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**CITY PLANNING**  
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June 2, 2015

Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, CA 90012

Case No. CPC-1999-0194-HPOZ-M1  
Council District No. 15

Dear Honorable Councilmembers:

**A PROPOSED ZONE CHANGE ON PROPERTY GENERALLY BOUNDED BY 8<sup>th</sup> STREET,  
HARBOR BOULEVARD, 12<sup>th</sup> STREET, AND PACIFIC AVENUE**

Transmitted herewith is the March 14, 2013 action of the City Planning Commission approving an ordinance to effect changes of zone as identified in the Vinegar Hill Historic Preservation Overlay Zone (HPOZ) boundaries and establish the Vinegar Hill HPOZ Expansion Area, for the area containing the existing Vinegar Hill HPOZ and the Vinegar Hill expansion area as a merged area, for properties generally bounded by 8th Street, Harbor Boulevard, 12th Street, and Pacific Avenue.

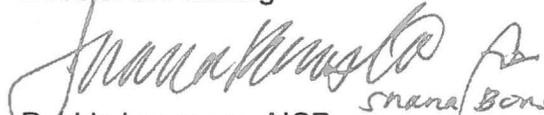
**RECOMMENDATION**

That the City Council:

1. **Adopt** the requested rezoning actions to effect changes of zone as identified in the Vinegar Hill Historic Preservation Overlay Zone (HPOZ) boundaries.
2. **Adopt** the recommended boundaries of the proposed Vinegar Hill HPOZ Expansion Area, for the area containing the existing Vinegar Hill HPOZ and the Vinegar Hill expansion area as a merged area.
3. **Adopt** the attached Findings of the City Planning Commission as the Findings of the City Council.

Sincerely,

MICHAEL J. LOGRANDE  
Director of Planning

  
Debbie Lawrence, AICP *snana Bonstin for*  
City Planner

Attachments:  
Zone Change Ordinance Map

**Project description as approved by the City Planning Commission.** The Vinegar Hill Historic Preservation Overlay District (HPOZ) was established in 2001 by Ordinance No. 173892 in the area south of downtown San Pedro bounded generally by 9<sup>th</sup>, 10<sup>th</sup>, Palos Verdes and Center Streets, to preserve historically-significant structures, some of which are over 100 years old. The Proposed expansion of this area supports the objectives of the HPOZ and includes the addition of commercial guidelines to the existing Vinegar Hill Preservation Plan to guide historic preservation efforts within the entire HPOZ. The Cultural Heritage Commission certified the Vinegar Hill Expansion Historic Resources Survey in 2011, and recommended approval of the establishment of the expanded boundaries in January 2013.

## **APPROVAL BACKGROUND**

On November 15, 2007, the Community Redevelopment Agency of Los Angeles (CRA/LA) funded a feasibility analysis, executed by the Department of City Planning, to study the potential expansion of the existing Vinegar Hill HPOZ (CF-07-3707). The feasibility analysis included an historic resources survey that was conducted between October 2008 and May 2009 by qualified architectural historians at ICF Jones & Stokes (now ICF International). Draft survey results were verified by Department of City Planning staff during 2010 and 2011.

On December 15, 2011, the Historic Resources Expansion Survey for Vinegar Hill was certified by the Cultural Heritage Commission as to accuracy and completeness. The expanded Vinegar Hill HPOZ historic resources survey presented to the Cultural Heritage Commission was substantially consistent with the study area identified in the original Council Motion. The Cultural Heritage Commission recommended approval of the establishment of the expanded boundaries in January 2013, under case No. CPC-1999-0194-HPOZ-M1.

The City Planning Commission approved the HPOZ expansion when they approved the new San Pedro Community Plan at its meeting on March 14, 2013. The Proposed San Pedro Community Plan recommended the expansion of the HPOZ, as well as the addition of commercial guidelines to the existing Vinegar Hill Preservation Plan to guide historic preservation efforts within the entire HPOZ. The existing San Pedro Community Plan also supports the objectives of the HPOZ.

