



EAST LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: JAN 22 2016

CASE: APCE-2015-951-ZC-DI-SPP-CCMP

Related Case: VTT-73320-SL

Location: 5101-5123 E. Echo Street
(Legal Description-PM 3298, Lots B-D)

CEQA: ENV-2015-952-MND

Council District: 1
Plan Area: Northeast Los Angeles
Zone: [Q]C4-2D-HPOZ

Applicant: Williams Homes/Carl Steinberg
Representative: Henry Nunez

At its meeting on **December 9, 2015**, the following action was taken by the East Los Angeles Area Planning Commission:

1. **Approved** a Zone Change from the existing [Q]C4-2D-HPOZ to (T)(Q)C4-2D-HPOZ in order to replace the current "Q" Qualified Condition prohibiting 100% residential uses on this site.
2. **Approved** a Specific Plan Project Permit Compliance Review (SPP) for the construction of 24 single family homes located within the Avenue 57 Specific Plan.
3. **Did Not Act on** the site specific Director's Interpretation since the project tract map had already been approved.
4. **Approved** a Certificate of Compatibility for a project located within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ).
5. **Adopted** the Mitigated Negative Declaration (ENV-2015-952-MND)
6. **Adopted** the Mitigation Monitoring Program
7. **Advised** that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the "T" Tentative classification be removed in the manner indicated on the attached pages.
8. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Commissioner Arellano
Seconded: Commissioner Choi
Ayes: Commissioner Diel and Stein
Absent: Commissioner Alarcon

Vote: 4 – 0



Fely C. Pingol, Commission Executive Assistant
East Los Angeles Area Planning Commission

Appeals: If the Commission has *disapproved* the Zone Change request, in whole or in part, only the applicant may appeal that disapproval to the Council within 20 days after the mailing date of this determination. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department=s Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

LAST DAY TO APPEAL FEB 11 2016

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: (Q) Conditions, (T) Conditions, Ordinance, Ordinance Map, Zone Change Signature Sheet, Findings

cc: Notification List
Greg Shoop

CONDITIONS FOR EFFECTUATING THE (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s): Prior to the issuance of any building permits, except demolition, excavation, or foundation permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Department of Public Works, Bureau of Engineering, Fire Department (and other responsible City, regional, and Federal government agencies, as may be necessary).

1. Dedication. A two (2)-foot wide strip of land be dedicated along Echo Street adjoining the tract to complete a 32-foot wide half right-of-way in accordance with Collector Street Standards.
2. Improvements. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - a. Improve Echo Street being dedicated and adjoining the tract by constructing a 10-foot wide full-width concrete sidewalk with tree wells (in accordance with Mobility Plan) including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer. (Note: It is the preference of the Highland Park-Garvanza Historic Preservation Board based on the recommended approval of the project that instead of additional two-feet of sidewalk be added that the dedicated area be landscaped as shown in the Landscape Plan. In addition, the design of the three new curb cuts should match the prevailing design of curb cuts on contributing properties).
 - a. Construct on-site sewers to serve the project as determined by the City Engineer.
 - b. Construct any necessary drainage facilities.
 - c. Install two (2) new street lights on Echo Street to serve the tract as required by the Bureau of Street Lighting.

Notes: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current

standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

- e. Close any unused driveways satisfactory to the City Engineer.
 - f. Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
3. Parking Area and Driveway Plans Parking area and driveway plans shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation, Construction Services Counter (201 North Figueroa Street, Suite 400, Station 3) and the Bureau of Engineering, prior to the issuance of a building permit. A parking area and driveway plan may be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' and proper documentation verifying the existing or previous use, square footage and shall include following minimum design features: Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
4. Fire Department. The requirements of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features:
- a. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width. (MM)
 - b. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. (MM)
 - c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane. (MM)
 - d. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - e. The Proposed Project shall comply with all applicable State and local codes and ordinances, and guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan for the City of Los Angeles C.P.C. 19708.
5. Recreation (Increase Demand for Parks or Recreational Facilities). Per Section 12.33-A of the LA Municipal Code, the applicant shall pay the applicable Recreation and Park fees for construction of multiple or single-family buildings.
6. Covenant: Prior to the issuance of any permits relative to this matter, an agreement concerning off the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the

land and shall be binding on any subsequent owners, heir, or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a Certified Copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: Certificates of Occupancy for the subject properties will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

