

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2016-961-HPOZ	ENV-2016-962-CE	CD-4, CD-10
PROJECT ADDRESS:		
Properties generally bounded by Wilshire Boulevard to the north, San Vicente Boulevard to the south, La Brea Avenue to the east, and Fairfax Avenue to the west.		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
City of Los Angeles	N/A	N/A
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Renata Dragland	(213) 473-9919	Renata.Dragland@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>Pursuant to LAMC Section 12.20.3.F, establishment of the Miracle Mile Historic Preservation Overlay Zone (HPOZ), and adoption of the Miracle Mile HPOZ Preservation Plan.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

On December 8, 2016, the City Planning Commission:

- 1) Recommended that the City Council approve the establishment of the proposed Miracle Mile Historic Preservation Overlay Zone (HPOZ);
- 2) Found that the proposed Miracle Mile HPOZ ordinance boundaries are appropriate, excluding properties north of 8th Street, west of Orange Grove Ave, and along Olympic Boulevard per Exhibit E;
- 3) Adopted the Miracle Mile HPOZ Preservation Plan;
- 4) Adopted the attached Findings; and
- 5) Found that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 for the Miracle Mile HPOZ and Preservation Plan.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Adopt the proposed ordinance establishing the Miracle Mile HPOZ

FINAL ENTITLEMENTS NOT ADVANCING:

Item No. 3 listed above, for the adoption of the Miracle Mile HPOZ Preservation Plan, will not move forward to Council.

ITEMS APPEALED:

None

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):**FISCAL IMPACT STATEMENT:** Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION: City Planning Commission (CPC) Cultural Heritage Commission (CHC) Central Area Planning Commission East LA Area Planning Commission Harbor Area Planning Commission North Valley Area Planning Commission South LA Area Planning Commission South Valley Area Planning Commission West LA Area Planning Commission**PLANNING COMMISSION HEARING DATE:**

December 8, 2016

COMMISSION VOTE:


5 - 3

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:Rocky Wiles **TRANSMITTAL DATE:**

12-29-16



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: DEC 29 2016

CPC-2016-961-HPOZ

CEQA: ENV-2016- 962-CE

Plan Area: Wilshire

Council District: 4 - Ryu

10 - Wesson

Project Site: Properties generally bounded by Wilshire Boulevard to the north, San Vicente Boulevard to the south, La Brea Avenue to the east, and Fairfax Avenue to the west.

Applicant: City of Los Angeles
Representative: Renata D. Dragland, City Planning Associate

At its meeting of **December 8, 2016**, the Los Angeles City Planning Commission took the following actions in consideration of the following Ordinance:

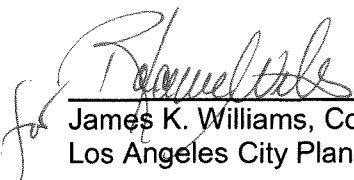
Pursuant to Section 12.20.3.F of the Los Angeles Municipal Code, establishment of the Miracle Mile Historic Preservation Overlay Zone (HPOZ), and adoption of the Miracle Mile HPOZ Preservation Plan.

1. **Determined** that the Project is Categorically Exempt (ENV-2016-962-CE) under the State CEQA Guidelines, Article 19, Section 15308, Class 8, and 31 for the Miracle Mile HPOZ and Preservation Plan;
2. **Recommended** that the City Council **Approve** the establishment of the proposed Miracle Mile Historic Preservation Overlay Zone, as amended by the Commission;
3. **Determined** the proposed Miracle Mile HPOZ boundaries as amended by the Commission, to be appropriate;
4. **Approved** the Miracle Mile HPOZ Preservation Plan; and
5. **Adopted** the attached Findings.

This action was taken by the following vote:

Moved: Ambroz
Seconded: Katz
Ayes: Padilla-Campos, Perlman, Mack
Nays: Ahn, Millman, Dake-Wilson,
Absent: Choe

Vote: 5 – 3


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

Effective Date/Appeals: The Los Angeles City Planning Commission's decision is final and not 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.

