



# Los Angeles CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

Determination Mailing Date: OCT 01 2010

CASE NO.: CPC-2010-994-HPOZ-MS  
CEQA: ENV-2010-995-CE

**Location:** Generally bounded by Olympic Boulevard to the north, Manhattan Place to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, excluding all commercial zones except 1251 Wilton Place, 1280 3<sup>rd</sup> Ave., and 1251 S. St. Andrews.

**Council District:** 10 (Wesson)

**Request(s):** Establishment of the Country Club Park Historic Preservation Overlay Zone (HPOZ), the joint board of the proposed Country Club Park HPOZ, and the application of the name "Country Club Park-Wilshire Park-Windsor Village HPOZ Board" to all relevant aspects of HPOZ administration.

**Applicant:** City of Los Angeles

**At its meeting on September 16, 2010, the following action was taken by the City Planning Commission:**

1. **Approved** the establishment of the Country Club Park Historic Preservation Overlay Zone (HPOZ) and recommend that the City Council establish the staff-recommended boundaries as those shown.
2. **Found** that the staff-recommended boundaries of the Country Club Park HPOZ are appropriate and that the proposed Historic Preservation Overlay Zone meets one or more of the required criteria pursuant to Los Angeles Municipal Code Section 12.20.3 F3 (c).
3. **Approved** the survey for the Country Club Park HPOZ.
4. **Approved** the Preservation Plan and apply the name "Country Club Park-Wilshire Park-Windsor Village Preservation Plan".
5. **Approved** the Staff Report and Exhibits as the City Planning Commission Report.
6. **Adopted** Categorical Exemption No.ENV-2010-995-CE.
7. **Adopted** the attached Findings.

**Recommend that City Council:**

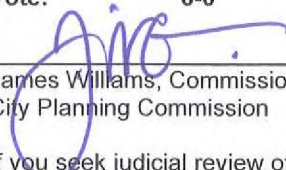
1. **Concur** with the above action of the City Planning Commission relative to its approval of the proposed Country Club Park Historic Preservation Overlay Zone (HPOZ) and establish the staff-recommended boundaries as those shown in Exhibit E-1.
2. **Adopt** the attached Findings of the City Planning Commission relative to the HPOZ.
3. **Adopt** the attached Ordinance for the zone change R3-1-0-HPOZ, R1.5-1-0-HPOZ, R1-1-0-HPOZ, RE9-1-0-HPOZ, C4-1-0-HPOZ, C4-1-HPOZ.
4. **Direct** staff to update the appropriate zoning and other maps in accordance with this section.
5. **Adopt** Categorical Exemption No.ENV-2010-995-CE.

**Fiscal Impact Statement:** There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

**Moved:** Orozco  
**Seconded:** Freer  
**Ayes:** Epstein, Kezios, Woo, Roschen  
**Absent:** Burton, Cardoso, Romero

**Vote:** 6-0

  
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 90<sup>th</sup> 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(s), Map(s)  
Planning Assistant: Courtney Schoenwald

**ORDINANCE NO.** \_\_\_\_\_

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

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

**Section 1.** Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones within the 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:



NOT TO SCALE

C.M. 129 B 189, 129 B 193, 132 B 189      CPC 2010-0994 HPOZ MSC

AN

063010



Area Mapped

Data Source: Department of City Planning, Bureau of Engineering

**Section 2.** With the adoption of the Preservation plan, and pursuant to Section 12.20.3 D1, the Country Club Park Historic Preservation Overlay Zone (HPOZ) shall establish a Historic Preservation Board to be shared by joint name and administration with the Windsor Village HPOZ and Wilshire Park HPOZ. The Board shall consist of seven voting members. Five members shall be appointed in accordance with the provisions of LAMC Section 12.20.3.D.3. Two additional members shall be appointed and shall be renters or owners of property within the HPOZ. One of these additional members shall be appointed by the Cultural Heritage Commission. The other additional member shall be appointed by the councilmember of the district in which the Preservation Zone is located. In cases where the various HPOZ areas governed by the HPOZ Board include more than one council district, the first council appointment shall be made by the councilmember representing the greatest land area, and the second council appointment shall be made by the councilmember representing the second greatest land area in the various HPOZ areas. To the maximum extent practicable, both additional members shall have experience in architecture, construction, real estate, planning, urban design, or landscape architecture. To the maximum extent practicable, at least one renter or property owner from each of the three HPOZs shall be present on the Board.

**Section 3. URGENCY CLAUSE.** The City Council finds and declares that this Ordinance is required for the immediate protection of the public health, safety, and welfare for the following reasons.

The Country Club Park community has been experiencing a high level of development activity in recent years as evidenced by the number of proposed projects that have been stopped by an Interim Control Ordinance. This Interim Control Ordinance, No. 180,912 is set to expire on October 22, 2010. If the HPOZ is not quickly adopted, Country Club Park will be left unprotected and likely encourage some applicants to pursue the type of projects that an HPOZ would prevent, resulting in adverse impacts to the neighborhood's historic resources. With the recent downturn in the housing market, worried sellers are ever more anxious to cheaply "modernize" older homes in hopes of attracting buyers. During the last year, many of these sellers have contacted the Department of City Planning wanting to make incompatible alterations and asking about the expiration of the ICO. The HPOZ is urgently needed to prevent the loss of irreplaceable historic buildings and to ensure that new construction will not create an unsightly patchwork of design and scale, jeopardizing the overall character of the neighborhood. This is particularly true in Country Club Park, one of the most well preserved neighborhoods in the City, where approximately 76% of the structures are historically intact. For all of these reasons, the ordinance shall become effective upon publication pursuant to City Charter Section 253.

**Section 4.** 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, at its meeting of \_\_\_\_\_.

JUNE LAGMAY, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Pursuant to Section 558 of the City Charter, the City Planning Commission on September 16, 2010 recommended that this ordinance be adopted by the City Council.

  
\_\_\_\_\_  
James Williams, Commission Executive Assistant I  
City Planning Commission

File No. CF \_\_\_\_\_

## 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 City Council has instructed the Planning Department to initiate proceedings to establish a Historic Preservation Overlay Zone (HPOZ) for the Country Club Park neighborhood. An Interim Control Ordinance is currently in effect 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. However, this Interim Control Ordinance will expire on October 22, 2010. A delay in the implementation of this HPOZ 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/Charter Findings**

The establishment of the Country Club Park HPOZ and Preservation Plan is in substantial conformance with the purposes, intent, and provisions of the General Plan, and will be in conformity with public necessity, convenience, general welfare and good zoning practice in that it implements the following objectives of the Wilshire Community Plan (adopted September 2001), a land use element of the General Plan, and the Conservation and Housing Elements of the General Plan:

#### ***Conservation Element of the General Plan.***

Cultural and Historical Objective, to "protect important cultural and historical sites and resources for historical, cultural, research, and community education purposes."

Policy, to "continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities."

Adoption of the HPOZ will require that the Director of Planning approve major modifications to contributing structures, major additions, and new infill construction, and that the Central Area Planning Commission approve demolitions. The HPOZ will ensure that maintenance, repair, rehabilitation, restoration, additions, and new infill construction is conducted in a historically appropriate manner that is consistent with the character of the neighborhood. Moreover, the HPOZ will protect historic resources from demolition and potentially irreversible alterations that are incompatible with the neighborhood, thereby protecting these important resources and their corresponding character defining features.

#### ***Housing Element of the General Plan***

Objective 1.1, to "encourage production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs."

Policy 1.1.12, to "provide technical assistance to individuals and organizations on housing development and rehabilitation."

The future HPOZ Board would be composed of at least one architect and one general contractor or realtor that can serve as a valuable resource, providing professional architectural advice and information about restoration techniques and the location of reasonably priced materials. The HPOZ Board, Planning Staff, HPOZ informational pamphlets, and the Preservation Plan provides explicit guidance to individuals and developers on how to rehabilitate structures in a historically appropriate manner or construct buildings that are compatible with the character of the neighborhood.

Objective 2.2, to “maintain and upgrade existing housing stock to meet Health and Safety code requirements through enforcement of existing laws, rather than demolition when feasible.”

Policy 2.2.1, to “promote the cost effectiveness of rehabilitation of older housing in order to conserve historical resources.”

Through the HPOZ process, all major modifications, new construction, and demolitions are closely scrutinized, resulting in the preservation of existing housing stock. In addition, the HPOZ Board, which is composed of historic preservation professionals, contractors, and architects, can assist property owners by offering guidance on how to rehabilitate their properties in a cost-effective and historically appropriate manner.

The Preservation Plan guidelines will help to streamline the HPOZ review process by delegating authority to the Planning Department certain projects and exempting certain projects from review such as rear landscaping. The streamlining of the review process minimizes delays that could increase costs.

Objective 2.4, to “develop and preserve quality single and multi-family housing utilizing approved design standards which maintain the prevailing scale and character.”

As a result of the adoption of the Country Club Park HPOZ, historically significant housing will be preserved and new infill construction will be compatible with the area’s architectural and historic character.

Objective 6.2, to identify and protect “architecturally and historically significant residences and neighborhoods.”

As a result of the Historic Resources Survey, all of the architecturally and historically significant structures in the Country Club Park neighborhood have been identified. Through the proposed Country Club Park HPOZ, historically significant buildings and the neighborhoods in which they are located will be protected from incompatible alterations, additions, and demolition.

### ***Wilshire Community Plan***

The approval of the HPOZ and Preservation Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice because it implements the following goals and objectives of the Wilshire Community Plan (a land use element of the General Plan adopted September, 2001):

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.

The establishment of the proposed HPOZ for Country Club Park would preserve this distinct residential neighborhood containing a significant percentage (approximately 76%) of historically intact structures and which largely retains its original pattern of development. Additionally, the community of Country Club Park has been involved with and supported the survey process, the Preservation Plan development, and planning the public workshops and hearings.

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.