FINDINGS

GENERAL PLAN FINDINGS

1. **General Plan Land Use Designation.** The subject property is located within the Northeast Los Angeles Community Plan area, which was adopted on June 15, 1999 (pursuant to Council File 99-0711). The Northeast Los Angeles Community Plan land use designation for the site is Neighborhood Commercial with corresponding zones of C1, C1.5, C2, C4, RAS3, and P. The recommended [T][Q]C4-2D zoning classification will therefore be consistent with the General Plan.
2. **General Plan Text.** The proposed development is consistent with the proposed development with the following objectives and policies of the Northeast Los Angeles Community Plan, Housing Element, and the Avenue 57 TOD (Transit Oriented District) Neighborhood Specific Plan:

Objective 2-1: (Community Plan) Locate higher residential densities near commercial and institutional centers, light rail transit stations, and major bus routes to encourage pedestrian activity and use of public transportation, providing that infrastructure, public service facilities, utilities, and topography will fully accommodate this development.

Objective 2-1: (Community Plan) Plan policies provide for the development of single or aggregated parcels for mixed use commercial and residential development. These structures would either incorporate retail, office, and/or parking on the lower floors and residential units on the upper floors or permit several of these uses side-by-side on a given lot. The intent is to provide housing in close proximity to jobs, reduce vehicular trips, reduce congestion and air pollution, assure adequate sites for housing, and stimulate pedestrian-oriented areas to enhance the quality of life in the Plan area. While the Plan does not mandate multiple-family or mixed-use projects in commercial areas, it encourages them.

Policy 1.3 (Housing Element) Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

Policy 1.1.4 (Housing Element) - Expand opportunities for residential development particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.

Objective E (Specific Plan) Continue and maintain a diverse community, where people of many different ages, incomes, family formation types, and cultural perspectives will live, work and shop in harmony in a neighborhood that supports cultural differences among neighbors by encouraging provisions of a range of housing types to allow a diversity of income ranges, providing for transportation linkages to allow the existing diverse population access to job centers, and assisting in the preservation of a sense of place that brought the diverse population mix here in the first place;

Objective F (Specific Plan) F. Maintain a stable community that residents can invest in and live in from childhood through family formation to retirement, by supporting home ownership, promoting development of family-friendly affordable homes available to local residents to purchase, and supporting new construction of family-

sized, affordable homes available to local residents to purchase, and supporting new construction of family- sized, affordable housing units;

3. The **Mobility Element** of the General Plan will not be affected by the recommended action herein. A two-foot dedication of and improvements to Echo Avenue to designated Collector Street standards, will assure compliance with this Element of the General Plan.
4. The **Sewerage Facilities Element** of the General Plan will be affected by the recommended action. However, requirements for construction of sewer facilities to serve the subject project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goals of this General Plan Element.
5. **Street Lights.** Any City required installation or upgrading of street lights is necessary to complete the City street improvement system so as to increase night safety along the street which adjoins the subject property.

ENTITLEMENT FINDINGS

6. Zone Change- Pursuant to Section 12.32.C.7 of the Municipal Code,

The proposed Zone Change from [Q] C4-2D-HPOZ to (T)(Q) C4-2D-HPOZ is consistent with public necessity, convenience, general welfare and good zoning practices as follows:

The [Q] "Qualified" Condition prohibits 100% residential projects and limits the maximum density to the RD1.5 zone. It was placed on the commercial zoning along most of the major commercial street corridors within the plan area (Colorado Boulevard, Figueroa Boulevard, York Boulevard etc.) in order to implement a Plan policy that encourages commercial and mixed use development and protects commercially planned/zoned areas from residential-only development.

