

DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

City Planning Commission

Date: September 22, 2016
Time: 8:30 a.m.
Place: Van Nuys City Hall, 2nd Floor
14410 Sylvan Street, Van Nuys,
California 91401
Public Hearing: July 27, 2016
Appeal Status: None

Case No.: CPC-2016-1139-HPOZ
CEQA No.: ENV-2016-1140-CE
Council No.: 4-Ryu
Plan Areas: Hollywood
Certified NC: Hollywood Hills West
GPLU: Low II Residential, Medium
Residential
Zone: R1-1, [Q]R3-1XL
Applicant: City of Los Angeles

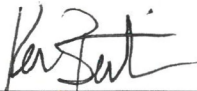
PROJECT LOCATION: Properties generally bounded by Hollywood Boulevard to the North; Fairfax Boulevard to the West; Sunset Boulevard to the South, and Vista Street to the East.

PROPOSED PROJECT: Pursuant to LAMC Section 12.20.3.F, establishment of the Sunset Square Historic Preservation Overlay Zone (HPOZ) and adoption of the Sunset Square Preservation Plan.

RECOMMENDED ACTION:

- 1) **Recommend** that the City Council approve the establishment of the proposed Sunset Square Historic Preservation Overlay Zone (HPOZ);
- 2) **Find** that the proposed Sunset Square HPOZ ordinance boundaries are appropriate, excluding multi-family properties along Hollywood Boulevard per Exhibit E;
- 3) **Adopt** the Sunset Square 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 Sunset Square HPOZ and Preservation Plan.

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EXHIBITS:

- A – Survey Results/Contributor Status Map
- B – Historic Resources Survey – As approved by the Cultural Heritage Commission
on 8/18/2016
- C – Proposed Sunset Square HPOZ Preservation Plan
- D – Categorical Exemption
- E – Proposed Sunset Square HPOZ Adopting Ordinance

PROJECT ANALYSIS

Project Summary

Adoption of the proposed Sunset Square HPOZ would place the properties generally bounded by Hollywood Boulevard to the North; Fairfax Boulevard to the West; Sunset Boulevard to the South, and Vista Street to the East, 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 Sunset Square HPOZ is a residential district located in the western part of the Hollywood Community Plan area, which consists mostly of single family residences primarily built in the first half of the 20th century. Situated approximately seven miles northwest of downtown Los Angeles, the district is bounded by Sunset Boulevard to the south, Fairfax Avenue to the west, Hollywood Boulevard to the north, and Vista Street to the west. It comprises 349 properties. Most properties are zoned R1-1. Twenty six properties along Hollywood Boulevard are zoned [Q] R3-1XL and limited to a density of one dwelling unit per 1,200 square feet of lot area. Sunset Square abuts the Spaulding Square Historic Preservation Overlay Zone to the south, though both districts exclude the commercial properties on Sunset Boulevard.

The Sunset Square district exhibits a diverse array of architectural styles. The dominant architectural styles are Craftsman, Spanish Colonial Revival, and American Colonial Revival; other styles include: Tudor Revival, Mediterranean Revival, French Revival, and Minimal Traditional. The district is characterized not only by its buildings, but also, by spatial and landscape features such as its gridded street plan, consistent lot sizes and setbacks, concrete sidewalks, and landscaped parkways. There are consistent street trees lining various streets, including Washingtonia palm on Hollywood Boulevard and the northern portion of Sierra Bonita Avenue, ficus on Courtney Avenue, and camphor in the southern portion of Sierra Bonita Avenue. The buildings have retained integrity in design and materials, in large part as a testament to their quality, craftsmanship, and maintenance.

The district is also significant for its association with early streetcar subdivision development in Los Angeles. The Laurel Canyon Line of the Pacific Electric Railway, which ran down Sunset Boulevard, was opened in 1884. Six years later, in 1900, the Los Angeles Pacific Railway opened the Wilcox line, which connected the Hollywood Line to the Pasadena & Pacific Line by cutting diagonally through the community. These two lines met at "Gardner Junction" on Gardner and Sunset Boulevard. The availability of mass transit and proximity to growing Hollywood industries encouraged multiple developers to subdivide and develop several parcels that later came to be known as "Sunset Square."

The Sunset Square HPOZ was initially proposed by local residents who had become concerned with the demolition of historic structures and the increasing amount of incompatible development arising in the neighborhood. In 2004 residents organized and adopted the name "Sunset Square," in part inspired by the Spaulding Square HPOZ to the south. Former Councilmember Tom LaBonge introduced a motion in July 2004 to begin the HPOZ adoption process. The motion excluded multi-family properties on Hollywood Boulevard.

