



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: September 8, 2016
Time: 8:30 a.m.
Place: City Hall, Room 350
200 N. Spring Street, Los Angeles,
CA 90012
Public Hearing: July 21, 2016
Appeal Status: None

Case No.: CPC-2016-930-HPOZ
CEQA No.: ENV-2016-931-CE
Council No.: 14-Huizar
Plan Areas: Northeast
Certified NC: LA-32
GPLU: Low Residential, Low
Medium II Residential,
Public Facilities, Open
Space, Neighborhood
Commercial
Zones: R1-1, RD1.5-1, R4-1,
[Q]C4-1XL
Applicant: City of Los Angeles


PROJECT LOCATION: Properties bounded by Kendall Avenue and Moffatt Street to the north, Huntington Drive to the east and south, a Los Angeles Unified School District (LAUSD) campus (Sierra Vista Elementary) and Newtonia Drive to the south, and the rear lot lines of the properties located on the west side of Alpha Avenue to the west.

PROPOSED PROJECT: Pursuant to LAMC Section 12.20.3F, establishment of the El Sereno - Berkshire Craftsman District Historic Preservation Overlay Zone (HPOZ) and adoption of the El Sereno - Berkshire Craftsman District Preservation Plan.

RECOMMENDED ACTION:

- 1) **Recommend** that the City Council approve the establishment of the proposed El Sereno - Berkshire Craftsman District Historic Preservation Overlay Zone (HPOZ);
- 2) **Find** that the proposed El Sereno - Berkshire Craftsman District HPOZ ordinance boundaries are appropriate;
- 3) **Adopt** the El Sereno - Berkshire Craftsman District HPOZ Preservation Plan;
- 4) **Adopt** the attached Findings; and
- 5) **Find** that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 for the El Sereno - Berkshire Craftsman District HPOZ and Preservation Plan.

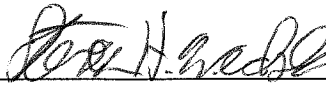
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EXHIBITS:

- A – Boundary/Contributor Status Map
- B – Historic Resources Survey – As approved by the Cultural Heritage Commission on August 4, 2016
- C – Proposed El Sereno - Berkshire Craftsman District HPOZ Preservation Plan
- D – Categorical Exemption
- E – Proposed El Sereno - Berkshire Craftsman District HPOZ Adopting Ordinance

PROJECT ANALYSIS

Project Summary

Adoption of the proposed El Sereno - Berkshire Craftsman District HPOZ would place the properties generally bounded by Kendall Avenue and Moffatt Street to the north, Huntington Drive to the east and south, a Los Angeles Unified School District (LAUSD) campus (Sierra Vista Elementary) and Newtonia Drive to the south, and the rear lot lines of the properties located on the west side of Alpha Avenue to the west under the regulations of Los Angeles Municipal Code (LAMC) Section 12.20.3, the HPOZ Ordinance. Adoption of the HPOZ includes the certification of a Historic Resources Survey and boundaries, and adoption of a Preservation Plan to accompany the ordinance.

The proposed El Sereno - Berkshire Craftsman District HPOZ is a neighborhood of 114 properties located in the Northeast Community Plan Area. It consists of mainly single-family residences with several multi-family and commercial properties along its edges, all primarily built between 1905 and 1945. The large majority of the district is zoned R1-1, but also includes several areas of RD1.5-1, R4-1, and [Q]C4-1XL zoned properties. The four commercial properties on Huntington Drive have a "Q" condition (per Ordinance No. 173,541, effective November 15, 2000) limiting their residential density to that of the RD1.5 zone, as well as limiting the use to Commercial or Mixed Use Projects (as defined in LAMC Section 13.09) while prohibiting Automotive uses and open storage. The proposed HPOZ district is located at the far eastern boundary of the City of Los Angeles, bordered by the City of South Pasadena to the north, and the City of Alhambra to the east. The eastern boundary of the HPOZ abuts Huntington Drive, which is a City-designated Scenic Highway.

The district features excellent examples of early 20th century architectural styles especially associated with the Arts and Crafts and Period Revival modes of architecture, including Craftsman, American Foursquare, Spanish Colonial Revival, Tudor Revival, American Colonial Revival, and Dutch Colonial Revival. There are a few Minimal Traditional-style houses, Mid-Century Modern apartment buildings and vernacular commercial properties as well. The district is characterized by the consistency of building styles and massing, as well as its spatial and landscape features such as concrete sidewalks, ornamental cast stone streetlights, concrete and arroyo stone retaining walls, mature trees, relatively consistent lot sizes, gently sloping topography, and combination curvilinear and gridded street pattern.

The district is also significant for its association as a streetcar suburb. The El Sereno - Berkshire Craftsman District HPOZ was developed as a result of its proximity to the Pacific Electric Short Line that ran along Huntington Drive. The proposed El Sereno - Berkshire Craftsman District HPOZ was subdivided as the Short Line Villa Tract in 1906 and became part of the Sierra Vista community (named for its adjacent streetcar stop). The eastern boundary of the tract is Huntington Drive, the former location of a four track streetcar route to downtown Los Angeles. The tract was subdivided by the Short Line Villa Company, a local real estate development firm that was active between 1906 and the mid-1920s. The plan of the tract incorporated curving streets with a modified grid pattern west of Berkshire Avenue. The tract included large view lots along the east side of Branner Avenue (now Berkshire Drive) and the west side of Huntington Drive, as well as modest-sized lots along Alpha and Atlas Streets. Advertisements for the Short Line Villa Tract marketed its proximity to express car lines, its large view lots and the fact that residents were allowed to use their own build plans.

In the early 2000's, local residents became increasingly concerned with the potential for out-of-scale and incompatible development, and the preservation of the predominantly Craftsman and Period Revival architectural styles of the community. The residents worked with the Council

District 14 office, and the Department of City Planning to build support for the adoption of a HPOZ. Ultimately, City Councilmember Jose Huizar introduced a Council Motion on July 30, 2014 (CF 14-0257) that instructed the Department of City Planning to develop a HPOZ for the area as a way to protect its historic resources. On November 4, 2014, a Council Motion (CF 14-0656) was adopted that directed the Department of City Planning to study five areas for the possibility of adopting an HPOZ, including the El Sereno – Berkshire Craftsman District. On March 25, 2015, an Interim Control Ordinance (ICO) became effective under Ordinance No. 183496. The ICO established a moratorium on the issuance of building and demolition permits for properties within the five proposed HPOZs, including the proposed El Sereno – Berkshire Craftsman District HPOZ.

