

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK

200 NORTH SPRING STREET, ROOM 395

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CPC-2022-6108-ZC-CA / Zone Change and Code Amendment

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-6109-CE

PROJECT TITLE

Hillside Constructions Regulations Amendment

COUNCIL DISTRICT

1 – Cedillo, 14 – de León

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

See attached Map

☒ Map attached.

PROJECT DESCRIPTION:

Zone Change and Code Amendment to Apply Hillside Construction Regulations (HCR), a Supplemental Use District, to the Northeast Los Angeles Community Plan area.

☒ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

City of Los Angeles (Department of City Planning)

CONTACT PERSON (If different from Applicant/Owner above)

Ulises Gonzalez

(AREA CODE) TELEPHONE NUMBER

(213) 978-1205

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) Section 15307/ Class 7 & Section 15308/ Class 8☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

(Class 7) consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. Examples include but are not limited to wildlife preservation activities of the California Department of Fish and Game. Construction activities are not included in this exemption.

(Class 8) consists of actions taken by regulatory agencies as authorized by state law 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. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Ulises Gonzalez

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Zone Change and Code Amendment

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

Hillside Constructions Regulations Ordinance Class 7 and 8 Categorical Exemption Justification

Project Description: In response to Council Motions (CF #20-1101 and 16-1472-S7), which instructed the Department of City Planning to expand the Hillside Constructions Regulations (HCR) Supplemental Use District (SUD) (referred to as HCR District) to the hillside communities of Northeast Los Angeles Community Plan Area, the City of Los Angeles has developed and released the proposed Hillside Constructions Regulations (HCR) Ordinance Amendment (Project). The goal of the HCR Amendment is to adopt a Zone Change to the proposed Northeast Los Angeles Community Plan Area, and apply more refined regulations pertaining to grading and construction activities to these additional hillside communities that have a concentration of steep topography, substandard roadways, and high fire severity risk. The Project also includes a Code Amendment considering minor technical amendments that it will provide more specialized regulation for single family dwelling units by proposing a new HCR District for the Northeast Los Angeles Community Plan Area in R2 and RD zoned lots. These minor technical code amendments apply to the HCR District citywide and to any accessory structures, accessory dwelling units, and small-lot subdivision developments not previously described.

The Project proposes to apply the existing HCR District to the Northeast Los Angeles Community Plan area, which includes the neighborhood councils of: Glassell Park, Eagle Rock, Historic Highland Park, Hermon, Arroyo Seco, Lincoln Heights, and LA-32. See the maps attached below for the exact Project area boundaries. The area includes an estimated 32,870 lots.

The HCR District Ordinance, which was first adopted in March 2017, and was expanded to apply to the Laurel Canyon and Bird Street residential neighborhoods in May 2018, will now apply to the expanded areas. Development regulations, discussed in the section below, will apply to all properties within the boundaries of the HCR District.

While expanding the HCR District beyond the project area has been discussed as part of this report no official action has been taken to apply the HCR District to any other area and its application to any other area of the City as the HCR District area proposed would be speculative.

