

TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.
CPC-2009-2594-ICO	JASON CHAN 213-978-3307	10

Items Appealable to Council:	Last Day to Appeal:	Appealed:
N/A	N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Location of Project (Include project titles, if any.)

GENERALLY BOUNDED BY OLYMPIC BOULEVARD TO THE NORTH, WESTERN AVENUE TO THE EAST, PICO BOULEVARD TO THE SOUTH, AND CRENSHAW BOULEVARD TO THE WEST, BUT EXCLUDING THE COMMERCIALLY ZONED PROPERTIES ALONG OLYMPIC, PICO, AND CRENSHAW BOULEVARDS, AND WESTERN AVENUE.

Name(s), Applicant / Representative, Address, and Phone Number.

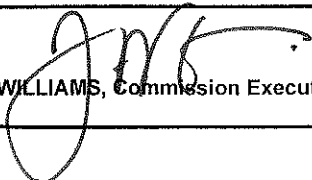
CITY OF LOS ANGELES

Name(s), Appellant / Representative, Address, and Phone Number.

Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

The establishment of an Interim Control Ordinance (ICO) to temporarily prohibit the issuance of building and demolition permits for the erection, construction, demolition, addition to or alteration of any building or structure located in the Country Club Park neighborhood. The ICO shall include an Urgency Clause making it effective upon publication and shall run for six months with one six month extension by Council Resolution or until the adoption of appropriate land use regulatory controls.

Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Environmental No. ENV-2009-2595-CE	Commission Vote: 8-0
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 JAMES WILLIAMS, Commission Executive Assistant I	Date: <u>SEP 28 2009</u>
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Los Angeles City Planning Commission

200 North Spring Street, Room 272, City Hall, Los Angeles, CA 90012

www.cityofla.org/PLN/index.htm

Determination Mailing Date: SEP 28 2009

CITY COUNCIL
Room 395, City Hall

CASE NO. CPC-2009-2594-ICO
Council District: 10
Plan Area: Wilshire
Request: Interim Control Ordinance

Applicant: City of Los Angeles

At its meeting on September 10, 2009, the following action was taken by the City Planning Commission:

1. **Approved** and recommended the City Council **adopt** an **Interim Control Ordinance (ICO)** imposing temporary regulations on the issuance of building and demolition permits for the erection, construction, demolition, addition to or alteration of any building or structure located in the **Country Club Park** neighborhood. The ICO shall include an Urgency Clause making it effective upon publication and shall run for six months with one six month extension by Council Resolution or until the adoption of appropriate land use regulatory controls.
2. **Adopted** the Staff Report and the Exhibits as the Commission's Report.
3. **Adopted** the attached Findings.
4. **Adopted** Categorical Exemption No. ENV-2009-2595-CE.
5. **Found** that the proposed ICO is **Exempt** pursuant to Article 19, Section 15308, Class 8 of the California Environmental Quality Act (CEQA).

This action was taken by the following vote:

Moved: Burton
Seconded: Freer
Ayes: Cardoso, Hughes, Kezios, Romero, Roschen, Woo
Vacant: One

Vote: 8-0



James Williams, Commission Executive Assistant I
City Planning Commission

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Findings, Ordinance, Map
City Planning Assistant: Jason Chan

FINDINGS

General Plan/Charter Findings

Charter Section 253. For the immediate preservation of the public peace, health, and safety, the proposed ordinance contains an Urgency Clause making it effective upon publication. The Planning and Land Use Management Committee of the City Council instructed the Planning Department to initiate proceedings to establish a Historic Preservation Overlay Zone (HPOZ) for the Country Club Park neighborhood and to prepare and process an Interim Control Ordinance on August 12, 2009. This interim measure is essential to prevent the loss or degradation of irreplaceable historically and culturally significant structures and features and to protect the neighborhood from development that is inconsistent with its unique character and intent of the proposed Country Club Park HPOZ. A delay in the implementation of this ordinance could result in a window of time during which building and demolition permits could be issued, which could result in the continued loss or major alteration of important historic structures.

General Plan Consistency. The subject Interim Control Ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice in that it provides protections to the historic and culturally significant buildings in the proposed Country Club Park HPOZ until appropriate land use regulatory controls become effective.

The proposed ordinance is also consistent with the following objectives of the Wilshire Community Plan (a land use element of the General Plan adopted September, 2001) in that it imposes temporary prohibitions on the issuance of building permits for the addition, alteration, construction, demolition, reconstruction, rehabilitation, relocation, removal or restoration of the exterior of any building, structure, landscaping, natural feature, or lot in order to preserve the unique residential character of the Country Club Park neighborhood and its important historic and cultural resources.

Objective 1-3: Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Policy: Support historic preservation goals in neighborhoods of architectural merit and/or historic significance.

Program: Develop Historic Preservation Overlay Zones for the Windsor Square and Hancock Park neighborhoods, and **other neighborhoods** as appropriate including the Miracle Mile and Beverly-Fairfax neighborhoods, with community involvement and support.

Objective 17-1: Ensure that the Wilshire Community's historically significant resources are protected, preserved, and/or enhanced.

Policy: Encourage the preservation, maintenance, enhancement and reuse of existing historic buildings and the restoration of original facades.

Objective 17-2: Preserve and enhance neighborhoods having a distinctive and significant historical character

Policy: Continue to identify and document Wilshire Community Plan Area Cultural and Historical Monuments.

Program: Continue to apply the City's zoning regulations, which provide for the documentation and establishment of Historic Preservation Overlay Zones.

Objective 17-3: Encourage private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Policy: Assist private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Program: Support the creation and implementation of Hancock Park, Windsor Square, and other areas of architectural or historical significance as historic districts under the Planning Department's HPOZ program.

Boundaries. The proposed Interim Control Ordinance (ICO) would cover the Country Club Park neighborhood, which is generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along Olympic, Pico, Crenshaw, and Western.