Subsequent to March 2013, the San Pedro Community Plan was put on hold, and did not proceed for City Council Approval. However, as the proposed expansion of the Vinegar Hill HPOZ had been evaluated environmentally under a Categorical Exemption, a Determination was issued by the City Planning Commission, and the HPOZ Expansion project moved forward to City Council.

## **PUBLIC NOTICE**

The City Planning Department in conjunction with the Harbor area CRA/LA hosted a community workshop for the proposed Vinegar Hill HPOZ expansion on August 31, 2010 at the Anderson Memorial Recreation Center in San Pedro. Mailers were sent to property owners in both the Vinegar Hill expansion area and the existing Vinegar Hill HPOZ. Twenty-six (26) members of the community and interested parties signed in. Department staff presented copies of the draft Survey and associated maps, distributed background information, and answered questions from the community. In addition, comment forms were distributed; no comment forms were returned. A publicly noticed regularly scheduled Vinegar Hill HPOZ Board meeting was held on November 14, 2012. A discussion of the proposed expansion and modification to the Vinegar Hill Preservation Plan were on the agenda. There were no members of the public in attendance.

A public hearing for the new San Pedro Community Plan, including the Vinegar Hill HPOZ proposed Expansion, was held in the community in December 2012. A Notice of Public Hearing was mailed to approximately 32,500 residents announcing an Open House and Public Hearing, which was held on Wednesday, December 12, 2012 at the Boys and Girls Club, 100 W. 5<sup>th</sup> Street, San Pedro, CA 90731. The public hearing was attended by 120 people and 23 persons gave verbal testimony on the plan. One general comment form was received in support of the Vinegar Hill HPOZ expansion. No comments were received in opposition.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