Purpose of a Historic Preservation Overlay Zone

An HPOZ is an area of the city which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

Recognizing the need to identify and protect neighborhoods with distinct architectural and cultural resources, the City Council adopted the ordinance enabling the creation of HPOZs in 1979 and Angelino Heights became Los Angeles' first HPOZ in 1983. Today, the City of Los Angeles has 30 designated HPOZs, with more than 10 additional districts under consideration. HPOZ areas range in size from neighborhoods of approximately 50 parcels to more than 4,000 properties. While most districts are primarily residential, many have a mix of single-family and multi-family housing, and some include commercial and industrial properties. HPOZs are established and administered by the Department of City Planning (in concert with the City Council). Individual buildings in an HPOZ need not be of landmark quality on their own: it is the collection of cohesive, unique, and intact historic resources that qualifies a neighborhood for HPOZ status.

An HPOZ is a zoning overlay that is identified through the addition of the HPOZ suffix to the existing zone. The underlying zoning is not changed when the HPOZ is established. The HPOZ Ordinance regulates the exterior of properties within the district, reviews new construction, and prohibits demolition of identified historic resources unless hardship can be proven. Projects are reviewed by the Department of City Planning and often the HPOZ Board (for larger projects) before work can be approved. Interior work, with no changes to the exterior, is exempt from review. The HPOZ Ordinance is one of the most successful tools for the preservation and conservation of historic neighborhoods.

El Sereno - Berkshire Craftsman District Historic Resources Survey

LAMC Section 12.20.3 (the HPOZ Ordinance) requires that a Historic Resources Survey be prepared as part of the HPOZ establishment process. A Historic Resources Survey (Survey) determines the eligibility of an HPOZ and delineates its boundaries with a Survey Map. It also includes a Historic Context Statement that identifies a Period of Significance for the HPOZ and relates the history of the area by theme, place, and time. The Cultural Heritage Commission certified the El Sereno - Berkshire Craftsman District Survey as to its accuracy and completeness on August 4, 2016.

The Survey also identifies all potential Contributing and Non-Contributing Elements in the proposed zone. Contributing and Altered Contributing Structures date from the HPOZ's Period of Significance and retain a high level of architectural integrity with some reversible alterations. Contributing and Altered Contributing properties are eligible for local financial incentives such as

the Mills Act, a property tax reduction program which incentivizes rehabilitation of locally designated historic properties. Non-Contributing Structures include properties that date from the HPOZ's Period of Significance, but have irreversible alterations, are structures built outside of the Period of Significance, or are vacant lots.

In 1989, the "Short Line Villa Tract" area of El Sereno was identified in the survey for the Northeast Los Angeles Community Plan Revision as the potential "Berkshire Craftsman and Revival Bungalow District" HPOZ area. As part of the 1994 Caltrans Third Supplemental Historical Architectural Survey Report for the 710 Freeway Gap Closure Project, the majority of the proposed HPOZ area was surveyed and found to be potentially eligible for local HPOZ designation.

In January 2015, the Office of Historic Resources (OHR) received funding from Council District 14 to commission consultants Architectural Resources Group, Inc. (ARG) to prepare a Historic Resources Survey for the area. The Survey was conducted between March 2015 and July 2015 by ARG architectural historians meeting the Secretary of the Interior's Professional Qualification Standards. The Survey concluded that the El Sereno – Berkshire Craftsman District meets the criteria for HPOZ designation due to its association with early patterns of residential development as a streetcar suburb in Los Angeles as well as for its architectural distinction, representing a wide range of architectural styles popular during the first half of the 20th century. The majority of individual properties reflect the historic contexts and themes under which the area was found to be significant, retain integrity, and meet the threshold of "Contributing" building, per the City's HPOZ Ordinance. The El Sereno - Berkshire Craftsman District HPOZ Historic Resources Survey (previously called the "Berkshire HPOZ Survey") prepared by the consultants is comprised of 114 parcels of which 79 were identified as Contributing (69%) and 35 (31%) as Non-Contributing. Of the 79 Contributors, 56 were given the status of Altered Contributors due to minor, reversible alterations that were identified at the properties. Department of City Planning staff has field checked all properties in the District, and included one update to the survey, reclassifying a property from Non-Contributor to Altered Contributor status.

The Survey identified the architectural Period of Significance to be from 1905 to 1941, the time when most of the contributing buildings were constructed. The Historic Context Statement goes into detail about the history of the area, the integrity of the architecture, and the cultural significance of its development as a streetcar suburb. The Historic Context Statement can be found in Exhibit C within the proposed Preservation Plan, attached.

El Sereno - Berkshire Craftsman District HPOZ Preservation Plan

The Preservation Plan provides clear preservation goals and guidelines, sets expectations for high quality design, and applies review procedures equitably and consistently to all affected properties. The Preservation Plan also includes a discussion of the history of the neighborhood. Department of City Planning Staff proposes simultaneous adoption of a Preservation Plan with the proposed HPOZ district because having a Preservation Plan in place at the time the HPOZ goes into effect provides for much more efficient implementation of the HPOZ.

Guidelines

A Preservation Plan is a document intended by LAMC Section 12.20.3.E to be used by the Director, HPOZ Board, property owners and residents in the application of preservation principles within an HPOZ. The Preservation Plan is the guiding document used to review projects within the HPOZ and is based upon the Secretary of the Interior's Standards for Rehabilitation, national guidelines used to review projects involving historic resources. Derived from the Standards, the Preservation Plan Guidelines set clear and predictable expectations as

to the design and review of proposed projects within an HPOZ. Specifically, the guidelines address rehabilitation, additions, new construction, front yard landscapes, and streetscapes.

