JITY OF LOS ANGELE

CALIFORNIA



JAMES K. HAHN MAYOR

CITY CLERK Council and Public Services Room 395, City Hall Los Angeles, CA 90012 Council File Information - (213) 978-1043 General Information - (213) 978-1133 Fax: (213) 978-1040

Office of the

HELEN GINSBURG

Chief, Council and Public Services Division

CD 10

03-1050

December 16, 2003

J. MICHAEL CAREY

City Clerk

FRANK T. MARTINEZ

Executive Officer

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

Councilmember Ludlow City Planning Department

Attn: David Gay

cc: City Planning Commission Attn: Gabriele Williams

(w/copy of Ordinance)

RETD. PLAN COMM

cc: Director of Planning

cc: Geographic Information Section

Attn: Fae Tsukamoto

cc: Community Planning Section

Guy Leemhuis 2531 8th Avenue Los Angeles, CA 90018

Bureau of Engineering, Land Development Group

Department of Transportation, Traffic/Planning Sections

Department of Building and Safety

c/o Zoning Coordinator

cc: Residential Inspection Unit

Bureau of Street Lighting

"B" Permit Section

Fire Department

ESTABLISHING THE WEST ADAMS TERRACE HISTORIC PRESERVATION OVERLAY ZONE RE:

At the meeting of the Council held DECEMBER 2, 2003, the following action was taken:

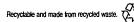
Attached report adopted	X
Mayor approved	12-09-03
Ordinance adopted	
Ordinance number	175696
Effective date	01-19-04
Posted date	12-10-03
Findings adopted	X
Categorically exempt	X

City Clerk

kw

steno\031050

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



Mayor's Time Stamp		MIT FILES NANCES	City C	lerk'&CEV&D CITY CLERK'S C	Stamp)FFICE
RECEIVED				2003 DEC -3 PM	3: 07
*03 DEC -3 P3:10			-	CITY CLER	K
DEPUTY MAYOR				BY	EPUTY
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COUNCIL FILE NUMBER03-1050	_	COUNCIL DIST	RICT 10	DEC 1 5 2003	
COUNCIL APPROVAL DATE DECEMBE	R 2, 2003	LAST DAY FOR	MAYOR TO ACT_	DEG I O VOIGO	
ORDINANCE TYPE: Ord of Int	ent <u>X</u> Zoning	Personnel	General		
Improvement LAMC	LAAC CU	or Var Appeal	.s - CPC No	2001-5625 HPOZ	 ·
SUBJECT MATTER: ESTABLISHING	THE WEST ADAMS T	ERRACE HISTORI	C PRESERVATION	OVERLAY ZONE	
		APPROVED I	DISAPPROVED	•	
PLANNING COM	MISSION	X			
DIRECTOR OF	PLANNING	<u> </u>			
CITY ATTORNE	Y			•	
PLANNINĠ AND MANAGEMENT		X		COj •	2
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DATE OF MAYOR APPROVAL, DEEMED	APPROVED OR *VETO	DEC 0		\ \TY	
*VETOED ORD NAMES MUST BE ACCOMPA	ANIED WITH OBJECTION	NS IN WRITING P	JRSUANT TO CHART		
(CITY CLE)	RK USE ONLY PLEASE	DO NOT WRITE	BELOW THIS LIN		2 2
DATE RECEIVED FROM MAYOR DEC	RK USE ONLY PLEASE ORDIN	ANCE NO.	75696	Y VIV	FICE : 15
DATE PUBLISHED	DATE POSTED D	EC 1 0 2003	EFFECTIVE DAT	JAN 1 9 200	14
ORD OF INTENT: HEARING DATE	-	ASSESSMEN	T CONFIRMÂTION		

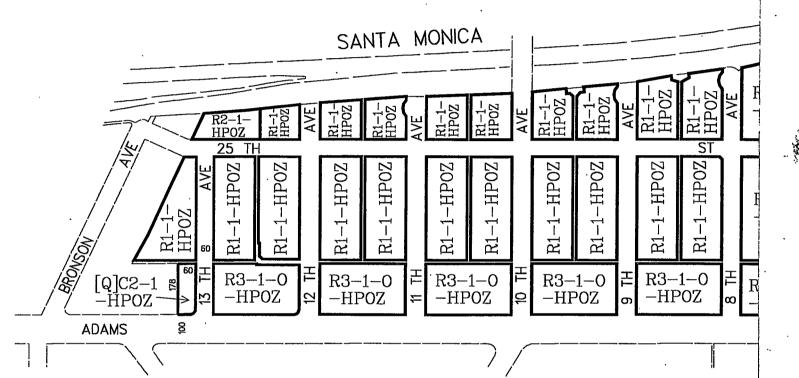
ORDINANCE FOR DISTRIBUTION: Yes [] No []

ORDINANCE NO.	175696

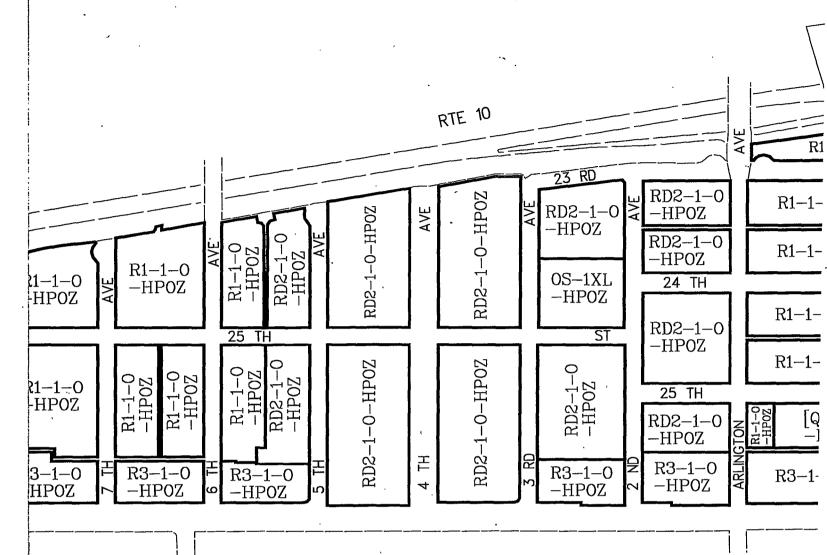
An ordinance amending Section .12.04 of the Los Angeles Municipal Code by amending the zoning map.

