to assure compatibility with the character of the Preservation Zone and to assure that the new construction is undertaken in such a manner that it does not impair the essential form and integrity of the historic character of its environment.

The commercial parcels are a part of the commercial districts of Washington Boulevard and Western Avenue. The application of the HPOZ on these parcels seems even more inappropriate when you considered that the bulk of the commercial sites are non-contributing structures and do not help define the historical nature of the residential neighborhood behind them. For this reason staff recommended the removal of all the commercial properties from inclusion into the HPOZ.

The remaining residential area consists of a mix of single-family and multi-family uses. The Western Heights Survey identified approximately 138 parcels of which 117 were identified as *Contributing* and 21 were identified as *Non-Contributing* resources. Because of the high concentration (approx. 84%) of *Contributing* resources, the neighborhood meets the definition of a Preservation Zone as "*any area of the City of Los Angeles containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance...*" This coupled with the desire of various property owners to establish the area as an HPOZ is helpful when designating an area as an HPOZ. However, at the public hearing there was opposition to the establishment of an HPOZ. It was expressed that by establishing an HPOZ in the area, it is assumed that the historical era that is trying to be preserved is desirable. While that era may be desirable to some of the residents it is not felt desirable across the board. One speaker spoke of ill feelings of an era which encouraged social and racial divides. Another speaker feels that area residents have already been maintaining and remodeling their properties in an appropriate manner. While the maintenance and changes may not be acceptable to those within the "historical preservation circles", they are acceptable to typical homeowners. Concerns of the additional cost and time that will be required to make repairs or changes to a home were also raised.

If an HPOZ is created additional time will be required to obtain approval of a repair or change to the exterior of the building. The establishment of an HPOZ would create a Board that would set a design criteria aimed at directing all the homes, new and existing, within the area to adopt a historical design slant. A property owner wanting to paint their home would need to have it previewed by the Department of City Planning to see if it was in keeping with the neighborhood. This is a subjective review and usually requires an informal discussion with the Board president. If the color is considered acceptable the property owner could expect a sign-off within about 1 to 2 weeks and no fees would be incurred. If the color is questionable it may be determined that the Board should review the request and it would be scheduled for their next meeting, this would be about 2-4 weeks. If a change to a property is deemed by the Board not to be in keeping with the intent of the HPOZ and does not meet the exceptions criteria then a Certificate of Appropriateness would be required. The Certificates of Appropriateness are currently issued by the Director of Planning using the criteria established in Section 12.20.3.(F)(4) of the HPOZ ordinance (shown above). The HPOZ Board would forward their recommendation on the certificate of Appropriateness to the Director of Planning for his consideration on the project. At this

point the homeowner could expect a 4-8 week processing time and an application fee of approximately \$261.00, the appeal fee would be 85% of their filing fee (\$221.00).

The criteria for requiring an Certificate of Appropriateness is as follows:

Section 12.20.3 (f) of the LAMC

F. Certificate of Appropriateness.

1. **Purpose.** It is the intent of this section to require the review of a project by a Certificate of Appropriateness as set forth in Subsection F 3. It is the further intent of this section to require a Certificate of Appropriateness for some projects which may, or may not, require a building permit, including, but not limited to, changing exterior paint color, removal of significant trees or landscaping, installation or removal of fencing, window and door replacement which are character-defining features of architectural styles, changes to public spaces and similar projects.
2. **Requirements.**
 - (a) **Prohibition.** No person shall construct, add to, alter, demolish, relocate or remove any structure, landscaping, natural feature or site designated as contributing on the Historic Resources Survey within or from the Preservation Zone unless a Certificate of Appropriateness shall have been approved for such action pursuant to this section. No Certificate of Appropriateness shall be approved unless the plans for said construction, demolition, alteration, addition, relocation, or removal conform with the provisions of this section. Any approval, conditional approval, or denial shall include written findings in support thereof.
 - (b) **Maintenance and Repair.** Nothing in this section shall be construed to require a Certificate of Appropriateness for the ordinary maintenance and repair of any exterior architectural feature of a property within a Preservation Zone which does not involve a change in design, material, color, or outward appearance.
 - (c) **Exceptions.** The provisions of Subsection F hereof shall not apply to the following conditions:
 - (1) Where the structure, landscaping, natural feature or site within the Preservation Zone is being restored to its original appearance and such restoration is being undertaken with prior written approval of the Board;
 - (2) Where a structure, landscaping, natural feature or site within a Preservation Zone has been damaged by fire, earthquake or other act of God to the extent that it cannot be repaired or restored with reasonable diligence and where demolition of such structure, landscaping, natural feature or site is being undertaken with prior written approval of the Board (subject to the provisions of Public Resources Code Section 5028, where applicable);
 - (3) Where emergency or hazardous conditions currently exist as determined by the Department of Building and Safety, and said emergency or currently hazardous conditions must be corrected in the interest of the public health, safety and welfare; when feasible, the Department of Building and Safety shall consult with the Board on how to correct the hazardous condition, consistent with the goals of the Preservation Zone;
 - (4) Where ordinary maintenance or repair work is undertaken with respect to any structure, landscaping, natural feature or site, and such work does not require the issuance of a building permit, and such ordinary maintenance or repair work is being undertaken with prior written approval of the Board;
 - (5) Where a proposed Public Works improvement to be carried out, in whole or in part, within a Preservation Zone is submitted to the Cultural Affairs Commission, or to the Cultural Heritage Commission for a determination whether there exist historic, architectural or cultural properties within the Preservation Zone of "potential environmental impact" that meet the criteria for an evaluation of eligibility for inclusion in the National Register of Historic Places, pursuant to Title 36 of the Code of Federal Regulations, and the relevant Board has been notified of the project, including a description of said project;
 - (6) Where the project consists of an addition of less than 250 square feet to any structure, no increase in height is proposed, and is being undertaken with prior written approval of the Board.
 - (7) Where a structure, landscaping, natural feature or site has been designated as City Cultural and Historical Monument by the City Council, unless proposed for demolition. All decisions of the Board shall be based on the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

3. Procedures for Obtaining a Certificate of Appropriateness.

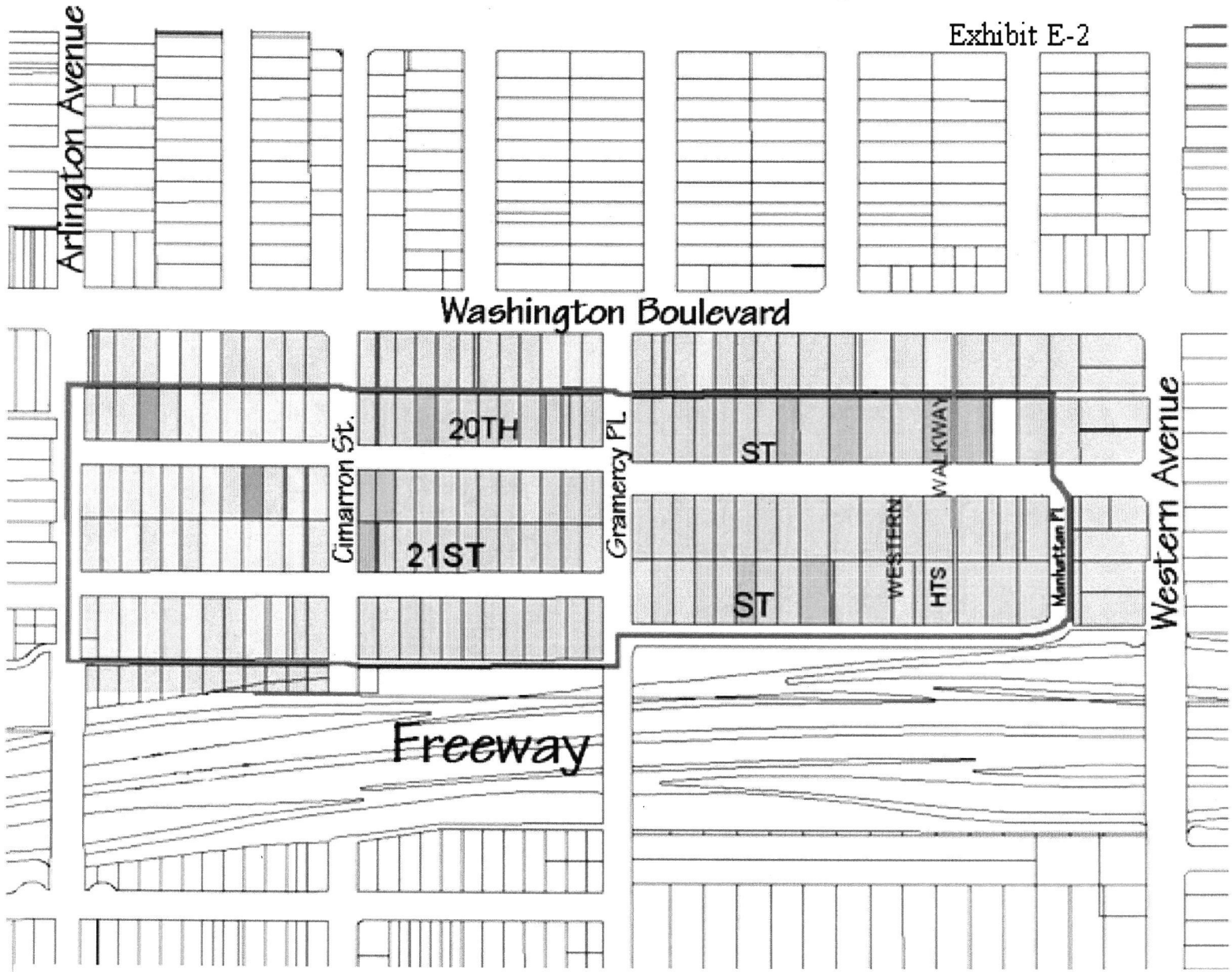
Any plan for construction, addition, alteration, demolition, reconstruction, relocation or removal of a structure, landscaping, natural feature or site, or any combination thereof, within a Preservation Zone shall be submitted, in conjunction with an application, to the public counter of the Department of City Planning upon a form provided for that purpose. Upon receipt of such application, two copies each of the application and relevant documents shall be mailed by the Department of City Planning to both the Cultural Heritage Commission and the Board for the Preservation Zone for evaluation. Within 30 days of the postmarked date of mailing of the application from the City Planning Department, the Cultural Heritage Commission and the Board shall submit to the Planning Commission for final determination their respective recommendations that the Planning Commission approve, conditionally approve or disapprove the Certificate. In the event that the Cultural Heritage Commission or Board does not submit its recommendations within the subject time period, said Commission or Board shall be deemed to have forfeited all jurisdiction in the matter and the Planning Commission shall proceed to approve, conditionally approve or disapprove said Certificate as filed. In any event, the Planning Commission shall render its determination on a Certificate of Appropriateness within 45 days after receipt of the application, unless the applicant consents to a longer period. A copy of the Commission's determination shall be mailed to the applicant, the Board, the Cultural Heritage Commission and any other interested parties. No Certificate of Appropriateness shall be issued until the appeal period, as set forth in Subsection F 7, has expired or until any appeal has been resolved.