From January 2016 to May 2016, through a series of neighborhood meetings and working group meetings, staff worked with stakeholders to prepare a Draft Preservation Plan that meets the historic preservation goals of the community, while upholding the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. As such, the Preservation Plan focuses most review and strict conformance with preservation standards, on the primary facade, and allows for more flexibility on side and non-visible facades. In adopting a historic district, it is important that a Preservation Plan reflects the needs and desires of the community in which it is applied. For example, Guideline 6.4.1 states, "New or replacement retaining walls should be constructed in a style and with materials that harmonize with the house and with other existing historic retaining walls in the area. Arroyo stone retaining walls are an important feature of the HPOZ and should be maintained. If a veneer material is being proposed, it should closely match the texture, materials and design of historic walls in the neighborhood." A copy of the Proposed Preservation Plan is included as Exhibit C of this packet.

Review Procedures

The Preservation Plan defines the scope of projects reviewed under LAMC Section 12.20.3.G of the HPOZ Ordinance and identifies the type of work that would be delegated to Planning staff for review without requiring review by the HPOZ Board. For example, the Preservation Plan exempts some types of non-visible projects from HPOZ review, while focusing guidelines on character-defining features located on street facing facades that will have the greatest impact.

Conclusion

The El Sereno - Berkshire Craftsman District has been identified as a neighborhood with both architectural and cultural significance in the City of Los Angeles. The Context Statement carefully and accurately explains the neighborhood's history and evolution over the past 111 years, while the Survey demonstrates that the El Sereno - Berkshire Craftsman District retains a high degree of architectural integrity. Additionally, the majority of the El Sereno - Berkshire Craftsman District community has been in strong support of the HPOZ and has worked closely with Department of City Planning staff to draft a Preservation Plan that meets the neighborhood's preservation goals. Based on the attached Findings, it is the recommendation of the Department of City Planning and the Cultural Heritage Commission that the City Planning Commission adopt the El Sereno - Berkshire Craftsman District HPOZ Preservation Plan and recommend the adoption of the HPOZ Ordinance, based on the attached Findings, to the City Council.

FINDINGS

A. 12.20.3.F – Procedures for Establishment, Boundary Change or Repeal of Preservation Zone

The processing of an initiation or an application to establish, change the boundaries of or repeal a Preservation Zone shall conform with all the requirements of LAMC Section 12.32 A-D and the following additional requirements:

12.20.3.F.2 – Initiation of Preservation Zone

a) By the City Council, the City Planning Commission, the Director of Planning and the Cultural Heritage Commission.

City Councilmember Jose Huizar introduced a Council Motion on July 30, 2014 (CF 14-0257) that instructed the Department of City Planning to develop a HPOZ for the area as a way to protect its historic resources. On November 4, 2014, a Council Motion (CF 14-0656) was adopted that directed the Department of City Planning to study five areas for the possibility of adopting an HPOZ, one of which is the El Sereno – Berkshire Craftsman District. On March 25, 2015, an Interim Control Ordinance (ICO) became effective under Ordinance No. 183496. The ICO established a moratorium on the issuance of building and demolition permits for properties within the five proposed HPOZs, including the proposed El Sereno – Berkshire Craftsman District HPOZ.

12.20.3.F.3 – Historic Resources Survey

a) Purpose. Each Preservation Zone shall have a Historic Resources Survey, which identifies all Contributing and Non-Contributing Elements and is certified by the Cultural Heritage Commission to its accuracy and completeness.

At its meeting on August 4, 2016, the Cultural Heritage Commission certified the Historic Resources Survey as to its accuracy and completeness. No changes or modifications were made to the proposed Survey boundaries or property classifications.

During the public hearing process, Staff received correspondence from one property owner requesting consideration of a change to the proposed District boundaries, to remove the properties along the Huntington Drive, the eastern border of the district, from the HPOZ. The properties along Huntington Drive consist of one commercial property at the south end of the district at Berkshire Avenue, and a small collection of three commercial buildings at the north end at Kendall Avenue. In between, the properties are zoned multi-family, but developed with 11 multi-family properties of up to 20 units and three with single-family residences. The property owner owns a multi-family-zoned property on Huntington Drive. He expressed concern that inclusion of the Huntington Drive properties could impair the ability of the multi-family property owners to make changes to their buildings, and that in the early Caltrans surveys of the area, those surveys excluded the Huntington Drive properties as a peripheral “boundary” buffer area to the main single-family developed heart of the original Short Line Villa Tract, west of the Huntington sites.

Staff believes however, that the Huntington Drive properties should remain in the HPOZ and are an essential part of it. Of the 18 properties fronting Huntington Drive, 10 are Contributors and 8 are Non-Contributors. The Contributors include three single-family Craftsman residences, two commercial buildings, and several highly intact examples of small-scale courtyard apartment

buildings in the Craftsman and Spanish Colonial Revival styles. The Huntington Drive properties are also significant contributors to the Streetcar Suburb context of the overall HPOZ district. The properties, given their highly visible location on Huntington Drive function as the “face” of the HPOZ to the wider community in that area, and its location as the gateway to the City of Los Angeles from the San Gabriel Valley along the former historic Route 66.

Staff also notes that retaining the Huntington Drive properties in the HPOZ could actually help incentivize a reversal of alterations and lead to rehabilitation of the historic properties on that street. As Contributors to a HPOZ district, the properties would be eligible for local financial incentives such as the Mills Act, a property tax reduction program which incentivizes rehabilitation of locally designated historic properties. Contributor and Altered Contributor status would protect the buildings from incompatible alterations and demolition, while excluding those sites would leave a significant and highly visible area of that community vulnerable to alteration or demolition, potentially creating significant changes to the existing pattern of building forms on the street.

Five speakers at the August 4, 2016 Cultural Heritage Commission public hearing spoke in support of adoption of the HPOZ, with no speakers in opposition. The speakers and written comments received also supported the adoption of the HPOZ with the proposed boundaries, and specifically request inclusion of properties located on the Huntington Drive portion of the proposed district. The Cultural Heritage Commission recommended to the City Planning Commission the adoption of the HPOZ as proposed, including retaining the Huntington Drive properties as part of the HPOZ.

b) Context Statement. The Survey shall be accompanied by a Context Statement establishing the relation between the physical environment of the proposed HPOZ and its history, thereby allowing the identification of historic features in the area as Contributing or Non-Contributing. The Context Statement shall represent the history of the area by theme, place, and time. It must also define the various historical factors that shaped the development of the area and define a period of significance for the Preservation Zone.