Attachments: Ordinance, Map, Findings

c:

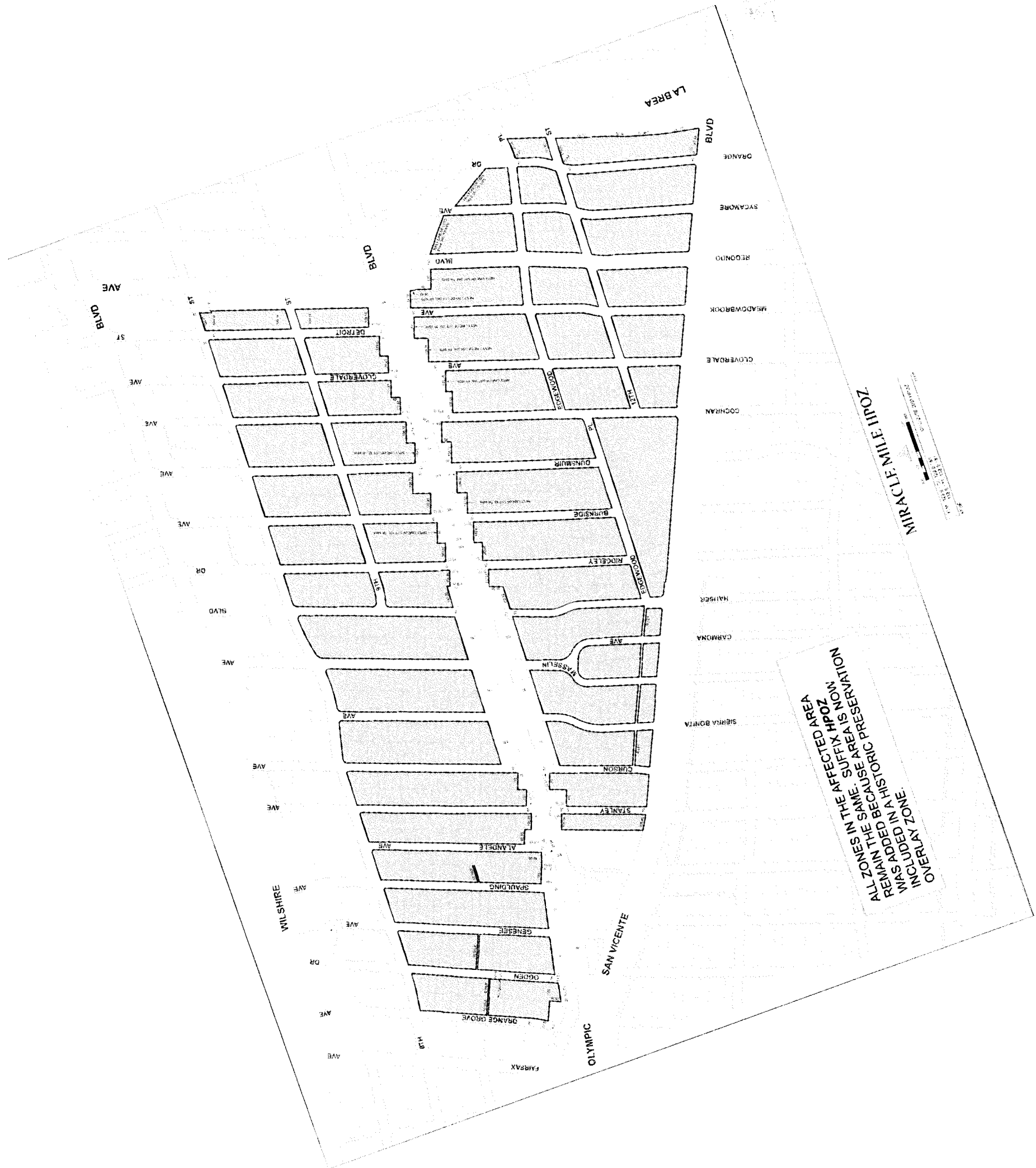
ORDINANCE NO. _____

An ordinance establishing the *Miracle Mile Historic Preservation Overlay Zone* pursuant to the provisions of Section 12.20.3 of the Los Angeles Municipal Code (the Code) and amending Section 12.04 of the Code by amending the zoning map,

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

Section 1. Pursuant to Section 12.20.3 of the Los Angeles Municipal Code, the Miracle Mile Historic Preservation Overlay Zone is hereby established for the properties located within the shaded borders of the zoning map depicted below.

Section 2. The Zoning Map referenced in Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone for the properties located within the shaded borders of the zoning map depicted below to R-1-HPOZ, R1-1-O-HPOZ, R2-1-HPOZ, R2-1-O-HPOZ, R3-1-HPOZ, R3-1-O-HPOZ, RD1.5-1-O-HPOZ, C2-1-O-HPOZ, (T)(Q) C1-1VL-O-HPOZ



MIRACLE MILE HISTORIC DISTRICT



ALL ZONES IN THE AFFECTED AREA
 ARE NOW HISTORIC PRESERVATION
 ZONES. THESE AREAS ARE NOW
 INCLUDED IN A HISTORIC PRESERVATION
 OVERLAY ZONE.