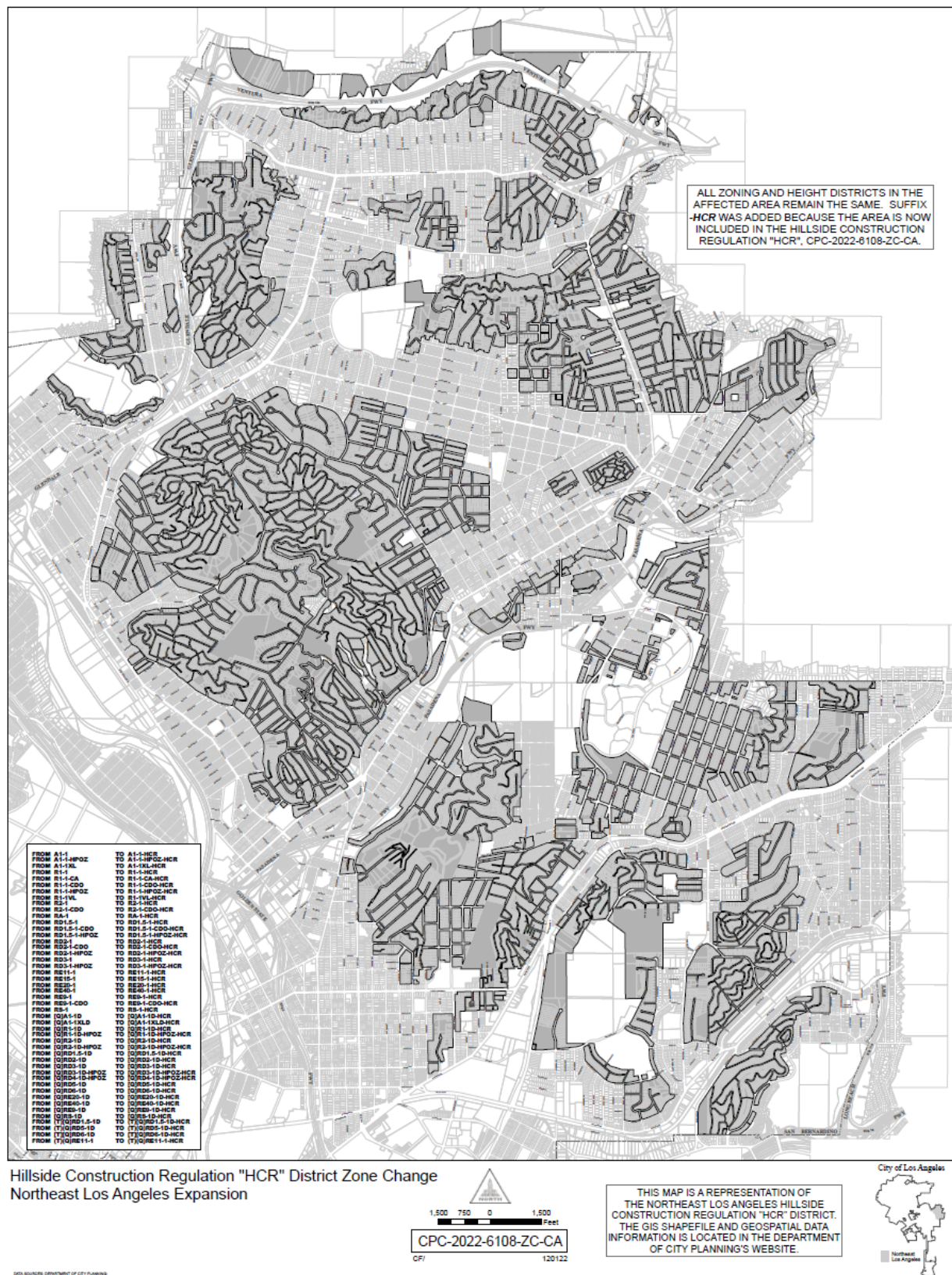


Figure 1: Project area boundaries

District-Wide Regulations

The HCR District development regulations would apply to any of the following development activities in an HCR District:

- Issuance of a building permit: New Construction, additions, and major remodels for the construction of single-family home developments
- Issuance of a grading permit
- Hauling Operation Standards for the development of Single-family home

When an applicable development project is proposed in an HCR District, it will be reviewed for compliance with the HCR District Ordinance development standards. If a development project is proposed for a property within the HCR District, it will be subject to additional development standards, which are outlined in greater detail below. The proposed district-wide development standards are intended to ensure development maintains and is sensitive to the City's natural resources and environment. The proposed Code Amendment and Zone Change is intended to reduce the amount of grading allowed on a RE40 zoned property from 6,600 to 6,000 cubic yards and lots on substandard streets. While the grading limit only applies to limited lots in this Code Amendment Ordinance, construction and grading activity would still be permitted in these zones. In addition, the LAMC exempts on-site grading activity to further not preclude the use of single-family dwelling. For example, grading activities associated with foundation systems (such as caisson and piles), remedial grading, and water storage tanks are exempted from the grading limitations. The HCR District also includes additional grading limitations, which further protects the City's natural resources and environment by maintaining the natural topography and preserving natural landforms located in the hillsides.

The City's natural resources also include the urban forest, which includes protected trees and shrubs per Ordinance 186873, habitat for wildlife, natural topography, and natural geologic formations like watersheds. The following table below contains a list of topics addressed by the HCR District Ordinance, and a brief description of the proposed regulations for each.