Through the Historic Resources Survey approximately 76% of the structures within the proposed HPOZ were identified as "Contributing" or historically significant. This Historic Resources Survey concludes that the Country Club Park area meets the criteria for HPOZ designation, because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred from 1903 to 1952. Many contributing buildings retain their historic design features depicting the array of architectural style from this period including Colonial Revival, Craftsman, Mediterranean Revival, Prairie, Spanish Colonial Revival, Streamline Moderne, and Hollywood Regency. The HPOZ also reflects the changing economic make-up of the community from grand estates with expensive improvements to simple one story worker bungalows and multi-family housing units. The proposed HPOZ would provide for the preservation and enhancement of Country Club Park, which has been documented as a distinct and historically significant neighborhood.

### ***Boundaries***

The proposed Country Club Park HPOZ is generally bounded by Olympic Boulevard to the north, Manhattan Place to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, excluding all commercial zones except 1251 Wilton Place, 1280 3<sup>rd</sup> Ave., and 1251 S. St. Andrews.

The proposed Country Club Park HPOZ is located in the Wilshire Community Plan Area. The commercially zoned properties within these boundaries are not included in the HPOZ with the exception of 1251 Wilton Place, 1280 3<sup>rd</sup> Ave., and 1251 S. St. Andrews. These three properties zoned C-4 are intact contributors as defined by the criteria of the HPOZ, and were originally developed for residential uses.

These boundaries are largely the same as those proposed in a City Council Motion from 2006 instructing the Department of City Planning to establish both an Interim Control Ordinance and prepare a recommendation for a Historic Preservation Overlay Zone for the Country Club Park community. Most of the parcels are zoned for single family (62%), although there are multi-family comprising roughly 38% of the parcels.

### ***Context Statement***

The Context Statement of the Country Club Park Historic Resources Survey (Exhibit E-2) supports findings that structures within the subject area are significant, as set forth in Subsection 12.20.3 F.3. Clearly, the Country Club Park HPOZ as described below represents a cohesive period of development, and the Context Statement establishes the relation between the physical environment of the area and its history.

The proposed Country Club Park HPOZ is composed mainly of single- and multi-family residences, the majority of which were constructed in the first half of the 20<sup>th</sup> century. The period of significance has been defined as 1903-1952 to capture the resources relating to the period of development which has been identified as significant in the historic context statement; after 1952, the character of the area began to change with some demolition of existing buildings to make way for larger-scale, multi-family development. With a large number of buildings dating to the earliest phases of Los Angeles's development, Country Club Park is an intact residential district with distinct visual character. Constructed adjacent to the streetcar line that stretched along Pico

Street (now Boulevard), the area was originally located at the western edge of the City and housed some of Los Angeles's most prominent citizens. As the area matured in the 1920s boom years, vacant lots were filled by homes constructed in the latest architectural styles: Craftsman, Tudor Revival, Spanish Colonial Revival, Colonial Revival and Mediterranean Revival. There are some early Modern styles represented and a small amount of infill from the latter part of the twentieth century. Despite some infill that occurred in the years following World War II, the area remains mostly intact. In addition to a large number of buildings dating to the first three decades of the twentieth century, the area retains other visual features that tie it to that era of residential development in Los Angeles. Mature street trees line the avenues, and broad lawns and landscaped parking strips front the residences in parts of the neighborhood. Concrete sidewalks are present throughout, and concrete vehicular and pedestrian pathways lead to houses and detached garages. Surrounded by bustling thoroughfares on all sides, Country Club Park remains an elegant residential enclave spanning a century of Los Angeles's history.

### ***Findings of Contribution***

Through extensive research of Country Club Park's history of development, it is clear that the district is eligible to become a HPOZ. The Historic Resources Survey analyzed every parcel in the neighborhood and identified those parcels that are "Contributors" to the district, because they are from the original period of development and retain historic integrity. The Country Club Park Historic Resources Survey was updated and revised as part of the public review process and subsequent field work by Planning Staff.

The Survey area comprises 660 parcels of which 504 were identified as Contributing (approximately 76%) and 156 as Non-contributing. As set forth in Subsection 12.20.3 of the LAMC, Contributing Elements (structures, landscaping, natural features or sites) within the involved area or the area as a whole shall meet one or more of the following criteria:

- (1) 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;
- (2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- (3) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

The proposed Country Club Park HPOZ meets the criteria for a Historic Preservation Overlay Zone, because of the high concentration of Contributing structures (approximately 76%) of a primary period of significance (1903-1952) exemplified by varied collections architecture in a cohesive neighborhood setting that retains much of its original, historic character.

### ***Cultural Heritage Commission***

The Cultural Heritage Commission evaluated the proposed Country Club Park HPOZ area by touring the area before the regularly scheduled meeting on August 19, 2010. At the August 19, 2010 meeting, the Cultural Heritage Commission found that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 for the Country Club Park Historic Resources Survey and Historic Preservation Overlay Zone; certified the Historic Resources Survey to its accuracy and completeness; certified the establishment of the HPOZ boundaries generally bounded by Olympic Boulevard to the north, Pico Boulevard to the south, Crenshaw to the west, and both sides of Manhattan Place on the east, excluding all commercial zones 1251 Wilton Place, 1280 3<sup>rd</sup> Avenue, and 1251 S. St.

Andrews Place; recommended approval for the joint board and Preservation Plan; and found that the proposed Historic Preservation Overlay Zone meets one of more of the required criteria of the following criteria:

- Add to the historic architectural qualities of Historic association 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; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the city,

The proposed Country Club Park HPOZ meets the criteria for a Historic Preservation Overlay Zone, because of the high concentration of Contributing structures (approximately 76%) of a primary period of significance from 1903 to 1952, depicting an array of architectural styles including Colonial Revival, Craftsman, Mediterranean Revival, Prairie, Spanish Colonial Revival, Streamline Moderne, and Hollywood Regency.

#### ***California Environmental Quality Act***

The establishment of the Country Club Park Historic Preservation Overlay Zone is exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article 19, Section 15308, Class 8 of the State's Guidelines in that the project 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" and Article 19, Section 15331, Class 31 is "limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer", and was issued Categorical Exemption ENV-2010-995-CE on April 20, 2010.



## DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



### City Planning Commission

**Date:** September 16, 2010  
**Time:** After 8:30 a.m.  
**Place:** City Hall, Public Works Board Room  
3<sup>rd</sup> Floor  
200 N. Spring Street, Los Angeles, CA 90012

**Public Hearing Held:** Required  
**CHC Hearing Held:** August 19, 2010  
**Appeal Status:** None  
**Expiration Date:** None

**Case No.:** CPC-2010-994-HPOZ-MSC  
**CEQA No.:** ENV-2010-995-CE  
**Incidental Cases:** None  
**Related Cases:** CPC-2010-992-HPOZ-MSC,  
CPC-2010-996-HPOZ-MSC  
**Council No.:** 10 – Herb Wesson  
**Plan Area:** Wilshire  
**Certified NC:** Olympic Park  
**GPLU:** Medium, Low Medium II,  
Low I, Low II, Neighborhood  
Commercial  
**Zone:** R3-1-0, R1.5-1-0, R1-1-0,  
RE9-1-0, C4-1-0, C4-1  
**Applicant:** City of Los Angeles

### PROJECT LOCATION:

Generally bounded by Olympic Boulevard to the north, Manhattan Place to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, excluding all commercial zones except 1251 Wilton Place, 1280 3<sup>rd</sup> Ave., and 1251 S. St. Andrews.

### PROPOSED PROJECT:

The establishment of the Country Club Park Park Historic Preservation Overlay Zone, approval of the Preservation Plan.

### REQUESTED ACTION:

1. Approve the establishment of the Country Club Park Historic Preservation Overlay Zone (HPOZ) and recommend that the City Council establish the staff-recommended boundaries as those shown in Exhibit E-1;
2. Approve the survey for the Country Club Park HPOZ.
3. Recommend that the City Council approve and adopt the Ordinance (Exhibit E-4) to establish the boundaries and joint board of the proposed Country Club Park HPOZ as those shown on Exhibit E-1 and apply the name "Country Club Park-Wilshire Park-Windsor Village HPOZ Board" to all relevant aspects of HPOZ administration;
4. Approve the Preservation Plan and apply the name "Country Club Park-Wilshire Park-Windsor Village Preservation Plan";

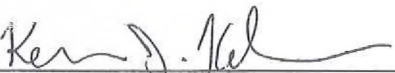
### RECOMMENDED ACTIONS:

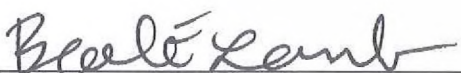
1. **Find** that the staff-recommended boundaries of the Country Club Park HPOZ are

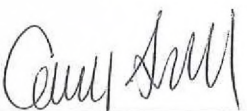
appropriate and that the proposed Historic Preservation Overlay Zone meets one or more of the required criteria pursuant to Los Angeles Municipal Code Section 12.20.3 F3 (c);

2. **Approve** the establishment of the Country Club Park Historic Preservation Overlay Zone (HPOZ) and recommend that the City Council establish the staff-recommended boundaries as those shown in Exhibit E-1;
3. **Approve** the survey for the Country Club Park HPOZ.
4. **Recommend** that the City Council approve and adopt the Ordinance (Exhibit E-4) to establish the boundaries and joint board of the proposed Country Club Park HPOZ as those shown on Exhibit E-1 and apply the name "Country Club Park-Wilshire Park-Windsor Village HPOZ Board" to all relevant aspects of HPOZ administration;
5. **Approve** the Preservation Plan and apply the name "Country Club Park-Wilshire Park-Windsor Village Preservation Plan";
6. **Approve** this Staff Report and Exhibits as the City Planning Commission Report;
7. **Adopt** Categorical Exemption No.ENV-2010-995-CE (Exhibit E-3);
8. **Adopt** the attached Findings.