In March through July 2015, Architectural Resources Group developed an intensive field survey for El Sereno - Berkshire Craftsman District. The Survey contained a history of the neighborhood and identified every property in the neighborhood as either Contributing, Altered Contributing, or Non-Contributing.

The El Sereno - Berkshire Craftsman District HPOZ represents a specific period of development, and the Context Statement establishes the relationship between the physical environment and its place in history. The Survey determined that the proposed El Sereno - Berkshire Craftsman District HPOZ is significant for its diverse mix of early 1900’s architectural styles and its relationship to the early phases of residential development in Los Angeles historically located adjacent to streetcar lines. The full Context Statement is available in the Proposed El Sereno – Berkshire Craftsman District Preservation Plan (Exhibit C).

The Period of Significance for the area was determined to be 1905-1941, which captures the tract’s period of development. Two Contexts/Themes that pertain to the El Sereno - Berkshire Craftsman District HPOZ are called out in the Context Statement: *Residential Development and Suburbanization - Streetcar Suburbanization* and *Architecture – The Arts & Crafts Movement and Period Revival Styles*.

c) Findings of Contribution. No building, structure, Landscaping, or Natural Feature shall be considered a Contributing Element unless it is identified as a Contributing Element in the Historic Resources survey for the applicable Preservation Zone. Features designated as Contributing shall meet one of more of the following criteria:

(1) adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time;

(2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or

(3) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

In addition to these criteria, Architectural Resources Group used National Register Bulletin 24 to inform the evaluation process for properties that were built during the Period of Significance (1905-1941) but had suffered some alterations. The Survey area comprises 114 properties, of which 79 were identified as Contributing (69%) and 35 (31%) as Non-Contributing.

The Historic Resources Survey concluded that the El Sereno - Berkshire Craftsman District HPOZ meets the criteria for a Historic Preservation Overlay Zone, because of the high concentration of Contributing structures exemplified by the collection of Arts and Crafts and Period Revival architecture in a cohesive neighborhood setting that retains much of its original, historic character. The Contributing buildings are the original structures from the period of development which occurred from 1905 through 1941. The Contributing properties add to the historic architectural qualities or historic associations for which they are significant because they were present during the Period of Significance, and possess historic integrity reflecting their character at that time. The proposed El Sereno - Berkshire Craftsman District HPOZ meets the criteria for HPOZ designation because the district as a whole contains residences of high architectural quality that effectively represent the development history of this portion of Los Angeles.

B. 12.32 A-D – Land Use Legislative Actions

The HPOZ Ordinance requires that, in addition to specific requirements for the establishment of an HPOZ, that the proposed HPOZ shall conform to the requirements of LAMC Section 12.32 A – D for Land Use Legislation Actions. The Code section authorizes the Director of Planning to make a recommendation for action on the matter, before which the Director may direct a Hearing Officer to hold a public hearing and make a report and recommendation. The official public hearing must be properly noticed at least 24 days in advance in at least one general circulation newspaper in the City and by mailing written notice to the owners of all property within and outside the City that is within 500 feet of the area proposed to be changed.

A) Notice

The Department of City Planning held a public hearing on the proposed El Sereno - Berkshire Craftsman District HPOZ and Preservation Plan on July 21, 2016 at the El Sereno Branch Public Library (5226 Huntington Drive South, Los Angeles, CA, 90032). On June 24, 2016 more than 24 days in advance of the meeting, a notice of this public hearing was mailed to all owners and occupants within the proposed HPOZ boundaries and within a 500 foot radius of the HPOZ.

The notice was provided in English and Spanish text. Prior to the public hearing, an open house and public workshop took place in the community on July 11, 2016, which was announced by the same notice as the Public Hearing. Notice for the public hearing before the Planning and Land Use Management Committee will be published in the *Los Angeles Daily Journal* by the City Clerk 24 days in advance.

B) General Plan/Charter Findings

LAMC 12.32.C.2 requires that “after receipt of the Director’s recommendation, the Planning Commission shall hold a public hearing and make a report and recommendation to the Council regarding the relation of the proposed land use ordinance to the General Plan and whether adoption of the proposed land use ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice.”

The establishment of the El Sereno - Berkshire Craftsman District HPOZ, and the adoption of its Preservation Plan is in substantial conformance with the purposes, intent, and provisions of the General Plan, and will be in conformity with public necessity, convenience, general welfare and good zoning practice in that it implements the following objectives of the 1) Northeast Community Plan, which is the land use element of the General Plan, as well as the 2) Conservation Element and 3) Housing Element of the General Plan:

1) 1999 Northeast Community Plan Revision

Land Use Policies and Programs

Objective 1-1: To preserve and enhance existing residential neighborhoods.

Policy 1-1.1: Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential uses and other uses that are incompatible as to scale and character, or would otherwise diminish quality of life.

Policy 1-1.2: Promote neighborhood preservation, particularly in existing single-family neighborhoods, as well as in areas with existing multiple-family residences.

The proposed El Sereno - Berkshire Craftsman District HPOZ will help to protect existing single-family and low density residential neighborhoods by preserving existing historic structures and requiring that new infill development be built in a scale and design that is compatible with the historic character of the neighborhood. Contributing and Altered Contributing properties within the proposed El Sereno - Berkshire Craftsman District HPOZ boundaries are eligible for the City’s Mills Act program, which offers a financial incentive for property owners to restore, maintain, and rehabilitate historic properties in exchange for substantial reductions in property taxes.

Objective 1-3: Preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.

Policy 1-3.1: Protect the quality and scale of the residential environment through attention to the appearance of new construction including site planning compatible building design.