CEQA Findings

The proposed Interim Control Ordinance (ICO) is exempt from the California Environmental Quality Act of 1970 (CEQA), exempt from CEQA pursuant to Article 19, Section 15308, Class 8, which "consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment". The proposed Interim Control Ordinance will place a temporary prohibition on construction activities that could result in incompatible alterations and new construction or the demolition of irreplaceable historic structures in the Country Club Park neighborhood. Ultimately these construction activities could jeopardize Country Club Park's eligibility for Historic Preservation Overlay Zone (HPOZ) status. Thus, the use of Categorical Exemption Class 8 from the State CEQA Guidelines for the Interim Urgency Ordinance is consistent with other California jurisdictions, which find that the regulations placed upon historic districts is necessary for the protection of the environment and will make sure that maintenance, repair, restoration, and rehabilitation does not degrade the historic resource.

ORDINANCE NO. _____

An ordinance imposing interim regulations on the issuance of building and demolition permits in a portion of the Wilshire Community Plan (Community Plan) area within the proposed Country Club Park Historic Preservation Overlay Zone (HPOZ) generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along Olympic, Pico, and Crenshaw Boulevards, and Western Avenue.

WHEREAS, the Department of City Planning is currently developing an HPOZ, pursuant to a Council Motion dated October 3, 2006 in accordance with Section 12.20.3 of the Los Angeles Municipal Code, which permits the creation of an HPOZ in any area of the City that contains structures, landscaping, natural features, or sites having historic, architectural, cultural or aesthetic significance; and

WHEREAS, the Plan Area encompasses over 30 continuous residential blocks of grand mansions, older homes, bungalows, and apartment buildings from the 1910s and 1920s in a variety of historically and architectural significant styles, including Spanish Colonial, Tudor, and Colonial Revival, Craftsman, and Queen Anne; and

WHEREAS, the articulated objectives and policies of the Wilshire Community Plan, which was revised in September 2001, include the protection and enhancement of the varied and distinct residential character and integrity of existing residential neighborhoods, and support for historic preservation goals in neighborhoods of architectural merit and historic significance; and

WHEREAS, knowledge of the proposed Country Club Park HPOZ may encourage owners and developers to obtain a greater number of building and demolition permits prior to the adoption of the appropriate regulatory controls, effectively accelerating the destruction of historically and architecturally significant structures and the Plan Area neighborhood; and

WHEREAS, on October 26, 2007 an Interim Control Ordinance (ICO) became effective that established a temporary prohibition on the issuance of building and demolition permits for any building or structure located in the Country Club Park neighborhood; and

WHEREAS, in May 2009, the community submitted a draft Historic Resources Survey to the Department of City Planning; and

WHEREAS, the City Council on August 12, 2009 instructed the Department of City Planning to initiate proceedings for a second ICO; and

WHEREAS, due to budget constraints and lack of resources, Department of City Planning staff resources have become extremely limited; and

WHEREAS, on May 18, 2009, the City Council adopted a 2009-10 budget which instituted various austerity measures including severe controls on hiring, additional layoffs, and furloughs; and

WHEREAS, the majority of staff within the Department of City Planning have been impacted by a Mandatory Furlough Program reducing available staff time by 10%; and

WHEREAS, the original ICO, Ordinance No. 179,285, will expire on October 26, 2009, which is earlier than appropriate land use regulatory controls could be completed, and interim measures continue to be necessary to prevent a rush to alter, re-develop, and demolish these historically significant resources in Country Club Park neighborhood until a Historic Preservation Overlay Zone, or other appropriate land use regulatory controls, can be adopted; and

WHEREAS, the proposed interim control ordinance is consistent with the goals and objectives of the General Plan's conservation, land use, and housing elements to protect important historic resources and conserve the character of existing neighborhoods in that it would prevent the loss or degradation of irreplaceable historically and culturally significant structures and protect the Plan Area from development that is inconsistent with the intent of the proposed Country Club Park HPOZ; and

WHEREAS, delaying the implementation of this ordinance could result in the continuation of the trend toward development that is irreversible and inconsistent with the objectives of the Community Plan, and will further impact the quality of life in the Plan Area; and

WHEREAS, it is urgent to immediately prevent the alteration, demolition, and re-development of these historically, culturally and architecturally important resources in the Country Club Plan Area until a Historic Preservation Overlay Zone or other appropriate land use regulatory control can be adopted; and

WHEREAS, nothing in this interim control ordinance is intended to abrogate any rights granted pursuant to Government Code Section 7060 *et seq.* (the Ellis Act).

NOW THEREFORE,

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

Section 1. **DEFINITION.** The following term, whenever used in this ordinance, shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC).