MICHAEL J. LOGRANDE  
Director of Planning

  
\_\_\_\_\_  
Kevin Keller, AICP, Senior Planner  
Community Planning Bureau

  
\_\_\_\_\_  
Blake E. Lamb, AICP  
City Planner  
Community Planning Bureau

  
\_\_\_\_\_  
Courtney Schoenwald  
City Planning Assistant  
Community Planning Bureau

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**Exhibits:**

- Exhibit E-1 – Boundary / Status Map
- Exhibit E-2 – Context Statement
- Exhibit E-3 – Categorical Exemption
- Exhibit E-4 – HPOZ Ordinance
- Exhibit E-5 – Preservation Plan

## PROJECT ANALYSIS

### Project Summary

Adoption of the proposed Country Club Park Historic Preservation Overlay Zone (HPOZ) would place the area generally bounded by Olympic Boulevard to the north, Manhattan Place to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, excluding all commercial zones except 1251 Wilton Place, 1280 3<sup>rd</sup> Ave., and 1251 S. St. Andrews, under the regulations of subsection 12.20.3 of the Los Angeles Municipal Code (LAMC) (adopted by City Council March 19, 2004). The HPOZ Preservation Plan would govern the implementation of the HPOZ area, and utilizes the Secretary of the Interior's Standards for Rehabilitation for the evaluation of changes to properties within the boundaries. Although the proposed Country Club Park HPOZ would place the subject area under design regulations, it would not change the underlying zoning or prohibit or generate construction activities.

### **Existing Land Use and Zoning**

*Subject Properties:* The Country Club Park HPOZ area comprises 660 parcels, over half of which are zoned for single family – approximately 62%, and 38% are zoned multi-family. The multiple-family zones are primarily located on Crenshaw Boulevard, Bronson Avenue, and Norton Avenue. The zoning on parcels within the proposed HPOZ area include: RE9-1, RE-9-1-0, R1-1, R1-1-0, R1.5-1-0, R3-1, R3-1-0, C4-1, C4-1-0. The land use designations are Medium, Low Medium II, Low I, Low II, and Neighborhood Commercial.

*Surrounding Properties:* The immediate areas north of the proposed Country Club Park HPOZ boundaries are zoned C2-1, C2-1-0 with the land use designation of General Commercial. The areas to the south are zoned C4-1, C4-1-0 with the land use designations of General Commercial and Neighborhood Office Commercial. The areas to the east are zoned C2-1 and R4P-2 with the land use designation of General Commercial. The areas to the west are zoned C2-1-0, and R3-1-0 with the land use designations of Neighborhood Office Commercial and Medium Residential respectively.

### **Background**

The proposed Country Club Park HPOZ is composed mainly of single- and multi-family residences, the majority of which were constructed in the first half of the 20<sup>th</sup> century. With a large number of buildings dating to the earliest phases of Los Angeles's development, Country Club Park is an intact residential district with distinct visual character. Surrounded by bustling thoroughfares, Country Club Park remains an elegant residential enclave spanning a century of Los Angeles's history.

In 2006 the City Council instructed the Planning Department to initiate proceedings to establish an Interim Control Ordinance and Historic Preservation Overlay Zone for the Country Club neighborhood (HPOZ). This is in accordance with Los Angeles Municipal Code Section 12.20.3, which permits the creation of an HPOZ in any area of the City that contains structures, natural features, or sites having historic, architectural, cultural or aesthetic significance. After initial field investigation, the Department of City Planning agreed that Country Club Park was appropriate for consideration as an HPOZ, and per Councilman Herb Wesson's motion established an Interim Control Ordinance (ICO), to prevent demolitions during the research phase. On October 26, 2007 the ICO became effective. On October 20, 2009 a second Interim Control Ordinance for Country Club Park became effective for an additional year.

In March 2008, the Country Club Park Neighborhood Association and the Olympic Park Neighborhood Council contracted with Architectural Resources Group, Inc. (ARG) to complete the historic resources survey.

The Planning Department considered this proposed HPOZ in light of drastically reduced department resources. The City of Los Angeles is currently grappling with a significant fiscal crisis, which has coincided with an unprecedented demand to establish new HPOZs in a number of historically valuable neighborhoods throughout Los Angeles. Therefore, the Country Club Park HPOZ is being proposed as part of a larger effort, which also includes the proposed adoption of the Windsor Village HPOZ, and a Preservation Plan for Country Club Park, Windsor Village, and Wilshire Park. A novel approach is being proposed in order to consolidate and streamline resources. While all neighborhoods would be separate HPOZs, they would all join under one Preservation Plan, and one integrated HPOZ board would govern all three neighborhoods.

### **Historic Resources Survey**

The survey was completed between May 2008 and May 2009 by a team that included volunteers from the Country Club Park community and qualified architectural historians at Architectural Resources Group, Inc. A volunteer task force photographed the majority of buildings in the survey area and took field notes, identifying building materials and architectural features, as directed by ARG staff. Using the photographs taken by community volunteers and spot-checking in the field, ARG staff completed architectural descriptions and a California Department of Parks and Recreation (DPR) 523A Primary Record form for each property in the survey area. Final determinations on survey evaluations were made by ARG staff.

Planning Staff thoroughly reviewed the surveys and finalized recommendations, and the resulting survey with revisions was presented publicly at community workshops on April 20 and May 6, 2010, and at public hearing on June 23, 2010. All meetings were held jointly with the Wilshire Park and Windsor Village communities in order to present and discuss the pending HPOZs and Preservation Plans for those communities. Thirty (30) residents attended the public hearing for the proposed Country Club Park HPOZ and Preservation Plan.

Throughout the entire survey process, the intent was to determine as accurately as possible the level of integrity of any given structure. The Survey area comprises 660 parcels of which 504 were identified as Contributing (approximately 76%) and 156 as Non-contributing. Careful and consistent application of the stated criteria for determining contributor status reveals that Country Club Park has retained a high degree of integrity: of the 156 non-contributing properties, 43 were built after the period of significance, and 9 are vacant lots. Therefore, only 104 of the 660 parcels, or approximately 15%, have been excluded due to severe alterations. In a neighborhood which is almost 100 years old, this represents a high degree of integrity.

### **Preservation Plan**

In response to current fiscal challenges in the Department, in early 2010, the Department of City Planning embarked on a new program to complete Preservation Plans for all existing HPOZs that do not currently have a plan. Additionally, newly adopted HPOZs are being concurrently adopted with a Preservation Plan. Preservation Plans provide the following important benefits:

- Thoughtfully crafted design guidelines help to shape projects in their initial stages by setting clear and predictable expectations, thereby avoiding a long and drawn-out review process.
- The exemption from review of work that will not have any discernable change or impact to the property saves staff and HPOZ Board resources.

- Delegating review of minor projects that comply with the design guidelines to Department staff substantially reduces the required staff time spent on projects that constitute positive restoration work.

The Plan, like all the City's HPOZs, uses the Secretary of the Interior's Standards for Rehabilitation as its benchmark for evaluating proposed changes to properties within the district's boundaries. The Plan tailors and clarifies the Standards to apply them to the specific local conditions and architectural styles found in the proposed HPOZ.

#### **Preservation Plan Exemptions and Delegated Authority**

As part of the Preservation Plan Streamlining Program, all new Preservation Plans seek to provide for the same level of exemptions and delegated authority. Based on the Department's experience with several existing HPOZ Preservation Plans, delegation of review has resulted in considerable time savings and has provided a key incentive to convince homeowners to execute projects that clearly conform to the Preservation Plan guidelines. Projects that are delegated to Planning Staff still receive the same rigorous review; however, homeowners can receive approval for restoration of properties and minor work almost immediately rather than wait for a Board meeting. Projects that may change a home's historic appearance would require a lengthier review process. The exemptions and delegations proposed as part of this Preservation Plan are consistent with those being proposed Citywide.

#### **Preservation Plan Guidelines**

The Preservation Plan guidelines were prepared by community members in consultation with Planning Department Staff. As part of the Streamlining Program, draft guidelines were tailored in order to be responsive to the architectural styles, neighborhood character, and community priorities in the three areas.

#### **Issues**

This HPOZ Preservation Plan is being proposed as part of a larger effort, which also includes the proposed adoption of the Wilshire Park Preservation Plan and the adoption of the Windsor Village HPOZ and Preservation Plan. In early 2010, the Department of City Planning embarked on a new program to complete Preservation Plans for all existing HPOZs that do not currently have a plan. This program is in response to current challenges and reduced resources in the department. This reduction in resources has coincided with an unprecedented demand to establish new HPOZs in a number of significant neighborhoods throughout Los Angeles. In order to ensure the ongoing growth and sustainability of the citywide HPOZ program, the Department has begun to make significant changes to the program. Faced with these significant staffing constraints, Planning Staff needed to be especially creative in the preparation of new HPOZs.

A novel approach is being proposed in order to consolidate and streamline resources. While all three neighborhoods would be separate HPOZs, they would join under one Preservation Plan, and one HPOZ board will govern all three neighborhoods (Exhibit E-1). This solution was borne from a collaborative approach in working with a task force comprised of residents from each community. As staff began the process of working with the Country Club Park community, efficiencies were discovered with the proposed adjacent Windsor Village HPOZ, and the existing Wilshire Park HPOZ. Because of the close proximity of these three communities, their similar architectural styles, and a community spirit of cooperation, this approach is an effective solution to the City's resource challenges.

The shared board concept produced a significant discussion with the task force. There were concerns that a shared board could dilute local representation and make it difficult to ensure equal geographic representation, as LAMC section 12.20.3 indicates that an HPOZ board shall

be comprised of five (5) members. Therefore, this proposal includes language for an expanded HPOZ Board of seven (7) members, with the two additional members appointed by the Council Office and the Cultural Heritage Commission, respectively (Exhibit E-1). In addition to ensuring that limited resources can be stretched further, this shared board has other positive benefits. It will ensure consistent decision making throughout all three areas, will provide for a larger pool of candidates for the HPOZ Board, and will still allow for local representation on the HPOZ board.