The requirements for a Certificate of Appropriateness are in addition to other City approvals (building permits, variances, etc.) or other legal requirements, such as Public Resources Code Section 5028, which may be required. Except for the appeal periods, the time periods specified above may be extended if necessary with the consent of the applicant. The City Planning Commission may delegate to the Director of Planning the authority to act on behalf of the Commission to approve, conditionally approve or disapprove a Certificate of Appropriateness.

After reviewing the Historical Survey, Context Statement and visiting the location I found that the proposed HPOZ meets the technical criteria for establishing an HPOZ. The quality and concentration of historical structures in the area is unique and warrants special consideration and protection. However, I would like to point out that to have a successful HPOZ it is encouraged that strong internal neighborhood support be present. The undertaking of an HPOZ should have more than just majority support in order for it to be self-sustaining. An important step this HPOZ can take in building personal interest and trust among its neighborhoods is to develop a "preservation plan". The Preservation plan would articulate the goals and purposes of the Western Heights HPOZ.

Description of Exhibits (file copy only unless otherwise noted):

- Exhibit E-1 Radius Map
- Exhibit E-2 Harvard Heights HPOZ Boundary Map
- Exhibit E-3 Historical and Architectural Context
- Exhibit E-4 Historical Resource Survey (file)
- Exhibit E-5 Environmental Clearance, CE 2000-1732 HPOZ



Western Heights HPOZ Area

- Varying degrees of historical significance
- Non-Contributing Structure

Proposed HPOZ Boundary



CPC 99-0142 HPOZ

Exhibit E-3



HISTORIC CONTEXT

Introduction

Section 12.20.3 E.3. of the LAMC requires that the survey:

include a context statement supporting a finding establishing the relation between the physical environment of the Preservation Zone and its history, thereby allowing the identification of historic resources in the area as contributing or non-contributing. The context statement shall represent the history of the area by theme, place and time. It shall define the various historical factors which shaped the development of the area. It may include, but not be limited to, historical activities or events, associations with historic personages, architectural styles and movements, master architects, building types, building materials, or pattern of physical development that influenced the character of the Preservation Zone at a particular time in history.

A historic context statement is a technical document that analyzes the historic development of a community according to guidelines specified in National Register Bulletin 16. The Bulletin defines a historic context as "a body of information about historic properties organized by theme, place, and time." Historic context is linked with tangible historic resources through the concept of property type. A property type is a "grouping of individual properties based on shared physical or associative characteristics." The purpose of a historic context statement is to provide a framework for the identification of historic resources and the determination of their relative significance.

In 1990 the Los Angeles Conservancy prepared a series of context statements for the eleven sub-regional planning areas for the City of Los Angeles Department of City Planning Community Plan Revision program.¹ Western Heights is in the South Los Angeles Sub-Regional Plan Area and was included in the area's Historic Context Statement. The following section includes excerpts and summaries of relevant documentation from the context statement.

Purpose of Historic Context Statement

The excerpts and summaries from the South Los Angeles Sub-Regional Plan Area historic context statement describe the historic development patterns of the Planning Area. The statement is organized thematically and describes property types integral to the area's development from its first settlement through 1950. It is intended to highlight historical development patterns critical to the understanding of the built environment and to act as a guide

¹The *Historic Context Statement for the Southwest Los Angeles Subregional Planning Area of the City of Los Angeles* was prepared on October 1, 1990, by Historic Resources Group, and the primary author was Hillary Guitelman.



in the continuing process of identifying historic, architectural, and cultural resources in South Los Angeles. The context statement is also intended to serve as a framework to enable citizens, planners, and decision makers to evaluate the importance and relative integrity of individual properties within the area. Specific examples referred to in this document are included solely to illustrate physical and associative characteristics of each resource type. Exclusion from this report does not diminish the significance of any individual resource.

Geographic Boundaries and Natural Features of the South Los Angeles Subregional Planning Area

The South Los Angeles Subregional Planning area includes those sections of the City of Los Angeles which are bordered by Arlington and Van Ness Avenues on the west, Pico Boulevard and the Santa Monica Freeway on the north, 121st Street on the south, and the Vernon/Huntington Park/Southgate border on the east. The majority of the Planning Area consists of semi-arid flat lands interrupted by a few rolling hills. The Planning Area forms the border of Los Angeles and unincorporated areas of Los Angeles County and independent cities such as Inglewood and Vernon. The Planning Area also abuts central Los Angeles to the north, and the West Adams/Baldwin Hills/Leimert section of Los Angeles to the west.

History of Development of the Planning Area

In 1781 the pueblo that later became the City of Los Angeles was founded on the banks of the Los Angeles River by 44 Spanish settlers of mixed ancestry. The pueblo grant included the four square leagues (36 square miles) surrounding a central plaza. The approximate boundaries of the original pueblo are Hoover Street, Fountain Avenue, a line continued east from Exposition Boulevard, and a line continued north from Indiana Street. The northeast corner of the South Los Angeles Subregional Planning Area falls within that original boundary. Other lands within the Planning Area that were supplemental to the pueblo lands were controlled first by the Spanish and then by the Mexican Governors of Alta California, and by the United States after 1847.

Until the later part of the nineteenth century, the Planning Area was used exclusively for grazing and agriculture. Developed as a series of suburban neighborhoods, except for the independent city of Watts and small pre-1890 farm communities such as Rosedale (located near the Rosedale Cemetery), portions of the area were subdivided for residential and commercial use beginning in the late 1880's. Spurred by the extension of local horse-drawn streetcar routes from downtown Los Angeles, significant suburban communities created after that time included the eastern section of the West Adams District including portions of Arlington Heights, all of Harvard Heights, West Adams Heights, Rosedale, as well as the University District, which today includes the University of Southern California, Exposition Park, the neighborhoods of North University Park and Adams-Dockweiler, and exclusive subdivisions such as Saint James Park and Chester Place. The horse-drawn streetcar lines were quickly subsumed in the Los Angeles Transit Lines and Pacific Electric Railway system and upgraded to electric routes, further spurring development southward in the first decade of the twentieth century. By 1910 only small sections



of the Planning Area were still used agriculturally; most of the land had been subdivided into residential tracts.

As residential communities developed, citizens increasingly perceived a need for services beyond those provided by the initial subdividers and real estate entrepreneurs. Primary among these services were water distribution and law enforcement, which often implied a regulation and curtailment of liquor consumption. As a result of these needs, sections of the Planning Area were annexed to the City of Los Angeles. The Southern and Western Addition of 1896 included over ten square miles in two roughly rectangular sections adjacent to the original city boundaries. Only partially subdivided at the time of annexation, the area included such large tracts as: the Menlo Tract, the Adams Street Homestead Tract, the Charles Victor Hall Tract, the Freeman Tract, the Waverly Tract, the Nadeau Orange Tract, the Central Park Tract, the Vernon Park Tract, and the Nadeau Park Tract, among many others.

The University Addition of 1899 included Agricultural Park (now Exposition Park), the University of Southern California, and residential tracts such as the Park Villa Tract, the Brearly and Sinsabaugh Tract, and the West Park Villa Tract, among others. Primary motivation for the annexation of this area was the effort to restrict the bull fights, liquor, and gambling activities in Agricultural Park, which disturbed conservative citizens in the surrounding neighborhoods.

Identification of Historical Themes and Associative Property Types

To assist in the identification and evaluation of significant cultural resources in South Los Angeles, the above synopsis must be complemented by a discussion of historic, economic, and cultural patterns and their associative property types.

Economic Development

The economic development of South Los Angeles from the founding of the pueblo in 1781 until 1950 was heavily dependent on evolving transportation and water distribution systems as well as on the predominant industries and the local commercial properties that served each distinct residential community. Transportation systems were important not only because they carried the freight that made all other industries possible, but because they carried passengers, which spurred the development of suburban residential communities. Once transportation systems were in place, and once water sources had been identified, agricultural uses and residential subdivision were the basis of the South Los Angeles economy. Other industries and small commercial districts later developed to serve the residential neighborhoods, which ultimately replaced the area's large stretches of farm land.



Transportation

The first local streetcars reached the area around Rosedale Cemetery and the University District in the early 1890's, prompting the migration of wealthy businessmen from downtown Los Angeles. The streetcars and major railroads such as the Southern Pacific and the Santa Fe ultimately extended like a great web throughout the entire region. Roads preceded the railways however, and the first major roads that connected the pueblo to the harbor at San Pedro ran along the eastern edge of Rancho La Tajauta and is now known as Alameda Street. The secondary road to the harbor ran along the rancho's western edge (Central Avenue) and was the route taken by stage coaches owned by developer Phineas Banning. These coaches carried passengers and mail to San Pedro at breakneck speed until a rail line was established in 1869. Figueroa and South Broadway were other important north-south arteries; others, developed slightly later, were Hoover, Vermont, and Western Avenues. The first east-west streets to become major thoroughfares included Pico, Washington and Jefferson Boulevards. Later, 16th Street (Venice Boulevard) became the route of the Pacific Electric line to Santa Monica, and other east-west streets such as Adams, Exposition, Santa Barbara (Martin Luther King), Slauson, and Manchester Avenue, made possible vehicular transport of people and goods throughout the Planning Area.