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 Sunset Square. Shortly thereafter, 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 five proposed HPOZs, including

the proposed Sunset Square HPOZ. The ICO boundaries included multifamily properties along Hollywood Boulevard.

The Sunset Square Neighborhood Organization retained the services of the firm Historic Resource Groups (HRG) to conduct a Historic Resource survey between February and March 2016. HRG surveyed the multi-family properties on Hollywood Boulevard because they were included in the ICO boundary. The Department of City Planning began verification of the survey and development of the Preservation Plan in April 2016. In June 2016 Director of Planning Vincent P. Bertoni formally initiated the proposed Sunset Square HPOZ.

On August 18, 2016, the Department recommended to the Cultural Heritage Commission that the Historic Resource Survey be Certified with two modifications. The first recommended modification was to re-designate 13 properties that were initially evaluated as “Non-Contributors” as “Altered Contributors.” This recommendation was approved, and all exhibits have been updated to reflect this change. The second staff recommendation was that 25 multi-family properties along Hollywood Boulevard be excluded from the boundary. The Cultural Heritage Commission voted to reject the Department’s recommendation and certify the Historic Resources Survey without modification, citing the permissive zoning of the parcels and the need to retain a low scale of development as a gateway to the community.

Historic Preservation Overlay Zones (HPOZs)

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 Los Angeles 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.

Sunset Square 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 Sunset Square Survey as to its accuracy and completeness on August 18, 2016. It is attached as Exhibit B.

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, and structures that are built outside of the Period of Significance or are vacant lots.

The Sunset Square Historic Resources Survey was completed in March 2016 by Historic Resources Group (HRG). In April 2016 Department of City Planning staff conducted field work and collaborated with community members to verify and clarify the survey. Of the 349 properties surveyed, 153 properties were designated as Contributing and 65 as Altered Contributing, for a total contribution rate of 62 percent. 127 additional properties were designated as Non-Contributing and four properties were not visible from the public right of way. Based on feedback from the public hearing and workshop, staff revisited several properties that were built during the Period of Significance but are considered to have irreversible alterations and therefore determined to be "Non-Contributing." Of the properties that were reconsidered, staff recommended that the Cultural Heritage Commission re-designate 13 Non-Contributors as Altered Contributors because alterations to the structures were minor and/or reversible. The Cultural Heritage Commission voted to re-designate the properties, which increased the total contribution rate to 66 percent. All information in the Exhibits of this staff report have been updated to reflect these changes.

The Survey identified the architectural Period of Significance to be from 1908 to 1941, the time when most of the Contributing Structures were constructed. The Historic Context Statement goes into detail about the settlement of the area, the integrity of the architecture, and the cultural significance. The Historic Context Statement can be found in the Proposed Preservation Plan, Exhibit C, attached.

Boundary: Based on field work and further review, Department of City Planning Staff continues to recommend that the boundaries of the proposed HPOZ be revised to exclude the 26 multifamily properties along Hollywood Boulevard. Of these 26 properties only 10, or 38 percent, have a Contributing designation. Many of the structures retain their historic and architectural integrity, but were constructed outside of the Period of Significance. Construction of the single family homes in Sunset Square occurred from 1908 to 1941 and peaked in the early 1920's. The development boom for these multi-family properties occurred significantly later, starting in the late 1920's and concluding in the mid 1950's. While many of these structures are significant examples of mid-century architecture, they do not fit within the Context Statement for Sunset Square, which focuses on Arts and Crafts and Revival style homes and the development of the Streetcar Suburb.

The character of this strip is also very different from that of the R1-1 areas of the district. The majority of the district is composed of single family homes that are one or two stories with detached garages. There is a limited amount of grandfathered multifamily housing in the R1-1 zone, but this housing is in the form of a duplex and a bungalow court. The multi-family housing along Hollywood Boulevard has a much denser character, as the structures are larger and taller than anything in the R1-1 section of the district.