### **Conclusion**

The Country Club Park Historic Resources Survey carefully and accurately depicts the neighborhood's evolution over the past 100 years. Linked to the expansion of the downtown business district, new choices in methods of transportation, the development of the Los Angeles Country Club, social change precipitated by war, and a speculative boom in the late 1910s and early 1920s, Country Club Park bears the imprint of many physical, social and economic factors today. Beginning with the geographic features of the subject area, addressing development, social trends and architectural history of the area, the Survey's Historic Context Statement shows that Country Club Park retains a high degree of integrity. The Plan will serve as a resource for property owners planning repairs or alterations, as an educational tool for both existing and potential property owners, residents, and investors, and will also be used by the general public to learn more about the City of Los Angeles and its unique neighborhoods. Therefore, it is the recommendation of Planning Staff that an HPOZ for Country Club Park be established and the HPOZ Preservation Plan be adopted.

## 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 City Council has instructed the Planning Department to initiate proceedings to establish a Historic Preservation Overlay Zone (HPOZ) for the Country Club Park neighborhood. An Interim Control Ordinance is currently in effect 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. However, this Interim Control Ordinance will expire on October 22, 2010. A delay in the implementation of this HPOZ 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/Charter Findings**

The establishment of the Country Club Park HPOZ and Preservation Plan is in substantial conformance with the purposes, intent, and provisions of the General Plan, and will be in conformity with public necessity, convenience, general welfare and good zoning practice in that it implements the following objectives of the Wilshire Community Plan (adopted September 2001), a land use element of the General Plan, and the Conservation and Housing Elements of the General Plan:

#### ***Conservation Element of the General Plan.***

Cultural and Historical Objective, to "protect important cultural and historical sites and resources for historical, cultural, research, and community education purposes."

Policy, to "continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities."

Adoption of the HPOZ will require that the Director of Planning approve major modifications to contributing structures, major additions, and new infill construction, and that the Central Area Planning Commission approve demolitions. The HPOZ will ensure that maintenance, repair, rehabilitation, restoration, additions, and new infill construction is conducted in a historically appropriate manner that is consistent with the character of the neighborhood. Moreover, the HPOZ will protect historic resources from demolition and potentially irreversible alterations that are incompatible with the neighborhood, thereby protecting these important resources and their corresponding character defining features.

#### ***Housing Element of the General Plan***

Objective 1.1, to "encourage production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs."

Policy 1.1.12, to "provide technical assistance to individuals and organizations on housing development and rehabilitation."

The future HPOZ Board would be composed of at least one architect and one general contractor or realtor that can serve as a valuable resource, providing professional architectural advice and information about restoration techniques and the location of reasonably priced materials. The HPOZ Board, Planning Staff, HPOZ informational pamphlets, and the

Preservation Plan provides explicit guidance to individuals and developers on how to rehabilitate structures in a historically appropriate manner or construct buildings that are compatible with the character of the neighborhood.

Objective 2.2, to “maintain and upgrade existing housing stock to meet Health and Safety code requirements through enforcement of existing laws, rather than demolition when feasible.”

Policy 2.2.1, to “promote the cost effectiveness of rehabilitation of older housing in order to conserve historical resources.”

Through the HPOZ process, all major modifications, new construction, and demolitions are closely scrutinized, resulting in the preservation of existing housing stock. In addition, the HPOZ Board, which is composed of historic preservation professionals, contractors, and architects, can assist property owners by offering guidance on how to rehabilitate their properties in a cost-effective and historically appropriate manner.

The Preservation Plan guidelines will help to streamline the HPOZ review process by delegating authority to the Planning Department certain projects and exempting certain projects from review such as rear landscaping. The streamlining of the review process minimizes delays that could increase costs.

Objective 2.4, to “develop and preserve quality single and multi-family housing utilizing approved design standards which maintain the prevailing scale and character.”

As a result of the adoption of the Country Club Park HPOZ, historically significant housing will be preserved and new infill construction will be compatible with the area’s architectural and historic character.

Objective 6.2, to identify and protect “architecturally and historically significant residences and neighborhoods.”

As a result of the Historic Resources Survey, all of the architecturally and historically significant structures in the Country Club Park neighborhood have been identified. Through the proposed Country Club Park HPOZ, historically significant buildings and the neighborhoods in which they are located will be protected from incompatible alterations, additions, and demolition.

### ***Wilshire Community Plan***

The approval of the HPOZ and Preservation Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice because it implements the following goals and objectives of the Wilshire Community Plan (a land use element of the General Plan adopted September, 2001):

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.

The establishment of the proposed HPOZ for Country Club Park would preserve this distinct residential neighborhood containing a significant percentage (approximately 76%) of historically intact structures and which largely retains its original pattern of development. Additionally, the community of Country Club Park has been involved with and supported the survey process, the Preservation Plan development, and planning the public workshops and hearings.

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.

Through the Historic Resources Survey approximately 76% of the structures within the proposed HPOZ were identified as "Contributing" or historically significant. This Historic Resources Survey concludes that the Country Club Park area meets the criteria for HPOZ designation, because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred from 1903 to 1952. Many contributing buildings retain their historic design features depicting the array of architectural style from this period including Colonial Revival, Craftsman, Mediterranean Revival, Prairie, Spanish Colonial Revival, Streamline Moderne, and Hollywood Regency. The HPOZ also reflects the changing economic make-up of the community from grand estates with expensive improvements to simple one story worker bungalows and multi-family housing units. The proposed HPOZ would provide for the preservation and enhancement of Country Club Park, which has been documented as a distinct and historically significant neighborhood.

### ***Boundaries***

The proposed Country Club Park HPOZ is generally bounded by Olympic Boulevard to the north, Manhattan Place to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, excluding all commercial zones except 1251 Wilton Place, 1280 3<sup>rd</sup> Ave., and 1251 S. St. Andrews.

The proposed Country Club Park HPOZ is located in the Wilshire Community Plan Area. The commercially zoned properties within these boundaries are not included in the HPOZ with the exception of 1251 Wilton Place, 1280 3<sup>rd</sup> Ave., and 1251 S. St. Andrews. These three properties zoned C-4 are intact contributors as defined by the criteria of the HPOZ, and were originally developed for residential uses.

These boundaries are largely the same as those proposed in a City Council Motion from 2006 instructing the Department of City Planning to establish both an Interim Control Ordinance and prepare a recommendation for a Historic Preservation Overlay Zone for the Country Club Park community. Most of the parcels are zoned for single family (62%), although there are multi-family comprising roughly 38% of the parcels.

### ***Context Statement***

The Context Statement of the Country Club Park Historic Resources Survey (Exhibit E-2) supports findings that structures within the subject area are significant, as set forth in Subsection 12.20.3 F.3. Clearly, the Country Club Park HPOZ as described below represents a cohesive period of development, and the Context Statement establishes the relation between the physical environment of the area and its history.

The proposed Country Club Park HPOZ is composed mainly of single- and multi-family residences, the majority of which were constructed in the first half of the 20<sup>th</sup> century. The period of significance has been defined as 1903-1952 to capture the resources relating to the period of development which has been identified as significant in the historic context statement; after 1952, the character of the area began to change with some demolition of existing buildings to make way for larger-scale, multi-family development. With a large number of buildings dating to the earliest phases of Los Angeles's development, Country Club Park is an intact residential district with distinct visual character. Constructed adjacent to the streetcar line that stretched along Pico Street (now Boulevard), the area was originally located at the western edge of the City and housed some of Los Angeles's most prominent citizens. As the area matured in the 1920s boom years, vacant lots were filled by homes constructed in the latest architectural styles: Craftsman, Tudor Revival, Spanish Colonial Revival, Colonial Revival and Mediterranean Revival. There are some early Modern styles represented and a small amount of infill from the latter part of the twentieth century. Despite some infill that occurred in the years following World War II, the area remains mostly intact. In addition to a large number of buildings dating to the first three decades of the twentieth century, the area retains other visual features that tie it to that era of residential development in Los Angeles. Mature street trees line the avenues, and broad lawns and landscaped parking strips front the residences in parts of the neighborhood. Concrete sidewalks are present throughout, and concrete vehicular and pedestrian pathways lead to houses and detached garages. Surrounded by bustling thoroughfares on all sides, Country Club Park remains an elegant residential enclave spanning a century of Los Angeles's history.

### ***Findings of Contribution***

Through extensive research of Country Club Park's history of development, it is clear that the district is eligible to become a HPOZ. The Historic Resources Survey analyzed every parcel in the neighborhood and identified those parcels that are "Contributors" to the district, because they are from the original period of development and retain historic integrity. The Country Club Park Historic Resources Survey was updated and revised as part of the public review process and subsequent field work by Planning Staff.

The Survey area comprises 660 parcels of which 504 were identified as Contributing (approximately 76%) and 156 as Non-contributing. As set forth in Subsection 12.20.3 of the LAMC, Contributing Elements (structures, landscaping, natural features or sites) within the involved area or the area as a whole shall meet one or more of the following criteria:

- (1) 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:
- (2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- (3) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

The proposed Country Club Park HPOZ meets the criteria for a Historic Preservation Overlay Zone, because of the high concentration of Contributing structures (approximately 76%) of a primary period of significance (1903-1952) exemplified by varied collections architecture in a cohesive neighborhood setting that retains much of its original, historic character.