Freight and passenger transport by rail began on the eastern edge of the Planning Area in 1869 with the Los Angeles and San Pedro Railroad, which later became part of the Southern Pacific Railroad. In 1876 a line along Exposition Boulevard was completed; this ultimately reached Santa Monica and was also incorporated into the Southern Pacific system. Lines of the Santa Fe Railroad followed Slauson Avenue and a rail yard was located west of Central Avenue.

The Pacific Electric system, known for its "Red Cars," completed lines to a depot in Beverly Hills and from there to Santa Monica in 1897 and to Venice in 1902. Both routes followed the 16th Street Division (Venice Boulevard) within the Planning Area. Pacific Electric lines to Long Beach, Santa Ana, and Redondo/El Segundo/Torrence all traveled south on four tracks along Long Beach and Graham Avenues, splitting into separate lines at Watts. The Watts Junction and local service along the Long Beach line between Los Angeles and Watts were both established in 1904.

While the railroads and Pacific Electric system spurred the growth of outlying communities such as Watts and neighborhoods immediately adjacent to the 16th Street Division and the Long Beach line, local streetcars, begun as independent franchises using horse-drawn cars, also spurred development within the residential subdivisions close to downtown Los Angeles. All of the local streetcars were later electrified and eventually absorbed into the Los Angeles Transit Lines (the "Yellow Cars"). Usually there was a direct relationship between the streetcar routes and the development of residential tracts. For example, Charles H. Howland's 1887 electric railway franchise along Pico Boulevard was intended to facilitate the sale of his lots in the Electric Railway Homestead Tract (between Pico, Vermont, San Marino, and Serrano). Howland's scheme was so successful that all the lots sold out in three days, although his railway ceased

operation for a short period slightly later when the regional real estate boom of 1887-88 evaporated.¹ Other significant streetcar routes included those along Central Avenue (1891), the University line to Agricultural Park (1891), and the Washington Street line to Rosedale Cemetery (1895). Development of each line, just like Howland's along Pico and developer J.P. Widney's to the University District, was motivated by the desire to sell real estate in the area. The resources associated with rail transportation include depots, platforms, substations, and track right-of-ways.

Water Distribution

The availability and distribution of water for agricultural and residential use was of primary importance in every area of Los Angeles. Concern about water was one of the most common motivations for annexation to the City of Los Angeles and, as a result, water was an important catalyst in the political development of the region as well as in the determination of agricultural and residential land use. The Zanja Madre, or mother ditch, was part of the first open trench system for water distribution in 19th century Los Angeles; a portion of it still exists as a median along Figueroa Street in South Los Angeles. In other parts of the Planning Area, artesian wells were the primary source of water. The resources associated with water distribution include artesian wells as well as the larger distributing stations erected by the Department of Water and Power in residential areas during the 1930's. Often built in Art Deco or PWA Moderne styles, they were typically constructed of reinforced concrete and displayed the sculptural reliefs and formed concrete surfaces typical of those styles. Examples of this property type that may exist in South Los Angeles highlight the importance of water to the overall development of the region.

Agriculture and Other Industries

Agriculture was the primary industry of South Los Angeles from the first days of the pueblo until residential development consumed the last large areas of farmland shortly after 1910. The area was first used for grazing cattle and sheep and later for farming. The farms grew alfalfa, sugar beets, and vegetables, raised hogs and poultry, and produced dairy products.

The transfer of one hundred and sixty acres to the Southern District Agricultural Society in 1872 and the subsequent development of Agricultural Park on that land was an indication of the significance of the agricultural industry to early Los Angeles. Agricultural Park was initially intended and later re-dedicated to displaying the agricultural products of the state's Southern Agricultural District. By 1908, Exposition Park, as it became known, had become an inner-city park surrounded by residential neighborhoods; today it houses the Los Angeles Natural History Museum, the California Museum of Science and Industry, the Coliseum, the Swimming Stadium, the former Armory Building, and the Rose Garden.

Wood barns and stables were the predominant built forms associated with the agricultural industry in South Los Angeles. Utilitarian in design, they displayed simple gable roof forms and clapboard or board-and-batten sheathing. Warehouses for packing and shipping agricultural



products were another type of structure associated with the industry, and were often very large one story buildings. It is unlikely that any examples of these resource types survive. If identified, however, even in deteriorated condition, they would be significant reminders of the region's agricultural past.

As the dominance of the agricultural industry waned in South Los Angeles, other industries developed including lumber yards, sash and door manufacturing companies, a carpet factory, candy company and a bottled water plant. It is logical that the industries associated with construction and residential development would be located in this area as the neighborhoods were being built. Many were located on alleys or near railroad spurs in order to facilitate loading activities. Buildings associated with these industries include warehouses, workshops, and administrative structures.

The automobile and motor touring industry, which utilized structures such as gas stations and large service garages, developed during the late teens in South Los Angeles. The industry is most elaborately represented by the Automobile Club of Southern California Building, which is the headquarters of the club. The building is located at 2601 South Figueroa Street and was designed by two of the regions most important architectural firms, Hunt and Burns and Roland Coate, in 1922. The Spanish Colonial Revival style club building is a huge complex of courtyards, gardens, and buildings that conveys the increasing dominance of the automobile and buildings scaled to an automobile society. The automobile industry includes early gas stations and service garages that were built in a variety of architectural styles and typically constructed of concrete or other masonry materials. Early service garages were small but substantial additions to neighborhood commercial districts in the teens and twenties.

Retail and Commercial Facilities

Local commercial buildings throughout South Los Angeles included the retail facilities and offices, which formed the "main streets" at the nucleus of each residential area. The buildings that housed stores, offices, banks, groceries, and other commercial uses were often originally simple, low-rise structures, constructed of wood or brick. These properties were typically formed at the center of independent communities like Watts or were located along the routes of local streetcars such as Pico, Jefferson, Vermont, Central, and Washington Streets. One of the first stores in the University District was at the corner of Jefferson and Hoover. It supplied outlying farms and communities as well as the increasing numbers of nearby residents with groceries and household supplies. Later stores, built between 1890 and 1895, were located on Vermont near Exposition and Thirty-seventh Street and included one brick commercial building, a depot, telegraph office, and lumber yard. Between 1905 and 1910 Jefferson Street became the main business street of the University District. Commercial uses expanded along other major thoroughfares until low scale wood frame, brick, and some masonry commercial strips eventually lined all the streets given over to commerce in South Los Angeles, including Pico, Jefferson, Washington, Vermont, Western and Central.



Simple classical revival style stores and shopfronts were increasingly complemented by elaborations and variations. In the 1920's, Mediterranean Revival style structures, modified Chateausque structures, and Streamline Moderne style structures, many of which still exist in South Los Angeles, multiplied along commercial streets. Large supermarkets and department stores were added to some of these commercial strips in the late 1930s and 1940s. Usually Streamline Moderne or Modern in style, these large complexes were the natural product of the expanded markets, intensified regional commerce, and the proliferation of individual automobiles which enabled shoppers to travel greater distances.

Groupings of commercial structures that housed neighborhood services existed adjacent to residential neighborhoods throughout the Planning Area. Neighborhood shopping districts provided local residents with uses such as groceries, banks branches, dry cleaners, offices, and other services. Despite alterations completed by successive tenants, the buildings that remain in these districts often convey a sense of scale and community identity lacking in later commercial strips.

Residential Development

The residential development of South Los Angeles from its first settlement until 1950 was a powerful and persistent factor in the organization of the Planning Area's built environment. The routes of streetcars and electric railways in most cases determined the first areas of concentrated residential development and hastened the "suburbanization" of outlying farm communities. Many residential neighborhoods were developed in very short periods of time by single developers. As a result they demonstrate a consistency of architectural style, size, and scale. In other areas, residential development occurred over two or three decades and continued to change as older structures were replaced by newer ones. These neighborhoods evolved a variety of characteristics that today document changes in population, income level, and in the architectural conventions preferred by successive generations.

Patterns of residential development contributed not only to the physical characteristics of the built environment, but also to the social environment of South Los Angeles. The Planning Area became associated with various ethnic and immigrant populations. Restrictive covenants instituted in other sections of Los Angeles led to settlements of several neighborhoods in this area by Blacks. By 1920, most of Los Angeles's Black population lived in one district "stretching approximately thirty blocks down Central Avenue and several blocks east, . . . or in a few detached islands, especially on West Jefferson, Temple Street, and just south of the city in Watts." ⁴ At the same time, the residences of Mexican and Italian immigrants were located just east of Central Avenue, and there were additional pockets of residential neighborhoods associated with other ethnic groups throughout the area.



Single Family Homes

Home ownership was a cultural value embraced by almost every generation and ethnic group of settlers that came to California when residential subdivision began in the 1880's. Many local real estate entrepreneurs capitalized on the universal desire to own property. Prior to that time, few dwellings were built in South Los Angeles. Structures from the early Spanish and Mexican periods were constructed of adobe. Associated with agricultural land uses, the adobe ranch house was later joined by the first wood frame farm houses constructed by American immigrants from the East and Midwest. The farmers from Maine built two story frame houses much like the ones they remembered in New England. As residential subdivision gained momentum, the adobe homestead and the Maine farmhouse were joined by a proliferation of one story Craftsman and period revival style bungalows.

Subdivisions in the north part of the Planning Area were directed at wealthy middle class families rather than the working class that populated other sections of the area. As a result, the homes were large and lavish. The first wave of concentrated residential development in eastern West Adams and the University District consisted largely of Los Angeles businessmen and their families who wished to move out of the central city but needed to remain within easy commuting distance of downtown. The streetcar systems that traversed Pico, Washington, and Jefferson initially made this kind of suburban settlement possible. Men of means who had achieved a certain wealth and stature in Los Angeles constructed large residences in the area from 1890 into the 1920's.

Some tracts, in the northern section of the Planning Area, like Chester Place, for example, were marketed as exclusive enclaves for the city's nouveau riche. Home to Los Angeles' first oil baron, Edward Laurence Doheny, Chester Place was laid out in 1895 by Arizona Supreme Court Judge and Los Angeles civic leader, Charles Silent. Thirteen mansions were built on twenty acres of park-like grounds. The community today functions as a campus of Mount Saint Mary's College. Other exclusive residential developments included those such as Saint James Park and West Adams Heights.