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Section 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____

Holly L. Wolcott, City Clerk

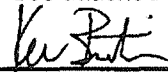
By: _____
Deputy

Approved _____

Mayor

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

December 27, 2016
See attached report



for _____
Vincent P. Bertoni, AICP
Director of Planning

CPC-2016-961-HPOZ

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, or the Cultural Heritage Commission.

On November 4, 2014, Council Motions (CF 14-0656, 14-0519,14-1135,14-0625,14-0343,14-0344,14-1262) directed the Department of City Planning to study nine areas for the possibility of establishing new single-family zones, including the Miracle Mile area, were adopted. On February 13, 2015, former City Councilmember Tom LaBonge introduced a Council Motion (CF 15-0183) that instructed the Department of City Planning to provide information and advice, and to assist the Miracle Mile Residential Association in its effort to develop an HPOZ for the area as a way to protect its historic resources. On March 25, 2015, an Interim Control Ordinance (ICO) became effective under Ordinance No. 183497. The ICO established additional zoning regulations for the issuance of building permits for properties within fifteen Neighborhood Conservation Areas, including the proposed Miracle Mile HPOZ. On June 10, 2016, Vincent P. Bertoni, Director of Planning, formally initiated the establishment of the Miracle Mile 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 September 15, 2016, the Cultural Heritage Commission certified the Historic Resources Survey for its accuracy and completeness. The Commission certified the Historic Resources Survey with the modifications proposed by Department of City Planning staff. Ten (10) properties - 5124 W. 12th Street, 1051 S. Burnside Avenue, 1117 S. Dunsmuir Avenue, 859 S. Hauser Boulevard, 907 S. Hauser Boulevard, 1125 S. Hauser Boulevard, 841 S. Masselin Avenue, 848 S. Sierra Bonita Avenue, 906 S. Sierra Bonita Avenue, and 821 S. Spaulding Avenue - were reclassified from Non-Contributing to Contributing or Altered Contributing status; and one (1) property - 909 S. Curson Avenue - was reclassified from Altered Contributor to Non-Contributor status. No changes or modifications were made to the proposed Survey boundaries.

712 S. Stanley Avenue

This property is the northernmost parcel within the proposed boundaries on S. Stanley Ave. Despite its commercial zoning designation, [Q]C2-1-CDO, it is developed as a two-story fourplex built in the Spanish Colonial Revival architectural style, and has been identified a Contributor in the proposed district. Unlike all other properties north of W. 8th Street that are included in the proposed boundaries for the Miracle Mile HPOZ, this property is also included in the existing Miracle Mile Community Design Overlay (CDO). Additionally, this property has a [Q] condition that relates to design guidelines and standards of the CDO that aim to preserve the Art Deco character of buildings on Wilshire Boulevard, promote pedestrian oriented commercial development, improve the appearance and enhance the identity of the district.

Staff recommends that this property be maintained in the proposed boundaries of the HPOZ, because it is developed as a residential fourplex, retains character defining elements that reflect the period in which it was built and meets the criteria for contribution to the proposed HPOZ.

700 blocks of S. Orange Grove Avenue and Ogden Drive

During the workshop and public hearing process, Staff received correspondence from nine (9) individuals representing seven (7) properties on the 700 block of S. Orange Grove Avenue and Ogden Drive. The individuals request a change to the proposed District boundaries to remove the properties along the 700 block of S. Orange Grove Avenue and Ogden Drive - a total of fourteen (14) properties on the northeastern border of the district - from the HPOZ. The properties along this portion of S. Orange Grove Avenue are located on the east side of the street and consist of seven (7) properties in total, five (5) of which are designated Contributors or Altered Contributors, and two (2) that are designated Non-Contributors because they are developed with a four-story multi-family residential building that occupies both parcels. The properties along this portion of Ogden Drive consist of three (3) Contributing structures on the west and four (4) Non-Contributors on the east side. The eight (8) Contributing properties along the 700 block of S. Orange Grove Avenue and Ogden Drive consist of two-story multi-family residences and represent highly intact examples of Spanish Colonial Revival, Monterey Revival, Tudor Revival, and Minimal Traditional architectural styles. The property owners mentioned the area's proximity to the future transit line and its potential for high-density development that would be prevented if the properties are included in the boundaries of the proposed HPOZ.