### ***Cultural Heritage Commission***

The Cultural Heritage Commission evaluated the proposed Country Club Park HPOZ area by touring the area before the regularly scheduled meeting on August 19, 2010. At the August 19, 2010 meeting, the Cultural Heritage Commission found that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 for the Country Club Park Historic Resources Survey and Historic Preservation Overlay Zone; certified the Historic Resources Survey to its accuracy and completeness; certified the establishment of the HPOZ boundaries generally bounded by Olympic Boulevard to the north, Pico Boulevard to the south, Crenshaw to the west, and both sides of Manhattan Place on the east, excluding all commercial zones 1251 Wilton Place, 1280 3<sup>rd</sup> Avenue, and 1251 S. St. Andrews Place; recommended approval for the joint board and Preservation Plan; and found that the proposed Historic Preservation Overlay Zone meets one or more of the required criteria of the following criteria:

- Add to the historic architectural qualities of Historic association 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; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the city,

The proposed Country Club Park HPOZ meets the criteria for a Historic Preservation Overlay Zone, because of the high concentration of Contributing structures (approximately 76%) of a primary period of significance from 1903 to 1952, depicting an array of architectural styles including Colonial Revival, Craftsman, Mediterranean Revival, Prairie, Spanish Colonial Revival, Streamline Moderne, and Hollywood Regency.

### ***California Environmental Quality Act***

The establishment of the Country Club Park Historic Preservation Overlay Zone is exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article 19, Section 15308, Class 8 of the State's Guidelines in that the project 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" and Article 19, Section 15331, Class 31 is "limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer", and was issued Categorical Exemption ENV-2010-995-CE on April 20, 2010.

## **PUBLIC HEARING AND COMMUNICATIONS**

### **PUBLIC PROCESS**

From January 2010 through April 2010, Department of City Planning staff held 3 working meetings with a task force comprised of community members from the Wilshire Park HPOZ, the proposed Country Club Park HPOZ, and the proposed Windsor Village HPOZ. These meetings were regarding a collaborative approach to the administration of these HPOZs as well as a joint Preservation Plan for all three areas. As a result of these meetings, the Department proposed a shared Board and a shared Preservation Plan.

The Proposed HPOZ and Preservation Plan approval process, as indicated in the HPOZ Ordinance, LAMC 12.20.3, requires a public hearing, either before the City Planning Commission or a hearing officer as directed by the City Planning Commission, prior to Commission action. The Country Club Park HPOZ and Preservation Plan Public Hearing was held before a hearing officer on June 23, 2010. This public hearing was a joint public hearing along with the proposed Windsor Village HPOZ and Preservation Plan and the proposed Wilshire Park Preservation Plan.

In addition to the required public hearing, the Planning Department conducted two Public Workshops, one on April 20, 2010 and one on and May 6, 2010 to which Country Club Park HPOZ property owners and other interested parties were invited. At these Workshops, Planning Department Staff explained the proposed HPOZ and Plan, and answered questions from attendees. Handouts and maps that explained the draft HPOZ and Plan were displayed and distributed at this meeting.

On August 19, 2010, the Cultural Heritage Commission held a public hearing on the Country Club Park HPOZ and Preservation Plan and recommended approval.

### **SUMMARY OF PUBLIC HEARING AND COMMUNICATIONS**

**The public hearing on this matter was held at the Wilshire Ebell Theater on June 23, 2010.**

- a. Present: Thirty (30) persons signed in.
- b. Twenty-three (23) people spoke in support of the Draft Proposal
- c. Five (5) people spoke against the Draft Proposal

#### Summary of Public Hearing Testimony

##### Comments in Support:

- Historic neighborhoods attract people, and there is much pride in owning property in these areas. The HPOZ helps create a more connected and cohesive community of neighbors.
- Wants to ensure the history and character of neighborhood is preserved.
- This is a great example of all three communities working together.
- The plan helps increase public participation. There needs to be more outreach.

**Comments Against:**

- The process to make changes to homes will be too long and burdensome, adding time and expense to the process.
- The HPOZ will discourage development in the area for owners of multi-family zoned lots.
- Want to make changes to home, but the new regulations will not allow those changes to be made.

**Summary of Communications**

The Planning Department has received three written communications regarding the proposed HPOZ and Preservation Plan

- One letter written in opposition to the proposed HPOZ and Preservation Plan
- One letter written indicating that the Plan should prohibit front yard fences and that the HPOZ Board should consist of at least 9 members
- One letter written in support of the HPOZ and Preservation Plan but that in order for the area to truly be historic, the non-historic street gates that were installed in the 1990s should be removed. These gates cut off the Country Club neighborhood with the larger community. The gates block views into the historic neighborhood. Finally, the letter writer questions whether the gates were installed legally with permits and that there could be public safety issues with regards to fire and emergency vehicles accessing the neighborhood.

**Hearing Officer's Comments**

All those who were present at the public hearing were given time to present their positions on the proposed HPOZ and Preservation Plan, as well as the joint HPOZ Board concept. In general, most speakers provided comments in support of the proposal. Those that were opposed to the proposal had concerns regarding the time and expense of doing projects in an HPOZ area.

To that end, as described above, the Proposed Preservation Plan contains thoughtfully crafted design guidelines help to shape projects in their initial stages by setting clear and predicable expectations, thereby avoiding a long and drawn-out review process. The Plan also proposes to exempt from review work that will not have any discernable change or impact to the property, saving staff and HPOZ Board resources as well as the delegation of minor projects that comply with the design guidelines to Department staff. This delegation will substantially reduce the required staff time spent on projects that constitute positive restoration work.

The establishment of the proposed HPOZ does not legitimize any non-historic street gates that may be installed without proper permits, if such activities have occurred.



## DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



### Cultural Heritage Commission

**Date:** August 19, 2010  
**Time:** 1:00 p.m.  
**Place:** City Hall, Room 1010  
200 N. Spring Street, Los Angeles, CA 90012  
**Public Hearing:** June 23, 2010  
**Appeal Status:** None  
**Expiration Date:** None

**Case No.:** CPC-2010-994-HPOZ-MSC  
**CEQA No.:** ENV-2010-995-CE  
**Incidental Cases:** None  
**Related Cases:** None  
**Council No.:** 10  
**Plan Area:** Wilshire  
**Certified NC:** Olympic Park  
**GPLU:** Medium, Low Medium II, Low I, Low II, Neighborhood Commercial  
**Zone:** R3-1-0, R1.5-1-0, R1-1-0, RE9-1-0, C4-1-0, C4-1  
**Applicant:** City of Los Angeles

**PROJECT LOCATION:** Generally bounded by Olympic Boulevard to the north, Manhattan Place to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, excluding all commercial zones except 1251 Wilton Place, 1280 3<sup>rd</sup> Ave., and 1251 S. St. Andrews.

**PROPOSED PROJECT:** Certification of the Country Club Park Historic Resources Survey, establishment of the Country Club Park Historic Preservation Overlay Zone, approval of the Preservation Plan.

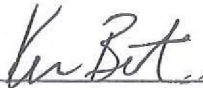
**REQUESTED ACTION:**

- 1) Find that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 for the Country Club Park Historic Resources Survey, Historic Preservation Overlay Zone, and Preservation Plan;
- 2) Certify the Historic Resources Survey as to its accuracy and completeness;
- 3) Certify the establishment of the proposed Country Club Park HPOZ boundaries; and
- 4) Find that the structures, landscaping and natural features within the preservation zone meet one or more of the following criteria:
  - Add 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; or
  - Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
  - Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.
- 5) Recommend that the City Planning Commission approve the establishment of the boundaries for the proposed Country Club Park HPOZ.
- 6) Recommend that the City Planning Commission approve the proposed Preservation Plan for the proposed Country Club Park HPOZ.

**RECOMMENDED ACTIONS:**

- 1) **Find** that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 for the Country Club Park Historic Resources Survey, Historic Preservation Overlay Zone, and Preservation Plan;
- 2) **Certify** the Historic Resources Survey as to its accuracy and completeness;
- 3) **Certify** the establishment of the HPOZ boundaries generally bounded by Olympic Boulevard to the north, Manhattan Place to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, excluding all commercial zones except 1251 Wilton Place, 1280 3<sup>rd</sup> Ave., and 1251 S. St. Andrews.;
- 4) **Recommend** that the City Planning Commission approve the establishment of the boundaries for the proposed Country Club Park HPOZ.
- 5) **Recommend** that the City Planning Commission approve the proposed Preservation Plan for the proposed Country Club Park HPOZ.
- 6) **Adopt** the attached findings.

VINCENT P. BERTONI, AICP  
Acting Director of Planning



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Ken Bernstein, Principal Planner  
Office of Historic Resources



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Blake E. Lamb, AICP  
City Planner  
Community Planning Bureau



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Courtney Schoenwald  
City Planning Assistant  
Community Planning Bureau

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- Exhibit E-3 – Categorical Exemption
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## PROJECT ANALYSIS

### Project Summary

Adoption of the proposed Country Club Park Historic Preservation Overlay Zone (HPOZ) would place the area generally bounded by Olympic Boulevard to the north, Manhattan Place to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, excluding all commercial zones except 1251 Wilton Place, 1280 3<sup>rd</sup> Ave., and 1251 S. St. Andrews, under the regulations of subsection 12.20.3 of the Los Angeles Municipal Code (LAMC) (adopted by City Council March 19, 2004). The HPOZ Preservation Plan would govern the implementation of the HPOZ area, and utilizes the Secretary of the Interior's Standards for Rehabilitation for the evaluation of changes to properties within the boundaries. Although the proposed Country Club Park HPOZ would place the subject area under design regulations, it would not change the underlying zoning or prohibit or generate construction activities.

### Background

Preserving the history of the Country Club Park neighborhood has been a goal of the Country Club Park Neighborhood Association since it was organized in the early 1980s. Petitions requesting HPOZ status were circulated in the neighborhood as early as the 1990s, but owing to a lack of City funding were not acted upon until 2006, when the City Council instructed the Planning Department to initiate proceedings to establish a Historic Preservation Overlay Zone for the Country Club neighborhood (HPOZ). This is in accordance with Los Angeles Municipal Code Section 12.20.3, which permits the creation of an HPOZ in any area of the City that contains structures, natural features, or sites having historic, architectural, cultural or aesthetic significance. After initial field investigation, the Department of City Planning agreed that Country Club Park was appropriate for consideration as an HPOZ, and per Councilman Herb Wesson's motion established an Interim Control Ordinance (ICO), to prevent demolitions during the research phase. On October 26, 2007 the ICO became effective. On October 20, 2009 a second Interim Control Ordinance for Country Club Park became effective for an additional year.