The project site is comprised of three separate parcels approved as part of Parcel Map 3298 which subdivided a former automobile dealership property into four separate parcels. The largest parcel fronts on Figueroa Boulevard and is developed with a large grocery store and surface parking. The southern wall of the store and an 8 foot high property line wall physically separate the project site from any access to Figueroa Boulevard. These three lots were previously used as customer parking and inventory parking for the dealership and since then has remained as a vacant parking lot for over 30 years.

When the parcels were zoned [Q] R4P-1 and R3-1, a very dense multiple-family project could have been built. Since November 15, 2000 the parcels have been zoned [Q] C4-2D-HPOZ which allows a mix of commercial uses. For the last 15 years it does not appear that there was any developer interest or market demand to build commercial or mixed-use project(s). The parcels are isolated by the lack of vehicle and pedestrian access traffic provided by the existing street system and is not directly accessible from Figueroa Street, which is the main commercial artery in the Highland Park Community.

The residential only restriction was not meant to remain static in its application. This is evidenced by how the restriction is formatted. The policy is found in the "plan text", instead of placed as a "footnote" on the Map Legend. A footnote on the Map Legend limiting residential uses on commercial zones would have required the applicant to obtain a General Plan Amendment to change the footnote. The intent of the "Q" restrictions was to create a base zoning that allows commercial and mixed use projects with a lower density. Without being restricted by a footnote, a zone change

would allow property owners the ability to adapt the commercially planned and zoned properties to changing market circumstances and land use patterns rather than a General Plan Amendment to City Council. In addition, the RAS3 zone which is a corresponding zone in the Neighborhood Commercial Land Use, allows for either a mixed-use or 100% residential multiple-family project. If there was a footnote restriction on a 100% residential project in a commercial plan area, then the RAS3 zone would not be available as a corresponding zone.

Public Necessity – Approval of the proposed zone change will allow the development of 24 four-bedroom single family homes on three parcels that have been vacant for over 30 years. This action is consistent with the Policy of the Northeast Community Plan to “locate higher residential densities near commercial and institutional centers, light rail transit stations, and major bus routes to encourage pedestrian activity and use of public transportation, providing that infrastructure, public service facilities, utilities, and topography will fully accommodate this development”. In addition, the City’s Housing Element which states that a main goal is to “facilitate new construction and preservation of a range of different housing types that address the particular needs of the city’s households by expanding opportunities for residential development particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards”, also supports the recommended action.

Convenience – Approval of the requested zone change will provide 24 market rate single-family dwellings that will redevelop underutilized long time vacant parcels. The public convenience is met by the proposed project implementing the following policy in the Plan which states that “the intent is to provide housing in close proximity to jobs, reduce vehicular trips, reduce congestion and air pollution, assure adequate sites for housing, and stimulate pedestrian-oriented areas to enhance the quality of life in the Plan area. While the Plan does not mandate multiple-family or mixed-use projects in commercial areas, it encourages them, residential projects are not precluded”. In addition, a commercial or a mixed use project would not be feasible on the project site location and would create traffic and other environmental impacts for residents.

General Welfare - A commercial or mixed project along Echo Street which is developed with single-family and multiple-family development within this block could be disruptive to residents. A maximum floor area of 58,626 square feet would be permitted if the site were developed as a retail or office project. For example, if all three parcels were developed as with office uses, 58,626 square feet of area would generate at least 91 peak hour vehicle trips whereas, 24 single family homes will generate 24 peak hour vehicle trips.

Good Zoning Practices - The action, as recommended, has been made contingent upon compliance with the “(T)” and “(Q)” conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure a development more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action. There are additional conditions of approval including use, height, design and compliance with mitigation measures to ensure that the project provides sufficient protection for residents surrounding the subject property.