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:



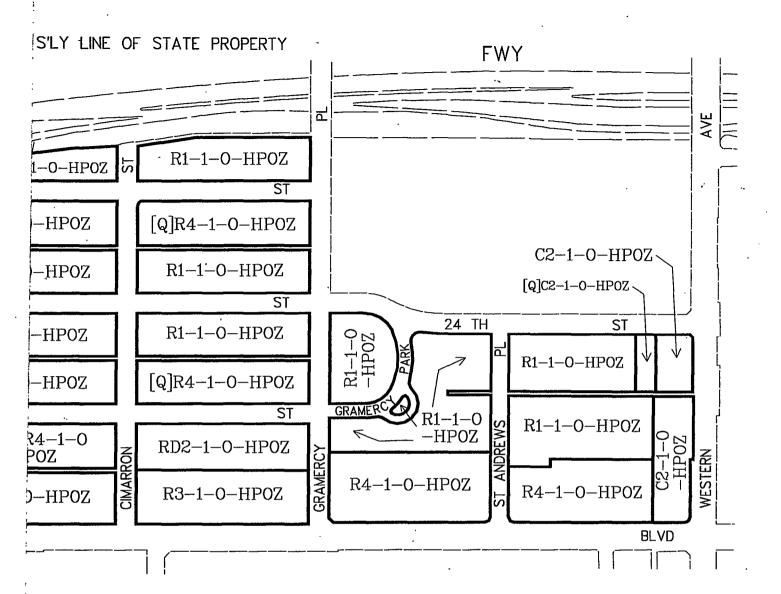
R1-1-HP0Z **R1-1** T₀ R2-1 T0 R2-1-HP0Z TO R1-1-0-HP0Z R1-1-0 RD2-1-0 T₀ RD2-1-0-HP0Z R3-1-0 R3-1-0-HP0Z T₀ R4-1-0 T₀ R4-1-0-HP0Z [Q]R4-1-0 [Q]R4-1-0-HPOZ T₀ C2-1-0 T₀ C2-1-0-HP0Z [Q]C2-1 [Q]C2-1-HPOZ T₀ [Q]C2-1-0-HPOZ T₀ [Q]C2-1-0 **ÖŚ-1XL-HPOZ** T₀



C.M. 123 B 185, 123 B 189, 123 B 193 CPC 2001-5625-HP0Z

LCOB/ OF

05/02/03





NOT TO SCALE

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

) .

File No. <u>05</u> -

I hereby certify that the foregoing City of Los Angeles, at its meeting of	ordinance was passed by the Council of the DEC 0 2 2003
	J. MICHAEL CAREY, City Clerk
7	By Maria Visterials Deputy
DEC 0 9 2003	
Approved	Mayor
Approved as to Form and Legality	Pursuant to Charter Section 559, I approve this ordinance and recommend its adoption on behalf of the City Planning Commission
Rockard J. Delgadillo, City Attorney	see attached report. Con Howe Con Howe Director of Planning
By	- Director of Viciniting
Deputy City Attorney	

(posting1)

L_CLARATION OF POSTING ORDIN__CE

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. 175696 - Establishing a West Adams Terrace Historic Preservation Overlay Zone - CPC 2001-5625 HPOZ - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on Dec. 2, 2003, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on Dec. 10, 2003, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on Dec. 10, 2003 and will be continuously posted for ten or more days.

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

Signed this 10th day of December 2003 at Los Angeles, California.

Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: <u>Jan. 19, 2004</u> Council File No. <u>03-1050</u>

(Rev. 3/21/03)

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Report/Communic			
Council File Number:	50		
Committee Meeting Date:	03		·
Council Date:	03'colo1'.		
· 			
COMMITTEE MEMBER	YES	NO	ABSENT
Councilmember Ed Reyes, Chair	V		
Councilmember Tony Cardonas			V
Councilmember Jack Weiss			
Remarks West adams Den	ace HI	POZ	
Barbara Greaves, Legislative Assistant	-	Telepho	ne (213) 978-1068

FILE NO. 03-1050

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

No **Public Comments**

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to establishing a West Adams Terrace Historic Preservation Overlay Zone (HPOZ).

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

- 1. FIND that this action is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Article VII, Section 1, Class 5(12) of the City's Guidelines.
- 2. ADOPT the FINDINGS of the City Planning Commission.
- 3. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, establishing the West Adams Terrace Historic Preservation HPOZ for the area bounded by 13th Avenue to the west; the Santa Monica Freeway to the north; Gramercy Place, 24th Street, and Western Avenue to the east; and. West Adams Boulevard to the south.

Applicant: City of Los Angeles

CPC 2001-5625 HPOZ

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

Summary:

At its meeting held November 19, 2003, the Planning and Land Use Management Committee recommended that Council approve the accompanying ordinance establishing the West Adams Terrace Historic Preservation HPOZ for the area bounded by 13th Avenue to the west; the Santa Monica Freeway to the north; Gramercy Place, 24th Street, and Western Avenue to the east; and, West Adams Boulevard to the south.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER REYES:

VOTE YES

CARDENAS: ABSENT

WEISS:

YES

BG:ys 11-25-03

Enc: CPC 2001-5625 HPOZ

Ordinance

CD 10

DEC 0 2 2003

COUNCIL VOTE

Dec 2, 2003 10:13:45 AM, #2

Items for Which Public Hearings Have Been Held - Items 5- 10 Voting on Item(s): 6,8-9 Roll Call

CARDENAS Yes **GARCETTI** Yes GREUEL Yes HAHN Absent Yes LABONGE Yes LUDLOW MISCIKOWSKI Yes PARKS Yes PERRY Yes REYES Yes SMITH Yes VILLARAIGOSA Absent WEISS Absent ZINE Yes *PADILLA Yes Present: 12, Yes: 12 No: 0

PLANNIN AND LAND USE MANAGEMENT COMMITTEE SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. sian -Applicant/Appellant/Owner Representative See attached Council Member(s) Zudlo Office of the Mayor (w/file) Section City Attorney (w/blue slip) - Attn: City Administrative Officer (CAO) Chief Legislative Analyst (CLA) City Planning Department - Attn: P City Planning Commission - Attn: Gabriele Williams (w/copy of Ordinance) (ZC; HD; BL; HE; HPOZ; GPA; SPE; CPU; CPR; CA; ICO; TOD; SP; CDO) Director of Planning (same as Commission) Office of Zoning Administration - (all ZA cases; CU; ZV) Advisory Agency - (PM; TT; CPU; CPR; CA; ICO; TOD; SP; CDO) Community Planning Section - (DRB; CPU; CPR; CPE; TT; PM; CA; ICO; CDO; HE) Geographic Information Section - Attn: Fae Tsukamoto - (same as Commission) Information Technology Agency - (large projects) Bureau of Engineering, Land Development & Mapping Division - (generally most cases) Department of Transportation, Traffic/Planning Sections - (generally most cases) Department of Building & Safety c/o Zoning Coordinator - (generally most cases) Residential Inspection Unit - Mail Stop 115 - (SPE; HE; CU; ICO; ZC; generally most cases) Bureau of Street Lighting, "B" Permit Section - (all zoning cases) Department of Water and Power - (DB & large projects) Fire Department - (all zoning & hillside cases) Police Department . (beer & wine; adult entertainment, revocations) **Community Development Department** Los Angeles County Assessor - (CU appeals & large projects)