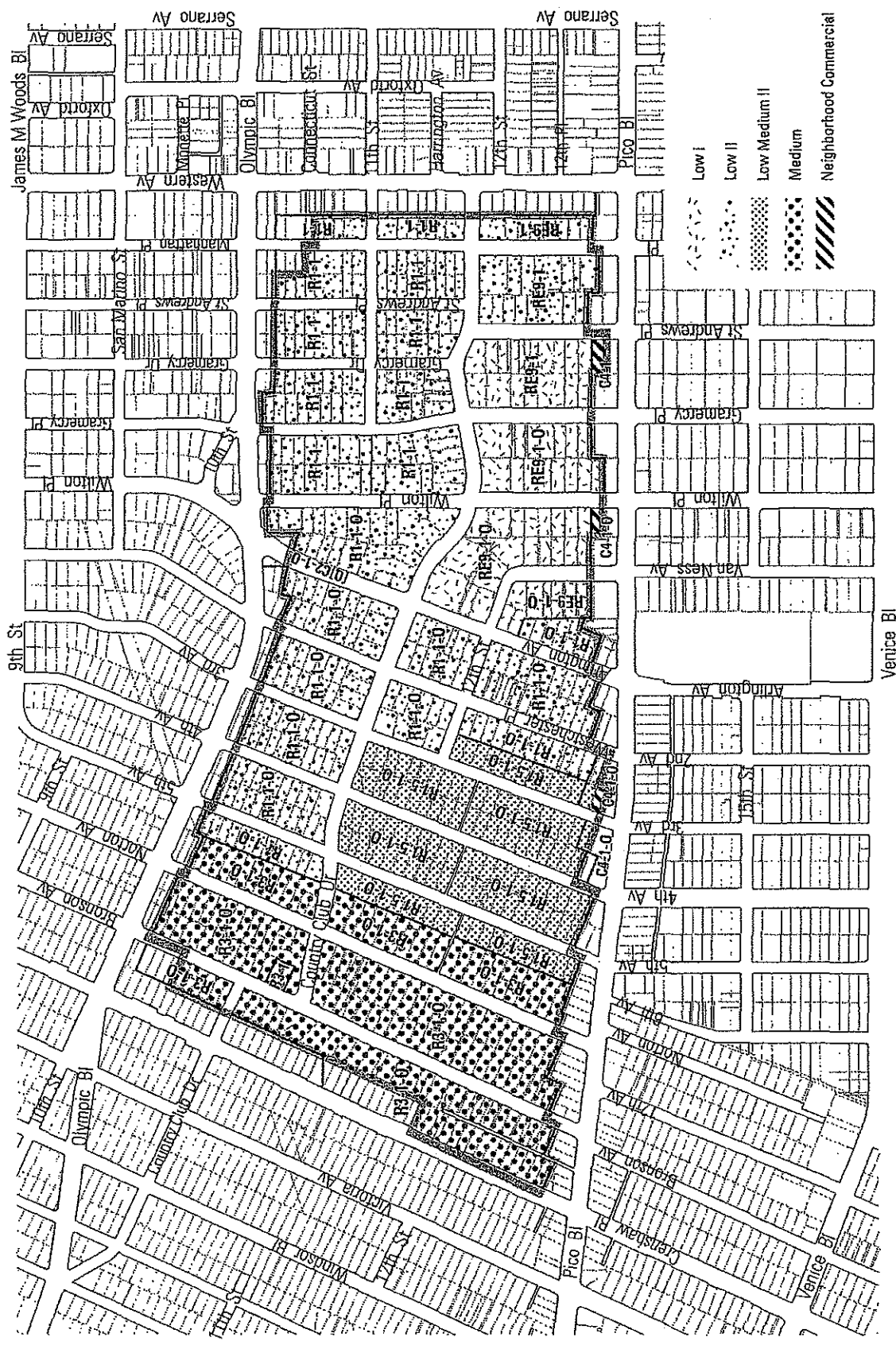
PROJECT means the construction, demolition, erection, alteration of, or addition to, any building or structure, or removal of an exterior feature of any building or structure on any lot located in whole or in part in the area identified in Section 3 of this ordinance. The term Project shall not include interior remodeling, which does not affect any exterior feature.

Sec. 2. **PROHIBITION.** Notwithstanding any provision of the LAMC to the contrary, for a period of six months from the effective date of this ordinance, or until a Historic Preservation Overlay Zone (HPOZ) or other appropriate land use regulatory control for the Plan Area as shown on the map identified in Section 3 of this ordinance is adopted by the City Council and becomes effective, whichever comes first:

No building or demolition permit for a Project shall be issued.

The prohibition contained in this ordinance does not abrogate any rights granted pursuant to Government Code Section 7060 *et seq.* (the Ellis Act).

Sec. 3. INTERIM CONTROL AREA. The provisions of this ordinance shall apply to any lot located whole or in part within the Plan Area, except those lots that are commercially zoned, as shown on the following map:



- Low I
- Low II
- Low Medium II
- Medium
- Neighborhood Commercial

not to scale

Proposed Country Club Park ICO

Sec. 4. EXCEPTIONS. The prohibition specified in Section 2 of this ordinance shall not apply to any Project for which a building permit or demolition permit is required:

A. To comply with an order issued by the Department of Building and Safety or the Housing Department to repair, remove or demolish an unsafe or substandard condition; or

B. To rebuild as a result of destruction by fire, earthquake or other natural disaster, provided that the development is not prohibited by any provision of the LAMC; or

C. To proceed with an application for which architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety on or before the effective date of this ordinance; and

1. A plan check fee was paid prior to the effective date of the ordinance; and

2. No subsequent changes are made to the plans, which increase or decrease the height, floor area or occupant load by more than five percent, or change the use, or if any changes violate the Zoning Code regulations in force on the date the plan check fee was paid; or

D. To proceed with an application for which the Department of Building and Safety complied with LAMC Section 91.106.4.5 prior to the effective date of this ordinance; or;

E. To proceed with a Project Permit that has been obtained pursuant to Section 5 of this ordinance; or

F. To proceed with routine maintenance, landscaping, installation of rear yard swimming pools and/or spas, rear and side yard fencing, re-roofing of the same materials, minor exterior repair work, or in-kind replacement that does not change a defining exterior architectural feature as determined by the Department of City Planning (Department).

Sec. 5. PROJECT PERMIT.

A. Applications. An owner of a multi-family dwelling who has applied for a demolition permit shall apply for a Project Permit pursuant to this section. The applicant shall complete the application for the Project Permit, pay the required fee and file the application with the Department on a form provided by the Department.

B. Director Determination. The Director of Planning (Director) shall have the authority to approve, conditionally approve or disapprove an application after considering whether the impact of the proposed Project Permit will adversely impact the historic, architectural and/or cultural character of the building or structure or the integrity of the proposed HPOZ and after determining compliance with the California Environmental Quality Act.

C. Time to Act. The Director shall render his or her determination on the application within 75 days of the date the application is deemed complete, or within an extended period as mutually agreed upon in writing by the applicant and the Director.

Any decision of the Director may be appealed to the Area Planning Commission pursuant to LAMC Section 12.20.3.N.

Sec. 6. EXTENSION OF REGULATIONS. The City may, by resolution, extend the provisions of this ordinance for one additional six month period so long as the City Council makes the following finding: That the appropriate City agencies and officials are exercising due diligence to assure that the HPOZ or appropriate land use regulatory control for the Plan Area is being expeditiously processed.

Sec. 7. HARDSHIP EXEMPTIONS. The City Council, acting in its legislative capacity, may by resolution, grant an exemption from the provisions of this ordinance in cases of extreme hardship duly established to the satisfaction of the City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department.

Sec. 8. APPLICABILITY OF THE ZONING CODE. The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the LAMC and any other ordinances and do not contain any rights not otherwise granted under the provisions and procedures contained in that chapter or any other ordinances.

