

A D H O C  
ADAMS DOCKWEILER HERITAGE ORGANIZING COMMITTEE

APPEAL TO CITY COUNCIL / ENV-2012-83-MND  
2003 OAK STREET / UNIVERSITY PARK H.P.O.Z.

EXHIBIT A-1  
SOUTH AREA PLANNING COMMISSION  
Letter of Determination  
02/04/14



# SOUTH LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300

[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

Determination Mailing Date: FEB 04 2014

CASE: DIR-2012-1217-CCMP-1A  
CEQA: ENV-2012-83-MND

Location: 2003 S. Oak Street  
Council District: 1 – Cedillo  
Plan Area: South Los Angeles  
Zone: PF-1-O-HPOZ

Applicant: Thomas Safran & Associates  
Representative: Tyler Monroe  
Appellant: Adams-Dockweiler Heritage Organizing Committee  
Representative: Jim Childs

At its meeting on January 21, 2014, the following action was taken by the South Los Angeles Area Planning Commission:

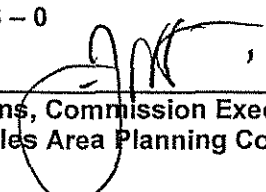
1. **Denied the appeal.**
2. **Sustained** the Determination of the Director of Planning's decision to **approve**, pursuant to Los Angeles Municipal Code Section 12.20.3.L and 11.5.7, a **Certificate of Compatibility** for the construction of a new 29-unit multi-family affordable housing development with underground parking, in the PF-1-O-HPOZ zone within the University Park HPOZ.
3. **Adopted** the attached **Conditions of Approval**.
4. **Adopted** the attached **Findings**.
5. **Adopted** Mitigated Negative Declaration No. **ENV-2012-83-MND**.

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: Mitchell  
Seconded: Franklin  
Ayes: Mills, Silcott, Willis

Vote: 5 – 0

  
James K. Williams, Commission Executive Assistant II  
South Los Angeles Area Planning Commission

ADHOC appeal to City Council  
ENV-2012-83-MND 02/18/14  
EXHIBIT A-1

**Effective date/Appeals:** This action of the South Los Angeles Area Planning Commission is effective upon the mailing date of this determination. The decision is final and not further appealable.

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

Attachment: Director of Planning's Determination Letter dated July 18, 2013  
City Planning Assistant: Steve Wechsler

DEPARTMENT OF  
**CITY PLANNING**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

**CITY PLANNING COMMISSION**

WILLIAM ROSCHEN  
PRESIDENT  
REGINA M. FREER  
VICE-PRESIDENT  
SEAN O. BURTON  
DIEGO CARDOSO  
CAMILLA M. ENG  
GEORGE HOVAGUIMIAN  
ROBERT LESSIN  
DANA M. PERLMAN  
BARBARA ROMERO

JAMES WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

MICHAEL J. LOGRANDE  
DIRECTOR  
(213) 978-1271

ALAN BELL, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

EVA YUAN-MCDANIEL  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

**CERTIFICATE OF COMPATIBILITY**  
**UNIVERSITY PARK HISTORIC PRESERVATION OVERLAY ZONE**

July 18, 2013

**Property Owner**  
LAUSD Facility Services Division  
333 S. Beaudry Ave., 23<sup>rd</sup> Floor  
Los Angeles CA 90017

**Case No.:** DIR-2012-1217-CCMP  
**CEQA:** ENV-2012-83-MND  
**Related Case No.:** ZA-2012-1216-ZAA-SPR  
**Location:** 2003 S. Oak Street  
(904 W. 20<sup>th</sup> Street, 2003-2025 S. Oak  
Street, and 903 W. 21<sup>st</sup> Street)

**Council District:** 1-Cedillo  
**Community Plan Area:** South Los Angeles  
**Land Use Designation:** Public Facilities  
**Zone:** PF-1-O-HPOZ  
**Legal Description:** Lots 10-15, Daly Tract

**Applicant/Representative**  
The Katherman Companies  
Brian Silveira  
1308 Sartori Ave. #128  
Torrance CA 90501

Pursuant to Los Angeles Municipal Code Section 12.20.3.L, I hereby **approve** a Certificate of Compatibility for the following project within the University Park Historic Preservation Overlay Zone (HPOZ):

The construction of a 29-unit two-and three-story multi-family residential affordable housing development, with private amenities and 72 underground parking spaces for shared residential/LAUSD use for the Norwood Elementary School Workforce Housing/Joint Parking Project.

The project was heard at a public hearing by the University Park HPOZ Board on January 15, 2013 and is found to be in compliance with the provisions and intent of the University Park Preservation Plan as indicated in the attached Findings. Approval of the project is subject to the attached Conditions of Approval.

The last day to file an appeal regarding this determination is **August 2, 2013**.

## BACKGROUND

### Project Description

The project consists of a 31,571 square-foot, six-building, 29-unit new development with a subterranean parking garage. The new development is proposed for location across six lots along the west side of Oak Street, between 20<sup>th</sup> Street and 21<sup>st</sup> Street, which are currently developed as an asphalt parking lot. Vehicular access to the subterranean parking garage will be provided via an existing concrete curb cut/driveway entry located along 21<sup>st</sup> Street. Building 1, located at the corner of Oak Street and 21<sup>st</sup> Street will have four units; Building 2, located to the north of Building 1 will have four units; Building 3, located in the middle along Oak Street will have 13 units, designated community space, and a central elevator; Building 4, located to the north of Building 3 will have two units; Building 5, located at the corner of Oak Street and 20<sup>th</sup> Street will have four units; and Building 6, located along 20<sup>th</sup> Street will have two units.

Buildings 1, 2, 5, and 6 will be two-story buildings built in the Craftsman Style. Buildings 3 (a three-story building) and 4 (a two-story building) will be built in the Dutch Colonial Style. All six buildings will utilize asphalt roof shingles, wood frame and sash windows, a fiber cement material in a cedar lap style, brick/masonry, and will be painted in a historic color palette compatible with the surrounding Contributing structures in the University Park HPOZ. Additionally, all six buildings will use simplified architectural details to differentiate them as new construction from the surrounding historic structures. There will be a pedestrian bridge at the second floor connecting Building 1 with Building 2 and Building 2 with Building 3. Another pedestrian bridge, located at the second floor will connect Building 4 with Building 5 and Building 5 with Building 6. All of the six existing mature street trees along Oak Street will be maintained.