	CITY OF LOS ANGELES S	PEAKER WRD	41/1
Date 11-18-03		Council File	No., Agenda Item, or Case No.
wish to speak before the _	Planning Land Name of City Agency, Department, C		amt Comm
Name: Surganization Af	eral public comment, or to speak for or again Leemhuis filiation: Pasidon+	nst a proposal on the ager	nda? (之) For proposal () Against proposal () General comments
Address: Street	S/ S+n Ave, 2	A CA State	90018
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CHECK HERE IF YOU AF	RE A PAID SPEAKER AND PROVIDE CL	LIENT INFORMATION B	ELOW:
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olient Name			
Client Address:	City		

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Community Planning

Spring Street 5 City Hall • 200 N. Spring Street, Room # 667 • Los Angeles, CA 90012



November 18, 2003

TO:

Honorable Ed Reves, Chairman

Planning and Land Use Management Committee Attention: Barbara Greaves, Legislaive Assistant

FROM:

Robert H. Sutton, Deputy Director

Department of City Planning

SUBJECT:

STAFFING FOR NEW HISTORIC PRESERVATION OVERLAY ZONES

Background

There are 16 HPOZ areas in the City. Each HPOZ has its own five member board which reviews cases and makes recommendations to the Director of Planning for his action. HPOZ Boards meet twice a month as required by the LAMC. Currrently, Planning staff works with three to four boards depending upon case load and geographic size (the average size of the existing geographic areas for each board is approximately 500 parcels, or about 2,000 parcels per planner). The number of boards is further limited by the logistics of conflicting board meetings. In addition to these night meetings, the planners meet with applicants, process and write staff reports for Certificates of Appropriateness, exemptions and appeals within their HPOZ areas.

The Planning and Land Use Management Committee is considering the adoption of the West Adams Terrace HPOZ (Item No. 11 on the November 19, 2003 Agenda, CF 03-1050) which encompasses approximately 496 parcels. We also anticipate that Council will soon have for consideration three additional HPOZs-- Lincoln Heights HPOZ which encompasses approximately 1,021 parcels went to public workshop on October 15, 2003 and is expected to be at public hearing in January 2004; Windsor Square HPOZ which encompasses approximately 1,237 parcels is set for public workshop on November 13, 2003 and is expected to be at public hearing in January 2004; Pico Union HPOZ which encompasses 1,566 parcels is scheduled for public hearing in early December 2003.

These four new HPOZs will add four new HPOZ Boards, and eight new Board meetings per month. The geographic area included in these new HPOZs will add approximately 4,320 additional parcels and numerous new cases to the Planning Department's workload. The cumulative size (4,000 parcels) of the new HPOZs is double the average area (2,000 parcels) currently assigned to any single planner.

Insert Name of Addressee November 18, 2003 Page 2

Recommendation

1. That position authority be approved for one new Planning Assistant and one new City Planning Associate to process HPOZ cases.

S. 35 1 . 4 .

- 2. That the Planning Department be authorized to fill one position immediately. The second position upon the adoption of the third new HPOZ.
- 3. That the Planning Department also be authorized to backfill the Associate position.

Conclusion

If the staffing can not be provided to process cases within the legal time limits, the Planning Department recommends that the final adoption of the HPOZ now under consideration be delayed until such time that there is a commitment to the necessary staffing.

cc: Councilman Martin Ludlow, CD 10

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Determination 5625 HPoz City Planning Commission CPC 2001-5672 (HPOZ) Mailing Date: 05/21/2003

Sylvia Lacy 5651 W. Pico Blvd. Los Angeles, CA 90019

Loretta Chiljian 2272 W. 24th St. Los Angeles, CA 90018

Paul King 2260 W. 25th St. Los Angeles, CA 90018

Barbara Carter 4025 W. 25th St. Los Angeles, CA 90018

Terry Speth City Hall Room 667 MS 395

MAILED 1/-19-03P8LUM AGENDA ON 1/-/4 BY_____ CF 03-1050

Natalie Neith 2173 W. 20th St. Los Angeles, CA 90018

David Raposa 2515 4th Ave. Los Angeles, CA 90018

John/Louisa Graham 3817 W. Adams Bl. Los Angeles, CA 90018

Jeff Camp 2424 7th Ave. Los Angeles, CA 90018

Arhtur Lee Neal 2431 Tenth Av. Los Angeles, CA 90018 Alma Carlisle 2420 8th Ave. Los Angeles, CA 90018

Catherine Barrier 523 W. 6th St. 826 Los Angeles, Ca 90014

John Williams St. John of God 2468 S. St. Andrews Pl. Los Angeles, CA 90018

Beverly Cassell 2202 W. 20th St. Los Angeles, CA 90018

Griselda Gonzalez City Hall Room 667 MS 395 J. MICHAEL CAREY City Clerk

FRANK T. MARTINEZ

Executive Officer

OF LOS ANGELES



MAYOR

CITY CLERK Council and Public Services Room 395, City Hall Los Angeles, CA 90012 Council File Information - (213) 978-1043 General Information - (213) 978-1133 Fax: (213) 978-1040

Office of the

HELEN GINSBURG Chief, Council and Public Services Division

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

CF 03-1050 CD 10

June 19, 2003

Rockard J. Delgadillo, City Attorney

City Hall East, Room 800

Attn: Jeri Burge/Sharon Siedorf Cardenas (with blue slip)

ESTABLISHMENT OF WEST ADAMS TERRACE HISTORIC REOUEST FOR ORDINANCE: PRESERVATION OVERLAY ZONE (HPOZ)

Councilmember Reyes, Chair of the Planning and Land Use Management Committee, respectfully requests that you prepare an ordinance to establish the West Adams Terrace HPOZ for the area bounded by Thirteenth Avenue to the west, the Santa Monica Freeway (10) to the north, Gramercy Place, 24th Street and Western Avenue to the east, and West Adams Boulevard to the south, as recommended by the City Planning Commission in the attached May 21, 2003 report to Council.