The Cultural Heritage Commission discussed this recommendation and ultimately voted 3-2 to include the Hollywood Boulevard properties. The Commission discussed the R3 zoning of the parcels and expressed concerns that existing structures could be replaced with larger multi-family properties, effectively dwarfing the significant single family homes and disturbing the gateway to the district. Since this hearing, Department of City Planning Staff has investigated these parcels more closely. In 1989, qualifying [Q] conditions were placed on these parcels to limit density to one development unit per 1,200 square feet of lot area. Currently 20 of the 26 parcels are developed with a density greater than what is presently allowed, so there is little to no pressure to redevelop. If the six remaining parcels were to be redeveloped, they would need to be significantly smaller than the other existing 20 structures to comply with current zoning. Therefore, the Sunset Square area is already protected from large developments along Hollywood Boulevard. Department of City Planning Staff recommends exclusion of these 26 properties because they are inconsistent with the proposed context statement and present no threat to the remaining sections of the proposed HPOZ.

Properties to be removed from the HPOZ boundaries:

- 1648-1650 N Ogden Drive. (1949); Non-Contributor.
- 1646-1660 Sierra Bonita Ave. (1938); Contributor.
- 7400-7410 W Hollywood Blvd. (1987); Non-Contributor.
- 7414-7420 ½ W Hollywood Blvd. (1941); Contributor.
- 7428 W Hollywood Blvd, 1650 N. Vista St. (1987); Non-Contributor.
- 7450-7460 W Hollywood Blvd. 1645-1653 N Vista St. (1948); Non-Contributor.
- 7462-7464 W Hollywood Blvd. (1928); Contributor.
- 7470-7474 ½ W Hollywood Blvd. (1939); Altered Contributor.
- 7500-7504 W Hollywood Blvd; 1647-1653 N Gardner St. (1951); Non-Contributor.
- 7510 W Hollywood Blvd. (1952); Non-Contributor.
- 7514 W Hollywood Blvd. (1912); Altered Contributor.
- 7520 W Hollywood Blvd (1955); Non-Contributor.
- 7560 Hollywood Blvd. (1960); Non-Contributor.
- 7576 Hollywood Blvd. 1650 Curson. (1922); Contributor.
- 1646 Curson. (1922); Altered Contributor.
- 7600-7602 W Hollywood Blvd; 1647 N Curson Ave. (1980); Non-Contributor.
- 7610-7628 W Hollywood Blvd. (1971); Non-Contributor.
- 7632 W Hollywood Blvd; 1654 N Stanley. (1930); Contributor.
- 7650-7654 W Hollywood Blvd. (1947); Non-Contributor.
- 7660-7668 W Hollywood Blvd. (1937); Altered Contributor.
- 7670-7676 W Hollywood Blvd; 1650 N Courtney. (1954); Non-Contributor.
- 7702-7704 Hollywood Blvd/1645-1659; N Courtney. (1949); Non-Contributor.
- 7706-7712 ½ W Hollywood Blvd. (1950); Non-Contributor.
- 7714-7740 W Hollywood Blvd. (1941); Contributor.
- 7758-7760 W Hollywood Blvd. (1948); Non-Contributor.
- 7762-7770 W Hollywood Blvd. (1947); Non-Contributor.

The exclusion of these 26 properties would decrease the total number of properties in the district from 349 to 323, with 208 of those identified as Contributors or Altered Contributors (64%) and 115 as Non-Contributors or Not Visible (36%).

Sunset Square 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 February 2016 to May 2016, through a series of neighborhood meetings and a working group, staff worked with stakeholders to prepare a Draft Preservation Plan that meets the historic preservation goals of the community, while also being sensitive to the economic impacts of rehabilitation. 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. This Plan is considerate of matters of safety and security and does not prohibit the installation of front yard fences. This plan also provides additional guidance on second story additions to single story homes, allowing for these additions when they can be designed in a way that is sensitive to the historic integrity of the district. Finally, landscape guidelines were revised to be more permissive after the public hearing to allow for more drought tolerant options and yards that evoke the agrarian history of the community. 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 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.

During the public outreach and comment period, community members expressed a preference that the review process for paint be exempt instead of delegated to staff, as initially proposed. After careful consideration by staff, the draft Preservation Plan has been revised to reflect this change. The draft Preservation Plan now states the following as exempt: "Exterior painting or staining involving new colors that are appropriate for the architectural style of the structure, as identified in the Historic Resources Survey (consult *Chapter 3: Architectural Styles* for appropriate colors), not including paint applied to previously unpainted surfaces such as stone, masonry or stained wood." Additional feedback indicated that the community felt regulations on the pruning of trees to be too restrictive. To address their concerns tree pruning was modified to be exempt from review.