As a result of the overwhelming desire for home ownership and the subdivision patterns, the single family home was the predominant resource type of residential development in the Planning Area. House type, size, site characteristics, and architectural style varied greatly from community to community, but the subdivision of tracts into lots for single family homes proceeded at a relentless pace throughout the region in the early decades of the 20th century.

Single family homes in the Planning Area include a broad range of styles and scale including: late 19th century wood frame Victorian cottages with porches and ornate details in the West Adams area; early 20th century simple, wood frame, working class vernacular houses with porches and little ornamentation in Watts and surrounding areas; early 20th century bungalows in a variety of styles including Craftsman, Dutch colonial, Tudor, and Spanish among others; and



larger homes in a variety of Craftsman, period revival, and vernacular styles associated with specific architects and builders such as Frank Tyler.

Craftsman bungalows included the stone foundations, porch supports, and chimneys that typified the style. Wood sheathing or shingles, protruding rafters, the low, horizontal emphasis, and other hallmarks combined to create a regional aesthetic loosely derived from the Arts and Crafts Movement in England and America. Colonial Revival examples typically included a symmetrical facade with columns flanking the doorway. Clapboard sheathing and clipped gable roof forms were also typical. The Spanish Revival and Mission styles had stucco walls, red tile roofs or overhangs, and frequently incorporated arched windows and details as well as other elements derived from the California missions. Tudor style homes included steeply pitched roofs and stucco and half-timber wall designs.

Surviving examples of both the Craftsman and Colonial Revival styles are abundant in South Los Angeles and form remarkably intact neighborhoods. The neighborhood surrounding South Park is one such example from the middle portion of the district, and the residential streets around Rosedale Cemetery provide a similar example to the north. Intact bungalow neighborhoods such as these are one of the most character-defining features of the Planning Area. The combination of architecturally distinctive houses along with the original tract development's uniform setbacks and often mature landscaping and street features, give these neighborhood districts their strong sense of historic ambience and place within Los Angeles.

The Colonial Revival and Craftsman styles were also used in some of the larger single family homes in the northern section of the Planning Area, complementing already existing examples of the Queen Anne, Eastlake, Italianate, and other Victorian-era styles. Later, Mission Revival, Renaissance Revival and Spanish Colonial Revival style houses were also constructed. Other eclectic examples blend the vertical massing of the Victorian styles with the materials and details of the Craftsman and Colonial revival styles, producing unique transitional compositions.⁹

The works of many distinguished local architects are found in the Planning Area including Sumner Hunt, Theodore A. Eisen, Carroll H. Brown, John Parkinson, Hudson and Munsell, Frank M. Tyler, and many. Designed for specific clients or speculative builders, the works of these architects graced subdivisions owned and promoted by entrepreneurs such as Frederick Rindge and George Ira Cochran of West Adams Heights, Abbot Kinney, who later founded the resort community of Venice, and Charles Victor Hall, whose large tract was located south of Adams Boulevard and east of Western Avenue. A concentration of these structures in neighborhoods and districts collectively tell the story of residential development in Los Angeles.

Multi Family Residential Structures

Residential development in South Los Angeles was not limited to single family homes, but included multi-family resource types such as duplexes, "railroad courts" and bungalow courts, and apartment buildings. Executed in the same styles and materials as single family homes.

these structures in most cases served the working class population of each community for whom home ownership was not economically feasible or whose work was of a more transient nature. Builders developed strategies both to efficiently house workers and to bolster the attractiveness of apartment living, often incorporating features of single family residences into multi-family dwellings.

"Railroad courts" or "tenements," which were developed in Watts and initially housed Black and Mexican-American laborers, were whole complexes of independent or adjoining one room structures of wood clapboard with gable roofs. Small and inexpensive to build, these linear courts often lacked the central exterior courtyard of bungalow courts but both arrangements provided the security of an individual structure within a community of similar residences. The number of minorities immigrating to Los Angeles increased in the 1920s and the number of neighborhoods open to Blacks decreased as a result of new subdivisions, which included restricted covenants on ownership and occupancy. These opposing trends of growth and containment caused the population of South Central Avenue and Watts neighborhoods to increase dramatically.¹¹ When this occurred, single family homes gave way to larger structures including these first "tenements" and apartment buildings. Other apartment arrangements included courtyard or garden apartments each with access to an outdoor open space which together with bungalow courts, defined a regional relationship between housing and the landscape.

Later multi-family residential structures included masonry apartment buildings. These apartment buildings were larger than their "tenement" precursors, and often ornamented in a variety of styles. A direct result of Los Angeles's exponential population growth in the 1920's, many of these apartment buildings still stand and are essential to the understanding Los Angeles' housing patterns.

Public housing projects were added to the Planning Area in the 1940's. Housing projects, such as the Hacienda Village of 1942, were often designed by a team of noted architects, landscape architects, and planners. Collaborators in the creation of Hacienda Village were some of California's most prominent architects: Richard Neutra, an internationally respected Modernist; Paul Williams, the prolific Black architect of residences and other buildings throughout the city; and Welton Becket, designer of large projects such as the Music Center.¹² Housing projects were typically designed in the Modern style, and consisted of groupings of single or two story stuccoed buildings set in landscaped grounds.

Development of Civic, Religious, Cultural, and Social Institutions

As agricultural land was subdivided and settled, and as transportation systems brought rapid residential development, each suburban community of South Los Angeles developed civic, religious, cultural, and social institutions integral to its continued growth. Agricultural Park, Rosedale Cemetery, and the University of Southern California were some of the largest and first such institutions to be established in the Planning Area. These institutions served residents from



across the entire city. All three were located at the terminus of local streetcar lines and acted as stimuli for residential and commercial expansion in surrounding neighborhoods. Other, smaller institutions evolved to serve these expanding neighborhoods. Property types that represent these institutional uses are civic buildings, schools, libraries, churches, club buildings, theaters, and some resources that are specifically associated with minority heritage.

Civic Institutions

Originally housed in commercial buildings not specifically intended for their use, the first civic institutions often were the post offices, which retained their association with the earliest days of community development and were eventually replaced with more substantial masonry edifices. Typically, one of the first post offices in the Planning Area was housed in the Kellogg's general store in Watts at the turn of the century.¹³ In the University District and other suburban neighborhoods of the Planning Area, post offices were also first housed in stores where they functioned as distribution stations when residential neighborhoods expanded, increasing the need for postal service. Later, postal functions were housed in individual free standing buildings, many of which made a substantial contribution to the civic identity and architectural character of communities like Watts and neighborhoods like the University District.

Police and fire stations throughout the Planning Area conveyed the same sense of solid community service common to most civic institutions. Many were constructed in architectural styles prevalent at the time of their construction. The Mission Revival style Engine House No. 18 designed in 1904 by established Los Angeles architect, John Parkinson, is one example. Small in size but graced with twin towers, the fire house is located on South Hobart Boulevard in the southeastern portion of the West Adams neighborhood. Fire Station No. 30 at 1401 South Central Avenue was home to the largest all-Black fire company in Los Angeles after 1923, and is a civic institution specifically related to minority heritage in South Los Angeles. Streamline Moderne style fire stations were built in the 1930s and into the 1940s in other parts of the Planning Area.

Libraries were another type of notable civic institution, which indicated a certain level of social and intellectual activity in the communities in which they served. Usually libraries were designed in "refined" classical styles. The magnificent Renaissance Revival style library in Vermont Square Park at 48th Street and Budlong Avenue is one outstanding example. The libraries were social centers for the community and were often located adjacent to parks.

Educational facilities were another type of civic institution found in each neighborhood of South Los Angeles. Frequently they were selling points for new residential subdivisions. For example, the Green Meadows agricultural district boasted in 1886 that it had "recently spent about \$800 [to repair] their schoolhouse, which is one of the best in the rural districts. The building is used for religious purposes on Sundays."¹⁶ Small, one room schoolhouses were quickly replaced by larger, masonry buildings, which were in turn supplemented by bungalow school rooms on the same lot.



The University of Southern California was the primary institution of higher learning in South Los Angeles from its founding in 1879-80. Organized as a private, non-denominational institution by a group of Los Angeles businessmen lead by Judge J.P. Widney, the University was sited on fifty-six lots between Jefferson and Exposition Boulevards and was endowed by the sale of additional lots donated by ex-Governor John G. Downey, Ozro W. Childs, and Isias W. Hellman. All three were prominent businessmen involved in real estate speculation and the organization of early streetcar lines. Buildings that remain from the University's earliest periods include the slightly altered and relocated Widney Alumni House designed by E.F. Kysor and Octavius Morgan in 1880. Other structures of architectural interest include many buildings by John and Donald Parkinson, including the Student Union of 1927-28, the Physical Education Building, Bridge Hall, and Science Hall, all of 1928. The 1925 Elizabeth Von Kleinsmid Hall is by William Lee Woollett, and the 1926 Hall of Philosophy is by Ralph C. Flewelling.

The work of many other architects and designers are also represented. Saint Vincent's College, now Loyola Marymount University, was also located in the Planning Area. Begun in a small school house adjacent to the plaza in the original pueblo, Saint Vincent's relocated to its Venice Boulevard campus in 1886. Since 1927 the campus has been used as Loyola High School, and the 1917 Gothic style buildings designed by architect A.C. Martin remain a powerful monument to parochial education in South Los Angeles.

Rosedale Cemetery in South Los Angeles served the residents of Los Angeles from its founding in 1884. The last of Los Angeles' great cemeteries of the 19th century, Rosedale is sited on a slight hill near Washington and Normandie Avenues. Exquisitely planted, the cemetery is a perfect setting for several small structures including the Chapel of the Pines with its classical temple portico and dome. Many early civic leaders of Los Angeles are buried at Rosedale Cemetery, and it is an important part of the landscape and open space components of the Planning Area as well as a place with strong social and cultural associations.

Religious Institutions

Religious institutions in South Los Angeles were an integral part of each neighborhood's early social functions and began, like early civic and governmental institutions, in buildings they shared with other uses. Often using a school or store to temporarily house a church was more preferable to the congregation than commuting to church buildings in neighboring areas. This statement is true of the first residents of Watts, who commuted to church in Compton until small wood frame churches took their place alongside residences in early subdivisions.¹⁹ Many smaller community structures from both this early period and later periods still stand in the southern and eastern sections of the Planning Area.