Please prepare the HPOZ ordinance and findings as stated in the City Planning Commission report attached and transmit to the Planning and Land Use Management Committee, in care of the City Clerk's Office, Room 395, City Hall.

John A. White

Legislative Assistant

Planning and Land Use

Management Committee, 213-978-1068

e-mail: jwhite@clerk.lacity.org

attachment

Gerald Gubatan, CD1

Roberto Mejia, CLA

#031050ltr.wpd

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J. MICHAEL CAREY City Clerk

FRANK T. MARTINEZ
Executive Officer

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





CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

May 28, 2003

CF 03-1050 CD 10

Councilmember Nate Holden 10th Council District City Hall, Room 455 Attn: Planning Deputy

Dear Councilmember Holden:

The attached communication from the City Planning Commission was received by my office and referred to the City Council's Planning and Land Use Management Committee for consideration. The Council File and the related planning file(s) are available in my office for your review. This matter can be scheduled by the Committee Chair at your convenience. Please feel free to contact me with your preferred Committee hearing date or to discuss any questions you may have.

Sincerely,

John A. White, Legislative Assistant

Planzing and Land Use Management Committee

Phone: 213-978-1068

email: jwhite@clerk.lacity.org

attachment

cc:

Gerald Gubatan, CD1

Roberto Mejia, CLA

cd10031050.wpd

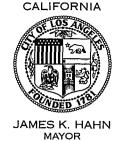
J. MICHAEL CAREY

City Clerk

FRANK T. MARTINEZ **Executive Officer**

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

TY OF LOS ANGELES



Office of the CITY CLERK Council and Public Services Room 395, City Hall Los Angeles, CA 90012 Council File Information - (213) 978-1043 General Information - (213) 978-1133 Fax: (213) 978-1040

HELEN GINSBURG Chief, Council and Public Services Division

03-1050 CD 10

May 27, 2003

PLANNING & LAND USE MANAGEMENT COMMITTEE

In accordance with Council Rules, communication from the Plan Commission relative to the establishment of the West Adams Terrace Historic Preserva-tion Overlay Zone for the area bounded by 13th Avenue to the west, the Santa Monica Freeway (10) to the north, Gramercy Place, 24th Street and Western Avenue to the east, and West Adams Boulevard to the south, was referred on May 23, 2003, to the PLANNING & LAND USE MANAGEMENT COMMITTEE.

J. Michael Carey

City Clerk уs



Los Angeles City Planning Commission

200 North Spring Street, Room 532, City Hall, Los Angeles, CA 90012 (213) 978-1300 www.cityofla.org/PLN/index.htm

Date: MAY 2 1 2003

Council District No. 10

Honorable City Council Room 395, City Hall

Plan Area: South Central and West Adams-Baldwin Hills-Leimert Community

Plans

CITY PLAN CASE NO. 2001-5625-HPOZ

Location: Various

Pursuant to provisions of Section 12.20.3, of the Los Angeles Municipal Code, the City Planning Commission, at its meeting of April 10, 2003, recommended approval of the establishment of the West Adams Terrace Historic Preservation Overlay Zone, in accordance with the revised boundary map (attached), for the area bounded by 13th Avenue to the west, the Santa Monica Freeway (10) to the north, Gramercy Place, 24th Street and Western Avenue to the east and West Adams Boulevard to the south.

The City Planning Commission adopted the findings in the attached staff report, and recommended that the City Council adopt the Ordinance to establish the boundaries (as revised) of the proposed Historic Preservation Overlay Zone.

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

The City Planning Commission action was approved by the following vote:

Moved:

Chang

Seconded: Brown

Aves:

Dominguez, Lopez, Menzer, Mindlin, Schiff

Absent:

Klein, McCallum

Vote:

7-0

Gabriele Williams, Commission Executive Assistant

City Planning Commission

Appeals: If the Commission has disapproved the request, in whole or in part, the applicant may appeal that disapproval to the Council within 20 days after the mailing date of this determination. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Third Floor, Los Angeles, or at 6255 Van Nuys Boulevard, First Floor, Van Nuys.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Staff Recommendation Report, Revised Boundary Map, Ordinance Map

MAY 2 2 2003

LOS LOS LES CITY PLANNING DEPAREMENT STAFF REPORT TO THE CITY PLANNING COMMISSION

COMMISSION MEETING:

CASE/FILE NUMBER: CPC 2001-5625 (HPOZ) DATE: April 10, 2003

TIME: *After 9:30 A.M.
PLACE: Los Angeles City Hall

Room 1010

200 N. Spring Street

ENV'L DOCUMENT: ENV-2002-189 CE

COTINGII DICEDICE 10

COUNCIL DISTRICT: 10 ___ PUBLIC HEARING required

(or)

PLAN AREA: West Adams-Baldwin Hills-

Leimert AND South Central

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

SUBJECT/REQUEST: The establishment of a Historic Preservation Overlay Zone (HPOZ) over the West

Adams Terrace neighborhood.

SUBJECT LOCATION: Area bounded by the Santa Monica Freeway to the north, Western Avenue to the

east, West Adams Boulevard to the south, and 13th Avenue to the west. The area encompasses 48 city blocks containing 495 parcels, 387 of which were identified

as Contributing Properties.

SUMMARY/MISC: Applicant - City of Los Angeles

Proposed Project - The establishment of the West Adams Terrace HPOZ.

General Plan Land Use - Low Density, Low Medium II, Medium Residential,

Community Commercial, General Commercial, Open Space, Public Facility

Hearing Date - February 12, 2003

RECOMMENDATION: <u>Approve</u> the request. Con Howe

Director of Planning

STAFF, PHONE:

Hearing Officer

(213) 978-1180

David 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 <u>mailed</u> to: Commission Secretariat, 200 N. Spring Street Room 532 Los Angeles, CA 90012. It is suggested that letters be received in the Commission office at least 10 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 is programs, services and activities. To ensure availability of services, please make your request not later than three working days prior to the meeting by calling the Commission Secretariat at (213) 978-1293.

HEARING OFFICER'S RECOMMENDATIONS TO THE CITY PLANNING COMMISSION

Approve the request as filed.

<u>Approve and Recommend</u> that the City Council adopt the Ordinance to establish the boundaries of the proposed West Adams Terrace Historic Preservation Overlay Zone (HPOZ).

Adopt the Hearing Officer's report as the Commission's action.