The El Sereno - Berkshire Craftsman District's unique and historic neighborhood character will be protected by HPOZ zoning and all rehabilitation projects and new infill projects will be required to follow the guidelines of the El Sereno - Berkshire Craftsman District Preservation Plan. Guidelines for preserving and renovating existing residential building address design issues including doors, windows, roofs, additions, accessory buildings, architectural details, building materials and finishes, mechanical equipment such as a/c units, and porches and balconies. For example, Section 7.4.2, Arcades, Patios, Porches & Balconies states that "decorative details that help to define a historic porch should be preserved. These include balusters, balustrades, half-walls, columns, brackets, pedestals, roofs and eaves. For example, Arroyo Stone facing on some porch columns and building foundations are important features on several properties in the El Sereno – Berkshire Craftsman District and should be preserved." For new construction, the Guidelines address issues including massing and orientation, building openings, architectural styles and details, roof forms, and materials. These guidelines are intended to protect the quality and scale of the residential environment through their recommendations for the appearance of new construction, including site planning compatible building design.

Objective 1-4: Preserve and enhance neighborhoods with a distinctive and significant historical or architectural character.

Policy 1-4.1: Encourage identification and documentation of historic and architectural resources in the Plan area.

Policy 1-4.2: Protect and encourage reuse of historic resources in a manner that maintains and enhances the historic appearance of structures and neighborhoods.

Policy 1-4.3: Preserve architecturally or historically significant features, such as designated trees and stone walls and incorporate such features as an integral part of new development when appropriate.

The proposed El Sereno - Berkshire Craftsman District HPOZ and Preservation Plan meets the intent of this objective and policy because the El Sereno - Berkshire Craftsman District HPOZ Survey has identified and documented the subject area's historic resources on detailed survey pages. The adoption of the El Sereno - Berkshire Craftsman District HPOZ will ensure that the district's identified resources will be preserved, rehabilitated, and restored in the coming years. The El Sereno - Berkshire Craftsman District's historic neighborhood character will be protected by HPOZ zoning and the guidelines of the El Sereno - Berkshire Craftsman District Preservation Plan, which encourage reuse of historic resources in a manner that maintains and enhances the historic appearance of structures and neighborhoods. The Preservation Plan includes guidelines to encourage preservation of features such as significant mature trees, historic street light poles, and stone walls in the District.

Objective 2-2: To enhance the identity and appearance of commercial districts.

Policy 2-2.2: Require that projects in commercial areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with appropriate existing uses and development.

The El Sereno - Berkshire Craftsman District's includes a small area of several commercially-zoned and developed properties on Huntington Drive. The HPOZ zoning and the guidelines of the El Sereno - Berkshire Craftsman District Preservation Plan will help assure that the distinctive historic character of those areas will be preserved on all rehabilitation projects and

designed compatibly with the neighborhood character on any redevelopment of those commercial sites. The rehabilitation guidelines in the Preservation Plan, derived from the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, outline how to properly maintain and sensitively make additions to historic properties. *Preservation Plan Chapter 11 – Commercial Rehabilitation* provides guidelines related to the maintenance, repair, and minor rehabilitation of existing commercial sites and structures. *Preservation Plan Chapter 12 – Commercial Infill and Alteration of Non-Contributing Elements*, provides guidelines for building new commercial structures in a HPOZ and for alterations to commercial structures or sites that are Non-Contributing, as identified in the Historic Resources Survey. These Guidelines provide specific recommendations for new commercial development and renovation of existing development, in the areas of site design, storefronts signs and awnings, windows and doors, roofs, architectural details, materials, and mass, form and scale for additions and infill development. Additionally, Contributing and Altered Contributing commercial properties within the HPOZ District are eligible for the City's Mills Act program, which offers a financial incentive for property owners to restore, maintain, and rehabilitate historic properties in exchange for substantial reductions in property taxes.

Preservation of historic and cultural amenities

Goal 14: A community which preserves and restores the monuments, cultural resources, neighborhoods and landmarks which have historical and/or cultural significance.

Objective 14-1: To ensure that the Plan Area's significant cultural and historical resources are protected, preserved and/or enhanced.

Policy 14-1.1: Establish one or more Historic Preservation Overlay Zones (HPOZ) to protect and enhance the use of historic structures and neighborhoods.

Objective 14-2: To protect and enhance historic and architectural resources in commercial areas in a manner that will encourage revitalization and investment in these areas.

Policy 14-2.1: Encourage the preservation, maintenance, enhancement and adaptive reuse of existing buildings in commercial areas through the restoration of original facades and the design of new construction which complements the old in a harmonious fashion, enhancing the historic pattern.

The Northeast Community Plan Area contains two existing HPOZs: Lincoln Heights and Highland Park - Garvanza. The establishment of the El Sereno - Berkshire Craftsman District HPOZ will further protect and enhance the use of historic structures in the community by encouraging rehabilitation, providing design review and helpful preservation techniques, and preventing incompatible alterations. The rehabilitation guidelines in the Preservation Plan, derived from the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, outline how to properly maintain and sensitively make additions to historic properties, and the Mills Act Program gives property owners the opportunity to apply for a reduction in property taxes and use the savings as a funding source for rehabilitation. Additionally, the HPOZ Board, experts in the field of architecture, real estate, construction, and the local community, will provide volunteer design review and share successful rehabilitation methods. The rehabilitation guidelines in the Preservation Plan, derived from the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, outline how to properly maintain and sensitively make additions to historic properties. The guidelines include sections

addressing both residential and commercial properties. For commercial properties, *Preservation Plan Chapter 11 – Commercial Rehabilitation* provides guidelines related to the maintenance, repair, and minor rehabilitation of existing commercial sites and structures. *Preservation Plan Chapter 12 – Commercial Infill and Alteration of Non-Contributing Elements*, provides guidelines for building new commercial structures in a HPOZ and for alterations to commercial structures or sites that are Non-Contributing, as identified in the Historic Resources Survey. These Guidelines provide specific recommendations for new commercial development and renovation of existing development, in the areas of site design, storefronts signs and awnings, windows and doors, roofs, architectural details, materials, and mass, form and scale for additions and infill development. Additionally, Contributing and Altered Contributing commercial properties within the HPOZ District are eligible for the City’s Mills Act program, which offers a financial incentive for property owners to restore, maintain, and rehabilitate historic properties in exchange for substantial reductions in property taxes.