Table 1. HCR District Development Standards Maintain/Enhance Natural resources and the Environment

Development Regulations.	Brief Description
1. Maximum Grading. For any single lot, the total cumulative quantity of Grading, or the total combined value of both Cut and Fill for the import and export of earth, or incremental Cut and Fill for Import and Export of earth shall be limited to the "by-right" maximum pursuant to Section 12.21 C.10. and shall not exceed 6,000 cubic yards.	The intent of introducing additional grading standards in HCR District is to preserve water sources, open spaces, riparian areas running along canyons, natural landforms, topography, and vegetation; retain watershed function; and reduce surface erosion, soil instability, landslides, and/or site disturbance by limiting grading on steep slopes. In order to limit the amount of grading that can take place in the HCR District, development for any single family residential project is limited to the "by-right" maximum pursuant to Section 12.21 C.10. and shall not exceed 6,000 cubic yards.
2. Maximum Import and/or Export for Hillside Areas Fronting Substandard	Additionally, lots fronting substandard streets are further limited in the amount of grading,

Streets. For a lot which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, the total cumulative quantity of Import and Export of earth combined, shall be no more than 75 percent of the "by-right" maximum pursuant to Section 12.21 C.10. and shall not exceed 6,000 cubic yards.	which further protects the City's natural resources and environment by maintaining the natural topography and preserving natural resources located in the Hillsides.
3. Hauling Truck Trips. A maximum of four trucks are permitted to haul per hour per project site. A grouping or convoy of hauling vehicles shall not be allowed; only one hauling vehicle is permitted per project site at any one time.	Limiting the number of hauling truck trips protects the City's public rights-of-way from construction activity impacting traffic and circulation patterns. Reducing the number of large vehicles in hillside streets will protect the street environment from severe and prolonged traffic congestion and improve access in the roads in case of a fire emergency. Increased access to the public right of way during a fire will help protect natural resources (trees and shrubs, and real property) from fire damage.
4. Hauling Truck Operations. (a) Projects required to obtain a Haul Route approval from the Board of Building and Safety Commissioners for the import and/or export of 1,000 cubic yards or more of earth material shall prominently post the final action letter with the approved Haul Route staff report on the job site at all times. (b) No grading shall be performed within any areas designated "hillside" unless a copy of the grading permit is prominently posted on the job site at all times. (c) All hauling vehicles must be identified by a placard identifying the project address which shall be prominently displayed on each hauling vehicle.	These additional hauling truck operations standards will also help further protect natural resources and the City's environment because it would allow for the better management of street environment and improve access in the roads in case of a fire emergency.
5. Equipment. (a) 10-wheeler dump trucks (with a 10 cubic yard capacity) or smaller are the only type of trucks permitted for hauling of earth. Notwithstanding the foregoing, the Board of Building and Safety Commissioners may authorize the use of other types of hauling vehicles for a project through the Haul Route approval process.	Smaller size vehicles, like dump trucks, on the road and requiring hauling and grading equipment to be kept in good operating condition reduces street obstructions and improves street circulation. This also projects the City's public right-of-way environment from obstruction and improves access in the roads in case of a fire emergency.

(b) Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.	
6. Operating Hours and Construction Activity. (a) Hauling operations shall be conducted only on Monday through Friday, between the hours of 9:00 a.m. and 3:00 p.m. Hauling operations on Saturdays, Sundays, or state or federal designated holidays is strictly prohibited. (b) Haul trucks shall be staged off-site and outside of the HCR District. (c) Construction activity shall be limited to Monday through Friday, between the hours of 8:00 a.m. to 6:00 p.m. Exterior construction work at any other time is strictly prohibited. However, interior construction work may be conducted on Saturdays between the hours of 8:00 a.m. to 6:00 p.m. Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6:00 p.m. on any day of the week. (d) A log noting the dates of hauling activity and the number of hauling truck trips per day shall be available on the job site at all times. (e) The owner or contractor shall control dust caused by grading and hauling and provide reasonable control of dust caused or exacerbated by wind at all times. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department. (f) Loads shall be secured by trimming and shall be covered to prevent spillage and dust. Haul trucks are to be contained at the export site to prevent blowing of dirt and are to be cleaned of loose earth at the export site to prevent spilling.	Limited hours of hauling and construction activities, the location of construction staging, logging of hauling activities, dust and debris control, "Truck Crossing" warning signs, and a project retaining a flag person(s) are also standards that will reduce street congestion, improve access, air quality, and circulation to help better protect the environment. Also, these Operating Hours and Construction Activity will also help improves access in the roads in case of a fire emergency. Fire mitigation helps protects natural resources from forest fires.