Adopt the following findings:

1. <u>General Plan Consistency</u>: Establishment of the proposed West Adams Terrace HPOZ is consistent with the General Plan and is in conformity with the public necessity, convenience, general welfare and good zoning practice. The properties affected by the proposed HPOZ are located within the area of both the West Adams-Baldwin Hills-Leimert Community Plan and the South Central Community Plan, which are parts of the General Plan. The request to establish the subject HPOZ is consistent with the purposes, intent, and provisions of these Community Plans in that it will implement and comply with the following goals and objectives:

West Adams-Baldwin Hills-Leimert Community Plan- (Goal I and Goal 15)

Goal 1:

Objective 1-1; "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected populations of the Plan Area" Adoption of the HPOZ will require approval by an HPOZ board for minor/major modifications, new construction and demolition of any structure. This will ensure that the existing housing stock is preserved for well into the future and that new housing construction is compatible with the area's architectural character, thus preventing the deterioration of the community's overall historic character.

Objective 1-4; "To preserve and enhance neighborhoods with a distinctive and significant historical character."

Adoption of the HPOZ will require that the HPOZ board recommend approval of any modifications to contributing structures in a way that will help preserve specific historical and architecturally significant features, such as window, door and trim treatments and landscape features. It will also encourage the incorporation of those same distinctive and significant features in the development of new construction.

Goal 15:

Objectives 15-1; To ensure that the Plan Area's significant cultural and historical resources are protected, preserved and/or enhanced.

The approval of the HPOZ will require Certificates of Appropriateness to be approved prior to demolition or substantial modification of contributing

structures within the HPOZ. New development on vacant lots or where non-contributing buildings exist will have to be reviewed by the HPOZ Board for compatibility with existing development in the area.

Objective 15-4; "To encourage private owners of historic properties/resources to conserve the integrity of such resources."

the integrity of such resources."
The HPOZ board will provide a forum in which professional historic preservation and architectural professionals assist property owners by recommending, guiding, and informing them on how to preserve and rehabilitate the architectural and historical features of their property.

South Central Community Plan (Goal I and Goal 19)

Goal I:

Objective 1-1;

"To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010."

Adoption of the HPOZ will require approval by an HPOZ board for minor/major modifications, new construction and demolition of any structure. This will ensure that the existing housing stock is preserved for well into the future and that new housing construction is compatible with the area's architectural character, thus preventing the deterioration of the community's overall historic character.

Objective 1-4; "To preserve and enhance neighborhoods with a distinctive and significant historical character."

Adoption of the HPOZ will require that the HPOZ board recommend approval of any modifications to contributing structures in a way that will help preserve specific historical and architecturally significant features, such as window treatments, doors, trim and porches. It will also encourage the incorporation of those same distinctive and significant features in the development of new construction.

Goal 19:

Objective19-1;

"To ensure that the Plan Area's significant cultural and historical resources are protected, preserved, and/or enhanced."

The approval of the HPOZ will require Certificates of Appropriateness to be approved prior to demolition or substantial modification of contributing structures within the HPOZ. New development on vacant lots or where non-contributing buildings exist will have to be reviewed by the HPOZ Board for compatibility with existing development in the area.

Objective 19-4; "To encourage private owners of the historic properties/resources to conserve the integrity of such resources."

The HPOZ board will provide a forum in which professional historic

The HPOZ board will provide a forum in which professional historic preservation/architectural professionals can help property owners by making recommendations, guiding, and informing owners on how to preserve and rehabilitate the architectural and historical features of their property.

- 2. <u>Boundaries</u>: The proposed boundaries of the HPOZ area are appropriate. The area is has distinct boundaries including 13th Avenue to the west, the Santa Monica Freeway to the north and two major corridors, West Adams Boulevard to the south and Western Avenue to the east. These boundaries create a unified primarily residential neighborhood without interruption. The HPOZ boundaries maintain the integrity of the HPOZ area because all of the included properties are within the four (4) original subdivisions, West Adams Terrace, Gramercy Park, Kinney Heights, and Arlington Heights. Primarily dedicated to residential uses, all four subdivisions still maintain original street patterns, lot sizes, setbacks, and appropriate architectural features.
- 3. <u>Context Statement</u>: The West Adams Terrace Historic Resources Survey (Exhibit D) supports the findings that structures, natural features, and sites within the subject area are significant. As required by Section 12.20.3 E 5 of the LAMC, the historic context statement in the Survey report explains the development pattern of this area from 1887 through 1951, as well as the various phases of the area's architectural and economic development (Exhibit B).
- 4. <u>Findings of Contribution</u>: The West Adams Terrace Historic Resources Survey, completed January 2002 comprises 48 city blocks with 495 parcels. The Survey identified 387 structures as "Contributing", as defined in Section 12.20.3 E 5 of the Municipal Code, and 108 structures were determined to be "Non-Contributing". This constitutes a 78 percent concentration of Contributing structures. Section 12.20.3 E 5 of the Municipal Code requires that in order for structures, landscaping, natural features, or sites to be considered "Contributing", they must meet one or more of the criteria listed below:
 - (a) adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance and possesses historic integrity reflecting its character at that time
 - (b) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city
 - (c) retaining the structure would help preserve and protect an historic place or area of historic interest in the City

The West Adams Terrace HPOZ meets all of the criteria listed above. Many of the buildings in the survey area satisfy these criteria because they are original structures from the development of this area from 1887 through 1951, and they retain their historic design and unique architecture. Some of the most common architectural styles include Queen Anne Revival, American Foursquare, Craftsman, American Colonial Revival, Spanish Colonial Revival, Modern and Post-War Modern. Retaining and preserving these structures is important to protecting the architectural character of the neighborhood.

The proposed HPOZ also contains unique physical characteristics including Gramercy Park, a well known established area within the HPOZ neighborhood. Unlike the rest of the West Adams Terrace HPOZ area, Gramercy Park was not designed with the typical grid pattern. Designed by three of the most famous and prominent American landscape architects of the time, Frederick Law Olmsted, who is known as the "father of American Landscape Architecture" and sons John Charles and Frederick Law Olmsted Jr., Gramercy Park was laid out in a modified oval pattern with a landscaped traffic circle east of Gramercy

Place. The distinctive landscape is designed with a variety of mature palms, sycamores, deodar cedars, live oaks and magnolia trees and mature shrubs that contribute to the overall unique historic character of the neighborhood.