Conclusion

Sunset Square 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 108 years, while the survey shows that Sunset Square retains a high degree of architectural integrity. 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 Sunset Square HPOZ Preservation Plan and recommend the adoption of the HPOZ to the City Council, with the boundary shown in Exhibit E.

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, a Council Motion (CF 14-0656) was adopted that instructed the Department of City Planning to study the possibility of adopting five new HPOZs, including one for Sunset Square, as a way to protect historic resources. 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 five proposed HPOZs, including the proposed Sunset Square HPOZ. On June 10, 2016, Vincent P. Bertoni, Director of Planning, formally initiated the adoption process of the proposed Sunset Square 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 as to its accuracy and completeness.

At its meeting on August 18, 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. Thirteen properties—1538 Courtney, 1551 Courtney, 1641 Courtney, 1611 Curson, 1623 Curson, 1616 Gardner, 1643 Gardner, 1517 Genesee, 1531 Genesee, 1558 Genesee, 1621 Genesee, 1524 Sierra Bonita, and 1600 Stanley—were reclassified from Non-Contributing to Altered Contributing status.

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.

Historic Resources Group, Inc., developed a comprehensive Historic Resources Survey for the proposed Sunset Square 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 Sunset Square 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 Sunset Square 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 full Context Statement is available in Exhibit C.

The Period of Significance for the area was determined to be 1908-1941, which captures the tract's period of development. Three Contexts/Themes that pertain to the Sunset Square HPOZ are called out in the Context Statement: *Streetcar Suburbanization*, *Arts & Crafts Architecture*, and *Period Revival Architecture*.

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, HRG used National Register Bulletin 24 to inform the evaluation process for properties that were built during the Period of Significance (1908-1941) but had suffered some alterations.

After survey results were confirmed and clarified by staff, the Survey area comprises 349 properties, of which 218 were identified as Contributing (approximately 62%) and 131 as Non-Contributing or not visible.

The Historic Resources Survey concluded that Sunset Square 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 and Craftsman 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 1908 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 Sunset Square 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

In addition to specific requirements for the establishment of an HPOZ, the HPOZ Ordinance requires 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 Sunset Square HPOZ and Preservation Plan on July 27, 2016, at Gardner Street Elementary School, 7450 Hawthorn Avenue, Los Angeles, CA. On June 30, 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 July 16, 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 Sunset Square 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) Hollywood 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) 1998 Hollywood Community Plan

Land Use Policies and Programs

Objective 1: To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area. To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture agency.

Policy: The focal point of the Community is the Hollywood Center, located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street. The Hollywood Center is included in the Hollywood Redevelopment Project area as adopted in May 1986. This center area shall function 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region. Future development should be compatible with existing commercial development, surrounding residential neighborhoods, and the transportation and circulation system. Developments combining residential and commercial uses are especially encouraged in this Center area.

Designating Sunset Square as a Historic Preservation Overlay Zone would preserve homes, streets and settings that speak directly to Hollywood’s evolution as the international center of motion pictures. Silent film actress Norma Shearer lived on Courtney as she pursued her film career. At the public hearing, one resident mentioned that Walt Disney was a regular dinner

guest at his parents' home (though this story was not substantiated by Department of City Planning Staff). The streets themselves have been the backdrop to countless films and television shows. Tour buses pass through the district frequently, promoting film related tourism in Hollywood. Preserving the architectural and cultural significance of this area would perpetuate the image of Hollywood as an international center of the motion picture agency by helping people to understand how the area developed around the studios and industry.

Objective 3: To make provisions for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice. To encourage the preservation and enhancement of the varied and distinctive residential character of the community, and to protect lower density housing from the scattered instruction of apartments.

Policy: The Plan encourages the preservation and enhancement of well-defined residential neighborhoods in Hollywood through (1) application of Historic Preservation Overlay Zone where appropriate, and/or (2) preservation of neighborhood preservation plans which further refine and tailor development standards to neighborhood character.

The proposed Sunset Square HPOZ would help protect existing single-family and low 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 Sunset Square 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. The proposed Sunset Square HPOZ would be the fifth and largest HPOZ in the Hollywood community plan area, allowing residents more opportunities to live within a designated historic district.

Objective 7: to encourage the preservation of open space consistent with property rights when privately owned and to promote the preservation of views, natural character and topography of mountainous parts of the Community for the enjoyment of both local residents and persons through the Los Angeles region.