(g) Streets shall be cleaned of spilled materials at the termination of each workday. (h) "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit from the project site in each direction. (i) Flag person(s) shall be required for all project sites. Flag persons with radio control and warning signs shall be in compliance with the latest edition of the "Work Area Traffic Control Handbook." Flag persons provided at the job site shall assist trucks in and out of the project area.	
7. Review Procedures for single-family home developments larger than 17,500 square feet. The construction, erection, addition to, enlargement of or reconfiguration of any one-family dwelling that has a cumulative Residential Floor Area of 17,500 square feet or larger shall submit an application for a Site Plan Review before the issuance of related permits and entitlements. Application procedures and processing of the application shall be pursuant to Section 16.05 of the Los Angeles Municipal Code.	The final component of the proposed HCR District that serves as a mechanism for better protecting natural resources and the environment is Site Plan Review. Site Plan Review, established in 16.05 of the LAMC, exists to "promote orderly development, evaluate and mitigate significant environmental impacts, and promote public safety and the general welfare by ensuring that development projects are properly related to their sites, surrounding properties, traffic circulation, sewers, other infrastructure and environmental setting; and to control or mitigate the development of projects which are likely to have a significant adverse effect on the environment as identified in the City's environmental review process, or on surrounding properties by reason of inadequate site planning or improvements" (LAMC Sec. 16.05). A series of findings stating that the project complies with all applicable regulations must be made for a development project to receive Site Plan Review approval. The HCR District, with its supplemental findings, allows for development projects to be altered or conditioned to have less of an environmental impact through the Site Plan Review process. The proposed HCR District will require large homes development of 17,500 square feet or larger to apply for a Site Plan Review before the issuance of related permits and entitlements. Development projects that are proposing large quantities of remedial grading, or that are adding new, large residential structures, have the potential to have a greater impact on the environment than other, smaller projects.

	Utilizing site plan review to analyze these types of projects allows for heightened levels of scrutiny to be applied, and for projects to be reconfigured and conditioned so as to have less of an impact on the environment.
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CEQA Section 15307 - Class 7 Categorical Exemption

*“Class 7 consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the **maintenance**, restoration, or **enhancement** of a **natural resource** where the regulatory process involves procedures for protection of the environment. Examples include but are not limited to wildlife preservation activities of the California Department of Fish and Game. Construction activities are not included in this exemption.”*

The use of a Class 7 exemption is appropriate for the proposed Code Amendment and Zone Change Ordinance, which is to apply the HCR District to the Northeast Los Angeles Community Plan Area, because the purpose of the ordinance is to protect sensitive hillside environments from the impacts of construction, which often includes heavy construction equipment, large scale grading, and development, and other activities that can impact landform, natural terrain, biological resources such as trees, and wildlife, and other natural resources. This is accomplished by providing regulations with respect to grading, hauling, and construction activities. The ordinance provides special attention to identified resources, such as special grading areas, water sources, open spaces, riparian areas running along canyons, protecting natural landforms/topography, and protected trees and shrubs, by establishing development regulations aimed at their protection and preservation.

The strongest provisions in the ordinance for protection of natural resources, as outlined in the narrative above, are the limiting of grading, hauling truck operations, operation hours and construction activity, and the requirement of Site Plan Review for large homes. As described in Table 1, these HCR District standards reduce street obstructions, improves street circulation, protect trees, and stabilize the hillsides from landslides. This also projects the City’s public right-of-way environment from obstruction and improves road access in case of a fire emergency. The Site Plan Review process allows the City to more holistically and comprehensively review projects on lots where resources are present to ensure their impact on the environment and natural resources is minimal.

When combined with the Baseline Hillside Ordinance’s development standards, which also are centered around minimizing disturbance to natural resources and protecting the natural environment, the standards to protect natural resources in the HCR District Ordinance serve to protect the environment and natural resources within the City. Thus, the use of the Class 7 exemption is appropriate.