Meanwhile, the Country Club Park Neighborhood Association's HPOZ Committee was meeting regularly, and began exploring ways to have the survey completed themselves. While an ICO was in place, the Country Club neighborhood diligently worked on preparing the Historic Resources Survey. In March 2008, the Country Club Park Neighborhood Association and the Olympic Park Neighborhood Council contracted with Architectural Resources Group, Inc. (ARG) to complete the survey. Neighborhood volunteers also put in hours taking photographs for the survey.

Not only did the residents of Country Club Park need to find creative solutions to complete the Historic Resources Survey, but the Planning Department also needed to consider this proposed HPOZ in light of drastically reduced department resources. The City of Los Angeles is currently grappling with a significant fiscal crisis, which has coincided with an unprecedented demand to establish new HPOZs in a number of historically valuable neighborhoods throughout Los Angeles. Therefore, the Country Club Park HPOZ is being proposed as part of a larger effort, which also includes the proposed adoption of the Windsor Village HPOZ, and a Preservation Plan for Country Club Park, Windsor Village, and Wilshire Park. A novel approach is being proposed in order to consolidate and streamline resources. While all neighborhoods would be separate HPOZs, they would all join under one Preservation Plan, and one HPOZ board would govern all three neighborhoods.

### **Historic Resources Survey**

The survey was completed between May 2008 and May 2009 by a team that included volunteers from the Country Club Park community and qualified architectural historians at Architectural Resources Group, Inc. Community members worked closely with Architectural Resources Group staff in the completion of this task. A volunteer task force photographed the majority of buildings in the survey area and took field notes, identifying building materials and architectural features, as directed by ARG staff. Using the photographs taken by community volunteers and spot-checking in the field, ARG staff completed architectural descriptions and a California Department of Parks and Recreation (DPR) 523A Primary Record form for each property in the survey area. Final determinations on survey evaluations were made by ARG staff.

Planning Staff then thoroughly reviewed the surveys and made their recommendations, and the resulting survey with revisions was presented publicly at community workshops on April 20 and May 6, 2010, and at public hearing on June 23, 2010. All meetings were held jointly with the Wilshire Park and Windsor Village communities in order to present and discuss the pending HPOZs and Preservation Plans for those communities. Thirty (30) residents attended the public hearing for the proposed Country Club Park HPOZ and Preservation Plan.

Throughout the entire survey process, the intent was to determine as accurately as possible the level of integrity of any given structure. The Survey area comprises 660 parcels of which 504 were identified as Contributing (approximately 76%) and 156 as Non-contributing. Careful and consistent application of the stated criteria for determining contributor status reveals that Country Club Park has retained a high degree of integrity: of the 156 non-contributing properties, 43 were built after the period of significance, and 9 are vacant lots. Therefore, only 104 of the 660 parcels, or approximately 15%, have been excluded due to severe alterations. In a neighborhood which is almost 100 years old, this represents a high degree of integrity.

### **Preservation Plan**

In response to current fiscal challenges in the Department, in early 2010, the Department of City Planning embarked on a new program to complete Preservation Plans for all existing HPOZs that do not currently have a plan. Additionally, newly adopted HPOZs are being concurrently adopted with a Preservation Plan. Preservation Plans provide the following important benefits:

- Thoughtfully crafted design guidelines help to shape projects in their initial stages by setting clear and predicible expectations, thereby avoiding a long and drawn-out review process.
- The exemption from review of work that will not have any discernable change or impact to the property saves staff and HPOZ Board resources.
- Delegating review of minor projects that comply with the design guidelines to Department staff substantially reduces the required staff time spent on projects that constitute positive restoration work.

The Plan, like all the City's HPOZs, uses the Secretary of the Interior's Standards for Rehabilitation as its benchmark for evaluating proposed changes to properties within the district's boundaries. The Plan tailors and clarifies the Standards to apply them to the specific local conditions and architectural styles found in the proposed HPOZ.

### **Preservation Plan Exemptions and Delegated Authority**

As part of the Preservation Plan Streamlining Program, all new Preservation Plans are expected to provide for the same level of exemptions and delegated authority. Based on the Department's experience with several existing HPOZ Preservation Plans, delegation of review has resulted in considerable time savings and has provided a key incentive to convince homeowners to execute projects that clearly conform to the guidelines. Homeowners can receive approval for restoration and minor work almost immediately; whereas projects that may change a home's historic appearance would require a lengthier review process. The exemptions and delegations proposed as part of this Preservation Plan are consistent with those being proposed Citywide.

### **Preservation Plan Guidelines**

The Preservation Plan guidelines were prepared by the Task Force in consultation with Planning Department Staff. As part of the Streamlining Program, draft guidelines were provided to the Task Force, which were then tailored in order to be responsive to the architectural styles, neighborhood character, and community priorities in the three areas.

### **Issues**

In early 2010, the Department of City Planning embarked on a new program to complete Preservation Plans for all existing HPOZs that do not currently have a plan. This program is in response to current challenges in the department. Having been drastically impacted by the City's current fiscal crisis, the Department of City Planning will be experiencing up to a 45% decrease in staffing and resources, based on the impacts of budget reductions, mandatory furloughs, and the large number of staff retirements from the Early Retirement Incentive Program (ERIP). This reduction in resources has coincided with an unprecedented demand to establish new HPOZs in a number of significant neighborhoods throughout Los Angeles. In order to ensure the ongoing growth and sustainability of the citywide HPOZ program, the Department has begun to make significant changes to the program.

The Country Club Park HPOZ is being proposed as part of a larger effort, which also includes the proposed adoption of the Windsor Village HPOZ, and a Preservation Plan for Country Club Park, Windsor Village, and Wilshire Park. Faced with staffing constraints, Planning Staff needed to be especially creative as they prepared to adopt any additional HPOZs. A novel approach is being proposed in order to consolidate and streamline resources. While all neighborhoods would be separate HPOZs, they would join under one Preservation Plan, and one HPOZ board will govern all three neighborhoods. This solution was borne from a collaborative approach in working with a Task Force comprised of residents from each community. As staff began the process of working with the Country Club Park community, efficiencies were discovered with the existing adjacent Wilshire Park HPOZ, and the proposed Windsor Village HPOZ just north of the neighborhood. Because of the close proximity of these three communities, their similar architectural styles, and a community spirit of cooperation, this approach is an effective solution to the City's resource challenges.

The shared board concept produced a significant discussion with the Task Force. There were concerns that a shared board could dilute local control, as there are only 5 members and thus it may be difficult to ensure equal geographic representation. Therefore, this proposal includes language that would allow for an HPOZ Board of up to 7 members, with the two additional members appointed by the Council Office and the Cultural Heritage Commission. In addition to ensuring that limited resources can be stretched further, this shared board has other positive benefits. It will ensure consistent decision making throughout all three areas, will provide for a larger pool of candidates for the HPOZ Board, and will still allow for local control of each HPOZ.

**Conclusion**

The Country Club Park Historic Resources Survey carefully and accurately depicts the neighborhood's evolution over the past 100 years. Linked to the expansion of the downtown business district, new choices in methods of transportation, the development of the Los Angeles Country Club, social change precipitated by war, and a speculative boom in the late 1910s and early 1920s, Country Club Park bears the imprint of many physical, social and economic factors today. Beginning with the geographic features of the subject area, addressing development, social trends and architectural history of the area, the Survey's Historic Context Statement shows that Country Club Park retains a high degree of integrity, and has weathered the most recent economic and social turns of events largely intact. The Plan will serve as a resource for property owners planning repairs or alterations, as an educational tool for both existing and potential property owners, residents, and investors, and will also be used by the general public to learn more about the City of Los Angeles and its unique neighborhoods. Therefore, it is the recommendation of Planning Staff that an HPOZ for Country Club Park be established and the Preservation Plan be adopted.

## FINDINGS

### General Plan/Charter Findings

The establishment of the Country Club Park HPOZ and Preservation Plan is in substantial conformance with the purposes, intent, and provisions of the General Plan, and will be in conformity with public necessity, convenience, general welfare and good zoning practice in that it implements the following objectives of the Wilshire Community Plan (adopted September 2001), a land use element of the General Plan, and the Conservation and Housing Elements of the General Plan:

#### ***Conservation Element of the General Plan.***

Cultural and Historical Objective, to “protect important cultural and historical sites and resources for historical, cultural, research, and community education purposes.”

Policy, to “continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities.”

Adoption of the HPOZ will require that the Director of Planning approve major modifications to contributing structures, major additions, and new infill construction, and that the Central Area Planning Commission approve demolitions. The HPOZ will ensure that maintenance, repair, rehabilitation, restoration, additions, and new infill construction is conducted in a historically appropriate manner that is consistent with the character of the neighborhood. Moreover, the HPOZ will protect historic resources from demolition and potentially irreversible alterations that are incompatible with the neighborhood, thereby protecting these important resources and their corresponding character defining features.

#### ***Housing Element of the General Plan***

Objective 1.1, to “encourage production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs.”

Policy 1.1.12, to “provide technical assistance to individuals and organizations on housing development and rehabilitation.”

The future HPOZ Board would be composed of at least one architect and one general contractor or realtor that can serve as a free resource, providing professional architectural advice and information about restoration techniques and the location of reasonably priced materials. The HPOZ Board, Planning Staff, HPOZ informational pamphlets, and the Preservation Plan provides explicit guidance to individuals and developers on how to rehabilitate structures in a historically appropriate manner or construct buildings that are compatible with the character of the neighborhood.

Objective 2.2, to “maintain and upgrade existing housing stock to meet Health and Safety code requirements through enforcement of existing laws, rather than demolition when feasible.”