### Property Profile

The approximately 31,851 square-foot site is currently developed as an asphalt parking lot for the Norwood Elementary School, to the east across Oak Street. At the time of the January 1999 Historic Resources Survey the site was designated as a Non-Contributing Feature in the University Park HPOZ.



Figure 1: Image of 2003 S Oak Street taken from Google Maps, 2013.

### **The University Park Neighborhood**

The development of University Park as a residential area was spurred by the founding of the nearby University of Southern California in 1880, and bolstered by the extension of the streetcar routes from downtown Los Angeles in 1891. Prominent citizens, lured by the large lots and suburban ambiance, migrated south from Bunker Hill to build large mansions alongside existing modest houses in the neighborhood. With residences built between 1885 and the 1920s, the HPOZ includes fine examples of the 19th century Queen Anne style as well as later Craftsman, Spanish Colonial Revival, and American Colonial Revival styles. University Park contains one of the highest concentrations of City Historic-Cultural Monuments of any HPOZ in Los Angeles. Two historic districts listed in the National Register of Historic Places, Twentieth Street and Saint James Park, as well as the National Register eligible Chester Place Historic District, are located within the boundaries of the HPOZ. The National Register 20<sup>th</sup> Street District is located immediately west of the subject property. In this HPOZ area, physical changes to the exterior of a property are required to be reviewed by the appointed University Park HPOZ Board and/or Department of City Planning Staff, pursuant to the provisions of Los Angeles Municipal Code Section 12.20.3.

## CONDITIONS OF APPROVAL

1. The use and development of the subject property shall be in substantial conformance with this approval and the plans submitted by the applicant, signed and dated by staff and attached to the case file as **Exhibit A**. Any changes to the project or these plans shall be approved by the Director of Planning and may require additional review by the HPOZ Board. Each change shall be identified and justified in writing. Modified plans shall be signed and dated by staff and attached to the case file as **Modified Exhibit A**, etc.
2. The project shall be executed with the following architectural features:
  - a. All building windows shall be wood-frame and sash windows.
  - b. A Final Landscape Plan shall be submitted to the satisfaction of the Director of Planning prior to issuance of building permits.
  - c. The Final Landscape Plan shall minimize the installation of monumental hedges or landscaping which interrupts the continuous open area between the façade and street and/or obscure the view of the buildings from the street. Palm tree species shall not be used on the site.
  - d. The existing street trees shall be maintained in the public right-of-way.
  - e. Outdoor lighting shall utilize fixtures which direct the light downwards and away from adjacent properties, and have housings which limit side views of the exposed bulbs.
  - f. Appropriate paving materials shall be used for courtyards and pathways. For paths: sod, brick, stone, slabs, slate, or cobblestone may be appropriate. For courtyards or patios: cobblestones, slate, or brick. For driveways: brick, stone, cobblestones, or a decorative stamped concrete which replicates the look of those materials shall be used.
  - g. Roof-mounted mechanical equipment shall not be installed unless fully screened from view from the streets and adjacent properties.
  - h. Gutters and downspouts must be made of metal and placed in inconspicuous locations; plastic or vinyl materials for roof gutters and downspouts are not permitted.
  - i. Any security bars on the windows or doors shall be reviewed by the Director of Planning prior to their installation.
3. *Prior to the issuance of a building permit*, the applicant shall submit the two final sets of architectural/construction drawings that have been reviewed by LADBS plan check engineers, as well as two additional sets of architectural drawings for final review and approval by Department of City Planning staff (four sets of plans total). Final drawings shall substantially resemble the Approved Exhibit (or any subsequent Modified Exhibits) and shall be stamped and dated by staff and attached to the case file as **Final Exhibit**.
4. *Prior to the issuance of a building permit*, The following statement shall be imprinted on the site plan, floor plan, elevations and any architectural detail sheets of any construction drawings submitted to the Department of Building and Safety:

NOTE TO PLAN CHECKER AND BUILDING INSPECTOR - These plans, including conditions of approval, shall be complied with and the height, size, shape, location, texture, color, or material shall not differ from what the Director of Planning has approved under DIR-2012-1217-CCMP. Any change to the project shall require review by the Director of Planning and may require additional review by the Historic Preservation Overlay Zone (HPOZ) Board. A request for variation shall be submitted in writing and include a specific notation of the variation(s) requested. Should any change be required by a public agency then such requirement shall be documented in writing.
5. *Prior to the issuance of a building permit*, these Conditions of Approval shall be printed on the cover sheet of all four sets of drawings submitted for review as Final Exhibits.
6. The granting of this determination by the Director of Planning does not in any way indicate compliance with

applicable provisions of LAMC Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

7. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
8. Code Compliance. All area, height and use regulations of the zone classification for the subject property shall be complied with.
9. Definition. Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
10. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.

#### **Observance of Conditions - Time Limits**

All terms and conditions of this Certificate of Compatibility shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of this determination and if such privileges are not utilized within said time, the authorization shall terminate and become null and void. Privileges shall be considered utilized when a valid permit from the Department of Building and Safety has been issued and construction work has begun and been carried out without substantial suspension or abandonment of work. An approval not requiring permits for construction or alteration from the Department of Building and Safety shall be considered utilized when operations of the use authorized by the approval have commenced.

#### **Transferability**

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

#### **Violation of These Conditions is a Misdemeanor**

Section 11.00 M of the Los Angeles Municipal Code states in part: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be in charged by the City Attorney as either a misdemeanor or an infraction." Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

## FINDINGS

### A. 12.20.3.L.3.(b) – Recommendations from the University Park HPOZ Board:

Section 12.20.3.L. of the LAMC requires that Department of City Planning staff refer applications for Certificates of Compatibility to the HPOZ Board within a 30-day period of the application having been deemed complete. The purpose of this requirement is to allow the subject application to be discussed in a public meeting with both public and expert testimony.

Having deemed the subject application complete on December 21, 2012, Department of City Planning staff sent copies of the application with relevant materials to the HPOZ Board on December 21, 2012. Having posted notice for the meeting at the site, and at City Hall, and having mailed notice to abutting property owners on December 21, 2012, the HPOZ Board met on January 15, 2013 at which time the HPOZ Board, with a four-member quorum, recommended denial of the project.

Pursuant to Section 12.20.3.M: Notice and Public Hearing, after ten (10) days of public notice via Agenda posting and site posting, the University Park HPOZ Board at its meeting January 15, 2013 conducted a public hearing on the proposed project.