CEQA Section 15308 - Class 8 Categorical Exemption

*“Class 8 consists of actions taken by regulatory agencies as authorized by state law 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. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.”*

The use of the Class 8 is appropriate for the proposed Zone Change and Code Amendment, which is to apply the HCR District to the Northeast Los Angeles Community Plan Area, because the intention of the ordinance is to minimize disturbance to natural areas, protect native flora and fauna, and lessen the impact of development on the street environment. As listed in the narrative above, there are six categories of district-wide regulations that will apply to the applicable development projects located within an HCR District. These district-wide standards include maximum grading limits, hauling truck operations, equipment standards, operating hours and construct activity standards, and review procedures for single-family residential developments larger than 17,500 square feet. All of these standards requires new development to be more sensitive and less damaging to the natural environment.

In addition to the city-wide development standards, the HCR District Ordinance also establishes regulations to better protect identified natural resources, such as water sources, riparian areas, open spaces, riparian areas running along canyons, natural landforms/topography, and protected trees and shrubs. As described in Table 1, these HCR District standards reduce street obstructions, improves street circulation, protect trees, and stabilize the hillsides from landslides. This also limits obstructions to the City's public right-of-way and improves road access in case of a fire emergency. The discretionary site plan review process for houses 17,500 square feet or larger allows the City to take a more holistic and comprehensive review of development projects to minimize environmental impacts.

Many of the Northeast Los Angeles Community Plan Area stakeholders have expressed concern over recent development projects in their communities that have removed trees and vegetation, which have resulted in loss of natural habitats. Many community members have been proponents of protecting the natural environment because many of these areas are in within Very High Fire Hazard Severity Zones. The Class 8 exemption applies because it further proposes to protect this natural resource, the hillside, and to further address the ongoing redevelopment efforts posed in their communities.

Given that all of the regulations and review procedures included in the HCR District Ordinance, which through the proposed Zone Change and Code Amendment would apply to the Northeast Los Angeles Community Plan Area, exist to better protect the environment where the HCR District is applied, this Project represents an action taken by a regulatory agency to assure the protection of the environment, and use of the Class 8 exemption is appropriate.

CEQA Section 15300.2 - Exceptions to the Categorical Exemption

As explained below, the Project does not satisfy the criteria for exceptions to the application of Section 15300, Class 7 and 8 of the State CEQA Guidelines:

Exceptions to Exemptions

The State of California Environmental Quality Act (CEQA) Guidelines Section 15300.2 outlines five exceptions to the use of a Categorical Exemption:

1. **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located— a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project impact on an environmental*

resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies

Classes 3, 4, 5, 6, and 11 are not being considered as exemptions for this Project. Further, the Project does not propose or authorize any development/construction activities, or expand any new or existing land uses. The Project Area mainly consists of single-family homes located in a typical urbanized area and is not located in a sensitive environmental resource of hazardous or critical concern where it has been designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. Therefore, this exception does not apply.

2. **Cumulative Impact:** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type, in the same place, over time is significant*

The application of the HCR District to the Northeast Los Angeles Community Plan Area, by itself, does not propose or authorize any development/construction activities. It does not change any land uses, building heights, densities or intensities. The proposed HCR District Amendment seeks to expand the existing regulations and apply development standards on future construction or hauling practices related to by-right projects in order to be more protective of the environment and natural resources than the current regulations. These regulations would require discretionary site planning review of large new single-family developments 17,500 square feet or larger; impose "best practices" or conditions on the import and export of earth; restrict hours of construction and hauling activity; and limit the allowable grading quantity for the largest zone (RE40). For example, the HCR District protects the environment by reducing aesthetic impacts by requiring a discretionary review process for large-scale single-family home development projects. Without the HCR District, the construction activities associated with large scale single-family home development projects would generally not be reviewed by the Los Angeles Department of City Planning. Additionally, the restriction on the hours of construction, construction activities, grading quantities, regulation of construction equipment, site plan review, and hauling activity reduces air quality and noise impacts potentially caused by construction. By limiting the hours of construction Monday through Friday and limiting the type of construction on Saturday to interior work from 8 a.m. to 6 p.m., projects are encouraged to be more efficient in transporting of earth and construction rather than inadvertently prolonging hauling and construction activity.