Sec. 9. SEVERABILITY. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

Sec. 10. URGENCY CLAUSE. The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: The Plan Area retains many of its original design features, including its street pattern, the size, scale, and architectural integrity of many of its historic buildings, including six designated City Historic-Cultural Monuments, and mature landscaping, making it an important City resource worthy of preservation. In recent years, escalating property values and increased development pressure have led to quick remodels and large-scale additions, which are out of scale and incompatible with the historic character of the neighborhood. This development pressure has also resulted in the issuance of eight demolition permits in order to make way for new modern construction with details and massing that are incompatible with the Period Revival, Craftsman, and Queen Anne architecture that characterizes the Plan Area. Particularly vulnerable to this re-development are the more modest bungalows with property values that have more than doubled in less than five years, and the multiple-family zoned lots that are improved with historic single-family residences. Approximately 330 permits have been issued since 1998 for work involving the exterior features of various buildings and structures. In spite of these recent development trends, Country Club Park remains an important historic and cultural resource to the City, as the former site of the Los Angeles Country Club and one of the best preserved neighborhoods in the City. However, without protection Country Club Park will continue to be susceptible to re-development, as evidenced by the numerous building permits issued in recent years, resulting in the loss of irreplaceable historically and architecturally significant buildings and damaging the unique historic character of the Plan Area. The immediate enactment of this ordinance would prevent the alteration and demolition of historically and architecturally significant buildings and limit development that is inconsistent with the Plan Area neighborhood. Finally, the previous ICO shall expire on October 26, 2009. For all of these reasons, the ordinance shall become effective upon publication pursuant to Los Angeles City Charter Section 253.

Section 10. 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 at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members, at the meeting of _____ and was passed at its meeting of _____.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Approved as to Form and Legality

CARMEN TRUTANICH, City Attorney

By _____
TERRY KAUFMANN MACIAS
Deputy City Attorney

Date: _____

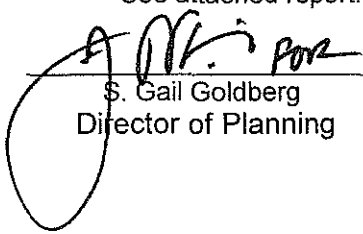
File No(s). CF 06-2368-S12; CPC-2009-2594-ICO

Mayor

Pursuant to Charter Section 559, I **approve** this ordinance on behalf of the City Planning Commission and recommend that it be adopted

September 10, 2009

See attached report.



S. Gail Goldberg
Director of Planning



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



City Planning Commission

Date: September 10, 2009
Time: after 8:30 a.m.*
Place: City Hall, 10th Floor
200 North Spring St.
Los Angeles, CA 90012

Public Hearing: Required
Appeal Status: None
Expiration Date: None

Case No.: CPC-2009-2594-ICO
CEQA No.: ENV-2009-2595-CE
Council No.: 10
Plan Area: Wilshire
Specific Plan: None
Certified NC: Greater Wilshire
GPLU: Low I, Low II, Low Medium I,
and Medium Residential
Zone: RE9-1-O, R1-1-O, RD1.5-1-O,
R3-1-O
Applicant: City of Los Angeles

PROJECT LOCATION: The proposed Country Club Park Interim Control Ordinance (ICO) is generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along Olympic, Pico, and Crenshaw Boulevards, and Western Avenue.

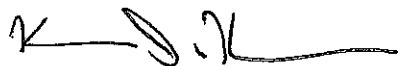
PROPOSED PROJECT: The establishment of an Interim Control Ordinance (ICO) to temporarily prohibit the issuance of building and demolition permits for the erection, construction, demolition, addition to or alteration of any building or structure located in the Country Club Park neighborhood. The ICO shall include an Urgency Clause making it effective upon publication and shall run for six months with one six month extension by Council Resolution or until the adoption of appropriate land use regulatory controls.

REQUESTED ACTION: The City Planning Commission shall make a recommendation to the City Council regarding the proposed establishment of an Interim Control Ordinance (ICO) in the Country Club Park neighborhood.

RECOMMENDED ACTIONS:


1. **Approve** an Interim Control Ordinance (Exhibit E-2) imposing temporary regulations on the issuance of building and demolition permits for the erection, construction, demolition, addition to or alteration of any building or structure within the proposed Country Club Park HPOZ.
2. **Approve** the Staff Report and the Exhibits as the Commission Report.
3. **Adopt** Categorical Exemption No. ENV-2009-2595-CE (Exhibit E-3).
4. **Adopt** the attached Findings.

S. GAIL GOLDBERG, AICP
Director of Planning



Kevin Keller, Senior City Planner

Reviewed by:



Blake Lamb, City Planner

Prepared by:



Jason Chan, Planning Assistant
213-978-3307

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- Exhibit E-1: Vicinity Map
- Exhibit E-2: Draft Interim Control Ordinance
- Exhibit E-3: Categorical Exemption

PROJECT ANALYSIS

Project Summary

On October 26, 2007 an Interim Control Ordinance for Country Club Park became effective that temporarily prohibited the issuance of building and demolition permits for any building or structure located in the Country Club Park neighborhood. The purpose of the Interim Control Ordinance was to protect the neighborhood character and preserve the neighborhood's potential historic resources including buildings, landscaping, and natural features until a study of the proposed Country Club Park Historic Preservation Overlay Zone can be completed and the proper regulatory controls instituted.

However, the original ICO is scheduled to expire October 26, 2009 and further study is required before a proper HPOZ or other similar Plan can be adopted. Work has been progressing diligently on the analysis of the proposed historic district, but the final proposal will not be adopted prior to the expiration of the original ICO. Once the original ICO expires, there is no longer any protection for the properties located within the ICO boundaries and inappropriate alterations could occur. In anticipation of this, on August 12, 2009 the City Council instructed the City Planning Department to initiate a new ICO for Country Club Park to ensure that the properties within the ICO have protection from alterations that could irreversibly affect the historic integrity of the neighborhood.