7. Project Permit Compliance - Pursuant to Section 11.5.7 of the Municipal Code

The proposed small lot residential project meets the requirements of Section 7, A2 (Residential Density), B1 (Historic Preservation Overlay Zone approval), and B2 (Lot

Assembly Restrictions) of the Avenue 57 TOD (Transit Oriented District) Neighborhood Specific Plan and Los Angeles Municipal Code 11.5.7, as follows:

- A. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the Specific Plan.**
- i. **Residential Density** – The project is proposing to construct 24 single family homes on 24 small lots. The Specific Plan limits the residential density in commercially zoned areas to the maximum density permitted in the RD1.5 Zone (one unit for every 1500 square feet of lot area). Based on the project's lot area, after dedication a maximum of 25 units would be permitted.
 - ii. **Historic Preservation Overlay Zone** -The proposed project was submitted as required to the Highland Park-Garvanza Historic Preservation Board at its August 11, 2015 meeting. The Board unanimously voted to recommend approval of the project's Certificate of Compatibility and recommended that the Findings for approval be adopted by the East Los Angeles Area Planning Commission.
 - iii. **Lot Assembly Restrictions** – The proposed project will result in the further subdivision of the three subject parcels into 24 small lots which will have lot sizes of 1,306 square feet to 2,174 square feet. As determined by the Director's Interpretation, the project small lot is not a lot assembly.
- B. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

A Mitigated Negative Declaration, ENV-2015-952-MND, was prepared for the proposed project. On the basis of the whole record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND (and incorporated into the Conditions of Approval herein), there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

8. Certificate of Compatibility - Pursuant to Section 12.20.3 of the Municipal Code

The Department of City Planning, after deeming the subject application complete on April 9, 2015, sent copies of the Certificate of Compatibility application with relevant materials to the Highland Park-Garvanza Historic Preservation Board (HPOZ). Abutting property owners and occupants were notified and a Notice of the Public Hearing was posted at the site. Pursuant to LAMC 12.20.3.M, after ten days of public notice, the HPOZ Board met on August 11, 2015 at which time the HPOZ Board, with a four-member quorum, unanimously voted to recommend approval of the project's Certificate of Compatibility and recommended that the Findings for approval be adopted by the East Los Angeles Area Planning Commission. The proposed project substantially complies with LAMC Section 12.20.3.L.4 because the proposed project complies with and is

consistent with the adopted Preservation Plan, specifically Chapter 9, Residential Infill as follows:

A. 9.3 – Setting, Location and Site Design

9.3.1 New residential structures should be placed on their lots to harmonize with the existing historic setbacks of the block on which they are located. The depth of the front and side yards should be preserved, consistent with other structures on the same block face.

The proposed project is placed on the lot in a way that reasonably harmonizes with existing historic setbacks. The project includes six buildings of four townhomes each, with shared paseos on alleys separating the buildings. The buildings on the subject property are uniformly set back five feet along Echo Street. Most of the structures immediately west of the subject property have setbacks that are over ten feet, but many of the lots to the east of the subject property have a four-foot setback from Echo Street. Therefore, there is a strong precedent for a five-foot setback.

9.3.2 A progression of public to private spaces from the street to the residence should be maintained. One method of achieving this goal is to maintain the use of a porch to create a transitional space from public to private.

The project uses landscaped pedestrian paseos that are perpendicular to the street along which the primary entrance is located for three of the four units in each building. This allows for a progression from public to private space. The street-facing units in each of the six buildings that front Echo Street do not have a porch, but the entryways are recessed to create a smaller transition area.

9.3.3 Historic topography and continuity of grade between properties should be maintained.

The project preserves the topography and continuity of the grade between properties. Similar to most of the surrounding structures, it is located on a flat lot.

9.3.4 Attached garages are generally inappropriate; detached garages are preferred. Garages should be located at the rear of the property.

Each of these units has an attached garage located on the ground floor of the property, accessed through an alleyway. Given the density of this building form, detached garages would be very difficult to accommodate. Garages are accessed in the rear of each structure, so even though garages are not detached they are located behind the primary façade of each property.

9.3.5 Parking areas should be located to rear of a structure. Designation of parking spaces within a front yard area is generally inappropriate.

In addition to the parking garages, there will be four guest parking spaces, each located at the rear of the lot.

9.3.6 Front and side yard areas should be largely dedicated to planting areas. Large expanses of concrete and paving areas are inappropriate.