2) 2001 Conservation Element of the General Plan

Section 5 Cultural and Historical Objective: Protect important cultural and historical sites and resources for historical, cultural, research, and community education purposes.

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

Adoption of the El Sereno - Berkshire Craftsman District HPOZ and Preservation Plan will require that the Director of Planning or local HPOZ Board approve all modifications, additions and infill development on properties within the district. The East Los Angeles Area Planning Commission has the authority to approve demolitions to Contributing structures in very limited circumstances. The HPOZ and its Preservation Plan will ensure that maintenance, repair, rehabilitation, restoration, additions, relocations and new infill construction is conducted in a historically appropriate manner that is consistent with the character of the neighborhood, the “Period of Significance” (1905-1941), and the identified architectural styles. Moreover, the HPOZ will protect historic resources from demolition and potentially irreversible alterations that are incompatible with the neighborhood, and thereby protect the historic resources and their character defining features.

3) 2013-2021 Housing Element of the General Plan

Objective 1.2: Preserve quality rental and ownership housing for households of all income levels and special needs.

Policy 1.2.6: Provide incentives for the preservation of historic residential structures.

Program # 46: Historic Preservation

Designate historic and culturally significant neighborhoods as Historic Preservation Overlay Zones (HPOZs) and individual buildings as Historic-Cultural Monuments (HCMs). Such designations allow historic residential buildings to qualify for tax incentives and other incentives for their rehabilitation and adaptive reuse. Explore the provision of additional incentives for the rehabilitation of affordable housing and for low-income homeowners of historic properties in HPOZs. Facilitate the removal of barriers to accessibility in historic buildings.

Program # 47: Mills Act Implementation

The Mills Act is a statewide program implemented at the local level. It allows qualifying owners of historic properties to receive a potential property tax reduction and use the savings to help rehabilitate, restore and maintain their homes. The Office of Historic Resources at the Department of City Planning oversees the project work for the substantial rehabilitation of homes. This program ensures adequate maintenance of housing stock in economically diverse neighborhoods.

The establishment of the El Sereno - Berkshire Craftsman District HPOZ will provide property owners of Contributing and Altered Contributing properties the opportunity to apply for the Mills Act, a property tax reduction program that incentivizes the rehabilitation and maintenance of locally designated historic properties. Properties must have official designation as a local historic resource in order to apply and participate in the program. As such, the Mills Act Program incentivizes historic designation and preservation of historic resources.

Objective 2.4: Promote livable neighborhoods with a mix of housing types, quality design, and a scale and character that respects unique residential neighborhoods in the City.

Policy 2.4.1: Promote preservation of neighborhood character in balance with facilitating new development.

Policy 2.4.2: Develop and implement design standards that promote quality residential development.

Program # 92: Planning for Neighborhood Character

Conduct regular updates of Community Plans in order to address changing local needs. Adopt implementation tools, such as overlay zones and design guidelines to guide new development and protect existing neighborhood character. Explore mechanisms to address better transitions between single family and multi-family development, between commercial and residential development, and between industrial and residential development. Enforce the Baseline Mansionization Ordinance, which limits the size of homes in proportion to lot size throughout the City. Create new Residential Floor Area districts to protect neighborhood character. Utilize the Community Plan Implementation Overlay districts as another neighborhood character tool.

The adoption of the El Sereno - Berkshire Craftsman District HPOZ and its Preservation Plan will preserve historically significant housing and will ensure that new infill construction be compatible with the area's architectural and historic character. Through the HPOZ review process, all major exterior modifications, new construction, and demolitions must comply with the El Sereno - Berkshire Craftsman District Preservation Plan, which serves as the district's design standards. Rehabilitation and repair is normally the preferred approach in HPOZs, though new construction is possible on vacant or Non-Contributing lots. HPOZ staff and the HPOZ Board, which will be composed of historic preservation professionals, contractors, and architects, can assist property owners by offering guidance on how to rehabilitate their properties in a cost-effective and historically appropriate manner. The intent of the El Sereno - Berkshire Craftsman District HPOZ is to preserve neighborhood character and guide new development to be compatible in scale and massing with historic properties.

4) Mobility Plan 2035

Appendix B: Inventory of Designated Scenic Highways and Guidelines.

Policy 3.c: Planting/Landscaping - Outstanding specimens of existing trees and plants located within the public right-of-way of a Scenic Highway shall be retained to the maximum extent feasible within the same public right-of-way.

Policy 3.d: Planting/Landscaping - Low-growing ground cover and/or shrubs shall be utilized as parkway planting along Scenic Highways in order to avoid blocking a desirable view of a scenic feature (Wide landscaped median). Plant material size at maturity as well as overall scale of plants within the landscaped area must be carefully studied in the site analysis and design stages.

Policy 3.e: Planting/Landscaping - Landscaped medians of Scenic Highways shall not be removed.

The proposed El Sereno - Berkshire Craftsman District HPOZ borders a City Designated Scenic Highway on North Huntington Drive. Huntington Drive in this area is part of the original historic Route 66 highway. The Mobility Plan 2035 identifies the “wide landscaped median” of that section of North Huntington Drive as a protected scenic feature or resource. The implementation and provisions of the proposed El Sereno - Berkshire Craftsman District HPOZ and Preservation Plan however, would not negatively impact that scenic resource within the designated scenic highway. Rather, the proposed HPOZ and Preservation Plan would protect the unique character of the neighborhood, which retains much of its original design, street grid pattern, building setbacks, and landscaped front yards. For example, Preservation Plan Section 6.5.2 states: “Preserve and maintain mature street trees and historically significant landscaping in public planting strips. New plantings in the public planting strip should be compatible with the historic character of the Preservation Zone. Additionally, Preservation Plan Section 6.5.3 states: “Parkways are traditionally defined by a single planted material; replacement materials should replicate this historic planting pattern.” These HPOZ guidelines would therefore contribute to the implementation of this Mobility Plan policy.