- 5. <u>Cultural Heritage Commission</u>: The Cultural Heritage Commission (CHC) evaluated the West Adams Terrace Historic Resources Survey after a tour of the survey area. On May 15, 2002, as required by Section 12.20.3 E 6 of the Los Angeles Municipal Code, CHC certified the accuracy and completeness of the Historic Resources Survey by a majority vote. As a result, the Cultural Heritage Commission issued a written finding approving the establishment of the proposed HPOZ boundaries, and has determined that the area meets the criteria (a) through (c) of the Finding of Contribution paragraph in the HPOZ ordinance (Section 12.20.3 E 5 of the LAMC, as discussed in Finding No. 2 above).
- 6. <u>Environmental</u>: On November 15, 2002, the Department of City Planning determined that the proposed West Adams Terrace HPOZ project is Categorically Exempt under Article VII, Section 1, Class 5, Category 12, of the City's CEQA Guidelines because the proposed project will involve a zone change that reduces the maximum intensity of use of the land but does not change the nature of the use (Exhibit C).

Based upon the above findings, the recommended HPOZ is deemed appropriate. The subject area meets the definition of a Preservation Zone as set forth in Section 12.20.3 B16 of the Municipal Code: "any area of the City of Los Angeles containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance". Establishment of the proposed HPOZ will protect and enhance the use of structures, features and sites within this area that are unique and irreplaceable, and are reminders of the City's history, architectural styles, and master planned subdivison layouts as in Gramercy Park.

REPORT OF THE HEARING OFFICER

<u>Project Description</u>: The proposed project is the establishment of the West Adams Terrace Historic Preservation Overlay Zone. It would place the subject area, bounded by the Santa Monica Freeway to the north, West Adams Boulevard on the south, Western Avenue on the east, and 13th Avenue on the west, under the regulations of Section 12.20.3 of the Los Angeles Municipal Code, which provides for the preservation and enhancement of structures, landscaping, natural features, sites and areas that are of historic, architectural, cultural, or aesthetic significance to the City. The establishment of the HPOZ will not change the designated land use of any property or initiate any new development.

Existing Land Use and Zoning:

<u>Subject Properties</u>: The West Adams Terrace HPOZ area encompasses 48 city blocks with 495 developed parcels. The existing land use is comprised primarily of single and multi-family dwellings. The zoning on all parcels within the HPOZ area includes R1-1, R3-1-0, RD2-1-0, [Q] R4-1-0, R4-1-0, OS-1XL, PF-1-0, C2-1-0, and [Q]C2-1. The land use designations are Low Residential, Medium Residential, Low Medium II Residential, Public Facility, Open Space, General Commercial, and Community Commercial. West Adams Boulevard and Western Avenue create the southern and eastern boundaries respectively, and are both designated as Major Highway Class II streets. All the streets within the proposed HPOZ area are designated local streets, except 24th Street which is designated a Collector Street.

Surrounding Properties: The area surrounding the proposed West Adams Terrace HPOZ is primarily developed with single- and multi-family dwellings with minimal commercial and public facility uses. West Adams Boulevard, which creates the HPOZ's southern boundary, is primarily zoned R3-1 and is designated for Medium residential uses. There are approximately 40 contributing properties along West Adams Boulevard, including the William Andrews Clark Library, an official Historic-Cultural Monument. The area south of West Adams Boulevard, is primarily developed with residential uses and is zoned R3-1, with the Medium Residential land use. The area to the north is primarily zoned RD1.5-1-O-HPOZ, R1-1-O-HPOZ, R1-1-O, RD2-1-O, and R1-1, with Low and Low Medium II Residential land uses. The existing Western Heights HPOZ is also located in the area immediately to the north of the proposed HPOZ beyond the Santa Monica (I-10) Freeway. The eastern boundary, Western Avenue contains only one contributing structure and is primarily zoned C2-1 and [Q]C2-1 with Community Commercial as the designated land use. The area to the west contains properties with zones RD2-1, RD1-1, R1-15-1, [Q]C2-1, and C2-1. The General Plan land use designations for these properties are Low II Residential and General Commercial.

Background:

The West Adams Terrace HPOZ area contains many historically significant structures representing distinctive turn-of-the-20th Century architecture. Up until the late 1800's the land on which the neighborhood stands today was originally used exclusively for grazing and agriculture in historic times. While the central portion of the City of Los Angeles experienced development at an earlier time, it was not until the late 1880's that the southern and western areas of the city were subdivided for residential and commercial uses. This new development was brought about by the extension of local horse-drawn street cars from downtown Los Angeles. The horse-drawn street cars soon gave way to the Los Angeles Transit Lines and Pacific Electric Railway system. The introduction of these new modes of transportation continued to encourage rapid development further southward and westward in the first decade of the twentieth century. By 1910, most of the land within the survey area and surrounding neighborhoods had been subdivided into residential tracts. Major residential development continued during the first two decades of the twentieth century and continued through the World War II era. The western portion of the West Adams Terrace HPOZ was annexed to the City of Los Angeles in the Southern and Western Addition of 1896, while the portion east of Arlington Avenue was annexed in the Colegrove Addition of 1909.

The current survey area is representative of the four (4) original subdivisions, all of which were primarily dedicated to residential uses. These include Arlington Heights, Kinney Heights, West Adams Terrace, and Gramercy Park. With the exception of Gramercy Park, all said subdivisions were laid out in a grid pattern. Located on the eastern section of the HPOZ area, Gramercy Park was designed by three of the most prominent American landscape designers of the time (Frederick Law Olmsted and sons John Charles and Frederick Law Olmsted, Jr.). Frederick Law Olmsted, Sr. designed and planned parks and park systems throughout the United States. The Olmsted design of Gramercy Park was laid out in an oval grid introducing pedestrian scale "pleasure parkways" that were the cornerstone of the Olmsted landscape vision. Primarily dedicated to residential uses, all four subdivisions still maintain original street patterns, lot sizes, setbacks, and appropriate architectural features.

Today the neighborhood still retains most of the original houses featuring distinctive period revival styles of architecture and lush landscaping. The West Adams Terrace HPOZ area is notable for its representation of several phases of the architectural evolution of Los Angeles. The most common styles known to dominate the survey area include, Queen Anne Revival (1880s-1890s), American Foursquare (1894-1908), Craftsman (1900-1925), American Colonial Revival (1895-1935), Spanish Colonial Revival (1915-1939), and Modern and Post-Modern (1930-present).

On September 9,1999, the City Council adopted a motion citing the West Adams Terrace HPOZ neighborhood as containing "many historically significant structures representing distinctive turn-of-the-century architecture and a high concentration of original architecture," and instructed the Department of City Planning to initiate a Historic Preservation Overlay Zone over the subject area. The boundaries of the 48-block survey area for the proposed HPOZ were established by the Council Office. (See map in Exhibit A) The Department subsequently employed the consultant services of

Historic Resources Group to conduct a Historic Resources Survey for the West Adams Terrace neighborhood in accordance with the procedures set forth in Section 12.20.3 E of the LAMC.