The project also requires approval of a Zoning Administrator's Adjustment for setback adjustments, and a Site Plan Review for a joint public/private development (Case No. ZA-2012-1216-ZAA-SPR). At the public hearing for this related case in February 11, 2013, the Zoning Administrator's Hearing Officer raised several concerns regarding the determination of the property line setbacks for the development and requested updated plans to represent the most current proposal for the development. The hearing was therefore continued, the applicant submitted the revised plans, and the Environmental Determination of a Mitigated Negative Declaration (MND) was reexamined. During this time, the CCMP case was placed on hold, pending the clarification of the setbacks. On April 10, 2013 a Reconsideration of the MND was issued with no additional mitigation required. On May 3, 2013, it was determined that no additional adjustments to the building footprints were needed, and the project review was resumed at a May 28, 2013 Zoning Administrator's public hearing. The plans provided as Exhibit A of this CCMP decision reflect the latest design and were the ones reviewed by the Board at their public hearing on the project.

The project was initially brought to the HPOZ Board for an advisory consultation in August 2011, as a three building, three-story, 40-unit development. In response to concerns raised by the Board and City Planning HPOZ Staff regarding the height and massing of the 40-unit proposal, the applicant redesigned the project to a 29-unit development, with two two-story buildings and one central three-story building. The applicants then continued to meet and refine their plans, attending six more Board consultation meetings between April and September 2012.

The building site plans were redesigned five times during this period (see Exhibit A, Sheets 2 and 3). The applicant also presented to the Board a survey they conducted of 59 existing residential buildings, primarily Contributing structures, in the surrounding University Park HPOZ neighborhood, noting each of their architectural styles, lot coverages, setbacks, stories and building heights. The adjacent residential development to the west of the site on 20<sup>th</sup> and 21<sup>st</sup> Streets and south on Oak Street was analyzed in particular detail; the results are summarized in the attached two sheets labeled Exhibit B "Consistency With HPOZ Preservation Plan".

The final proposed design that evolved from the multiple consultations resulted in a project design with many modifications from the original design, including additional building setbacks from the main Oak Street frontage, and six separate buildings instead of three to reduce the appearance of massing on the site, increase visibility through the site, and better replicate the original six-building pattern that existed on the site before their removal for the creation of the surface parking lot. Additionally, the number of units on the third floor of the central, three-story building (Building 3) was reduced to four units, and



grouped towards the rear of the building, to decrease the appearance of massing for that building to Oak Street. Lastly, the architecture of Building 3 was changed from an Italianate style building with the appearance of a solid three-story block to a Dutch-Colonial style with much of the third floor density concealed behind traditional Dutch-Colonial multi-slope gambrel roofs (see Exhibit A, Sheet 10 and 11). This final proposed design submitted in November 2012 and reviewed by the Board at the January 15, 2013 Public Hearing.

The HPOZ Board voted 3 to 1, with 1 absence, to recommend denial of the subject application. The discussion of the Board at the meeting regarding their recommendation focused primarily on the issues of the number of units proposed, the building setbacks, and the overall massing of the development. The Board Architect was the vote in favor of recommending approval, finding that the project was consistent with the Preservation Plan guidelines, the historical neighborhood fabric, and past development patterns on and around the site. The Board majority's concern centered on the issue of massing, as they felt the proposed project was out of scale with the neighboring single-family and multi-family development. Nevertheless, in considering the broader neighborhood context, and based on the findings detailed below, the Director of Planning finds that approval of the subject application is consistent with 12.20.3.L. of the LAMC.

**B. 12.20.3.L.4.(b). Standards for issuance of Certificate of Compatibility for new building construction on a lot designated as a Non-Contributing Element, as it relates with the adopted Preservation Plan.**

The proposed project, as conditioned in this Determination, substantially complies with LAMC Section 12.20.3.L.4 because the proposed project complies with and is consistent with the following provisions of the adopted Preservation Plan.

**Guidelines for building in the Craftsman Style form:**

- 1 - The main building should have a horizontal emphasis enhanced by the proportion of height to width of the elevations. The secondary building should maintain the horizontal character, may be 1½ to 2 stories high, but may only cover ¼ of the allowable building width of the lot.*
- 2 - Wood shingles, wood siding and asphalt/composition shingles are appropriate finishes.*
- 3 - The roof should be a gently pitched hipped. Roof rafters and supports may be expressed.*
- 4 - An applied only-story front porch covering no more than ¼ of the front façade is encouraged. The porch may wrap around one side of the building. The porch should have wood post supports, decorative details and wood railings.*
- 5 - Chimneys are generally clad in brick or stone.*

The general guidelines presented in the Preservation Plan for new structures in the Craftsman Style are generally most applicable to new single-family development or development on a single-lot. Nonetheless, the proposed project largely presents a design in accordance with the general guidelines, on the five side buildings proposed in the Craftsman style. This includes using predominantly linear buildings to emphasize horizontal character, manufactured shingles and siding that present as traditional wood materials, hipped roofs with areas of exposed rafter tails and decorative brackets, and front porches on each building. Building 4 also features a chimney clad in brick materials.

Additionally, the central Buildings 3 and 4, in the Dutch-Colonial style, use similar forms and detailing to the Craftsman buildings, with the addition of details appropriate to Dutch-Colonial buildings, which include, principally, the use of gambrel roof forms, and also shallow eaves, decorative features under the gable ends, and Georgian square and round columns surrounding exterior front doors.

**Location and Site Design**

*8.10.1 - New residential structures should be placed on their lots consistent with the existing historic setbacks of the block on which they are located.*

*8.10.6 - If the historic development pattern for a vacant lot is known, new construction on the lot shall be encouraged to follow this pattern.*

*8.10.7 - Large multi-parceled projects should be subdivided to show size, scale, and rhythm similar to existing conditions.*

Although the subject property is currently used as an open surface parking lot for the Norwood Elementary School, prior to the parking lot's creation in 1987, the property was occupied by six one- and two-story detached residential buildings on six lots. The proposed new development merges the six lots, but creates six new buildings. Exhibit B presents the applicant's study of the buildings that existed before the parking lot, using building footprint data from a 1922 Sanborn Map and a 1978 CRA map. The proposed development pattern therefore seeks to emulate the historic rhythm of the original six detached homes. By creating six separate buildings for the 29-unit development, in lieu of one large multi-family building, the project reflects the historic building patterns that previously existed on the subject property.