Properties north of West 8th Street

Similarly, staff received correspondence and comments from eight (8) property owners concerning four (4) properties - one not included in the proposed boundaries of the HPOZ -, regarding the exclusion of properties north of W. 8th Street. Staff also received comments from two (2) residents requesting the inclusion of these properties in the district. According to ARG, properties north of W. 8th Street were specifically requested to be surveyed by the Miracle Mile Residential Association because of the consistent pattern of development and its architectural and historic significance. The properties in this area were included in the boundaries of the proposed historic district because they are an integral part of the Miracle Mile neighborhood, were mostly developed in the period of significance in one of the identified architectural styles, and retain architectural integrity. This area is also the most threatened by redevelopment due to its proximity to Wilshire Boulevard commercial corridor, and the future transit line.

Staff recommends, that the properties north of W. 8th Street, including the 700 block of S. Orange Grove Avenue and Ogden Drive, remain in the HPOZ. Of the 69 properties included in the proposed boundaries of the Miracle Mile HPOZ and located north of W. 8th street, 55 are Contributors and 14 are Non-Contributors, a ratio of 80%, which is consistent with the overall ratio of Contributors in the proposed district. The Contributors consist of two-story multi-family buildings and include highly intact examples of multi-family structures in the Monterey Revival, Spanish Colonial Revival, Tudor Revival, Art Deco, French Revival, Minimal Traditional architectural styles. These properties north of W. 8th Street are also significant contributors to the Automobile Suburbanization and Multi-Family Residential themes of the overall HPOZ district.

Staff also notes that retaining the properties north of W. 8th Street 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 an 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 in the area.

Conclusion

There were forty-five (45) speakers at the meeting at the September 15, 2016 Cultural Heritage Commission public hearing: thirty (30) spoke in support, thirteen (13) spoke in opposition, and two (2) provided general comments regarding the proposed Miracle Mile HPOZ. Two (2) of the thirteen (13) speakers in opposition, requested the Commission to exclude the properties on the 700 blocks of Orange Grove Avenue and Ogden Drive from the boundaries of the proposed HPOZ. A strong majority of speakers and written comments received also supported the adoption of the HPOZ with the proposed boundaries. Council District 4 staff member Julia Duncan spoke in support of the HPOZ and the proposed boundaries. Many of the speakers also spoke at the public hearing on August 11, 2016.

The Cultural Heritage Commission unanimously recommended to the City Planning Commission the adoption of the HPOZ, and voted 3-1 to approve the boundaries as proposed, retaining the properties north of 8th Street including those on the 700 block of S. Orange Grove Avenue and Ogden Drive 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.

Architectural Resources Group Inc. developed a comprehensive Historic Resources Survey for the proposed Miracle Mile HPOZ. In line with the requirements, the Survey contained a history of the neighborhood and identified every property in the neighborhood as either Contributing or Non-Contributing.

The Miracle Mile 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 Miracle Mile HPOZ is significant for its relationship to the early phases of residential development in Los Angeles historically located adjacent to streetcar lines and for displaying characteristics that are emblematic of early Los Angeles subdivisions and home building. The Historic Resources Survey, including the full Historic Context Statement, can be found in Exhibit B, attached.

The Period of Significance for the area was determined to be 1921-1953, which captures the tract's period of development. Four Contexts/Themes that pertain to the Miracle Mile HPOZ are called out in the Context Statement: *Automobile Suburbanization, Ethnic Enclaves, Multi-Family Residential, and Period Revival Architecture 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, Inc. used National Register Bulletin 24 to inform the evaluation process for properties that were built during the Period of Significance (1921-1953) but had suffered some alterations. The Survey area comprises 1,347 parcels, of which 1,076 were originally identified as Contributing (80%) and 271 as Non-Contributing (20%). Following the Survey modification and approval by the Cultural Heritage Commission, the proposed Miracle Mile HPOZ consists of 1,085 Contributing properties and 262 Non-Contributing properties, maintaining the ratio of Contributor to Non-Contributor of 80% to 20%.

The Historic Resources Survey concluded that Miracle Mile HPOZ meets the criteria for a Historic Preservation Overlay Zone, because of the high concentration of Contributing structures exemplified by the collection of 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 1921 through 1953. 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 Miracle Mile 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 Miracle Mile HPOZ and Preservation Plan on August 20, 2016, at Candela Taco Bar & Lounge, 831 S. La Brea Avenue, Los Angeles, CA. On July 21, 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. Prior to the public hearing, an open house and public workshop took place in the community on August 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 *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 Miracle Mile 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) Wilshire 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) 2001 Wilshire Community Plan Land Use Policies and Programs

Objective 1-1: Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area to the year 2010.

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 in all stable residential neighborhoods.

Policy 1-1.3: Provide for adequate Multiple Family residential development.

Policy 1-1.4: Provide for housing along mixed-use boulevards where appropriate.