The Survey methodology emphasized the historic architecture and its relationship to the original development of this region. It derived information from written histories, previously conducted surveys, and neighborhood preservation groups. The Survey provides site-specific property records and construction information including building permits and tract maps, an assessment of current building integrity, and a determination as to whether these resources are Contributing and meet the HPOZ criteria, as per Section 12.20.3 E 5 (a)-(c) of the Los Angeles Municipal Code.

The Survey identified 387 structures (78 percent) as Contributing and 108 structures as Non-Contributing resources within the survey area. Survey findings determined that the area meets the criteria for HPOZ designation because the majority of these buildings are the original structures dating from the period of significance originating in 1887 (the subdivision of Arlington Heights) through 1951 (the last period of substantial construction). The survey found that contributing structures retain the historic design and features of the unique and distinctive architectural styles that establish the historic significance of the neighborhood. In addition, the area retains the original grid street patterns, original building setbacks, scale and massing, and a high concentration of well preserved late 19th Century and early 20th Century historic residential architecture. This creates a neighborhood comprised primarily of single- and multi-family homes of historic and architectural distinction that meets the HPOZ criteria of the Los Angeles Municipal Code. The area possesses historic integrity and represents an established feature of the neighborhood. Therefore, retaining the area would help preserve and protect an historic place in the City [12.20.3 E 5, LAMC].

The Department of City Planning staff discussed the proposed HPOZ with residents of the West Adams Terrace HPOZ neighborhood and the surrounding community at a number of public meetings. On February 25, 2002, a Public Workshop was held and attended by approximately 75 people. Notices announcing the Public Workshop were sent to all property owners and residents within the proposed HPOZ area and within a 500-foot radius of the HPOZ boundary. Approximately 3 months following the Public Workshop, a focus group was held at the Wilfendel Club which is located in the West Adams area. Approximately 30 people attended this meeting. The Open House and Public Hearing were held on February 12, 2003. Notices were also sent to all property owners and residents within the proposed HPOZ area and within a 500- foot radius of the HPOZ boundary, as well as to everyone who had either signed in at any earlier workshop or focus group meeting or sent written correspondence regarding the proposed HPOZ. The Open House and Public Hearing was conducted at the William Andrews Clark Memorial Library, conveniently located within the West Adams Terrace HPOZ area.

REPORTS RECEIVED

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

SUMMARY OF PUBLIC HEARING AND COMMUNICATIONS

Public Hearing:

The public hearing on the proposed West Adams Terrace HPOZ was conducted on February 12, 2003. Hearing notices were mailed to all property owners and occupants within the proposed HPOZ area, and within a 500-foot radius of the boundaries, as well as others who attended the Public Workshop or requested to be notified. Approximately 70 people attended the Open House and Public Hearing. Of the seventeen (17) people who spoke at the hearing, six (6) people spoke in opposition to the HPOZ, ten (10) spoke in support of the HPOZ and one (1) speaker had general comment pertaining to the need for loans and grants for low-income individuals. The majority of the speakers were owners of "Contributing Properties". The following is a summary of comments given during the Public Hearing:

Against the proposal:

- I am against this proposal. An HPOZ will restrict a legal owner's right to free!y improve, change, or replace their property. It would stifle real estate development and may discourage potential buyers. We urge you to abandon this project.
- The initiative is heavy-handed and would be highly politicized, causing divisiveness within our community.
- I didn't buy a home for someone to dictate to me what to do with my home. I don't need a dictatorship.
- We have freedom to do what we choose with our homes. I don't think anyone in this department should tell me what to do with my home.
- I am not for the HPOZ. There is a misconception that the HPOZ adds value to your home. It makes it more difficult to get refinancing.
- I don't need the government telling me what I can and can't do with my property.

Comments in Support:

- I am very much in favor of the plan. It is very important to preserve the historical and architectural qualities of our neighborhood.
- I support this initiative because HPOZ boards are made up of people from within the

neighborhood who know the neighborhood. They have control over things that affect the neighborhood.

- Statistics show that when a neighborhood is in an HPOZ designated area, home values stay solid or increase. The government will not tell us what to do, it's the community working together deciding what to do.
- I've lived in the neighborhood for 20 years. I've seen how numerous buildings have been ruined because there was no HPOZ. We wouldn't have lost so many buildings if we had an HPOZ.
- I am representing myself and the West Adams Avenues. An HPOZ will help save the historic integrity of our neighborhood. Many houses were lost when the freeway was built. With an HPOZ we could have saved some of those beautiful homes.
- Representing myself and the Wilfendel Club, I am in support of the HPOZ. The Wilfendel Club could have moved. Instead we remain here because of the charming neighborhood full or architectural integrity.
- People try to improve properties, but instead they end up putting blight in the neighborhood. HPOZ will help by advising not telling us what to do. It will help preserve the neighborhood for the next 10 or 20 years.
- I am in support of HPOZ and I am a resident of the Western Heights HPOZ. Our neighborhood already has gone through this process. I would like to suggest the south side of Adams be included in the HPOZ.
- We like the houses, and enjoy historic integrity of homes. I have unconditional support, based on a pool of grant funds for senior citizens/persons with limited income, to allow them to meet HPOZ standards.
- I do so support the proposal for an HPOZ. I think there is too much destruction, tearing down of buildings, with historic significance. We need to preserve these historic/architectural elements

General Comments:

• If the HPOZ proposal is passed, senior citizens and low-income people should be able to qualify for loans to bring their properties up to specifications of HPOZ. Residents should be selected to participate, judge, and make decisions.

Written Communications:

A total of six (9) written communications were received in conjunction with the February 12, 2003 Public Hearing. Four (4) comment sheets were received, expressing complete support for the proposed West Adams Terrace HPOZ. One (1) letter was received against the proposal, with one (1) petition. During the Public Hearing the author of the letter and petition asked the audience to sign the petition opposing the proposal. The petition was passed around the room. Six (6) out of the seventy (70) individuals present at the Public Hearing signed the petition. Two (2) comment sheets expressing opposition for the proposal were also received. One (1) letter was received from a non-profit agency who owns a Non-Contributing property. The non-profit stated that it was in the middle of major construction and had concerns about the potential financial hardship that an HPOZ could cause them if it is implemented during their construction period. The following is a summary of the written comments received:

Against HPOZ:

- An HPOZ will restrict a legal owner's right to freely improve property. We take pride in what
 we have accomplished without bureaucratic interference. We urge you to abandon this
 project.
- Our rights would be infringed upon, therefore I am not in favor of the HPOZ.
- There are too many issues not clearly addressed. I am not in favor of the HPOZ in our area.