*8.10.2 - Front and side yard areas should be dedicated to planting areas. Concrete and parking areas in the front and side yards are inappropriate.*

*8.10.3 - Paving and parking areas should be located to the rear of new residential structures whenever possible.*

*8.10.4 - Attached garages that face the street are inappropriate in new construction.*

The project provides all of its onsite parking in a subterranean parking garage located below the grade level of the adjacent streets, making the parking area minimally visible. By providing all of the parking underground, all front and side yard areas are dedicated to planting areas and walkways. No large areas of concrete or designated parking areas are visible along the Oak Street or 20<sup>th</sup> Street property frontages. The only visibility of the underground parking is a 20-foot wide access driveway on 21<sup>st</sup> Street, located away from the Oak Street corner, towards the rear of the property near the western property line.

*8.10.5 - For larger lots and contiguous lots, the side yard and overall lot coverage of the proposed new development should be compatible with the historic development pattern of the block. There is an exception for relocating historic structures onto sites.*

Through the inclusion of passageways, private and common outdoor spaces, and open landscaped areas, the plan as a whole utilizes a compatible building footprint to those found historically on the subject property as shown in Exhibit B (historical building footprints). The creation of six distinct buildings echoes the historic building pattern that previously existed. Exhibit B surveys the lot coverage provided by the original six buildings on the Oak Street site, and on 20<sup>th</sup> and 21<sup>st</sup> Streets adjacent to the site. The survey found a range of lot coverages from approximately 26 to 55%, with an average coverage of 41%. The 49% lot coverage provided by the new development is within the traditional range and is generally compatible with the historic development pattern of the block and neighboring streets.

*8.10.8 - Mature trees on a lot should be preserved when feasible.*

No mature trees exist directly on the site; however, the existing perimeter trees in the public right-of-way are to be preserved. As these street trees represent the only existing mature trees for the property, a condition requiring the retention of the existing street trees has been added to the Conditions of Approval for the project (see Condition 2d).

*8.10.9 - Development of an appropriate landscape plan is encouraged for all projects.*

A preliminary Landscape Plan has been submitted which meets the provisions of the Preservation Plan. A condition has been included to require that a Final Landscape Plan be reviewed prior to issuance of a final building permit.

*8.10.10 - Request that the Department of Transportation, Bureau of Engineering, and the Department of Building and Safety maximize street parking when feasible by providing a minimum distance of 26 feet between curb cuts.*

There are no existing or proposed curb cuts along Oak Street or 20<sup>th</sup> Street for the proposed project. There is one existing curb cut for vehicular use located on 21<sup>st</sup> Street that will be utilized as the driveway entry for the subterranean parking lot.

*8.10.11 - The original open front lawns become a "common" amenity against which the houses repose in a "park-like" setting. The uniformity of the houses in scale, form and appearance compliments that image.*

The scale, form, and appearance of the six buildings included in the project are in keeping with the surrounding historic structures. The project as proposed creates a "park-like" setting through the variations in front setbacks and creation of passageways, private and common outdoor spaces and open landscaped areas.

*8.10.12 - Discourage installation of landscaping or monumental hedges, which interrupt the continuous open area between the façade and street and/or obscure the view of the house from the street.*

A condition has been included to require that the Final Landscape Plans reflect continuous open areas between façades and the public sidewalk/street and avoid the use of hedges between the front yard and sidewalk area.

*8.10.13 - Large expanses of concrete or asphalt are generally undesirable because they attract and hold heat in summer and are not visually attractive or historically appropriate.*

No large expanses of concrete or asphalt are proposed as all parking areas are below grade. Large open areas on the site are to be planted or landscaped.

*8.10.14 - Outdoor lighting should be located in a manner that reduces direct lighting of neighboring properties.*

A condition has been included to require that outdoor lighting be located and designed to reduce direct lighting of neighboring properties.

*8.10.15 - Identify and respect the pattern of front and rear setbacks for the block. While side and rear setbacks may vary, the traditional siting relationships should be maintained.*

*8.11.12 - Respect the prevailing setback, i.e. the most commonly occurring setback and lot coverage of the historic properties on the block face on which the building will be sited.*

The project as proposed on the Non-Contributing property respects the setbacks of the block and the historic setbacks of the property. The six buildings have varied setback distances from the adjacent public streets, as shown in Table 1, below, including average setbacks for the development as a whole.

Table 1: Comparison of Historic (1922) building setbacks, Current Zoning requirements, and Proposed building setbacks

1922 Sanborn Map	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Average
Oak St. Setback (ft)	14'	15'	21'	24'	18'	12'	17'
20th St. Setback (ft)	-	-	-	-	-	18'	18'
21st St. Setback (ft)	7'	-	-	-	-	-	7'

Current Zoning Requirements	Zone RD1.5 (entire site)						Zone RD1.5
Front Setback	15'						15'
Side Setback	5'						5'

Proposed Project	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Average
Oak St. Setback (ft)	19.9'	17.9'	17'	22'	15'	-	18.4'
20th St. Setback (ft)	-	-	-	-	15.2'	27'	21.1'
21st St. Setback (ft)	8.5'	50.3'	-	-	-	-	29.4'

Exhibit B presents an analysis of the historic setbacks that existed previously on the subject property sites, and currently existing on the neighboring 20<sup>th</sup> and 21<sup>st</sup> streets. On Oak Street, the average front yard setbacks were found to be 17-feet in 1922 and the new project averages 18.4-feet on this frontage. For 20<sup>th</sup> Street, historic setbacks varied from 11-feet on the project site to an average of 28-feet for the street overall; the new project will provide 21-feet of setback from 20<sup>th</sup> Street. On 21<sup>st</sup> Street, smaller setbacks averaging 14-feet were found historically; the new project will provide 29-feet. The west side setbacks vary, but in several areas the new buildings are only five feet from the property line. As a through lot development from 20<sup>th</sup> to 21<sup>st</sup> Streets, the west property line is technically a side property line, and the five foot setback thus complies with the zoning requirement. Although the six buildings on the site in existence in 1922 provided rear yard areas adjacent to the west edge of the property, they also had detached accessory buildings and garages in their back yards with either zero or approximately five-foot setbacks. The new buildings continue this pattern; there is not a continuous building wall of development five-feet from the west property line, instead the buildings have large openings between the buildings where the open space common recreation spaces are provided for the development. On balance, given that the property is designated a Non-Contributor, the proposed project setbacks have been found to respect the context of surrounding Contributing Elements by using setbacks which exceed the requirements of the Municipal Code and are compatible with the historic setbacks of the property.