The enactment of the proposed ICO would:

- Prohibit building permits, grading permits or demolition permits for any Project located in whole or in part within the proposed Country Club Park HPOZ area, unless a Hardship Exemption is granted by City Council per Section 7 of the Ordinance (Exhibit 2).
- The provisions of this Ordinance shall not apply to the issuance of a building permit for interior remodeling of a legally constructed building or for construction consisting of routine maintenance, landscaping, fencing, re-roofing of the same materials or minor exterior repair work, which does not change a defining exterior architectural feature.
- Remain in effect for a period of six months (with one six month extension) or until the City Council can act on the establishment of appropriate land use regulatory controls or a Historic Preservation Overlay Zone.

Background

From 1899 through 1905, Country Club Park was home of the 250-acre Los Angeles Country Club. After the Los Angeles Country Club moved to Hancock Park, Country Club Park was purchased in 1906 by real estate developer Isaac Milbank, who subdivided the land into spacious lots with spectacular views of the hills to the north in order to attract wealthy families to the area. The hilltop properties known as Westchester Gardens, bordered by Westchester, Arlington and Country Club Drive, were subdivided in 1912. On this land stood four grand mansions: the Isaac Milbank (1913); the Marsh (1913, demolished-was at the northwest corner of Westchester and 12th); the Reeves (1913) and the Rosenheim (1915).

Country Club Park encompasses over 30 continuous residential blocks, bordered by Olympic, Pico, Western and Crenshaw. In addition to the grand mansions, most of the homes in the area were built in the teens and twenties. With rows of intact Period Revival architecture such as Spanish Colonial, Mediterranean, Colonial, and Tudor, Craftsman bungalows, and late Victorian

Queen Annes lining broad palm and cedar tree lined streets, Country Club Park is a unique residential neighborhood surrounded by intensely developing areas. The western half of Country Club Park also contains many historically significant apartment buildings also constructed in the teens and twenties.

Country Club Park is surrounded by Koreatown, Wilshire Park, Victoria Park, and Lafayette Square and in close proximity to Park Mile. The majority of properties are zoned single family. However, the western part toward Crenshaw Boulevard is zoned low medium and medium residential.

In March 2008, the Country Club Park Neighborhood Association and the Olympic Park Neighborhood Council contracted with Architectural Resources Group, Inc. (ARG) to complete a Historic Resources Survey for Country Club Park. Initial survey work was completed in May 2009 and found that the period of significance are buildings that were constructed between 1903-1952. The draft survey results indicate that out of 668 properties studied, 77%, or 512 properties, are contributing to a proposed HPOZ. The survey will be presented to the Cultural Heritage Commission (CHC) for adoption in the upcoming months.

The Department of City Planning received a copy of the survey in August 2009 and will review and analyze the survey and other land use factors to determine if an HPOZ is appropriate. However, because of the upcoming expiration date of the original ICO, another interim control measure is required to prevent the alteration and redevelopment of these historic resources and to maintain the integrity of the neighborhood.

Issues

Due to its close proximity to desirable neighborhoods such as Wilshire Park, Windsor Village, Park Mile, Victoria Park, and Lafayette Square, Country Club Park has experienced high levels of development and redevelopment pressure. This pressure has led to frequent remodels and additions, which are out of character with the historic integrity of the neighborhood. Some of the more historically inappropriate permits include change out of windows, installation of vinyl over wood siding, enclosure of front porches, sandblasting of existing stucco, and removal of balconies. In addition, more modestly sized bungalows have been subjected to large-scale additions that dwarf the neighboring properties and are out of proportion to the lot size. Since 1996, 337 building permits have been issued in Country Club Park including eight demolitions of potentially historic significant single family dwellings and an apartment building. Since the adoption of the first Interim Control Ordinance in October 2007, only five applications for hardship exemptions were filed. These facts support the need to impose another ICO to effectively protect the character of the neighborhood until permanent measures can be established.

Conclusion

In spite of these recent development trends, the draft historic resources survey results indicate that Country Club Park is an important historic and cultural resource to the City, retaining much of its original design features, including its street pattern, the size, scale, and architectural integrity of many of the historic homes, and mature landscaping. The neighborhood is home to six City Historic/Cultural Monuments including the Milbank, Rosenheim, and Rives mansions, the Wilshire Ward Chapel, C.A. Fellows Residence, and Horatio Cogswell House. Without protection, Country Club Park will continue to be susceptible to re-development resulting in the loss of irreplaceable buildings and damaging the unique historic character of the neighborhood.

The Interim Control Ordinance is necessary at this time to provide protections to the buildings, structures, landscaping, natural features, and/or lots, within the Country Club Park

neighborhood until the City Council can act on the establishment of appropriate land use regulatory controls or a Historic Preservation Overlay Zone.

FINDINGS

General Plan/Charter Findings

Charter Section 253. For the immediate preservation of the public peace, health, and safety, the proposed ordinance contains an Urgency Clause making it effective upon publication. The Planning and Land Use Management Committee of the City Council instructed the Planning Department to initiate proceedings to establish a Historic Preservation Overlay Zone (HPOZ) for the Country Club Park neighborhood and to prepare and process an Interim Control Ordinance on August 12, 2009. This interim measure is essential to prevent the loss or degradation of irreplaceable historically and culturally significant structures and features and to protect the neighborhood from development that is inconsistent with its unique character and intent of the proposed Country Club Park HPOZ. A delay in the implementation of this ordinance could result in a window of time during which building and demolition permits could be issued, which could result in the continued loss or major alteration of important historic structures.

General Plan Consistency. The subject Interim Control Ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice in that it provides protections to the historic and culturally significant buildings in the proposed Country Club Park HPOZ until appropriate land use regulatory controls become effective.

The proposed ordinance is also consistent with the following objectives of the Wilshire Community Plan (a land use element of the General Plan adopted September, 2001) in that it imposes temporary prohibitions on the issuance of building permits for the addition, alteration, construction, demolition, reconstruction, rehabilitation, relocation, removal or restoration of the exterior of any building, structure, landscaping, natural feature, or lot in order to preserve the unique residential character of the Country Club Park neighborhood and its important historic and cultural resources.