Religious diversity was a product of settlement patterns that assembled followers of many different faiths in each residential area. As the size and affluence of congregations increased, religious institutions were housed in increasingly more substantial edifices. Most residential neighborhoods included at least one church building, and sometimes several. Spanish Colonial

Revival, Mission Revival, Gothic Revival, and Renaissance Revival were the predominant styles of church buildings in the area, though Craftsman and Colonial Revival institutions were also constructed. The ecclesiastical preference for revival styles associated with California's history derived from the popular romanticism of the colonial period and the mission system. Most easily transferred from the missions to religious institutions because of similarities in architectural form and function, the idioms of Mission and Spanish Colonial Revival architecture were used throughout South Los Angeles. The preference for elements of Renaissance and Gothic architecture arose from an association of some religious faiths with those styles and existing examples from throughout Europe and America.

As testaments to ecclesiastical grandeur and the earthly wealth of many first residents of South Los Angeles, magnificent religious institutions and their architecturally significant buildings survive. Some examples include St. John's Episcopal Church designed by Pierpont and Walter S. Davis in 1922-23, St. Vincent de Paul Roman Catholic Church by A.C. Martin in 1923-25, and the Second Church of Christ Scientist by Alfred Rosenheim in 1908 among others.

Social and Cultural Institutions

Clubs and Social Organizations

Clubs, associations, parks, museums, theaters, and other facilities for cultural enrichment and recreation became part of the social and physical fabric of South Los Angeles during the first periods of concentrated settlement. Often these institutions acted as the catalyst for further development activity, like the attractions in Agricultural Park, or the concentration of fraternal organizations of Watts. The buildings that housed this great assortment of uses and groups were necessarily diverse; their architectural styles and plans dependent on the economics, taste, and function of each group.

Cultural institutions that developed in South Los Angeles to serve residents of the entire city included the museums and other facilities of Exposition Park. Officially opened in 1913, forty one years after the land was set aside for an agricultural showplace, the first museum, exposition building, fountain, and sunken garden of Exposition Park replaced race courses and amusement parks of earlier years. Notable architectural achievements in the park include the Natural History Museum of 1913, the California Museum of Science and Industry (now the California Science Center) by Hudson and Munsell², and the Memorial Coliseum designed in 1921-23 and expanded in 1931, by John and Donald Parkinson, that was the main facility of the 1932 and 1984 Olympics. Significant as the largest of the region's cultural institutions, and built originally as a cooperative effort of the city, county, and state, the buildings and landscape features of Exposition Park are classically derived, with some elements of the Spanish Colonial Revival

²Only the facade and a portion of the side elevations remain after the construction of the California Science Center in 1997-98; the original entry was restored as part of the project.



style. The main buildings also contain significant murals and collections of decorative arts. The buildings and landscape features of Exposition Park have been a focal point of the South Los Angeles community since their inception, and continue to play a major role in the cultural and recreational life of the area.

Fraternal organizations and other clubs provided some of the first arenas for social interaction, although a number of "social clubs" were organized primarily for the consumption of alcohol. Additional cultural and recreational institutions were developed to supplement the fraternal organizations, social clubs, and major cultural facilities. Roadhouses, amusement facilities, and theaters, many of whose buildings lent a sense of identity to their South Los Angeles neighborhoods, continued to evolve even as the conservative and prohibitionist sentiments of many residents increased.

Theaters

Theaters were among the largest and most significant of all cultural resources and surviving examples are significant for their role in the cultural maturation of each community. At least four movie theaters served the Watts community in the 1920s, including the Largo at 103rd and Wilmington, the Watts at 103rd and Graham, the Kinema at Manchester and Central, and the Fox Florence at Florence and Compton.²⁴ Central Avenue was considered the Harlem of Los Angeles and its cultural renaissance was anticipated when it "was established around the turn of the century as a neighborhood of houses and small businesses, including a legitimate theater."²⁵ The Moorish-influenced Lincoln Theater designed by John Paxton Perrine in 1924 at 2300 South Central Avenue was used as a movie theater and concert hall.²⁶ Theaters were located along commercial thoroughfares and typically displayed elaborate facades with marquees.

Intended to provide both entertainment and an ornate environment in which to escape the outside world, many theater buildings of South Los Angeles that survive intact are significant both architecturally and for their cultural associations. Most prominent is the Shrine Auditorium, designed by John C. Austin, A.M. Edelman, and G. Albert Lansburgh in 1920-26. Its use of exotic imagery, in this case Islamic in origin, is characteristic of the building type, though its seating capacity of 6,400 is substantially greater than most other examples.

Resources Associated with Minority Heritage

Many different ethnic groups made substantial contributions to the historic and cultural heritage of South Los Angeles. Some examples of resource types associated with these residents of the Planning Area have been mentioned in preceding sections. The commercial, residential, and social significance of South Central Avenue for the Los Angeles Black community after 1920 for example, is well documented. Fire Station Number 30's all Black company shared the Avenue with theaters, banks, offices, and hotels that served the community and were complemented by other institutions, such as the Watts Branch Library, which were of social significance.



Housing stock used by Blacks and by other minority groups such as the Mexican-Americans who labored on the railroad lines, or the Greek immigrants who settled in the Palomar section of Watts, may survive and can be traced through early maps and directories. Examples that survive may not only be of significance to each individual ethnic group, but may demonstrate a sequential residential pattern significant to all those who shared the neighborhoods and communities of South Los Angeles. For instance, areas of Watts were shared by German and Scottish immigrants from the Midwest, Italian immigrants such as Simon Rodia, as well as Blacks and Hispanics. Rodia's special contribution to the community was the Watts Towers. Defying classification, the Towers are both art and architecture, and have added to the cultural identity of South Los Angeles since they were begun in 1921.

Information Analysis

Information included in this report was compiled from many sources, including Los Angeles Public Library collections, municipal records, California State University at Northridge collections, and interviews with community groups. A full list of published materials, individuals contacted, and information repositories consulted appears in the bibliography section of this report.

The understanding of each historic theme identified in the previous section can benefit from future research and analysis. Primary sources, in particular, such as tract maps, Assessor's rolls, and Los Angeles city directories, should be consulted in more detail to gather further information about ownership of specific properties, minority groups, and early tract and subdivision names. Fire insurance maps should also be reviewed further. Original building permits, when available, will provide specific information about local architects, owners, and builders. Census data may provide additional information about demographic patterns.

The economic and residential development patterns of South Los Angeles should also be analyzed in relation to neighboring communities and to the city as a whole. Specifically, the adjacent agricultural centers, such as Florence and Compton, should be analyzed in relation to Watts and southern parts of the Planning Area. In the north, neighborhoods in the West Adams District should be analyzed in relation to adjacent neighborhoods in the West Adams/Baldwin Hills/Leimert Community Plan Area.

Further in-depth analysis of some of the resource types already discussed may reveal ties to specific ethnic and minority groups. Other resource types may be discovered as individual historic, architectural, and cultural resources are identified; as the history of specific tracts and buildings is researched; and as the contributions of various groups to the multi-faceted development of South Los Angeles communities are studied in greater detail.

Each individual community and neighborhood is rich in resources. Individuals with expertise in each area's significant social and cultural institutions should be consulted to broaden the texture



City of Los Angeles Department of City Planning
Western Heights Historic Preservation Overlay Zone

of the historical themes discussed and to assist in identifying further examples of each resource type. Residences and other resources associated with important persons, community leaders, social and cultural institutions; will be better understood as they are individually identified and researched.

To ensure a thorough investigation of historic themes, property types, or specific examples of cultural resources in the built environment of South Los Angeles, consult the individuals and repositories listed in the bibliography section.



ARCHITECTURAL CONTEXT

Overview of the Western Heights Historic Preservation Overlay Zone Area

The Western Heights Survey area is predominantly flat. It is bounded by Washington Boulevard on the north, the Santa Monica I-10 Freeway on the south, Western Avenue on the east, and Arlington Avenue on the west. This area was originally laid out as a grid pattern, with subdivisions fitted within the major thoroughfares of Los Angeles (such as Western, Arlington, and Washington, to name a few).

Western Heights Subdivision Tracts

The original subdivisions that composed the survey area were the **Orange Crest Tract** between Washington Boulevard on the north and 20th Street on the south, and the line of the Cribb & Sinclair's West Garfield Heights Tract on the east and Arlington Avenue on the west; the **Cribb & Sinclair's Garfield Heights Tract** between Washington on the north and 21st Street on the south, and Gramercy Place on the east and Cimarron on the west; the **Cribb & Sinclair's West Garfield Heights Tract** between Washington Boulevard on the north and 21st Street on the south, and Cimarron on the east and on the west the boundary lines of the Orange Crest Tract north of 20th Street and the Robert Marsh & Co.'s Florence Heights Track south of 20th Street; the **Robert Marsh & Co.'s Florence Heights Tract** between 20th Street on the north and 21st on the south, and the boundary line of the Cribb & Sinclair's West Garfield Heights Tract on the west and Arlington on the west; the **Kinney Heights Tract** between 21st Street on the north and 23rd Street on the south (the lower portion of this tract is now south of the I-10 Freeway, and Gramercy Place on the east and Arlington on the west; the **Belevdere Heights Tract** between Washington on the north and 21st Street on the south, and the boundary line of the Robert Marsh & Co.'s Western Heights Tract on the east and Gramercy Place on the west; the **Robert Marsh & Co.'s Western Heights Track** between Washington on the north and 21st Street on the south, and Western on the east and the boundary line of the Belevdere Heights Tract on the west.

The survey area includes the 2200 through 2400 blocks of West Washington Boulevard; the 2100 through the 2300 blocks of West 20th Street and West 21st Street; the west side of the 1900 and 2000 blocks of South Western Avenue; the 2000 and 2100 blocks of South Gramercy Place; the 1900 and 2100 blocks of Cimarron Street; and the east side of the 2000 and 2100 blocks of Arlington Avenue. The nine block area comprises 175 parcels, not including vacant parcels or parking lots.