Policy 2.2.1, to “promote the cost effectiveness of rehabilitation of older housing in order to conserve historical resources.”

Through the HPOZ process, all major modifications, new construction, and demolitions are closely scrutinized, resulting in the preservation of existing housing stock. In addition, the HPOZ Board, which is composed of historic preservation professionals, contractors, and architects, can assist property owners by offering guidance on how to rehabilitate their properties in a cost-effective and historically appropriate manner.

The Preservation Plan guidelines will help to streamline the HPOZ review process by delegating authority to the Planning Department certain projects and exempting certain projects from review such as rear landscaping. The streamlining of the review process minimizes delays that could increase costs.

Objective 2.4, to “develop and preserve quality single and multi-family housing utilizing approved design standards which maintain the prevailing scale and character.”

As a result of the adoption of the Country Club Park HPOZ, historically significant single-family housing will be preserved and new infill construction will be compatible with the area’s architectural and historic character.

Objective 6.2, to identify and protect “architecturally and historically significant residences and neighborhoods.”

As a result of the Historic Resources Survey, all of the architecturally and historically significant structures in the Country Club Park neighborhood have been identified. Through the proposed Country Club Park HPOZ, historically significant buildings and the neighborhoods in which they are located will be protected from incompatible alterations, additions, and demolition.

### ***Wilshire Community Plan***

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). The establishment of the proposed HPOZ will be in conformance with public necessity, convenience, general welfare and good zoning practice because it implements the following goals and objectives of the Wilshire Community Plan:

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.

The establishment of the proposed HPOZ for Country Club Park would preserve this distinct residential neighborhood containing a significant percentage (approximately 76%) of historically intact structures and which largely retains its original pattern of development. Additionally, the community of Country Club Park has been involved with and supported the survey process, the Preservation Plan development, and planning the public workshops and hearings.

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.

Through the Historic Resources Survey approximately 76% of the structures within the proposed HPOZ were identified as "Contributing" or historically significant. This Historic Resources Survey concludes that the Country Club Park area meets the criteria for HPOZ designation, because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred from 1903 to 1952. Many contributing buildings retain their historic design features depicting the array of architectural style from this period including Colonial Revival, Craftsman, Mediterranean Revival, Prairie, Spanish Colonial Revival, Streamline Moderne, and Hollywood Regency. The HPOZ also reflects the changing economic make-up of the community from grand estates with expensive improvements to simple one story worker bungalows and multi-family housing units. The proposed HPOZ would provide for the preservation and enhancement of Country Club Park, which has been documented as a distinct and historically significant neighborhood.

### ***Boundaries***

The proposed Country Club Park HPOZ is generally bounded by Olympic Boulevard to the north, Manhattan Place to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west, excluding all commercial zones except 1251 Wilton Place, 1280 3<sup>rd</sup> Ave., and 1251 S. St. Andrews.

The proposed Country Club Park HPOZ is located in the Wilshire Community Plan Area. The commercially zoned properties within these boundaries are not included in the HPOZ with the exception of 1251 Wilton Place, 1280 3<sup>rd</sup> Ave., and 1251 S. St. Andrews. These three properties zoned C-4 are intact contributors as defined by the criteria of the HPOZ, and were originally developed for residential uses.

These boundaries are largely the same as those laid out in a City Council Motion from 2006 instructing the Department of City Planning to establish both an Interim Control Ordinance and Historic Preservation Overlay Zone for the Country Club Park community. Most of the parcels are zoned for single family (62%), although there are multi-family comprising roughly 38% of the parcels.

### ***Context Statement.***

The Context Statement of the Country Club Park Historic Resources Survey (Exhibit E-2) supports findings that structures within the subject area are significant, as set forth in Subsection 12.20.3 F.3. Clearly, the Country Club Park HPOZ as described below represents a cohesive period of development, and the Context Statement establishes the relation between the physical environment of the area and its history.

The proposed Country Club Park HPOZ is composed mainly of single- and multi-family residences, the majority of which were constructed in the first half of the 20<sup>th</sup> century. The period of significance has been defined as 1903-1952 to capture the resources relating to the period of development which has been identified as significant in the historic context statement; after 1952, the character of the area began to change with some demolition of existing buildings to

make way for larger-scale, multi-family development. With a large number of buildings dating to the earliest phases of Los Angeles's development, Country Club Park is an intact residential district with distinct visual character. Constructed adjacent to the streetcar line that stretched along Pico Street (now Boulevard), the area was originally located at the western edge of the City and housed some of Los Angeles's most prominent citizens. As the area matured in the 1920s boom years, vacant lots were filled by homes constructed in the latest architectural styles: Craftsman, Tudor Revival, Spanish Colonial Revival, Colonial Revival and Mediterranean Revival. There are some early Modern styles represented and a small amount of infill from the latter part of the twentieth century. Despite some infill that occurred in the years following World War II, the area remains mostly intact. In addition to a large number of buildings dating to the first three decades of the twentieth century, the area retains other visual features that tie it to that era of residential development in Los Angeles. Mature street trees line the avenues, and broad lawns and landscaped parking strips front the residences in parts of the neighborhood. Concrete sidewalks are present throughout, and concrete vehicular and pedestrian pathways lead to houses and detached garages. Surrounded by bustling thoroughfares on all sides, Country Club Park remains an elegant residential enclave spanning a century of Los Angeles's history.

### ***Findings of Contribution***

With the assistance of volunteers from the Country Club Park community and feedback from Planning Staff, ARG, Inc. completed the historic resources survey in May 2009. Through extensive research of Country Club Park's history of development, it is clear that the district is eligible to become a HPOZ. The Historic Resources Survey analyzed every parcel in the neighborhood and identified those parcels that are "Contributors" to the district, because they are from the original period of development and retain historic integrity. The Country Club Park Historic Resources Survey was revised twice: once in winter of 2010 based upon feedback from Planning Staff; once in the summer of 2010 based upon feedback from public workshops, the public hearing, and further field checks and refinements by Planning Staff.

The Survey area comprises 660 parcels of which 504 were identified as Contributing (approximately 76%) and 156 as Non-contributing. As set forth in Subsection 12.20.3 of the LAMC, Contributing Elements (structures, landscaping, natural features or sites) within the involved area or the area as a whole shall meet one or more of the following criteria:

- (1) 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;
- (2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- (3) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

The proposed Country Club Park HPOZ meets the criteria for a Historic Preservation Overlay Zone, because of the high concentration of Contributing structures (approximately 76%) of a primary period of significance (1903-1952) exemplified by varied collections architecture in a cohesive neighborhood setting that retains much of its original, historic character.

***California Environmental Quality Act***

The establishment of the Country Club Park Historic Preservation Overlay Zone is exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article 19, Section 15308, Class 8 of the State's Guidelines in that the project 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" and Article 19, Section 15331, Class 31 is "limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer", and was issued Categorical Exemption ENV-2010-995-CE on April 20, 2010.

## **PUBLIC HEARING AND COMMUNICATIONS**

### **PUBLIC PROCESS**

From January 2010 through April 2010, Department of City Planning staff held 3 working meetings with a Task Force comprised of community members from the Wilshire Park HPOZ, the proposed Country Club Park HPOZ, and the proposed Windsor Village HPOZ. These meetings were regarding a collaborative approach to the administration of these HPOZs as well as a joint Preservation Plan for all three areas. As a result of these meetings, a shared Board and shared Draft Preservation Plan was prepared.

The Proposed HPOZ and Preservation Plan approval process, as indicated in the HPOZ Ordinance, LAMC 12.20.3, requires a public hearing, either before the City Planning Commission or a hearing officer as directed by the City Planning Commission, prior to Commission action. The Country Club Park HPOZ and Preservation Plan Public Hearing was held before a hearing officer on June 23, 2010. This public hearing was a joint public hearing along with the proposed Windsor Village HPOZ and Preservation Plan and the proposed Wilshire Park Preservation Plan.

In addition to the required public hearing, the Planning Department conducted two Public Workshops, one on April 20, 2010 and one on and May 6, 2010 to which Country Club Park HPOZ property owners and other interested parties were invited. At these Workshops, Planning Department Staff explained the proposed HPOZ and Plan, and answered questions from attendees. Handouts and maps that explained the draft HPOZ and Plan were displayed and distributed at this meeting.

### **SUMMARY OF PUBLIC HEARING AND COMMUNICATIONS**

**The public hearing on this matter was held at the Wilshire Ebell Theater on June 23, 2010.**

- a. Present: Thirty (30) persons signed in.
- b. Twenty-three (23) people spoke in support of the Draft Proposal
- c. Five (5) people spoke against the Draft Proposal

#### Summary of Public Hearing Testimony

##### Comments in Support:

- Historic neighborhoods attract people, and there is much pride in owning property in these areas. The HPOZ helps create a more connected and cohesive community of neighbors.
- Wants to ensure the history and character of neighborhood is preserved.
- This is a great example of all three communities working together.
- The plan helps increase public participation. There needs to be more outreach.

**Comments Against:**

- The process to make changes to homes will be too long and burdensome, adding time and expense to the process.
- The HPOZ will discourage development in the area for owners of multi-family zoned lots.
- Want to make changes to home, but the new regulations will not allow those changes to be made.

**Summary of Communications**

The Planning Department has received three written communications regarding the proposed HPOZ and Preservation Plan

- One letter written in opposition to the proposed HPOZ and Preservation Plan
- One letter written indicating that the Plan should prohibit front yard fences and that the HPOZ Board should consist of at least 9 members
- One letter written in support of the HPOZ and Preservation Plan but that in order for the area to truly be historic, the non-historic street gates that were installed in the 1990s should be removed. These gates cut off the Country Club neighborhood with the larger community. The gates block views into the historic neighborhood. Finally, the letter writer questions whether the gates were installed legally with permits and that there could be public safety issues with regards to fire and emergency vehicles accessing the neighborhood.