Policy 4.c: Signs/Outdoor Advertising - A standard condition for discretionary land use approvals involving parcels zoned for non-residential use located within five hundred feet of the center line of a Scenic Highway shall be compliance with the sign requirements of the CR zone.

The El Sereno - Berkshire Craftsman District HPOZ and Preservation Plan includes guidelines in Section 11.3: Storefronts, Signs and Awnings, that add qualitative design measures on new and existing commercial development. These guidelines would reinforce the quantitative standards of the CR zone with the qualitative measures of the Preservation Plan guidelines in supporting this policy.

Policy 5.a: Utilities - To the maximum extent feasible, all new or relocated electric, communication, and other public utility distribution facilities within five hundred feet of the center line of a Scenic Highway shall be placed underground.

Policy 5.b: Utilities - Where undergrounding of such utilities is not feasible, all such new or relocated utilities shall be screened to reduce their visibility from a Scenic Highway.

The HPOZ Preservation Plan guidelines contains a provision that will support the implementation of these Mobility Plan policies. Preservation Plan Section 6.5 – Street-Scape, Parkway and Public Right-of-Way states, “new utility infrastructure shall be placed in the least obtrusive location. Consider introducing new utility lines underground to reduce impacts to the historic character of the preservation zone.”

C. California Environmental Quality Act (CEQA)

Department of City Planning staff concludes that Categorical Exemptions Class 8 and 31 of the State CEQA Guidelines are appropriate and that the exceptions to these two categorical exemptions do not apply. Categorical Exemption, Article 19, Section 15308, Class 8 “consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.” Categorical Exemption, Article 19, Section 15331, Class 31 “consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer.”

Individual construction projects that are subject to the HPOZ and the Preservation Plan will be required to go through project specific environmental review if required under CEQA. Thus, the establishment of a HPOZ does not supersede the California Environmental Quality Act, or other Los Angeles Municipal Code requirements.

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.”

The certification of the El Sereno - Berkshire Craftsman District Historic Resources Survey in conjunction with the establishment of a Historic Preservation Overlay Zone and Preservation Plan regulates construction activities to ensure the protection of a City historic resource: The El Sereno - Berkshire Craftsman District neighborhood. In fact, the purpose of the proposed HPOZ is to prevent significant environmental impacts to a historic and cultural resource identified in the Northeast Community Plan. Without regulation of construction activities in the El Sereno - Berkshire Craftsman District, the historic integrity of the neighborhood could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The design guidelines in the El Sereno - Berkshire Craftsman District Preservation Plan are based upon the Secretary of the Interior’s Standards for Rehabilitation and provide guidance on the historically appropriate construction activities in order to ensure the continued preservation of the El Sereno - Berkshire Craftsman District neighborhood. The use of Categorical Exemption Class 8 from the State CEQA Guidelines is consistent with other California jurisdictions, which find that the regulations placed upon historic districts is necessary for the protection of the environment and will make sure that maintenance, repair, restoration, and rehabilitation does not degrade the historic resource.

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

The establishment of the El Sereno - Berkshire Craftsman District HPOZ and Preservation Plan falls under Categorical Exemption Class 31 for historic resource restoration and rehabilitation. Construction projects within the HPOZ would be reviewed for conformity with the El Sereno - Berkshire Craftsman District Preservation Plan, which implements the Secretary of the Interior's Standards for Rehabilitation. The Preservation Plan explicitly draws from the Secretary of the Interior's Standards for Rehabilitation by calling for the preservation and repair of historic features and materials, before replacement. Whenever replacement of historic features is necessary due to deterioration, the Plan requires that new features match the original in size, shape, appearance, and material. For example, Section 7.4.4, Arcades, Patios, Porches & Balconies states that "If elements of the porch, such as decorative brackets or columns, must be replaced, replacement materials should exactly match the originals in design and materials." This guideline conforms to the Secretary of the Interior's Standards in that replacement features are to match the original in size, appearance, and whenever possible materials. The proposed HPOZ would effectively require projects to adhere to the El Sereno - Berkshire Craftsman District Preservation Plan, which elaborates and clarifies the Secretary of the Interior's Standards for Rehabilitation as it relates to the unique conditions of the El Sereno - Berkshire Craftsman District neighborhood. This will protect the El Sereno - Berkshire Craftsman District from construction activities that could damage its historic integrity and ensure that maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction is conducted in a historically appropriate manner.

Exceptions to the Use of Categorical Exemptions

Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project and determined that none of these exceptions apply as explained below:

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 exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.

There are currently two HPOZs within the Northeast Community Plan area. The majority of parcels of the pending El Sereno - Berkshire Craftsman District HPOZ, in the Northeast Community Plan, have generally been developed to the maximum zoning capacity, with a few exceptions on Huntington Drive. The parcels in the pending El Sereno - Berkshire Craftsman District HPOZ are predominantly located in the Low Residential, Public Facilities, and Open Space land use designations, and developed with single-family homes. There are limited areas primarily on Huntington Drive developed with apartments in a Low Medium II Residential designation. The four commercial properties on Huntington Drive have a Neighborhood Commercial land use designation, and the zoning has a "Q" condition prohibiting 100% commercial on site and limiting maximum residential density to the RD1.5 zone. It is the intent of the HPOZ program to ensure that proposed projects and new development are compatible in overall scale, size, massing, bulk, setback, and design with the surrounding HPOZ neighborhood and Community Plan areas. Adoption of the pending El Sereno - Berkshire Craftsman District HPOZ and Preservation Plan will not alter the environment, but will address development within the HPOZ boundaries to ensure that future projects and development are compatible with the HPOZ and Northeast Community Plan area; therefore protecting the historic resources within the HPOZ. Consequently, there is no cumulative impact on the environment from previous HPOZ adoptions, current HPOZ adoptions, or future HPOZ adoptions.

Significant Effect - “A categorical exemption shall not be used for any activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances. Examples include projects which may affect scenic or historical resources.

Like the other thirty HPOZs in the City, the proposed El Sereno - Berkshire Craftsman District HPOZ and Preservation Plan would, through its design regulations, protect identified historic resources. There are no unusual circumstances that would have a significant impact on the environment due to the adoption of the El Sereno - Berkshire Craftsman District HPOZ and Preservation Plan. Therefore, there is no possibility of significant effects on the environment.