On the residential streets, the area east of Cimarron is characterized primarily by large lots with two and two-and-one-half story single family residences in several architectural styles, including Craftsman, American Foursquare, Tudor Revival, Colonial Revival, Monterey Revival, Mediterranean Revival, Spanish Colonial Revival, Mission, and vernacular eclectic variations of



these styles such as Folk Victorian/Craftsman, Shingle/Craftsman, and Craftsman/Airplane Bungalow/Oriental. West of Cimarron, many of the lots are smaller and improved by Craftsman bungalows and multi-family buildings, several in period revival styles including Renaissance Revival, Mission Revival, Colonial Revival, and Spanish Colonial Revival. Several of the multi-family buildings are newer, nondescript structures and are evaluated as non-contributors to the proposed HPOZ because they are intrusions in the historic environment.

Washington Boulevard is commercial and has undergone numerous alterations since it was first developed in the late 19th and early 20th centuries. However, there are several architecturally noteworthy buildings which are identified as contributors to the HPOZ. These structures are commercial adaptations of the contemporary architectural and revival styles: Streamline Moderne, 1920s Commercial/Utilitarian, and Commercial/Spanish.

Community Design Features

The community design features include the original street grid pattern and building setbacks, the size, scale, and architectural integrity of the historic homes, and the mature landscaping. These elements create cohesive streetscapes and the overall ambience of the historic neighborhood. There are numerous mature palms, sycamores, carobs, live oaks and magnolia trees, among others, as well as mature shrubs that contribute to the historic character of the neighborhood. The specific landscaping elements are identified on the individual building forms.

Architectural Character

Because of its diverse development history, the South Central Los Angeles District Plan Area, including the Western Heights HPOZ area, is notable for its representation of several phases of the architectural evolution of Los Angeles. The following is an overview of the most common styles and types noted in previous field surveys that are known to dominate the HPOZ area.

Queen Anne Revival (1880s - 1890s)

Although derived in name if little else from an English architectural movement centered around architect Richard Norman Shaw, the local interpretation of the Queen Anne style was a purely American phenomenon. Queen Anne buildings are characterized by complex roofs of fairly steep pitch; combinations of siding materials such as lap boards and patterned shingles; rounded and three-sided slant bays of one or more stories; towers and turrets; porches and balconies, sometimes rounded in configuration; and by the incorporation of ornamental elements such as turned wood columns and spindles, sawn bargeboards and brackets, stained and leaded glass, and molded plasterwork. Queen Anne homes range in size from small, L-shaped cottages with a bay window on the projecting wing and a porch with a couple of columns and brackets on the

perpendicular wing, to two-and-one-half story "tower houses" with a profusion of architectural elements and ornamental embellishments. "Eastlake" influenced homes of this era are generally similar in massing, with squared bays and a linear, two dimensional quality to their ornament.

***Turn of the Century-Hipped Roof Cottages and Pitched Roof Cottages
(circa 1895-1905)***

By far the most common house type of the time, these were one story, box-like structures capped by hipped roofs. Usually a dormer, which was also hipped, was centered over the facade, although a front gable over a three sided bay was also a favored variation of the basic roof form. A front porch, often recessed into the facade, visually opposing a bay window, was a ubiquitous element. Detailing and proportions of the openings and bays could link the building either to the Queen Anne, the American Colonial Revival, or, at the end of the period, to the Craftsman style.

American Foursquare (circa 1894-1908)

Found throughout the country with minor variations, American Foursquare homes were two story versions of the previously mentioned turn of the century cottages. They are recognized by their square proportions, often given a horizontal emphasis by roof or siding treatments; by the nearly always present hipped roof and dormer; and by a front porch either recessed or attached, spanning all or part of the facade. Columns suggestive of the classical orders, dentils, and traditional moldings, endboards treated as pilasters, and boxed cornices tied these homes to the tradition of the American Colonial Revival; they can also be referred to as a "Classic Box."

Craftsman (circa 1900-1925)

The Craftsman movement, named after a magazine published by Gustav Stickley, was the American counterpart of the English Arts and Crafts Movement. In part a reaction against the excesses, both aesthetic and otherwise, of the Victorian era, Craftsman architecture stressed the importance of simplicity, of adapting form to function, and of relating the building to both its designer through the incorporation of craftsmanship, and to the surrounding landscape through its ground-hugging, massing and siting. In Southern California the Craftsman bungalow reached its greatest potential, both in terms of the quality of individual homes and the number of bungalows built. It was usually characterized by a rustic aesthetic of shallowly pitched overhanging gable roofs; earth-colored wood siding; spacious, often L-shaped porches; windows, both casement and double-hung sash, grouped in threes and fours; extensive use of natural wood for the front doors and throughout the interior; and exposed structural elements such as beams, rafters, braces, and joints. Cobblestone or brick was favored for chimneys, porch supports, and foundations. The heyday of Craftsman design was the decade between 1906 and 1916; after that the Craftsman style was simplified, often reduced to signature elements such as an offset front gable roof, tapered porch piers, and extended lintels over door and window openings. In many cases, the Craftsman style incorporated distinctive elements from other architectural styles, resulting in numerous variations.



American Colonial Revival (circa 1895-1935)

The American Colonial Revival went through several phases, beginning in the late nineteenth century when such features as columns, dentils, gable ends treated as pediments, and double-hung sash windows were associated locally with the Queen Anne, Turn of the Century, and American Foursquare types. In the 1920s and 1930s, Colonial styling became one of the choices of the revivalist architect. Larger homes were usually two stories, with hipped or gabled roofs, wood or brick exteriors, and a symmetrical arrangement of features. Precedents included the southern plantations, especially Mount Vernon, with their two story porticos; the Georgian and Federal homes of the Virginia Tidewater; the gambrel roofed homes of the Dutch Colonial settlements; and the tidy wood boxes of New England. More common, however, was the Colonial Revival Bungalow. Usually built between 1920 and 1925, these one-story residences were side-gabled, wood-sided, with central entrances often treated as gabled porticos, and a symmetrical disposition of windows. One popular sub-type combined the more formal Colonial elements, such as Tuscan columns and a central entry, with the more rustic Craftsman vocabulary of exposed rafters and pergolas; resulting in the "Colonial/Craftsman" bungalows.

Spanish Colonial Revival (circa 1915-1939)

The so-called "revival styles" dominated building in Los Angeles during most of the 1920s and 1930s. Of these, the Spanish, felt to be the most responsive to California's history and climate, was the most popular. Given impetus by the design of Bertram Goodhue and Carleton Winslow of the Pan Pacific Exposition in Balboa Park, San Diego, in 1915, the Spanish style caught hold of the public imagination. In its simplest form, Spanish styling is characterized by white, (usually) stucco exteriors and red tile roofs, with an occasional arched opening. More elaborate examples incorporate rejas and grilles of wood, wrought-iron, or plaster; extensive use of terra cotta and tile; and balconies and patios integrated into plans. Asymmetric massing utilizes features such as stair towers, projecting planes set off by corbeling, and a variety of window shapes and types. An earlier trend, the Mission Revival (circa 1895-1915), had also been largely defined by stucco walls and red tile roofs; however, it tended to be less delicate and more heavily proportioned with characteristic elements such as espadanas (curvilinear parapets) and bell-towers. During the revival era, other regions of the Mediterranean were also used for inspiration, including Italy, France, North Africa, and the Middle East, resulting in endless variations on the stucco and tile theme.

Commercial Vernacular (circa 1910-1925)

Most "Main Street" commercial buildings from the first quarter of the twentieth century can be categorized as "commercial vernacular." Typically of brick construction with finished red, buff, or brown brick used in the facade, these buildings were one to three stories and could be free-standing or contiguous with buildings on either side. They consist of three parts: a ground level of storefronts, a middle level of windows illuminating the commercial or residential uses of the

upper story(s), and a top, either a parapet or a cornice. Often detailing was derived from the Renaissance Revival and was executed either in differently colored brick or in brick patterns, terra cotta, or cast stone. Storefronts were usually composed of a bulkhead (wood in the earliest examples, tile or bakelite in later eras), display windows, a glazed entry, and a transom which banded the entire composition. Upper story windows could be flat headed or have segmented arches.

Art Deco (circa 1925-1940)

Several impulses were merged in Art Deco architecture, most notably the urge to be modern without completely abandoning traditional forms or the integration of decorative elements into design. In its earlier phase, sometimes referred to locally as "Zig Zag Moderne," a pronounced verticality, articulated by uninterrupted stepped piers and cornices, endless variations on triangular and chevron motifs, and the frequent use of tall marquees to catch the eye of the motorized passerby, can be observed. In the thirties, the skyward reach of buildings was tempered by a horizontal thrust suggestive of the streamlined, aerodynamic forms of the ocean liner, the locomotive, and the airplane. Raised bands of horizontal moldings often doubled or tripled, canopies, and pipe railings appeared, along with rounded corners, porthole windows, and openings glazed with glass brick. Metal elements were popular, for example metal casement windows, decorative panels, and stainless steel storefront trim. Public buildings during this era, often constructed as part of the Works Progress Administration program, formalized the vocabulary, superimposing Art Deco piers and decorative elements on traditional Classical and Renaissance Revival building forms.

Modern (circa 1921 - present)

Architects Rudolph Schindler and Richard Neutra emigrated to Southern California in the 1910s and 1920s, and the modern tradition in Los Angeles began to take hold. In its avant-garde stage the movement was known as the "International Style." Buildings were conceived of as machines, divorced from the past, and constructed of twentieth century materials. Typical features included modular designs, executed in steel when possible, curtain walls of glass or other materials, ribbon bands of windows, flat roofs, and open plans. Subsequent generations adapted these prototypes to regional materials and climate. Rather than the black and white palette typical of the early modern designs, later buildings of this style made extensive use of wood, weathered or stained. Shed or gable roofs, clerestory windows and accommodations such as decks and patios for an indoor/outdoor lifestyle were introduced.