*8.10.16 - Five foot overhangs over the driveways are to be avoided.*

All parking is provided by a subterranean parking garage; there is one proposed driveway, and it does not have any overhangs.

*8.10.17 - Paving materials historically used are still appropriate today. For Paths: Sod, brick, stone, slabs, slate, cobblestone. For Courtyards or patios: Cobblestones, slate, brick. For Driveways: Brick, stone, cobblestones.*

A condition has been included to require in the Final Landscape Plan that appropriate paving material for courtyards and pathways be used. For one short driveway on 21<sup>st</sup> Street leading to the underground parking lot, a stamped concrete pattern replicating historic materials may be utilized, given the heavy usage of that driveway.

*8.10.18 - Minimize the width of the driveway to avoid extensive paved surfaces. The use of Hollywood drives is recommended (A middle planting strip between two adjacent driveways).*

One 20-foot wide common driveway is used to access the underground parking garage for all proposed buildings. The new driveway utilizes an existing curb cut on 21<sup>st</sup> Street. Given the short length and heavy utilization of this sole driveway, a planted "Hollywood driveway" would not be practicable or appropriate for the development.

### **Massing and Orientation**

*8.11.1 - New residential structures should be consistent in scale and massing with the existing historic structures with the prevailing block. For instance, a narrow 2.5 story structure should not be built in a block largely occupied by one-story bungalows.*

The majority of the historic residences found on the prevailing block are two or two-and-a-half stories in height. Five of the six proposed new structures are two stories in height, with the sixth structure being three stories. The total height of all proposed structures does not exceed 33 feet. The proposed project is scaled down into six historically compatible buildings to minimize the overall massing and scale of the project, maintaining compatibility with the existing historic residences in the surrounding block.

*8.11.2 - New structures which will be larger than their neighbor's should be designed in modules, with the greater part of the mass located away from the main façade to minimize the perceived bulk of the structure.*

The proposed project is composed of six building modules to minimize the overall mass of the project. Each building is further articulated by recessed front porches with sloping roof forms, and roof dormer areas. The tallest proposed building, Building 3, is located at the middle of the site, away from 20<sup>th</sup> and 21<sup>st</sup> Streets, and has been designed such that its third floor massing is located towards the rear of the building, away from the main façade. This, along with the use of sloped gambrel roofs, helps minimize the potential perceived bulk of that building.

*8.11.3 - New residential structures should present their front door and major architectural façade to the primary street, and not to the side or rear yard.*

All building entrances include a front door facing a primary street. The main architectural façade and front entry of Building 1 faces 21<sup>st</sup> Street. The main architectural façades and front entryways of Buildings 2, 3, 4, and 5 face Oak Street. Finally, the main architectural façade and front entry of Building 6 faces 20<sup>th</sup> Street.

*8.11.4 - In some cases on corner lots, a corner entryway between two defining architectural façades may be appropriate.*

Although the project includes two corner lots, corner entryways are not proposed.

*8.11.5 - A progression of public to private spaces in the front yard is encouraged. One method of achieving this goal is through the use of a porch to define the primary entryway.*

As shown in Exhibit A, Sheets 8-13, each building on the site includes the use of a porch to create a progression of public to private space in the front yard area and define the front entryways.

*8.11.6 - New structures should be massed such that their floor plan should be consistent with the pattern of development of historic structures of the neighborhood.*

The project as proposed creates six distinct buildings. The creation of these distinct six buildings successfully echoes the historic building patterns that previously existed on the subject property. Through utilizing the dominating interstitial space between the six buildings to create an open site plan, the project as proposed is compatible with the historic development pattern of the neighborhood. The floor plans provide a traditional residential pattern for the development. For example, front porches lead into living rooms, and the large windows on common rooms and bedrooms face out towards the streets and the open space recreation areas, while smaller kitchen and bathroom areas with smaller windows are more generally grouped towards the rear and interior facing elevations of the development.

*8.11.7 - If the prevailing height is less than prescribed by code, then a new project should adopt a height similar to the prevailing.*

To minimize the perceived bulk of the project and maintain the project's relationship with the surrounding historic structures, the buildings are generally limited to only two floors, with the exception of Building 3. The maximum height of all six buildings is 33 feet. In Exhibit B, the average building heights in the surrounding neighborhood are listed on a "Comparison Table". The table and elevation measurements of neighboring Contributing properties show an average prevailing height of 30 to 34 feet on both 20<sup>th</sup> and 21<sup>st</sup> Streets; the maximum 33-foot height of the new development is therefore similar to those found on neighboring properties.

*8.11.8 - If the prevailing coverage on a block side on which the project is to be built is less than the zoning allows, then the new coverage should be similar to the prevailing.*

*8.11.11 - New residential structures should harmonize in scale and massing with the existing historic structures in surrounding blocks. The property owner should provide an analysis of the building lot coverage using the City of Los Angeles' Zoning Information Map Access System (ZIMAS) and Sanborn Maps for the Contributing existing residential building with frontage on both sides of the block of the same street as the frontage of the subject lot, except for vacant lots, to demonstrate that their proposal for the proposal does not exceed the prevailing lot coverage on the block for the proposed development.*

The project is an affordable housing development utilizing RD1.5 development regulations which do not regulate lot coverage, per se. As an affordable housing project, the project is permitted a by-right 20% density bonus above the baseline RD1.5 zoning. The project provides an average 49% coverage of the entire site. To minimize the perceived scale and massing the project as proposed creates six distinct buildings. The plan also proposes the incorporation of passageways, private and common outdoor spaces, and landscaped areas to further minimize the overall scale and massing of the new structures and harmonize with the existing historic structures on the surrounding blocks.

*8.11.9 - The arrangement of the parts and the ornamentation of the components should reflect the character of the immediate surroundings and should be limited to adjacent blocks.*

The architectural details and ornamentation of each of the six buildings echoes the character of historic structures in the surrounding blocks. The architectural details and ornamentation of the new buildings have been simplified to differentiate them as new construction from the existing historic structures in the University Park HPOZ. Exhibit B, Sheets 9, 11 and 13 provide examples of surrounding properties and comparisons with the proposed development. Examples include gable roof forms, shingle and siding wall surfaces, multi-pane double-hung windows, earth tone colors, exposed rafter tails and other details typical of Craftsman-style buildings. On the Dutch Colonial buildings, the large gambrel roof, the side gables, Dutch door on the porch, and column details reflect the character of Dutch Colonial buildings in the area, including 2142 Portland Street and a historic photo of a Dutch Colonial style house that previously existed on the subject property at 2009 Oak Street.