The submitted landscape plan demonstrates that the front, side and rear of the property will be dedicated to landscaping. In addition the two paseos in the middle of the property will have substantial planted areas.

1.3.7 The lot coverage proposed for an in-fill project should be substantially consistent with the lot coverage for nearby contributor properties.

The "Analysis of Lot Coverage of Contributing Elements" demonstrates the consistency of the proposed structures, which will cover 53% of the lot. The average lot coverage for contributing features on the block is 44%. Six contributing properties have a lot coverage over 50%, and two have a lot coverage equal to or greater than 53%. Therefore the proposed 53% lot coverage is substantially consistent with surrounding contributor properties.

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

Parking areas are all located within the attached garages at the rear of each unit and guest parking is at the rear of the lot.

9.3.9 Xeriscape landscaping, which is a water efficient way of landscaping, may be appropriate, provided that efforts are made to replicate the feel of historic landscaping.

The proposed landscape includes many drought tolerant plants that are commonly found in the Highland Park area. Historic trees, including eight oak trees, will be planted as part of this project.

9.3.11 Landscaping should not be so lush or massive that public views of the house are significantly obstructed.

Most of the planting areas will be occupied with low shrubs, which will not obstruct views of the house. The site will also have several trees to replace existing oak trees currently on the site. The included landscape plan was presented to the board and approved.

9.3.12 Outdoor period details, such as address tiles and mailboxes are encouraged.

The project has a number of period details that replicate a Spanish Mission Revival style. For example, the structures feature parapet walls with a stucco wall cap trim and false louvered vents. In addition, windows replicate period details, including corbels, shed roof overhangs with concrete "S" tile roofing, and recessed windows.

B. 9.4 – Massing and Orientation

9.4.1 New residential structures should harmonize in scale and massing with the existing historic structures in surrounding blocks. For instance, a 2.5 story structure should not be built in a block largely occupied by single family bungalows.

The block on which the project is proposed is composed mostly of one and two story homes, but there are a few two story homes above a detached garage between Avenue 50 and Avenue 51, as well as several non-contributing three story apartment buildings. In addition, several of the two story homes on the north side of Echo Street are set up on a hill, so they will appear similar in massing to the proposed structures.

9.4.2 When found to be appropriate, new structures that will be larger than their neighbors should be designed in modules, with the greater part of the mass located away from the main facade to minimize the perceived bulk of the structure.

The new homes will fit in with the scale and massing of the existing historic structures on the surrounding blocks because it has been designed in a way that breaks up the massing through the use of modules, setbacks and pedestrian paseos.

9.4.3 New residential structures should present their front door and major architectural facades to the primary street and not to the side or rear yard.

Each of the six structures fronts Echo Street, the primary street. The first unit in each structure is oriented so that the front door and major architectural features front the primary street. The additional eighteen units are placed deeper into the lot, and therefore cannot front on the primary street. However, there are paseos leading from the primary street to each entrance.

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

The project uses landscaped pedestrian paseos that are perpendicular to the street along which the primary entrance is located for three of the four units in each building. This allows for a progression from public to private space. The street-facing units in each of the six buildings that front Echo Street do not have a porch, but the entryways are recessed to create a smaller transition area.

C. 9.5 – Roof Forms

9.5.1 New residential structures should echo the roof forms of the surrounding historic structures.

The proposed structures will have a flat roof with a parapet wall. The majority of historic structures on this block have a gabled or hipped roof, but the contributing structure directly across the street, on the corner of Echo and Avenue 50, has a flat roof surrounded by a parapet.

9.5.2 Roofing materials should appear similar to those used traditionally in surrounding historic residential structures. If modern materials are to be used, such materials should be simple and innocuous.

The dominant architectural style along Echo Street is Spanish Mission Revival. Though the roof form of the proposed project is more reminiscent of Mission Revival, it uses red "S" tile on overhang details. Red tile is common to both

architectural styles. The parapet itself is simple and innocuous and thus will not detract from the historic character of surrounding rooflines.

D. 9.6 – Openings

9.6.1 New construction should have a similar façade solid-to-void ratio to those found in surrounding historic structures.