Previous Designations and Surveys

Many of the resources in the HPOZ area have already been designated in a federal, state, or local inventory or have been previously surveyed by qualified architectural historians. These earlier findings often lend justification to the surveyors to find that an HPOZ contributor is part of a



priority grouping or is individually significant. These previous findings are evident in the historic resources survey inventory forms under the headings *Significance* and *Evaluation Code*. The title of the previous survey or inventory, its abbreviated code, and a brief discussion of the source itself are listed in the accompanying resource list:

Listed on the National Register of Historic Places

The major source of information for this category is the U. S. Government publication of the Federal Register. This source represents sites approved for Listing on The National Register of Historic Places by the Keeper of the National Register and the Office of the Secretary of the Interior. The listing of this source is followed by the date listed on the National Register, when available. The source of the list in this report was obtained from the National Park Service in the form of their National Register Information System (NRIS). The version used was reflects changes through July 17, 1991.

Determined Eligible for listing on the National Register of Historic Places

Sources of information for this category include the Federal Register, the NRIS, and September 1989 list compiled by the California State Office of Historic Preservation (SHPO) which includes resources listed on or determined eligible for listing on the National Register of Historic Places.

If the Federal Register list or NRIS was used, the date the structure was determined eligible (if available) accompanies the entry. Inclusion in documentation from the Federal Register publication or NRIS ensures that the resource has undergone all necessary review and documentation at both the state and national levels to be officially approved by the Keeper of the National Register as having been either listed on or determined eligible for listing on the National Register of Historic Places. This approval can only be changed by additional review and documentation undertaken to either list a site which has been determined eligible, or to decertify a site from its present level of significance.

If the California State Office of Historic Preservation list was used, the following category has been developed to distinguish the source.

California Historical Resources Inventory

The source of information for this category includes a list compiled by the California State Office of Historic Preservation which includes resources previously surveyed throughout the state. The evaluations used in this list correspond to the same evaluation levels 1-7 adopted for the Community Plan Revision Historic Resources Studies. This list was obtained from the State Office of Historic Preservation in September 1997.



California Historical Landmark Number

A California Historical Landmark and its appropriate number as assigned by the State of California Department of Parks and Recreation. The published source list was last revised in 1990. These sites have been assigned an evaluation of "5" until verified or reevaluated in the field.

Los Angeles County Points of Historical Interest Listing

The Los Angeles County portion of the list of California Points of Historical Interest is maintained by the Office of Historic Preservation of the California Department of Parks and Recreation. The list used includes entries revised as late as May 1, 1992. The entry includes the appropriate list number and the date approved.

City of Los Angeles Historic - Cultural Monument Number

The Historic-Cultural Monument List of the City of Los Angeles Cultural Heritage Commission and the appropriate Monument number. The list used as the source for this report has been updated to Monument Number 562. These sites have been assigned an evaluation of "5" until verified or reevaluated in the field.

Gebhard, David and Winter, Robert. "Architecture in Los Angeles", 1985 & 1996

This "Guide" covers the entire City of Los Angeles. Although some areas are more thoroughly treated than others, this is still a valuable reference. However, as those sites identified in this source have been included chiefly for their architectural and, in some cases, their historical significance. Identified sites in the "Guide" were not ranked on the basis of their relative significance. Any structures which might have been identified in this published survey, therefore, have consistently been assigned a preliminary ranking of 5. This ranking is adjusted based on current conditions identified during the historic resources survey.

Los Angeles Department of Planning Historic Resources Studies Survey of the South Central District Plan Area, 1995

The provisional results of an architectural/ historical survey conducted by Richard Starzak of Myra L. Frank & Associates in conjunction with Leslie Heumann of Leslie Heumann & Associates in August 1993 through June 1995. The LADOP survey was done under contract to the City of Los Angeles, as part of the Community Plan Revision (CPR) Program, as administered by the Planning Department. This field survey was conducted by Richard Starzak of Myra L. Frank & Associates and Leslie Heumann of Leslie Heumann & Associates from August 1993 through June 1995 and is identified in these results as the "LADOP 1995 Survey". The windshield survey was one of five undertaken as part of the Community Plan Revision



Program. The South Central District Plan Area alone identified a total of 4565 resources, and its results serve as the basis of the "priority groupings" in the proposed HPOZ.

CRA Adams Normandie 4321 Redevelopment Area Architectural/ Historical Survey Report, 1980

This reference is an Architectural/Historical Survey Report completed for the Community Redevelopment Agency of the City of Los Angeles in July 1980. The survey was prepared by Roger G. Hatheway & Associates and covered the Adams Normandie 4321 Redevelopment Area. The boundaries of this survey area were basically the Santa Monica Freeway to the north, the Harbor Freeway to the east, Adams Boulevard to the south, and Western Avenue to the west. The survey area is located entirely within the South Central Los Angeles District Plan Area. Photography of structures and preparation of the windshield survey forms were undertaken by Roger Hatheway and Richard Starzak. The forms were not supported by background research. Survey results did evaluate the structures according to National Register eligibility, but these evaluations were based solely on a visual analysis and were not intended to satisfy the requirements of a proper Determination of Eligibility Report as outlined in the Federal Guidelines. The most significant of the structures identified in this survey report were, however, ultimately researched and documented by Roger G. Hatheway & Associates in the subsequent Cultural Resource Documentation Report which is referenced below.

CRA Adams Normandie 4321 Redevelopment Area Cultural Resource Documentation Report, 1981

This reference is a Cultural Resource Documentation Report completed for the Community Redevelopment Agency of the City of Los Angeles in November 1981. The survey was prepared by Roger G. Hatheway & Associates with contributions by Richard Starzak, Leslie Heumann, and Tom Zimmerman. The report investigated the most significant structures previously identified in the Adams Normandie 4321 Redevelopment Area Architectural/ Historical Survey referenced above. Thorough background research was used to prepare completed versions of California Department of Parks and Recreation DPR 523 Forms. Conclusions of eligibility to the National Register were made in accordance with published Federal guidelines under the understanding that they would be reviewed by representatives of the State Historic Preservation Officer (SHPO).

CRA Adams Normandie 4321 Architectural Resources Survey, 1990

Prepared by Carson Anderson, Architectural Historian, this study was undertaken in order to provide background information for neighborhood design guidelines for the Adams Normandie 4321 Redevelopment Areas. The boundaries of the study, which was limited to residential structures, were the Santa Monica Freeway on the north, W. Adams Boulevard on the south, and S. Figueroa and S. Western on the east and west, respectively. A reconnaissance level survey with limited research, and an analysis of the development patterns and prominent architects who



contributed to the area, were prepared. National Register evaluations and inventory forms were not part of the scope of the project, and therefore are indicated in the results table as "N/A".

CRA Adams Normandie 4321 and Portions of Normandie 5 Historic Resources Survey, 1992-1993

An architectural and historical resources survey of the Adams Normandie redevelopment areas 1, 2, 3, and 4 and a portion of the Normandie 5 redevelopment area will be completed in 1993 by Leslie Heumann and Associates. The boundaries of the study in the 4321 area were the Santa Monica (Interstate 10) Freeway, the west side of Western Avenue, both sides of W. 25th Street between S. Western and S. Normandie, the north side of W. Adams Boulevard between S. Normandie and S. Figueroa, and the west side of S. Figueroa Street. Two discrete clusters of the Normandie 5 area were included: the 2600 through 2900 blocks of S. Normandie Avenue and the 2700 blocks of Dalton Avenue and La Salle Avenue. The project lies entirely within the South Central Community Plan Area. Methodology included a historic context statement, windshield survey, site-specific research and photography, and evaluations according to National Register categories. The project will incorporate the findings of the previous CRA studies in the area and will be recorded on California Historic Resources Inventory forms. Evaluations for this survey in progress have been included in the results table whenever available, and as "N/A" when not yet available.

City of Los Angeles, Bureau of Engineering "Historical and Cultural Resources Survey" of a portion of Adams Boulevard, 1982

An architectural/historical survey conducted of a portion of the Adams Boulevard corridor in Los Angeles bounded by Western Avenue to the east and Crenshaw Boulevard to the west. The survey corridor spans two plan area, the South Central Los Angeles District Plan Area and the West Adams - Baldwin Hills - Leimert District Plan Area. The survey was prepared for the City of Los Angeles, Bureau of Engineering by the UCLA Extension-The Arts/ Architecture Program and Roger G. Hatheway (Principal Investigator), and was completed in March, 1982. The visual analysis portion of the survey was augmented by research and entered on completed copies of the California Department of Parks and Recreation Form 523. Determinations of eligibility to the National Register were recommended as a result of the survey.

SHPO "1992 Damage Assessment Survey of Impacted Structures", 1992

Prompted by requests for information from the State Office of Historic Preservation and the National Trust for Historic Preservation, this survey was prepared by the Los Angeles Conservancy with the assistance of the Historic Resources Group. This survey of over 1200 structures damaged as a result of the civil unrest which occurred from April 29 to May 3, 1992 resulted in the identification of 141 pre-1945 buildings as having potential historic, architectural, or cultural significance. 43 of these structures were located in the South Central Los Angeles Plan Area. The evaluation levels 1-4 in this survey respond to those adopted in the CPR survey,



however levels 5 and 6 differ slightly. Damage Assessment Survey evaluations 5S1, 5S2, 5D1, and 5D2 are equivalent to CPR evaluation level 5P (and 5PD) because they refer to listing or eligibility to an existing or not yet written local landmark ordinance. However, evaluations 5S3 and 5D3 are equivalent to CPR evaluation level 6P because they indicate resources which appear eligible for special consideration in the local planning process, but appear ineligible for an existing or not yet written local landmark ordinance. Damage Assessment Survey evaluation level 6 is equivalent to CPR evaluation level 7P, because they both indicate resources which do not appear significant at the national, state, local landmark, or planning consideration levels.

Priority Architectural Groupings

The following discussion is intended to describe the character and location of the historic resource districts previously identified in the previous surveys listed above. These previously identified "priority groupings" were maintained in the Survey in order to distinguish among significant cohesive entities within the overall HPOZ area. Each district, cluster, or neighborhood was identified on the basis of some consistent theme or unifying features, whether it be style of architecture, period of construction, or even scale. Several important criteria were used to determine qualification as a type of district, namely: the group should exhibit architectural quality and integrity, that is, lack intrusions of non-compatible structures and significant alterations; the group should exhibit an overall quality of design, preferably anchored by exceptional individual examples; the group should have definable geographic boundaries; and the character and quality of the group should be significant relative not only to the immediate area, but also to the overall City of Los Angeles.