Therefore, the Project is not expected to generate cumulative impacts as its regulations are more protective of the environment than the current underlying zoning. With the application of the HCR District, small-scale projects which would otherwise not be subject to hauling "best practices" or conditions on the import or export of earth would be subject to the same standard "best practices" or conditions as large-scale projects. By reducing the air quality impacts typically associated with single-family construction of those smaller-scale projects, the regulations further protect the environment against the cumulative impacts of those previously unconditioned projects. For example, under the HCR District, the owner or contractor must control dust caused by grading and hauling as well as secure and cover loads to prevent spillage and dust further reducing impacts to air quality. If other ordinances of a similar nature were enacted, no additional adverse impacts would accumulate. Further, the Project does not promote or incentivize new development

as the application of the HCR District to these residential areas would only apply prescriptive regulations and limitations on existing construction and hauling activities for a project that would be typically "by-right." The Project serves to prevent and reduce the potential for cumulative impacts caused by several "by-right" projects within the confined Project Area. Therefore, an accumulation of similar Zone Change Ordinances and Code Amendment to expand the HCR District regulations to apply to the Northeast Los Angeles Community Plan Area. Therefore, this exception does not apply.

3. ***Significant Effect on the Environment:*** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances*

There are no unusual circumstances that would create the reasonable possibility that the activity would have a significant effect on the environment. The Project does not authorize or expand any new construction or hauling activities, but instead places additional development restrictions on future construction or hauling practices related to by-right projects in order to reduce the potential impacts from development activities in hillside areas. The Project also does not change heights, or densities. The Project will not foreseeably result in a significant impact to the environment as described in the subsequent sections. Therefore, this exception does not apply.

4. ***Scenic Highways:*** *A categorical exemption shall not be used for any project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or a certified EIR*

Currently, the only portion of a scenic highway officially designated by the California Department of Transportation (Caltrans) within the City of Los Angeles is a six-mile portion of the Federal Byway of the 110 Route Pasadena Freeway (also known as the Arroyo Seco Historic Parkway). Although the Arroyo Seco Historic Parkway is located within the Project area, it will not result in damage to scenic resources since the Project is not proposing, authorizing, or expanding any new construction or hauling activities. Thus, it is reasonably expected to further protect potential damage to scenic resources. Therefore, this exception does not apply.

5. ***Hazardous Waste Sites:*** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

A review of the Envirostor website did not identify any properties within the Project Area noted on the California Department of Toxic Substances Control's (DTSC) list of cleanup sites. The proposed Project does not propose or authorize any development or construction activities or expand any new or existing allowed land uses on any site on any list compiled pursuant to Section 65962.5.

6. *Historical Resources:* *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource*

The Northeast Los Angeles Community Plan area has many sites that are historic. Under the City's Cultural Heritage Ordinance local buildings and sites that meet the criteria for designation can be declared "Historic-Cultural Monuments" (HCMs) by the City Council after recommendation from the Cultural Heritage Commission. Any person can nominate a building or site for designation and the property owner does not need to give consent. The majority of Historic-Cultural Monuments are single-family houses. Additionally, the City has a Historic Preservation Overlay Zones (HPOZs) Program (commonly known as historic districts) to provide for review of proposed exterior alterations and additions to historic properties within designated districts. The City has 35 adopted HPOZs for various single-family neighborhoods citywide and there are two HPOZ's within the Northeast Los Angeles Community Plan Area:

- Lincoln Heights
- Highland Park – Garvanza

There are 34 HCMs located within the Northeast Los Angeles Community Plan Area and a table is provided detailing those registered HCM sites:

Historic Cultural Monument (HCM) Name	HCM No.	Site Address	Neighborhood Council
Hiner House	HCM-105	4755-4757 N. Figueroa Street	Arroyo Seco
Treehaven Guest House and Grounds	HCM-392	4211 Glenalbyn Drive	Arroyo Seco
Wiles House and Grounds	HCM-393	4224 Glenalbyn Drive	Arroyo Seco
Ernest Bent / Florence Bent Halstead House and Grounds	HCM-394	4200 Glenalbyn Drive	Arroyo Seco
H. Stanley Ben House (including Carriage House and Front Fountain)	HCM-395	4201 Glenalbyn Drive	Arroyo Seco
Mauer House	HCM-481	932 Rome Drive	Arroyo Seco
J.B. Merrill House	HCM-483	815 Elyria Drive	Arroyo Seco
Montecito View House	HCM-529	4115 Berenice Place	Arroyo Seco
Minister Residence	HCM-611	4151 – 4167 Sea View Drive & 4163 Sea View Lane	Arroyo Seco
Birtcher – Share Residence	HCM-612	4234 Sea View Lane & 4220 – 4216 Sea View Drive	Arroyo Seco
Scholfield House	HCM-613	4222 – 4230 Sea View Drive & 4252 Sea View Lane	Arroyo Seco

Carl C. Warden Residence	HCM-691	878 N. Rome Drive	Arroyo Seco
Pilot House	HCM-717	735 N. Rome Drive	Arroyo Seco
H.W. Ayres House	HCM-753	3923 San Rafael Drive	Arroyo Seco
Hodel Residence and Tea House	HCM-802	6508, 6512 & 6516 N. Monterey Road & 6511, 6515 & 6519 N. Short Way	Arroyo Seco
Mt. Washington Hotel /Self Realization Fellowship International Headquarters	HCM-845	3880 & 3846 San Rafael Avenue; 720 – 721 Mt. Washington Drive	Arroyo Seco
Nickel Leong Mansion	HCM-849	901 – 909 N. Isabel Street & 3501 – 3511 Thorpe Street	Arroyo Seco
Ziegler Estate	HCM-416	4601 N. Figueroa Street	Arroyo Seco
Wolford House	HCM-614	4242 Sea View Drive & 4260 Sea View Lane	Arroyo Seco
Monterey Trailer Park	HCM-736	6411 Monterey Road	Arroyo Seco
Residence	HCM-383	1203 – 1207 Kipling Avenue	Eagle Rock
Keran Residence	HCM-758	2501 W. Hill Drive	Eagle Rock
J.L. Hodge Residence	HCM-771	5329 N. Mt. Royal Drive	Eagle Rock
Waite Residence	HCM-890	2431 Hill Drive	Eagle Rock
Castle Crag	HCM-931	5027 El Verano Drive	Eagle Rock
James F. Real Studio Office	HCM-951	77 Patrician Way	Eagle Rock
Coons House	HCM-989	2071 W. Escarpa Drive	Eagle Rock
Egasse-Braasch House	HCM-1042	2317 W. Hill Drive	Eagle Rock
Mills Cottage	HCM-781	4746 Toland Way	Eagle Rock and Highland Park
San Encino Abbey	HCM-106	6204 Marmion Way & 6201 – 6211 Arroyo Glen	Highland Park
Fargo House	HCM-464	206 Thorne Street	Highland Park
Donnelly House	HCM-1041	1221 N. Avenue 64	Highland Park
Southaven	HCM-1037	4221 N. Richard Circle	LA-32
Young-Gribbling Residence	HCM-1017	3220 N. Griffin Avenue	Lincoln Heights

Source: City of Los Angeles Department of City Planning and Department of Building and Safety

Any future projects which are designated a HCM would need to comply with the HCM regulations, processes and procedures for any demolitions, alterations, and/or additions to the building in addition to complying with the regulations of the HCR District and other applicable ordinances and provisions of the Los Angeles Municipal Code. The Project would establish the HCR District over the Project Area which will require specific requirements related to construction, grading quantities, and a discretionary review process for largescale new construction or additions applicable to the hillside areas within the Project Area. The proposed HCR District by itself does

not include any proposed development to any existing structures. The Project is not anticipated to adversely impact historic resources because it adds regulations for new residential development in the hillsides related to grading, haul routes, and construction hours. As such, there is no potential for historical resources to be affected by the Project. Therefore, impacts to historical resources would be less than significant. No further analysis is required.

The proposed Project will not cause a substantial adverse change in the significance of a historical resource, as the Project does not authorize or propose any development or construction. The Project instead places development restrictions on future construction or hauling practices related to by-right projects in order to reduce the potential impacts from development activities in hillside areas. It does not change any land uses, building height, densities, or intensities. The proposed ordinance does not propose any regulations which would create greater impacts to these resources.