The proposed residence has a similar solid-to-void façade ratio to those found in the surrounding historic structures. This is achieved through the use of multiple window openings at all three levels and covered entries.

9.6.2 New construction should use similar window groupings and alignments to those on surrounding historic structures.

Like many of the surrounding Contributing Elements the proposed construction will feature symmetrical groupings of two and three windows aligned linearly on each level.

9.6.4 Windows should appear similar in materials and construction to those found in surrounding historic structures.

All windows on the front façade will be wood. No slider windows will be located on the front façade. In addition the windows will have construction details in keeping with the Spanish Mission Revival style, including recessed windows and stucco detailing over the trim.

9.6.6 Main entryways should be configured and emphasized similarly to those on surrounding structures. Attention should be paid to design similarities such as symmetry, depth, and the use of architectural features such as pediments, crowns, porches, etc.

The primary entryways will be asymmetrical and recessed, in keeping with historic structures in the area.

9.6.7 Entrance enclosures, such as porches, porte-cocheres and overhangs should be used when similar features are widely used within the neighborhood.

Entryways are recessed in enclosed archways, which is a common feature for this block.

E. 9.7 – Materials and Details

9.7.1 New construction should incorporate materials similar to those used traditionally in historic structures in the area. If most houses within a neighborhood are wood clapboard, an in-fill house that is entirely stucco is generally inappropriate.

The proposed house will be clad in stucco, have wood windows on the front façade, and use concrete “S” tiles on overhangs. These materials are commonly found on Contributing Structures in the HPOZ.

9.7.3 Architectural details such as newel posts, porch columns, rafter tails, etc., should echo, but not exactly imitate, architectural details on surrounding historic structures. Special attention should be paid to scale and arrangement, and, to a lesser extent, detail.

Architectural details, including window and door treatments, are similar to those found on the block but generally reduced in scale and detail. For example, many of the historic structures on the block feature a large decorative picture window. The proposed structures will have wood windows with stucco detailing on the façade, but they will be reduced in decorative detail and size.

9.7.4 Use of simplified versions of traditional architectural details is encouraged.

See Standard 9.7.3.

9.7.5 If the integration of modern building materials, not present during the Period of Significance, is found to be appropriate, such materials should be subtly used and appear visually innocuous in comparison to surrounding historic structures.

The project uses building materials present during the Period of Significance, including stucco, wood windows, and red roof "S" tiles, that have been designed in a Contemporary style and will be applied with modern technologies.

F. Public Realm: Streetscapes, Alleyscapes, Parks, & Public Buildings

12.2 Maintain and preserve historic curb configuration, material and paving.

A condition has been attached that requires the applicant to study the prevailing curb cut design on contributing parcels and to the extent allowed by the Bureau of Engineering replicate that pattern of design. In addition, the project has been conditioned per the recommended (T) Tentative Classification to provide a two foot dedication along Echo Street, but with no widening of the street.

12.3 For repair or construction work in the Preservation Zone right-of-way, replace in-kind historic features such as granite curbs, etc.

The sidewalk in this area is scored concrete. The project has been conditioned to replicate that pattern in-kind by using the same material and scoring pattern to the extent allowed by the Bureau of Engineering.

12.4 Avoid conflicts between pedestrians and vehicular traffic by minimizing curb cuts that cross sidewalks.

The applicant is proposing to replace the one active and one inactive curb cut with three new curb cuts. The Board reviewed this proposal and agreed that the proposed curb cut configuration is the best way to maintain the historic character of the street, which is traditionally punctuated with curb cuts at regular intervals.

9. ENVIRONMENTAL FINDINGS (CEQA)

A Mitigated Negative Declaration (ENV-2015-952-MND) was prepared for the proposed project. On the basis of the whole record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation

measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. For the reasons set forth in the Proposed Mitigated Negative Declaration number, ENV-2015-952-MND the project will not have a significant effect on the environment.

Decision Letter for: APCE-2015-951-ZC-
DI-SPP-CCMP

Mailing Date: January 22, 2016

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