The proposed Miracle Mile HPOZ would help protect existing single and multi-family, low and medium density residential neighborhoods by preserving existing historic structures and requiring that new infill development be built in a manner that is compatible with the historic character of the neighborhood. Contributing and Altered Contributing properties within the proposed Miracle Mile 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 varied and distinct residential character and integrity of existing residential neighborhoods.

Policy 1-3.1: Promote architectural compatibility and landscaping for new Multiple Family residential development to protect the character and scale of existing residential neighborhoods.

Policy 1-3.2: Support historic preservation goals in neighborhoods of architectural merit and/or historic significance.

Policy 1-3.3: Promote the preservation and rehabilitation of individual residential buildings of historic significance.

The proposed Miracle Mile HPOZ and Preservation Plan clearly meet the intent of these preservation related objectives and policies because the Miracle Mile HPOZ Survey has identified and documented the subject area's historic resources on detailed survey pages. The adoption of the Miracle Mile HPOZ will help the district's identified resources be preserved, rehabilitated, and restored in the coming years.

Miracle Mile'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 Miracle Mile 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 air conditioning 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, walls, columns, brackets, pedestals, roofs and eaves..." 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.

Historic and Cultural Resources

Goal 17: Preserve and restore cultural resources, neighborhoods and landmarks which have historical and/or cultural significance

Objective 17-2: Preserve and enhance neighborhoods having a distinctive and significant historical character.

Policy 17-2.1: Continue to identify and document Wilshire Community Plan Area Cultural and Historical Monuments.

Program: Continue to apply the City's zoning regulations which provide for the documentation and establishment of Historic Preservation Overlay Zones (HPOZ).

Objective 17-3: Encourage private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Policy 17-3.1: Assist private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

Program: Support the creation and implementation of Hancock Park, Windsor Square, and other areas of architectural or historical significance as historic districts under the Planning Department's HPOZ program

Program: Continue to adhere to the City's historic properties preservation ordinances and Cultural Heritage Commission requirements for preservation and implementation of design standards.

Program: Utilize City historic properties restoration programs which provide funding for renovating and/or reusing historic structures.

The Wilshire Community Plan Area contains eight existing HPOZs, with three additional HPOZs - this proposed Miracle Mile HPOZ, Carthay Square, and Oxford Square - currently in the adoption process. The establishment of the Miracle Mile HPOZ will further protect and enhance the use of historic structures in the neighborhood by encouraging rehabilitation, providing design review 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. 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 fields of architecture, real estate, construction, and the local community, will provide volunteer design review and share successful rehabilitation methods.

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 Miracle Mile HPOZ and Preservation Plan will require that the Director of Planning or local HPOZ Board review all modifications, additions and infill development on properties within the district. The Central 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 (1921-1953), 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 Miracle Mile 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 Miracle Mile 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 process, all major exterior modifications, new construction, and demolitions must comply with the Miracle Mile 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 Miracle Mile HPOZ is to preserve neighborhood character and guide new development to be compatible in scale and massing with the historic properties.

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 an HPOZ does not supersede the California Environmental Quality Act, or other Los Angeles Municipal Code requirements.

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

The certification of the Miracle Mile 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 Miracle Mile neighborhood. In fact, the purpose of the proposed HPOZ is to prevent significant environmental impacts to a historic and cultural resource identified in the Wilshire Community Plan. Without regulation of construction activities in Miracle Mile, 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 Miracle Mile 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 Miracle Mile 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 Miracle Mile 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 Miracle Mile 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 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 Miracle Mile Preservation Plan, which elaborates and clarifies the Secretary of the Interior's Standards for Rehabilitation as it relates to the unique conditions of the Miracle Mile neighborhood. This will protect Miracle Mile 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 eight HPOZs within the Wilshire Community Plan area. The parcels of the pending Miracle Mile HPOZ, in the Wilshire Community Plan, have generally been developed to the maximum zoning capacity. The parcels in the pending Miracle Mile HPOZ are located in a Low II Residential, Low Medium I Residential, and Medium Residential land use designation, which is a mix single-family and multi-family zones. 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 Miracle Mile 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 Wilshire 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 Miracle Mile 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 Miracle Mile 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 project may result in damage to scenic resources within a duly designated scenic highway.

The proposed Miracle Mile HPOZ does not contain any State or City designated scenic highway or parkway. Thus, the proposed Miracle Mile HPOZ and Preservation Plan would not negatively impact scenic resources within a duly 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, and generous building setbacks.

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 Miracle Mile 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 project 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 Miracle Mile 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-2016-962-CE was prepared on July 11, 2016 and is included as Exhibit D.