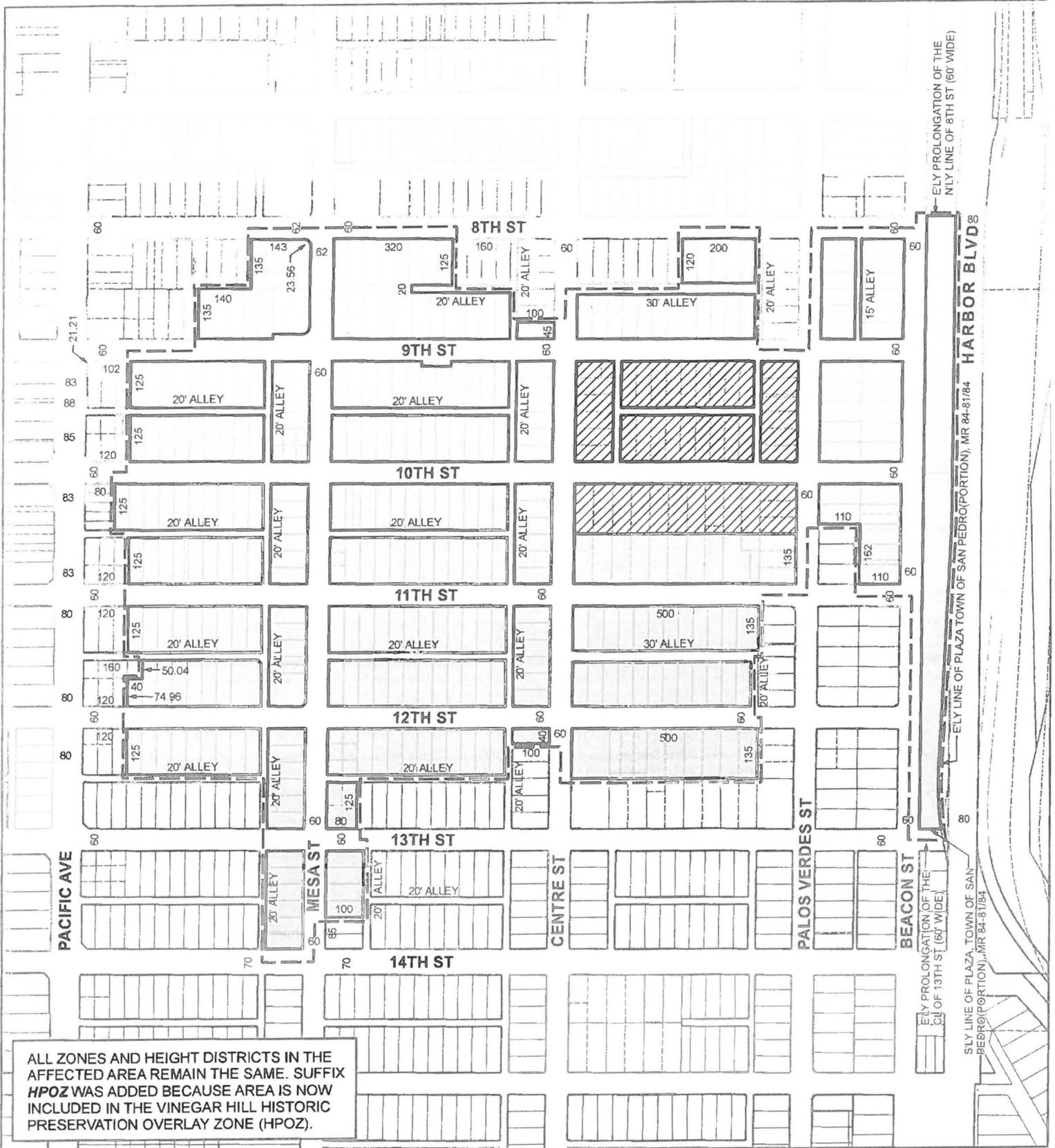
A Categorical Exemption prepared by City Planning staff concluded that Categorical Exemptions Class 8 and 31 of the State CEQA Guidelines are appropriate and the exceptions to the use of categorical exemptions do not apply. Individual construction projects that are subject to the HPOZ are still required 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. The project was issued Categorical Exemption ENV-2011-2857-CE.

**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"*.

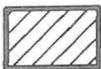
The Vinegar Hill Historic Resources Survey in conjunction with the establishment of a Historic Preservation Overlay Zone over the proposed expansion area will help regulate construction activities to ensure the protection of a city historic resource: the Vinegar Hill neighborhood. Without regulation of construction activities in Vinegar Hill, the historic integrity of the neighborhood could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. 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 Vinegar Hill HPOZ is exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article 19, Section 15331, Class 31 because all exterior projects will be reviewed for conformity with the Secretary of the Interior's Standards for Rehabilitation, as incorporated into the Vinegar Hill Preservation Plan. Utilizing these standards, properties can be adapted for modern living without degrading the historic integrity of the resource, thus protecting Vinegar Hill 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.



## VINEGAR HILL HPOZ EXPANSION



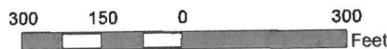
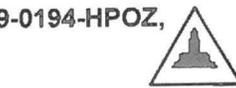
EXISTING VINEGAR HILL HPOZ CPC-1999-0194-HPOZ, ORD 173892, ADOPTED DATE 04-04-2001



Supplemental Zone HPOZ Expansion Areas



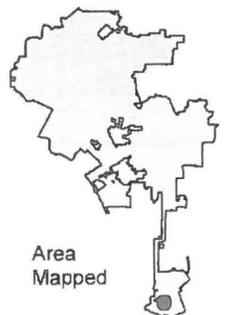
Vinegar Hill HPOZ Expansion Boundary



C.M. 012 B 201, 015 B 197, 015 B 201      CPC-2009-1557-CPU

AA/CFI/SD

080514



Area Mapped