Scenic Highway - “A categorical exemption shall not be used for a 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 certified EIR.” This exception applies when a projects may result in damage to scenic resources within a duly designated scenic highway.

The proposed El Sereno - Berkshire Craftsman District HPOZ borders a City Designated Scenic Highway on North Huntington Drive. The Mobility Plan 2035 identifies the “wide landscaped median” of that section of North Huntington Drive as a protected scenic feature or resource. The implementation and provisions of the proposed El Sereno - Berkshire Craftsman District HPOZ and Preservation Plan however, would not negatively impact that scenic resource within the designated scenic highway. Rather, the proposed HPOZ and Preservation Plan would protect the unique character of the neighborhood, which retains much of its original design, street grid pattern, building setbacks, and landscaped front yards. For example, Preservation Plan Section 6.5 provides guidelines for the HPOZ regarding the street-scape, parkways, and the public right-of-way, addressing issues of preserving mature street trees, parkway plantings, street furniture and historic street lighting, and historic curb configurations and sidewalks.

Hazardous Waste Site - “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.” This exception applies when a project is located on a site or facility listed pursuant to California Government Code 65962.5.

The Department of Toxic Substances Control (DTSC) has not listed any parcel in El Sereno - Berkshire Craftsman District as a hazardous material site.

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 resources.” This exception applies when a projects may cause a substantial adverse change in the significance of an historical resource.

The proposed project would not cause an adverse change in the significance of a historical resource as defined in State CEQA 15064.5; rather, the proposed project would protect identified historic structures through the Historic Preservation Overlay Zone (HPOZ). The proposed HPOZ would ensure that exterior work on properties within the proposed El Sereno - Berkshire Craftsman District HPOZ area is consistent with the Secretary of the Interior’s Standards for Rehabilitation as clarified and elaborated in the proposed Preservation Plan and would require an additional level of review (prior to obtaining other Planning entitlements and

building permits), so that new additions or alterations are conducted in a historically appropriate manner, preserving the historic integrity of the property and its environment.

Categorical Exemption ENV-2016-931-CE was prepared on June 22, 2016 and is included as Exhibit D.

Summary of the Required Public Hearing held July 21, 2016

A public hearing regarding the proposed El Sereno - Berkshire Craftsman District Historic Preservation Overlay Zone (HPOZ) was conducted by Hearing Officer Jason Chan on June 21, 2016 at the El Sereno Branch Public Library at 5226 Huntington Drive South, Los Angeles, CA, 90032. On June 24, 2016, more than 24 days in advance of the hearing, a public hearing notice was mailed to all owners and occupants within the proposed HPOZ boundaries and within a 500 foot radius of the HPOZ. The notice was provided in English and Spanish text.

16 people signed in at the public hearing. At the start of the public hearing, approximately 14 people were in attendance. Reactions to the HPOZ from residents and property owners in attendance were solidly in support of the HPOZ. Summaries of public testimony from the July 21, 2016 public hearing are included below:

Speaker Cards: One (1) in support; one (1) general comments

Organizations testifying in Support:

None

Organizations testifying in Opposition:

None

Summary of Public Hearing Testimony:

Two speakers provided public testimony at the hearing. The speakers were an owner/resident of a property on Huntington Drive and a representative from the LA-32 Neighborhood Council. The resident spoke of the importance of the preservation of the character of the area to retain those positive attributes that attracted him to move to the neighborhood. He also spoke on the role of the HPOZ to help prevent future redevelopment that was not sensitive to the character of the neighborhood. The speaker from the Neighborhood Council provided general comments, but stressed the value of the HPOZ to the wider El Sereno community and the lack of the ability to retain historic features on properties in areas without HPOZ requirements.

Summary of Correspondence Received

The Department of City Planning received correspondence from one property owner requesting consideration of a change to the proposed District boundaries, to remove the properties along the Huntington Drive, the eastern border of the district, from the HPOZ. The property owner owns a multi-family-zoned property on Huntington Drive. He expressed concern that inclusion of the Huntington Drive properties could impair the ability of the multi-family property owners to make changes to their buildings, such as the installation of "energy efficient vinyl windows". Additionally, he notes that in the early Caltrans surveys of the area, those surveys excluded the Huntington Drive properties as a peripheral "boundary" buffer area to the main single-family developed heart of the original Short Line Villa Tract, west of the Huntington sites.

Summary of the Cultural Heritage Commission Meeting held August 4, 2016

The proposed El Sereno - Berkshire Craftsman District Historic Preservation Overlay Zone (HPOZ) went before the Cultural Heritage Commission on August 4, 2016 at City Hall, 200 N. Spring Street, Rm. 1010, Los Angeles, CA 90012. There were five speakers at the meeting and all five spoke in favor of the establishment of the HPOZ. Speakers cited long-standing efforts in the community to provide protective status for the historic character of their neighborhood. Several speakers also spoke to their support for including the properties on Huntington Drive as an essential component of the proposed HPOZ.

Action of the Cultural Heritage Commission

The Cultural Heritage Commission, with a four member quorum, moved to:

- 1) **Certify** the Historic Resources Survey, as to its accuracy and completeness;
- 2) **Recommend** that the City Planning Commission approve the establishment of the boundaries for the proposed El Sereno - Berkshire Craftsman District HPOZ;
- 3) **Recommend** that the City Planning Commission adopt the El Sereno - Berkshire Craftsman District HPOZ Preservation Plan;
- 4) **Find** that the structures, landscaping and natural features within the proposed El Sereno - Berkshire Craftsman District HPOZ meet one or more of the following criteria:
 - add to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
 - owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
 - retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the city.
- 5) **Find** that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31.

Summary of Correspondence Received

The Department of City Planning has received three letters and comment cards submitted at the Cultural Heritage Commission meetings. The correspondence all express support for the establishment of the HPOZ. The comments also support the adoption of the HPOZ with the proposed boundaries, and specifically request inclusion of properties located on the Huntington Drive portion of the proposed district.