The priority groupings established by previous surveys are important in understanding the architectural context of the HPOZ, and developing a better understanding of the historical development the neighborhood. The percentages show below may have changed since the South Central District Plan survey was completed in 1995, and alterations may have occurred during the intervening years.

Part of the Northeast Arlington Heights Turn of the Century District

The 84 buildings comprising Part Of The Northeast Arlington Heights Turn Of The Century District were all constructed from 1901 to 1927. 93% of the buildings are 2 stories in height while 7% of the buildings are 1 story in height. Of the architectural styles represented: 24% are Craftsman; 14% are Craftsman/Tudor Revival; 6% are American Foursquare; 6% are Mediterranean Revival; 5% are Colonial Revival; 5% are English Renaissance Revival; 4% are Folk Victorian/Craftsman; 2% are Craftsman/Tudor; 2% are Craftsman/Colonial Revival; 1% are Folk Victorian/Gothic Revival; 1% are Tudor Revival/Craftsman; 1% are Monterey Revival; 1% are English Revival; 1% are Craftsman/Airplane Bungalow; 1% are English Renaissance Revival Influence; 1% are Spanish Colonial Revival; 1% are Dutch Colonial Revival; 1% are Mission Revival; and 1% are Neo-Classical.



Address ranges:

2129-2315 W 20TH ST (58%)

2129-2315 W 21ST ST (42%).

The Sugar Hill Shingle and Craftsman District

The distinctive collection of 75 buildings comprising The Sugar Hill Shingle And Craftsman District were all constructed from 1902 to 1922. 77% of the buildings are 2 stories in height while 21% of the buildings are 1 story in height. Of the architectural styles represented: 16% are Shingle; 16% are Shingle/Craftsman; 17% are Craftsman/Tudor Revival; 12% are Craftsman; 7% are American Foursquare; 7% are Colonial Revival; 3% are Neo-Classical; 1% are Craftsman/Federal Revival; 1% are American Foursquare/Classical Revival; 1% are Shingle/Neoclassical; 3% are Hipped Roof Cottage; 3% are Craftsman/Cross Gable; 4% are Mission Revival; 1% are American Foursquare/Classical Box; 3% are Craftsman/Side Gable; 1% are Craftsman/Gothic Revival Crenelation; 1% are Craftsman/Arroyo Stone; 1% are Mediterranean Revival; 1% are Craftsman/Extended Eaves.

Address ranges:

2223-2400 S GRAMERCY PL (8%)

2238-2289 W 25TH ST (23%)

2154-2290 W 24TH ST (36%)

2264-2388 W 23RD ST (33%).

The 18th Street Neighborhood

The 81 buildings that are part of the 18th Street Neighborhood were all constructed from 1904 to 1917. 89% of the buildings are 2 stories in height while 9% of the buildings are 1 story in height. Of the architectural styles represented: 19% are Craftsman; 14% are Craftsman/Tudor Revival; 11% are Shingle/Craftsman; 10% are Craftsman/Side Gable; 6% are Craftsman/Folk Victorian; 5% are American Foursquare; 4% are Shingle; 1% are Craftsman/Oriental Influence; 1% are Mediterranean Revival/Moorish; 1% are Craftsman/Shingle; 4% are Craftsman/Flared Roof; 1% are Craftsman Shed Dormer; 2% are American Foursquare/Classical Revival; 1% are Shingle/Classical Revival; 5% are Craftsman/Cross Gable; 1% are Craftsman/Arroyo Stone; 1% are Craftsman/Ashlar Masonry; 1% are Shingle/Craftsman W/Arroyo Stone Details; 1% are Colonial Revival; 1% are Craftsman/Center Gable.

Address ranges:

1619-1839 S VAN NESS AVE (15%)

1625-1841 CIMARRON ST (20%)

1609-1847 S WILTON PL (32%)

1614-1849 S GRAMERCY PL (23%)

1808-1824 SAINT ANDREWS PL (4%)

1825-1838 S MANHATTAN PL (6%).

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 308, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CITY CLERK'S USE
E-5

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(Article III, Section 3 — City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the County Clerk, 111 No. Hill St., Los Angeles, California 90012, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21168(d), the filing of this notice starts a 35-day statute of limitations on Court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

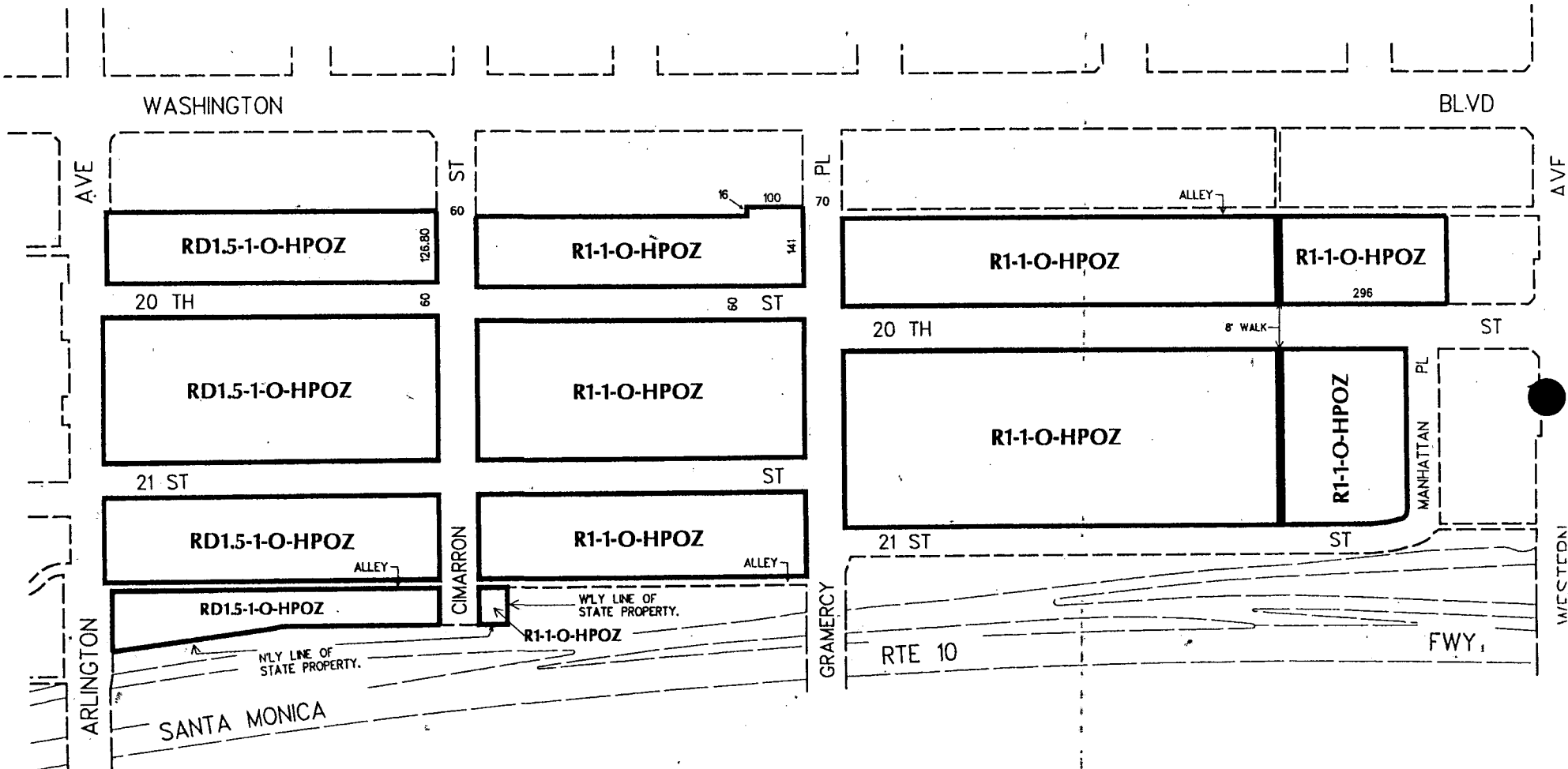
LEAD CITY AGENCY The Los Angeles City Planning Department		COUNCIL DISTRICT 10	
PROJECT TITLE THE WESTERN HEIGHTS HPOZ		LOG REFERENCE CE-2000-1732 HPOZ	
PROJECT LOCATION The area bounded by Washington Boulevard and Highway 10 & Western Ave. & Arlington Ave.			
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The establishment of an HPOZ (Historic Preservation Overlay Zone) over the subject area.			
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:			
CONTACT PERSON Herb Glasgow	AREA CODE 213	TELEPHONE NUMBER 847-3675	EXT.
EXEMPT STATUS: (Check One)			
<input type="checkbox"/> MINISTERIAL	CITY CEQA GUIDELINES Art. III, Sec. 2b	STATE EIR GUIDELINES Sec. 15073	
<input type="checkbox"/> DECLARED EMERGENCY	Art. III, Sec. 2a(1)	Sec. 15071(a)	
<input type="checkbox"/> EMERGENCY PROJECT	Art. III, Sec. 2a(2) & (3)	Sec. 15071(b) & (c)	
<input type="checkbox"/> GENERAL EXEMPTION	Art. III, Sec. 1	Sec. 15060	
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION Class <u>5</u> Category <u>12</u> (City CEQA Guidelines)	Art. VII, Sec. 1	Sec. 15100	
<input type="checkbox"/> OTHER (See Public Resources Code Sec. 21060(b) and set forth state and city guideline provision.)			
JUSTIFICATION FOR PROJECT EXEMPTION: Zone Change not changing the nature of use.			
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.			
SIGNATURE <i>Herbert H. Glasgow</i>	TITLE CITY PLANNER	DATE 11/17/99	
FEE: N/A	RECEIPT NO. NA	REC'D BY	DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Form Gen. 153 (Rev. 8-90) (Appendix A)

THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:
Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate preparation of Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS ON THE PROJECT, INCLUDING CEQA FINDING.

HERBERT H. GLASGOW
NAME (PRINTED)

Herbert H. Glasgow
SIGNATURE



C.M. 126B189	CPC 99-0142 HPOZ
126B193	A.E. 10/05/00
123B189	4/10.5.00

WESTERN HEIGHTS