Objective 1-3: Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Policy: Support historic preservation goals in neighborhoods of architectural merit and/or historic significance.

Program: Develop Historic Preservation Overlay Zones for the Windsor Square and Hancock Park neighborhoods, and **other neighborhoods** as appropriate including the Miracle Mile and Beverly-Fairfax neighborhoods, with community involvement and support.

Objective 17-1: Ensure that the Wilshire Community's historically significant resources are protected, preserved, and/or enhanced.

Policy: Encourage the preservation, maintenance, enhancement and reuse of existing historic buildings and the restoration of original facades.

Objective 17-2: Preserve and enhance neighborhoods having a distinctive and significant historical character

Policy: Continue to identify and document Wilshire Community Plan Area Cultural and Historical Monuments.

Program: Continue to apply the City's zoning regulations, which provide for the documentation and establishment of Historic Preservation Overlay Zones.

Objective 17-3: Encourage private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Policy: Assist private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Program: Support the creation and implementation of Hancock Park, Windsor Square, and other areas of architectural or historical significance as historic districts under the Planning Department's HPOZ program.

Boundaries. The proposed Interim Control Ordinance (ICO) would cover the Country Club Park neighborhood, which is generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along Olympic, Pico, Crenshaw, and Western.

CEQA Findings

The proposed Interim Control Ordinance (ICO) is exempt from the California Environmental Quality Act of 1970 (CEQA), exempt from CEQA pursuant to Article 19, Section 15308, Class 8, which "consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment". The proposed Interim Control Ordinance will place a temporary prohibition on construction activities that could result in incompatible alterations and new construction or the demolition of irreplaceable historic structures in the Country Club Park neighborhood. Ultimately these construction activities could jeopardize Country Club Park's eligibility for Historic Preservation Overlay Zone (HPOZ) status. Thus, the use of Categorical Exemption Class 8 from the State CEQA Guidelines for the Interim Urgency Ordinance is consistent with other California jurisdictions, which find that the regulations placed upon historic districts is necessary for the protection of the environment and will make sure that maintenance, repair, restoration, and rehabilitation does not degrade the historic resource.

PUBLIC HEARING AND COMMUNICATIONS

As of the date of this report, staff has not received any oral or written communications regarding the proposal.

A Public Hearing on this matter will be held at the City Planning Commission meeting on September 10, 2009.

ORDINANCE NO. _____

An ordinance imposing interim regulations on the issuance of building and demolition permits in a portion of the Wilshire Community Plan (Community Plan) area within the proposed Country Club Park Historic Preservation Overlay Zone (HPOZ) generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along Olympic, Pico, and Crenshaw Boulevards, and Western Avenue.

WHEREAS, the Department of City Planning is currently developing an HPOZ, pursuant to a Council Motion dated October 3, 2006 in accordance with Section 12.20.3 of the Los Angeles Municipal Code, which permits the creation of an HPOZ in any area of the City that contains structures, landscaping, natural features, or sites having historic, architectural, cultural or aesthetic significance; and

WHEREAS, the Plan Area encompasses over 30 continuous residential blocks of grand mansions, older homes, bungalows, and apartment buildings from the 1910s and 1920s in a variety of historically and architectural significant styles, including Spanish Colonial, Tudor, and Colonial Revival, Craftsman, and Queen Anne; and

WHEREAS, the articulated objectives and policies of the Wilshire Community Plan, which was revised in September 2001, include the protection and enhancement of the varied and distinct residential character and integrity of existing residential neighborhoods, and support for historic preservation goals in neighborhoods of architectural merit and historic significance; and

WHEREAS, knowledge of the proposed Country Club Park HPOZ may encourage owners and developers to obtain a greater number of building and demolition permits prior to the adoption of the appropriate regulatory controls, effectively accelerating the destruction of historically and architecturally significant structures and the Plan Area neighborhood; and

WHEREAS, on October 26, 2007 an Interim Control Ordinance (ICO) became effective that established a temporary prohibition on the issuance of building and demolition permits for any building or structure located in the Country Club Park neighborhood; and

WHEREAS, in May 2009, the community submitted a draft Historic Resources Survey to the Department of City Planning; and

WHEREAS, the City Council on August 12, 2009 instructed the Department of City Planning to initiate proceedings for a second ICO; and

WHEREAS, due to budget constraints and lack of resources, Department of City Planning staff resources have become extremely limited; and

WHEREAS, on May 18, 2009, the City Council adopted a 2009-10 budget which instituted various austerity measures including severe controls on hiring, additional layoffs, and furloughs; and

WHEREAS, the majority of staff within the Department of City Planning have been impacted by a Mandatory Furlough Program reducing available staff time by 10%; and

WHEREAS, the original ICO, Ordinance No.179,285, will expire on October 26, 2009, which is earlier than appropriate land use regulatory controls could be completed, and interim measures continue to be necessary to prevent a rush to alter, re-develop, and demolish these historically significant resources in County Club Park neighborhood until a Historic Preservation Overlay Zone, or other appropriate land use regulatory controls, can be adopted; and

WHEREAS, the proposed interim control ordinance is consistent with the goals and objectives of the General Plan's conservation, land use, and housing elements to protect important historic resources and conserve the character of existing neighborhoods in that it would prevent the loss or degradation of irreplaceable historically and culturally significant structures and protect the Plan Area from development that is inconsistent with the intent of the proposed Country Club Park HPOZ; and

WHEREAS, delaying the implementation of this ordinance could result in the continuation of the trend toward development that is irreversible and inconsistent with the objectives of the Community Plan, and will further impact the quality of life in the Plan Area; and

WHEREAS, it is urgent to immediately prevent the alteration, demolition, and re-development of these historically, culturally and architecturally important resources in the Country Club Plan Area until a Historic Preservation Overlay Zone or other appropriate land use regulatory control can be adopted; and

WHEREAS, nothing in this interim control ordinance is intended to abrogate any rights granted pursuant to Government Code Section 7060 *et seq.* (the Ellis Act).

NOW THEREFORE,

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

Section 1. **DEFINITION.** The following term, whenever used in this ordinance, shall be construed as defined in this section. Words and phrases not defined herein

shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC).