**Hearing Officer's Comments**

All those who were present at the public hearing were given time to present their positions on the proposed HPOZ and Preservation Plan, as well as the joint HPOZ Board concept. In general, most speakers provided comments in support of the proposal. Those that were opposed to the proposal had concerns regarding the time and expense of doing projects in an HPOZ area.

To that end, as described above, the Proposed Preservation Plan contains thoughtfully crafted design guidelines help to shape projects in their initial stages by setting clear and predictable expectations, thereby avoiding a long and drawn-out review process. The Plan also proposes to exempt from review work that will not have any discernable change or impact to the property, saving staff and HPOZ Board resources as well as the delegation of minor projects that comply with the design guidelines to Department staff. This delegation will substantially reduce the required staff time spent on projects that constitute positive restoration work.

**ORDINANCE NO.** \_\_\_\_\_

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

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

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

**Section 2.** With the adoption of the Preservation plan, and pursuant to Section 12.20.3 D1, the Country Club Park Historic Preservation Overlay Zone (HPOZ) shall establish a Historic Preservation Board to be shared by joint name and administration with the Windsor Village HPOZ and Wilshire Park HPOZ. To the maximum extent practicable, the Board shall consist of seven voting members. Five members shall be appointed in accordance with the provisions of LAMC Section 12.20.3.D.3. Two additional members shall be appointed and shall be renters or owners of property within the HPOZ. One of these additional members shall be appointed by the Cultural Heritage Commission. The other additional member shall be appointed by the councilmember of the district in which the HPOZs are located. In cases where the three HPOZs are located in more than one council district, this appointment shall be made by the councilmember representing the second greatest land area in the three HPOZs.

To the maximum extent practicable, both additional members shall have experience in architecture, construction, real estate, planning, urban design, or landscape architecture. To the maximum extent practicable, at least one renter or property owner from each of the three HPOZs shall be present on the Board.

**Section 3. URGENCY CLAUSE.** The City Council finds and declares that this Ordinance is required for the immediate protection of the public health, safety, and welfare for the following reasons.

The Country Club Park community has been experiencing a high level of development activity in recent years as evidenced by the number of proposed projects that have been stopped by an Interim Control Ordinance. This Interim Control Ordinance, No. 180,912 is set to expire on October 22, 2010. If the HPOZ is not quickly adopted, Country Club Park will be left unprotected and likely encourage some applicants to pursue the type of projects that an HPOZ would prevent, resulting in adverse impacts to the neighborhood's historic resources. With the recent downturn in the housing market, worried sellers are ever more anxious to cheaply "modernize" older homes in hopes of attracting buyers. During the last year, many of these sellers have contacted the Department of City Planning wanting to make incompatible alterations and asking about the expiration of the ICO. The HPOZ is urgently needed to prevent the loss of irreplaceable historic buildings and to ensure that new construction will not create an unsightly patchwork of design and scale, jeopardizing the overall character of the neighborhood. This is particularly true in Country Club Park, one of the most well preserved neighborhoods in the City, where approximately 76% of the structures are historically intact. For all of these reasons, the ordinance shall become effective upon publication pursuant to City Charter Section 253.

**Section 4.** 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 \_\_\_\_\_  
\_\_\_\_\_.

KAREN E. KALFAYAN, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

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

\_\_\_\_\_, 2010

File No. CF \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
MICHAEL LOGRANDE  
Director of Planning

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

CITY CLERK'S USE

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)

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 Historic Resources Survey, Historic Preservation Overlay Zone, and Historic Preservation Plan

LOG REFERENCE

ENV-2010-995-CE  
CPC 2010-994-HPOZ-MSC

PROJECT LOCATION:

The proposed project is the certification of the Country Club Park Historic Resources Survey and adoption of the Country Club Park Historic Preservation Overlay Zone (HPOZ) and Preservation Plan, which encompasses predominantly single-family zoned areas (62% of the parcels) and 38% multi-family zoned areas and is generally bounded by Olympic Boulevard to the north, Manhattan Place to the east, Pico Boulevard to the south, and Crewnshaw Boulevard to the west.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Establishment of a Historic Preservation Overlay Zone (HPOZ) and Preservation Plan in Country Club Park

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

CONTACT PERSON

Blake Lamb

AREA CODE

213

TELEPHONE NUMBER

978-1178

EXT.

EXEMPT STATUS: (Check One)

STATE CEQA  
GUIDELINES

STATE EIR  
GUIDELINE

MINISTERIAL

Sec. 15268

DECLARED EMERGENCY

Sec. 15269

EMERGENCY PROJECT

Sec. 15269

GENERAL EXEMPTION

Sec. 15061 (b) (3)

CATEGORICAL EXEMPTION

Article 19, Sec. 15308  
& 15331

Sec. 15300 *et seq.*

Classes 8 & 31 Category \_\_\_\_\_ (California CEQA Guidelines)

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

JUSTIFICATION FOR PROJECT EXEMPTION: See attached narrative.

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

SIGNATURE <i>Blake E. Lamb</i>		TITLE City Planner	DATE April 20, 2010
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.

\*Blake E. Lamb  
NAME (PRINTED)

\**Blake E. Lamb*  
SIGNATURE

# COUNTRY CLUB PARK CATEGORICAL EXEMPTION NARRATIVE

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## PROJECT DESCRIPTION

The proposed project includes the certification of the Country Club Park Historic Resources Survey and adoption of the Country Club Park Historic Preservation Overlay Zone (HPOZ) and Preservation Plan, for the area generally bounded by Olympic Boulevard to the north, Manhattan Place to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west.

Country Club Park is included in the Wilshire Community Plan. Three properties within the boundaries of the HPOZ are commercially zoned (C4) and were all originally developed as residential structures. Of these properties, 1251 S. Wilton Place is a designated contributor and was originally developed and is currently used as a multi-family residence. 1280 3<sup>rd</sup> Street is a designated altered – contributor and is currently used as a single-family residence. 1251 S. St. Andrews Place is a designated contributor and is currently used to house the Los Angeles Workers' Educational Society. The remainder of the commercially zoned properties along Pico and Olympic are excluded. Also excluded is the majority of the east side of Crenshaw due to deteriorating conditions and recent multi-family and commercial development which preclude it from being viable as a residential area contributing to the HPOZ.

The original motion (Council File No. 06-2386) from October of 2006 instructing the Department of City Planning to establish both an Interim Control Ordinance and Historic Preservation Overlay Zone for the Country Club Park community laid out boundaries to include only the residential portions of lots bound by Olympic Boulevard to the North, Pico Boulevard to the South, Western Avenue to the East, and Crenshaw Boulevard to the West. The boundaries have been expanded to include the three commercial zoned properties as described above.

Most of the parcels are zoned for single family (62%), although there are multi-family zones comprising roughly 38% of the lots. The proposed HPOZ would only affect the exterior of existing structures and the design of infill construction. It does not affect the underlying zoning. As such, it is possible to maximize the underlying zoning and adhere to the Secretary of the Interior's Standards for Rehabilitation.

The Country Club Park Preservation Plan will include criteria used to review proposed projects within the Historic Preservation Overlay Zone and this criteria is based on the Secretary of the Interior's Guidelines for Rehabilitation.

## ENVIRONMENTAL REVIEW

Based on recent litigation on the appropriate level of environmental review for HPOZs, Planning staff has conducted considerable additional research and concluded that Categorical Exemptions Class 8 and 31 of the State CEQA Guidelines are appropriate and the exceptions to the use of categorical exemptions do not apply.

Categorical Exemption, Article 19, Section 15308, Class 8 "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". Categorical Exemption, Article 19, Section 15331, Class 31 "consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer". A number of cities in California have used either or both of these

categorical exemptions in the establishment of their historic districts. Pasadena, Berkeley, and Santa Rosa have used Class 8. Long Beach, San Diego, and Santa Monica have used Class 31 and Oakland has used both Class 8 and Class 31.

Individual construction projects that are subject to the HPOZ are still required to go through project specific environmental review if required under CEQA. Thus, the amendment of an HPOZ does not supersede the California Environmental Quality Act, or other Los Angeles Municipal Code requirements.

**State of California CEQA Guidelines, Article 19, Section 15308, Class 8** *"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 Country Club Park Historic Resources Survey in conjunction with the establishment of a Historic Preservation Overlay Zone and Preservation Plan will help regulate construction activities to ensure the protection of a city historic resource: the Country Club Park neighborhood. Without regulation of construction activities in Country Club Park, the historic integrity of the neighborhood could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The criteria used to review proposed projects within a Historic Preservation Overlay Zone are the Secretary of the Interior's Guidelines for Rehabilitation. The City's HPOZ Ordinance enables an area to clarify and elaborate upon these guidelines as they relate to a particular neighborhood through the adoption of a Preservation Plan. The Preservation Plan will include criteria used to review proposed projects within the Historic Preservation Overlay Zone and this criteria is based on the Secretary of the Interior's Guidelines for Rehabilitation. The use of Categorical Exemption Class 8 from the State CEQA Guidelines 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.

**State of California CEQA Guidelines, Article 19, Section 15331, Class 31** *"consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer"*.

The establishment of the Country Club Park HPOZ and Preservation Plan falls under Categorical Exemption Class because all exterior projects will be reviewed for conformity with the Preservation Plan based upon the Secretary of the Interior's Standards for Rehabilitation. Through the implementation of the Preservation Plan, utilizing the Secretary of the Interior's Standards for Rehabilitation, properties can be adapted for modern living without degrading the historic integrity of the resource. All projects subject to HPOZ review will be analyzed for consistency with the with the Preservation Plan, which is based on the Secretary of the Interior's Standards for Rehabilitation, thus protecting Country Club Park from construction activities that could damage its historic integrity and ensuring that maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction is conducted in a historically appropriate manner.

**DETERMINATION LETTER**  
**CPC-2010-994-HPOZ-MSC**  
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