*8.11.10 - Many owners will wish to enlarge their houses by extending to the rear. In general the HPOZ Board would like to see the relationship of building to lot area not exceed 35%. It is important to retain rear area for backyard use.*

In particular, the above Guideline is most applicable in cases of enlarging existing buildings with new additions to the back of the building: "Owners will wish to enlarge their houses by extending to the rear". The proposed subject development, however, is a new multi-family affordable housing development on a currently vacant Non-Contributing surface parking lot. The Guideline then further states: "It is important to retain rear area for backyard use". Although the subject property is not a standard single-family housing development with typical open rear yard areas, on balance the design of the project preserves the guideline's purpose and intent of preserving usable open space for recreational use, generally locating those open space common areas towards the western, rear side of the site.

The Guideline reflects a concern that new additions to existing residential structures maintain a usable rear yard open space area for the recreational use of the residents. Throughout the University Park

HPOZ area, several multi-family apartment buildings were built during the HPOZ's Period of Significance which covered a majority or virtually all of the lot area with building area. Exhibit C - "Index of Surveyed Buildings" (see attached), provides a map of 59 properties in the HPOZ area surveyed by the project applicant. Of those properties, Table 2 below charts those Contributing multi-family properties with lot coverage greater than 45% that are in the nearby vicinity of the project site. Additionally, several Contributing single-family properties with lot coverage greater than 45% were also found nearby in the HPOZ (Exhibit C: Properties 8, 9, 10, 11, 15, 19, 20, 21, 22, 26, and 51).

Table 2: Contributing Nearby Multi-Family Properties with Lot Coverage Greater Than 45%

Property # On Exhibit C	Property Address	% Lot Coverage
4	931-935 W. 21 <sup>st</sup> Street	50%
32	2118 S. Oak Street	50.9%
34	2108-2110 S. Oak Street	47.8%
36	868-870 W. 21 <sup>st</sup> Street	54.8%
38	860 W. 21 <sup>st</sup> Street	45.7%
40	1984 S. Park Grove Avenue	88.1%
58	1000-1002 W. 20 <sup>th</sup> Street	60.9%

The proposed new multi-family development presents a design that replicates the single-family and small-scale multi-family housing typologies in the area. The development proposes an overall lot coverage of 49% for the property as a whole, but balances this by providing two larger combined open space areas towards the rear areas of the site, instead of six fragmented open space areas that existed on the prior development on the site when the lots were developed with six buildings, before the creation of the school parking lot. Additionally, by providing all parking onsite and only one short access driveway to the parking lot, the open areas on the property are available for increased landscaping and usable open space rather than for parking and driveways. By placing the parking underground, the site allows more opportunities for landscaped areas in lieu of using portions of the site for parking and driveways. Overall, the proposal will remove paving from a property that is currently entirely paved, thereby greatly improving permeability and contributing new and much needed landscaped open space to the community, in the spirit of the above guideline.

*8.11.13 - If the historic development pattern for a vacant lot is known, new construction on the lot should be encouraged to follow this historic pattern.*

Although the project exceeds the recommended 35% lot coverage of the Preservation Plan, open areas dominate the interstitial space between buildings to create an open site plan typical of the historic development patterns in the neighborhood. Additionally, the wider lot coverage of the site allows the units to be arranged in a low-rise configuration instead of having to accommodate the units in a single high-rise structure, which is more in keeping with the historic pattern. In Exhibit B, the "Historic 1922 Sanborn Map with Project Footprint Overlay" map shows that the six-detached building configuration proposed for the development, with the building frontages oriented primarily towards Oak Street, is compatible with the footprints and site plans of the previous development pattern on the site.

*8.11.14 - The property owner should provide an analysis of the building heights as defined by Los Angeles Municipal Code (LAMC) Section 12.21.1 of the Contributing existing residential buildings with frontage on both sides of the block of the same street as the frontage of the subject lot, except for vacant lots, to demonstrate that their proposal does not exceed the prevailing height of these buildings.*

The property is zoned PF-1-O-HPOZ; however, consistent with LAMC Section 12.04.09.B.9, the residential project is seeking to build using the parameters of the RD1.5-1-O-HPOZ zoning of the neighboring residential areas, plus a density bonus allowance. The majority of the historic residences found on the prevailing block are two or two and-a-half stories in height. Five of the six proposed new structures are two stories in height, with the sixth structure being three stories. The total height of all

proposed structures does not exceed 33 feet and therefore does not exceed the allowable 45-foot building height for the requested RD1.5-1-O-HPOZ zoning.

#### **Roof Forms**

*8.12.1 - Roofs on new residential structures should be consistent with the roof forms of the surrounding historic structures. The roof of a building should be similar in character to the roof structures on the block face. It is important that new roofs are similar to the prevailing roof form found with the HPOZ district.*

In general, the roof forms of the surrounding historic structures of the same style are gabled or hipped. The roof forms of the new buildings are a combination of gabled, gambrel, and hipped at the same slope to maintain compatibility with other existing historic structures that surround the site.

*8.12.3 - Roofing materials should appear similar to those used traditionally in surrounding historic residential structures.*

In general, the surrounding historic structures utilize asphalt roof shingles, replacing the original wood shingles. In keeping with the neighboring residential buildings, the new buildings will also utilize asphalt composition roof shingles, in traditional earth tone brown and gray colors.

*8.12.4 - Dormers and other roof features on new construction should echo be consistent with the size and placement of such features on historic structures within the HPOZ. Additional roof features should form a unified composition.*

Dormers are used sparingly on the new development. Building 4 has two dormers, one above each first floor entry that faces Oak Street. These dormers are used similarly as seen in other Contributing Craftsman and Dutch Colonial buildings nearby in the HPOZ, including buildings at 2101 Oak Street, 2103 Portland Avenue, and 945 West 20<sup>th</sup> Street. Additional roof features such as decorative brackets in the roof gable areas are used as part of the unified Craftsman composition of the buildings.

*8.12.5 - In HPOZs where roof edge details, such as corbels, rafter tails, or decorative vergeboards are common, new construction should incorporate roof edge details which echo these traditional details in a simplified form.*

Roof edge details found on the new buildings are simplified to maintain compatibility and differentiated as new construction. The new buildings maintain a similar number of limited exposed rafter tails as seen on Craftsman construction on nearby Contributing buildings, including 916 and 944 West 20<sup>th</sup> Street (see Exhibit A, Sheets 9 and 13). The new Dutch Colonial buildings, Buildings 3 and 4, also use exposed rafter tails, but only in a limited number on lower roof areas.