In Support:

- I wholeheartedly support the proposed HPOZ. I feel that it is a positive move for the area helping to maintain property values and retain the architectural integrity of the area. I think much of the opposition comes from people who do not have accurate information about the HPOZ procedure.
- I am in favor of the plan. I want to save and preserve the historic and cultural nature of the neighborhood. The HPOZ will preserve the community.
- Living here for 3 years, we've discovered the heritage, culture, food, people, and a community so rich and diverse that it's a perfect example of what Los Angeles is and should be. We support 100% the HPOZ. Not only for protection of the old fine homes, but to protect the culture, mix, and wonder of West Adams.
- I strongly favor the inclusion of the south side of West Adams Boulevard in the HPOZ area.
 Los Angeles is deeply enriched by the beautiful old buildings from our past. They add dignity to all of us.

South Los Angeles Area Planning Commission Comments

On March 18, 2003, the South Los Angeles Area Planning Commission (APC) reviewed and commented on the proposed Historic Preservation Overlay Zone. The South Los Angeles APC indicated support for the adoption of the proposed West Adams Terrace HPOZ, commenting that the area has many historical and architecturally significant homes of different architectural styles and that it would be an imprudent public policy not to be able to preserve such resources.

The Commission also inquired about the possibility of having the City Council consider or discuss the potential establishment of a funding program for senior citizens who may need financial assistance in order to restore houses to HPOZ requirements.

Overall, comments from the South Los Angeles Area Planning Commission were positively in favor of the proposed West Adams Terrace HPOZ.

Hearing Officer's Comments

The West Adams Terrace HPOZ Historic Resources Survey chronicles the historic, cultural, and architectural developments of West Adams from being a primarily agricultural area up until the late 1800's, through its subdivision and development during 1880's through the 1950s, and identifies historically significant resources. These resources represent different architectural designs through time, and convey features and themes deserving protection and preservation as a reminder of this City's past history. Over time, they have retained their architectural and historic uniqueness.

The Survey identified 387 structures or 78 percent as Contributing Properties from a total of 495 developed parcels within the surveyed area. Of the 495 structures identified within the survey area, ten (10) have been declared as official Historic-Cultural Monuments. The area includes structures dating from the late 1880s, with many of the buildings being over 113 years old. The Survey concluded that the West Adams Terrace neighborhood satisfies the requirements for an HPOZ, as per Section 12.20.3 of the LAMC.

On May 15, 2002, the Cultural Heritage Commission certified the Historic Resources Survey as to its accuracy and completeness, and recommended approval of the proposed HPOZ. In addition to the Survey, the Commission also toured the proposed HPOZ area and considered analysis by its own professional staff architect.

At the public hearing, ten (10) speakers expressed their support for the proposed HPOZ while six (6) speakers expressed opposition. One speaker expressed his opinion regarding the need for financial assistance to meet HPOZ requirements.

There were several main issues which were brought up by speakers who opposed the HPOZ proposal. Some of these include:

- (1) Outside persons, such as people from the Planning Department, should not make decisions in regards to their private property. The process could become very politicized.
- (2) The community has been doing fine to date. No interference is needed.
- (3) An HPOZ would make it very difficult to sell or refinance a home..

With regard to the first issue, while Department of City Planning Staff will be issuing Certificates of Appropriateness for projects, it is important to note that the HPOZ board would be working with property owners to reach agreements which would satisfy both the owner and the board members. In addition, the board consists primarily of owners and residents from within the community and two professionals who are knowledgeable in the field of architecture and historic preservation. Department staff work with the HPOZ Board in preparing Certificates of Appropriateness decisions and rely on either Secretary of Interior Standards or on Historic Preservation Plans for the HPOZ in issuing their determinations. On the second issue, although the community's architectural resources have been well preserved to date, there is no guarantee that they will continue to be

preserved in the next 10 or 20 years. Establishing an HPOZ will guarantee the preservation of the area's historic character for long into the future. Furthermore, the proposed HPOZ will not force property owners to do involuntary improvements on private property. Lastly, national studies have shown that with an HPOZ designation, home values tend to stay stable or rise. Although there would be cases in which individuals will opt not to buy a home in an HPOZ designated area, the overall historic and architecturally distinct features within the community will continue to make the area a desirable place to live .

The significance of the historic resources represented by this neighborhood has been well established by the Historic Resources Survey, the recommendation of the Cultural Heritage Commission, and information provided to staff by citizens in the community. At the Public Hearing, the majority of the individuals who gave oral testimony supported the establishment of the West Adams Terrace HPOZ. In the past year, a focus group and a Public Workshop have been conducted for the purpose of informing the public and answering questions and concerns. Feedback given to staff in the form of (26) comment sheets and oral communications at the Public Workshop held in February 2002 also show support for the proposed HPOZ. In addition, a significant number of persons (30) at the Public Hearing indicated that they were strongly supportive of the adoption of the West Adams Terrace Historic Preservation Overlay Zone. Therefore, the Department of City Planning staff support the ordinance and recommend approval of the request to establish an HPOZ over the West Adams Terrace area in the City of Los Angeles. Establishment of the West Adams Terrace HPOZ will generate additional case work which will require the unfreezing of a City Planning Associate position.

DESCRIPTION OF EXHIBITS:

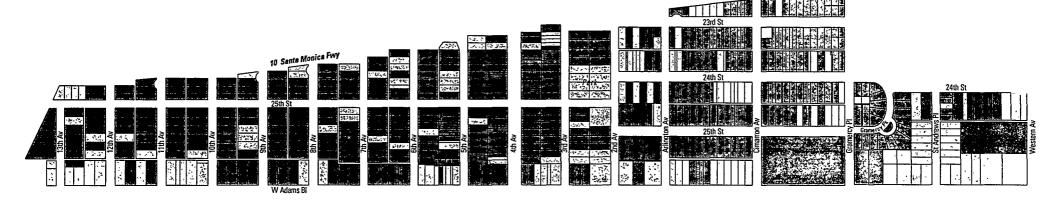
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EXHIBIT - A: West Adams Terrace HPOZ Area Map (Attached)

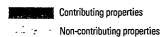
EXHIBIT - B: Context Statement (Attached)

EXHIBIT - C: Environmental Clearance (Attached)

EXHIBIT - D: West Adams Terrace HPOZ Historic Resources Survey (File)



West Adams Terrace Historic Preservation Overlay Zone Los Angeles Department of City Planning



Prepared by City of Los Angeles Planning Department • Graphic Services Section • April, 2003