PROJECT means the construction, demolition, erection, alteration of, or addition to, any building or structure, or removal of an exterior feature of any building or structure on any lot located in whole or in part in the area identified in Section 3 of this ordinance. The term Project shall not include interior remodeling, which does not affect any exterior feature.

Sec. 2. **PROHIBITION.** Notwithstanding any provision of the LAMC to the contrary, for a period of six months from the effective date of this ordinance, or until a Historic Preservation Overlay Zone (HPOZ) or other appropriate land use regulatory control for the Plan Area as shown on the map identified in Section 3 of this ordinance is adopted by the City Council and becomes effective, whichever comes first:

No building or demolition permit for a Project shall be issued.

The prohibition contained in this ordinance does not abrogate any rights granted pursuant to Government Code Section 7060 *et seq.* (the Ellis Act).

Sec. 3. **INTERIM CONTROL AREA.** The provisions of this ordinance shall apply to any lot located whole or in part within the Plan Area, except those lots that are commercially zoned, as shown on the following map:

Sec. 4. **EXCEPTIONS.** The prohibition specified in Section 2 of this ordinance shall not apply to any Project for which a building permit or demolition permit is required:

A. To comply with an order issued by the Department of Building and Safety or the Housing Department to repair, remove or demolish an unsafe or substandard condition; or

B. To rebuild as a result of destruction by fire, earthquake or other natural disaster, provided that the development is not prohibited by any provision of the LAMC; or

C. To proceed with an application for which architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety on or before the effective date of this ordinance; and

1. A plan check fee was paid prior to the effective date of the ordinance; and

2. No subsequent changes are made to the plans, which increase or decrease the height, floor area or occupant load by more than five percent, or change the use, or if any changes violate the Zoning Code regulations in force on the date the plan check fee was paid; or

D. To proceed with an application for which the Department of Building and Safety complied with LAMC Section 91.106.4.5 prior to the effective date of this ordinance; or;

E. To proceed with a Project Permit that has been obtained pursuant to Section 5 of this ordinance; or

F. To proceed with routine maintenance, landscaping, installation of rear yard swimming pools and/or spas, rear and side yard fencing, re-roofing of the same materials, minor exterior repair work, or in-kind replacement that does not change a defining exterior architectural feature as determined by the Department of City Planning (Department).

Sec. 5. **PROJECT PERMIT.**

A. **Applications.** An owner of a multi-family dwelling who has applied for a demolition permit shall apply for a Project Permit pursuant to this section. The applicant shall complete the application for the Project Permit, pay the required fee and file the application with the Department on a form provided by the Department.

B. **Director Determination.** The Director of Planning (Director) shall have the authority to approve, conditionally approve or disapprove an application after considering whether the impact of the proposed Project Permit will adversely impact the historic, architectural

and/or cultural character of the building or structure or the integrity of the proposed HPOZ and after determining compliance with the California Environmental Quality Act.

C. Time to Act. The Director shall render his or her determination on the application within 75 days of the date the application is deemed complete, or within an extended period as mutually agreed upon in writing by the applicant and the Director.

Any decision of the Director may be appealed to the Area Planning Commission pursuant to LAMC Section 12.20.3.N.

Sec. 6. EXTENSION OF REGULATIONS. The City may, by resolution, extend the provisions of this ordinance for one additional six month period so long as the City Council makes the following finding: That the appropriate City agencies and officials are exercising due diligence to assure that the HPOZ or appropriate land use regulatory control for the Plan Area is being expeditiously processed.

Sec. 7. HARDSHIP EXEMPTIONS. The City Council, acting in its legislative capacity, may by resolution, grant an exemption from the provisions of this ordinance in cases of extreme hardship duly established to the satisfaction of the City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department.

Sec. 8. APPLICABILITY OF THE ZONING CODE. The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the LAMC and any other ordinances and do not contain any rights not otherwise granted under the provisions and procedures contained in that chapter or any other ordinances.

Sec. 9. SEVERABILITY. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

Sec. 10. URGENCY CLAUSE. The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: The Plan Area retains many of its original design features, including its street pattern, the size, scale, and architectural integrity of many of its historic buildings, including six designated City Historic-Cultural Monuments, and mature landscaping, making it an important City resource worthy of preservation. In recent years, escalating property values and increased development pressure have led to quick remodels and large-scale additions, which are out of scale and incompatible with the historic character of the neighborhood. This development pressure has also resulted in the issuance of eight demolition permits in order to make way for new modern construction with details and massing that are incompatible with the Period Revival, Craftsman, and Queen Anne architecture that characterizes the Plan Area.

Particularly vulnerable to this re-development are the more modest bungalows with property values that have more than doubled in less than five years, and the multiple-family zoned lots that are improved with historic single-family residences. Approximately 330 permits have been issued since 1998 for work involving the exterior features of various buildings and structures. In spite of these recent development trends, Country Club Park remains an important historic and cultural resource to the City, as the former site of the Los Angeles Country Club and one of the best preserved neighborhoods in the City. However, without protection Country Club Park will continue to be susceptible to re-development, as evidenced by the numerous building permits issued in recent years, resulting in the loss of irreplaceable historically and architecturally significant buildings and damaging the unique historic character of the Plan Area. The immediate enactment of this ordinance would prevent the alteration and demolition of historically and architecturally significant buildings and limit development that is inconsistent with the Plan Area neighborhood. Finally, the previous ICO shall expire on October 26, 2009. For all of these reasons, the ordinance shall become effective upon publication pursuant to Los Angeles City Charter Section 253.

Sec. 11. 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 at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all of its members, at its meeting of _____.

JUNE LAGMAY, City Clerk

By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

CARMEN TRUTANICH, City Attorney

By _____
TERRY P. KAUFMANN MACIAS
Deputy City Attorney

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted

October XX, 2009

See attached report.