*8.12.6 - Roofs should be either gable, perpendicular or parallel to the street, or hip.*

*8.12.7 - The roof should be articulated with secondary roofs or rooftop elements such as dormers, room projections, and balconies projecting into or from the surface.*

*8.12.10 - Although they do not have to copy the existing it is important that roofs reflect the prevailing roof form found in the area.*

*8.12.11 - Additional roof features should form a unified composition.*

*8.12.12 - Where the roof meets the vertical walls of a building, the roof should project from the vertical surfaces and create an overhang.*

The six proposed buildings have gabled layered and hipped roofs that are either perpendicular or parallel to the streets. All of the roofs are articulated with secondary roofs and/or dormers and overhangs. The roof forms of the proposed structures are similar to the existing roof forms of the surrounding historic residences. All roofs of the proposed structures extend past the vertical exterior walls, creating an overhang. The Craftsman style new buildings feature characteristic low-pitched gable



roofs, while the Dutch Colonial type buildings uses a multi-slope gambrel roof that is the primary stylistic character-defining feature of that architectural style.

*8.12.8 - Secondary roof elements should be used to indicate the location of entrances, porches and other major components of the exterior surface of the building.*

Secondary roofs are utilized to delineate the floors of each building and indicate the location of entrances and front porch entries.

*8.12.9 - Many gutter profiles are available to provide a compatible or matching design for external alterations. Selection of materials can be critical since plastic gutters may be shiny and seem quite different in appearance after installation. Locate down spouts at appropriate spacing for good drainage but avoiding conspicuous locations.*

*8.12.13 - Roof mounted equipment such as air conditioning and solar collectors are not allowed unless concealed from public view.*

*8.12.14 - Plastic gutters and downspouts are inappropriate.*

A condition has been included to require that roof mounted equipment shall not be installed unless screened. Gutters and downspouts must be made of metal and placed in inconspicuous locations.

### **Openings**

*8.13.1 - New construction should have a similar façade solid-to-void ratio to those found in surrounding historic structures. Generally, large expanses of glass are inappropriate.*

*8.13.2 - Windows should be similar in shape and scale to those found on adjacent and/or abutting historic structures.*

The fenestration patterns of the proposed structures are similar to and compatible with other historic residences found in the surrounding block. The windows of the proposed structures are similar in scale and shape to those found on surrounding historic structures. As shown on the elevations, the new construction maintains a similar solid-to-void ratio to other historic properties. No large expanses of glass are proposed.

*8.13.3 - All windows should be in character with the particular style of the building. Windows should be consistent in materials and details throughout.*

Buildings 1, 2, 3, and 4 will have grouped multi-pane double-hung wood frame and sash windows, appropriate and in character with Craftsman and Dutch style historic structures. Buildings 5 and 6 will have grouped double-hung wood frame windows, appropriate and in character with Craftsman style historic structures.

*8.13.4 - The shapes, proportion, orientation, subdivision, and proportion of windows to the exterior surface area should be related to the building and secondly to other buildings on the block.*

The shapes, proportions, orientation, and subdivisions of windows on the proposed project are related to the building and compatible with other Craftsman and Dutch Colonial buildings found in the surrounding neighborhood.

*8.13.5 - The size, scale and ornamentation of a building entrance should maintain the domestic image of the area.*

The size, scale and ornamentation of the proposed building entrances maintain the domestic image of the area. The use of porches, simplified decorative architectural elements and landscaping elements further maintains the domestic image of the proposed project.

*8.13.6 - A main entrance should be from the main public street. Stairs, stoops, overhangs and porches should be part of this entrance.*

This site has three main public streets. Each building proposed for this site uses overhangs and porches and/or stairs and stoops to identify main entrances to the buildings.

*8.13.7 - New buildings should provide an entrance element for each unit or groups of units that reflect the prevailing number of entrances on the side of the block on which the property is located.*

The project as proposed generally maintains an entrance element for each unit on the ground floor level and an entrance element for each group of units located on the upper floors for each of the six buildings.

*8.13.8 - The introduction of new rhythms or patterns to the arrangement of windows or other openings, such as the relationship between the width of window openings and the wall space between windows or walls without any openings, should remain consistent with the existing window arrangement.*

The window pattern and arrangement of the proposed project is consistent and compatible with the architectural style of each building and surrounding similar structures.

*8.13.9 - Window articulation like decorative windows, a patterned sash, or predominantly double hung or casement windows on new infill Projects should remain consistent with the existing window details and style.*

The proposed six infill structures will have grouped double-hung windows that are simple in design and decoration to maintain compatibility with the surrounding historic neighborhood.

*8.13.10 - New windows should be wood-framed (with true-divided lights if desired) and proportional to the original window openings in the building. Aluminum windows should not be allowed within the district.*

Although the project consists of new construction, the new windows will use wood frames.

*8.13.11 - Secondary features such as shutters, railings, or exterior wall panels also contribute to the decoration and patterning of the exterior form, but the appropriate use of such elements should be carefully determined. Any window and door openings should align with these openings of the existing structure. Alignment of the top of door/window openings is important in evaluating the proposed design. Detailing and material of windows and doors should be specified to match existing, such as wood windows with genuine divided lights.*

The project as proposed includes secondary features that are compatible with the architectural style of each building. Each secondary feature is appropriately aligned with the building openings.

*8.13.12 - Burglar bars over windows and doors that are visible from the street are discouraged, unless the decorative design is compatible with the original design/style of house.*

A condition has been included to require that proposed burglar bar installations be reviewed prior to their installation.

*8.13.13 - Place windows to promote privacy between properties.*

In general, the placements of proposed windows have been staggered to maintain privacy between properties.

*8.13.14 - Maintain privacy between houses when locating a new balcony that may overlook an existing patio or balcony.*

The rear facing balconies of Buildings 2 and 3 of the proposed project do not overlook any existing balconies, but do overlook the rear yard area of two existing properties located behind the project site.

#### **Materials and Details**

*8.14.1 - New construction should incorporate materials similar to those used traditionally in historic structures in the area. It is important to maintain a sense of authenticity of materials in the district. Accordingly, materials such as pressed hardboard or vinyl that replicate the appearance of historical materials should not be allowed. New construction should incorporate materials similar to those used traditionally in historic structures in the district.*

The proposed project is new construction allowing for the use of contemporary construction materials. The materials used in the project as proposed are compatible alternatives to those used in the surrounding neighborhood. The windows will use wood frame and sash construction. No vinyl elements, which would not accurately recreate historic materials, are proposed. A condition requiring the use of metal gutters and downspouts has also been included in the project conditions.

*8.14.2 - Materials used in new construction should be in units similar in scale to those used historically. For instance, bricks or masonry units should be of the same size as those used historically.*

The brick, siding and shingles, and roof shingles used on the proposed project are in units similar in scale to those used in the surrounding neighborhood. For example, siding widths for the new lap siding is consistent with neighboring buildings, and the shingles used on building walls will have a traditional random staggered, non-uniform appearance.

*8.14.3 - Architectural details such as newel posts, porch columns, rafter tails, etc., should be consistent with echo, but not exactly imitate, architectural details on adjacent and/or abutting surrounding historic structures.*

The architectural details of the proposed project are simplified and compatible with architectural details found on surrounding structures within the University Park HPOZ. The Georgian wood posts on the new Dutch Colonial building, Dutch doors, and an arch feature on the Building 3 Oak Street façade are examples of architectural details on the new buildings similar to surrounding properties. The square column and brick bases on the new Craftsman style buildings are examples of the use of compatible details on the building in that architectural style.

*8.14.4 - The traditional architectural details found on historical structures add a sense of scale and texture to the construction. It is not necessary to replicate historic details, but new construction should include a similar level of and approach to detail.*

The proposed project includes details such as horizontal siding and shingles, simple decorative porch details (railings, columns, brick work, decorative brackets, and exposed rafter tails), and simple eave details to maintain compatibility with other such architectural details found on surrounding structures within the University Park HPOZ.

*8.14.5 - Avoid long blank walls.*

The project as proposed generally does not include long blank walls.

*8.14.6 - Each floor to floor division should be articulated on the building surface of the building. Horizontal bands, small curvatures of the wall surface at the floor line, roofs, bay windows, etc. should be used to detail the exterior of the building.*

The use of porches, porch roofs, change in materials, balcony/patio railings, horizontal bands, and dormers helps to articulate floor to floor divisions on the exteriors of the proposed structures.

*8.14.7 - Ornamentation of a building should be consistent in material and detailing throughout. New projects should reflect the prevailing ornamental character on the side of the block on which it is located.*

The ornamentation of the proposed project buildings is in-keeping with the architectural style of each building and compatible with the prevailing ornamental character of the surrounding structures. Since the proposed project is new construction and located on a Non-Contributing property, the use of contemporary construction materials designed to replicate historic materials is appropriate.

*8.14.8 - Buildings should have consistent materials throughout. The detailing, type and quality of materials should be similar on all sides of the project. The surface qualities of the materials should be similar in color, texture, scale, reflectance, and visual appearance as those found in the HPOZ district.*

*8.14.9 - Keep the materials palette simple and appropriate to the house style.*

All six of the proposed structures utilize the same materials palette which is compatible with both the Craftsman style and Dutch Colonial style buildings of the proposed project. The surface quality of the materials in the proposed project is compatible in color, texture, scale, reflectance, and visual appearance with those found in the surrounding University Park HPOZ, and the architectural treatment and attention to detail is consistent on all facades of each of the six buildings.

*8.14.10 - A minimum of three paint colors should be required. Body, trim and windows.*

*8.14.11 - Staining of natural wood siding/shingle materials is recommended.*

*8.14.12 - The color of the walls should dominate the house's appearance more than trim and door color. A muted tone for the base color is the wisest choice and will be the best complement to any bright colors you may choose to emphasize the trim of your home and this will determine how the house harmonizes with its neighbors.*

*8.14.13 - When you are painting, remember that the roof is a part of your color scheme and must relate to the rest of the house. Similarly, when you are roofing, choose a dark or neutral material that does not "compete" with the other house colors.*

*8.14.14 - Color has its greatest clarity when seen alone, or against a background of white, black, grey, or a muted tone. Two strong colors may not be effective on a building style. If you use more than two colors you can take away the effect of each color alone and create a garish look.*

*8.14.15 - Very bright colors, especially if a high gloss paint is used, are best avoided altogether. However, a semi-gloss bright colored door, when other colors on the house enhance it, can be very effective.*

Each building has at least three historically appropriate earth tone or neutral colors included in the color scheme (see Exhibit A, Sheets 8, 10, and 12). Any shake or lap siding used will either be stained or painted in a color that is compatible with the appropriate historic color scheme for each building style. Each building will have dark or neutral color asphalt roof shingles. The paint colors and trim relate to the building massing and architectural details, for example using muted earth tones as main building colors and brighter colors or whites for smaller building accent details such as doors or columns.

- C. A Mitigated Negative Declaration (MND) was issued for the proposed project per the California Environmental Quality Act (CEQA) pursuant to the City of Los Angeles CEQA Guidelines. Environmental Case No. ENV-2012-83-MND was issued on October 18, 2012. The project was subsequently redesigned in November 2012 with modifications to reduce the setbacks, height and massing from the original plans submitted in May 2012. On April 10, 2013 a Reconsideration of the Environmental Determination found no significant environmental impacts from the redesign that had not been analyzed in the original MND.

## APPEAL PERIOD

The Determination in this matter will become effective 15 days after the date of mailing, unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/ incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this grant and received and receipted at a public office of the Department of City Planning on or before the prescribed date or the appeal will not be accepted. Department of City Planning public offices are located at:

Figueroa Plaza  
201 North Figueroa Street, #400  
Los Angeles CA 90012  
(213) 482-7077

6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys CA 91401  
(818) 374-5050

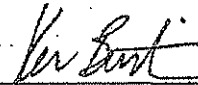
The applicant is further advised that all subsequent contact with this office regarding this grant must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

### APPROVED BY:


MICHAEL J. LOGRANDE  
Director of Planning

Reviewed By:

Prepared By:

  
\_\_\_\_\_  
Ken Bernstein, AICP  
Manager, Office of Historic  
Resources

  
\_\_\_\_\_  
Michelle Levy,  
City Planner

  
\_\_\_\_\_  
Steve Wechsler, AICP  
Planning Assistant  
(213) 978-1391

cc: University Park HPOZ Board  
Interested parties requesting a copy of the decision  
Empowerment Congress North Area Neighborhood Council  
Council District 1 - Cedillo