S. Gail Goldberg
Director of Planning

Date: _____

File No(s). CF 06-2368-S12; CPC 2009-2594-ICO

EXHIBIT E-3

COUNTY CLERK'S USE	CITY OF LOS ANGELES OFFICE OF THE CITY CLERK ROOM 615, CITY HALL EAST LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT <h2 style="margin: 0;">NOTICE OF EXEMPTION</h2> (Article 19 of the California CEQA Guidelines)	CITY CLERK'S USE
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Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (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: City of Los Angeles Department of City Planning	COUNCIL DISTRICT 10
--	------------------------

PROJECT TITLE: Country Club Park Interim Control Ordinance	LOG REFERENCE ENV-2009-2595-CE CPC-2009-2594-ICO
---	--

PROJECT LOCATION:
The proposed project is the establishment of the Country Club Park Interim Control Ordinance (ICO) to temporarily prohibit the issuance of certain building and demolition permits in the Country Club Park neighborhood until the adoption of appropriate land use regulatory controls. The Country Club Park ICO area is generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, but excluding the commercially zoned properties along these corridors.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Establishment of the Country Club Park Interim Control Ordinance (ICO) .

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Jason Chan	AREA CODE 213	TELEPHONE NUMBER 978-3307	EXT.
------------------------------	------------------	------------------------------	------

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	STATE EIR GUIDELINE
<input type="checkbox"/> MINISTERIAL		Sec. 15268
<input type="checkbox"/> DECLARED EMERGENCY		Sec. 15269
<input type="checkbox"/> EMERGENCY PROJECT		Sec. 15269
<input type="checkbox"/> GENERAL EXEMPTION		Sec. 15061 (b) (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Article 19 , Sec. 15308	Sec. 15300 <i>et seq.</i>

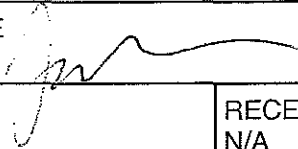
Classes 8 Category _____ (California CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and city guideline provision.

EXHIBIT E-3

JUSTIFICATION FOR PROJECT EXEMPTION: The proposed ICO will place a temporary prohibition on construction activities that could result in incompatible alterations and new construction or the demolition of irreplaceable structures in the Country Club Park neighborhood. Therefore, the ICO is exempt because it "consists of actions...to assure the maintenance, restoration, enhancement, or protection of the environment" pursuant to Article 19, Section 15308, Class 8.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

SIGNATURE 		TITLE City Planning Assistant	DATE July 29, 2009
FEE: N/A	RECEIPT NO. N/A	REC'D. BY N/A	DATE N/A

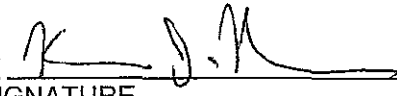
DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Form Gen. 183 (Rev. 8-90) (Appendix A) (C.S. 4/98) (P.C. 5/02)

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 a 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 a 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 FINDINGS.

*Kevin Keller

NAME (PRINTED)

* 

SIGNATURE

DETERMINATION MAILING
CPC-2009-2594-ICO
SEPT. 28, 2009

Gary Song CCPNA
1064 S. Gramercy Place
Los Angeles, CA 90019

Harold Maurer
1106 S. Gramercy Dr.
Los Angeles, CA 90019

Perry McLamb
1106 S. Gramercy Dr.
Los Angeles, CA 90019

Maisha Clossor
1101 S. Gramercy Dr.
Los Angeles, CA 90019

John McCarthy
1234 S. Gramercy Pl.
Los Angeles, CA 90019

John Longmuir OPNC
1112 S. Wilton Pl.
Los Angeles, CA 90019

Tom Smith
1234 S. Gramercy Pl.
Los Angeles, CA 90019

Edmon Rodman
1231 S. Gramercy Pl.
Los Angeles, CA 90019

Judy Reidel
1121 S. Gramercy Pl.
Los Angeles, CA 90019

Joanne McKenzie CCPA
1135-37 S. Norton
Los Angeles, CA 90019

Ernest C. Bufford
1217 S. Gramercy Pl.
Los Angeles, CA 90019

Herb Wesson CD 10
C/O Andrew Westall
City Hall Room 430
MS 217

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 615, CITY HALL EAST
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (Article 19 of the California CEQA Guidelines)

CITY CLERK'S USE

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (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:
 City of Los Angeles Department of City Planning

COUNCIL DISTRICT
 10

PROJECT TITLE:
 Country Club Park Interim Control Ordinance

LOG REFERENCE
 ENV-2009-2595-CE
 CPC-2009-2594-ICO

PROJECT LOCATION:
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DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Establishment of the Country Club Park Interim Control Ordinance (ICO) .

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON
 Jason Chan

AREA CODE
 213

TELEPHONE NUMBER
 978-3307

EXT.

EXEMPT STATUS: (Check One)


- | | STATE CEQA
GUIDELINES | STATE EIR
GUIDELINE |
|---|--------------------------|---------------------------|
| <input type="checkbox"/> MINISTERIAL | | Sec. 15268 |
| <input type="checkbox"/> DECLARED EMERGENCY | | Sec. 15269 |
| <input type="checkbox"/> EMERGENCY PROJECT | | Sec. 15269 |
| <input type="checkbox"/> GENERAL EXEMPTION | | Sec. 15061 (b) (3) |
| <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION | Article 19 , Sec. 15308 | Sec. 15300 <i>et seq.</i> |

Classes 8 Category _____ (California CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and city guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: The proposed ICO will place a temporary prohibition on construction activities that could result in incompatible alterations and new construction or the demolition of irreplaceable structures in the Country Club Park neighborhood. Therefore, the ICO is exempt because it "consists of actions...to assure the maintenance, restoration, enhancement, or protection of the environment" pursuant to Article 19, Section 15308, Class 8.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

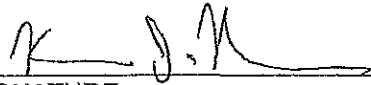
SIGNATURE 		TITLE City Planning Assistant		DATE July 29, 2009
FEE: N/A	RECEIPT NO. N/A	REC'D. BY N/A	DATE N/A	

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Form Gen. 183 (Rev. 8-90) (Appendix A) (C.S. 4/98) (P.C. 5/02)

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 a 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 a 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 FINDINGS.

*Kevin Keller
NAME (PRINTED)

* 
SIGNATURE