Policy: That, in the absence of public land, and where feasible, intensified use of existing facilities and joint use of other public facilities for recreational purposes be encouraged.

The proposed Sunset Square HPOZ Preservation Plan includes a chapter on landscape and setting (Chapter 6). The intention of this chapter is to preserve the park like setting of the district, including parkway vegetation and street trees. While no official city parks are included in the boundary of this area, the district is already a popular destination for people to walk with children, pets and friends. A HPOZ designation would help to preserve and enhance this park-like setting. A HPOZ designation would also protect against incompatible development, which often blocks views of the nearby mountains.

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 Sunset Square 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 (1908-1941), 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 Sunset Square 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 Sunset Square HPOZ and its Preservation Plan will preserve historically significant housing and will ensure that new infill construction is 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 Sunset Square 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 Sunset Square 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 Sunset Square 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 Sunset Square neighborhood. In fact, the purpose of the proposed HPOZ is to prevent significant environmental impacts to a historic and cultural resource identified in the Hollywood Community

Plan. Without regulation of construction activities in Sunset Square, 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 Sunset Square 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 Sunset Square 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 Sunset Square 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 Sunset Square 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, 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 Sunset Square Preservation Plan, which elaborates and clarifies the Secretary of the Interior's Standards for Rehabilitation as it relates to the unique conditions of the Sunset Square neighborhood. This will protect Sunset Square 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 of 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 five HPOZs within the Hollywood Community Plan area. The parcels of the pending Sunset Square HPOZ, in the Hollywood Community Plan, have generally been developed to the maximum zoning capacity. The majority of parcels in the pending Sunset Square HPOZ are located in a Low II density land use designation, which is essentially a single-family zone. 26 parcels in the pending Sunset Square HPOZ are located in a Medium Residential land use designation, with most of the structures built out to the maximum zoning

capacity. 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 Sunset Square 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 Hollywood 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 Sunset Square 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 Sunset Square 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 Sunset Square HPOZ does not contain any State or City designated scenic highway or parkway. Thus, the proposed Sunset Square 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 Sunset Square 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 resource." 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 Sunset Square 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-2016-1140-CE was prepared on June 16, 2016 and is included as Exhibit D.

PUBLIC HEARING AND COMMUNICATIONS

Summary of the Required Public Hearing held July 27, 2016

A public hearing regarding the proposed Sunset Square Historic Preservation Overlay Zone (HPOZ) was conducted by Hearing Officer Jennifer Caira on July 27, 2016 at the Gardner Street Elementary School at 7450 Hawthorn Ave, Los Angeles, CA. On June 30, 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.

Reactions to the HPOZ from residents and property owners were very supportive, though some voiced concerns regarding the level regulation and specific points in the Preservation Plan. Summaries of public testimony from the July 27, 2016 Public Hearing are included below:

Speaker Cards: Thirty-five (35) in support; three (3) general comment

Organizations testifying in Support: Hollywood Heritage

Organizations testifying in Opposition: None

Summary of Public Hearing Testimony:

The comments received at the Public Hearing were almost entirely in favor of the HPOZ, with no one speaking in full opposition to the proposal. Those in support, many long-time property owners, expressed that the HPOZ will not only preserve the architecture and character of their community, but will also promote the district as a living example of the rich cultural heritage of Hollywood. Many expressed concerns about recent demolitions and subsequent out of scale development. Multiple commenters noted how quickly the demolitions and alterations occur, citing an immediate need to take action for greater preservation. A founding member of the Spaulding Square HPOZ spoke in support of the project and emphasized the importance of HPOZ districts as an effective tool to preserve neighborhood character. Three people mentioned that Stanley Street should be included despite the lower number of historic homes to preserve the cohesiveness of the district. Two people mentioned that Fairfax should be included because it is the gateway to the neighborhood, while one person expressed that Fairfax should be excluded.

No one spoke directly in opposition to the HPOZ adoption, though several people expressed concerns regarding the HPOZ generally and specific Preservation Plan points. Those concerned with the general idea of the HPOZ expressed concerns about the level of regulation on front facades, especially the restrictions on dual pane and modern windows. Several others expressed a desire to see the landscaping guidelines revised to allow for more drought-tolerant and agricultural options in the front yard and parkway.

Summary of Correspondence Received

The Department of City Planning has received forty seven (47) emailed comments and two (2) written comments: forty five (45) in support, two (2) in opposition, and two (2) in general comment to the establishment of the proposed HPOZ. Those in opposition expressed that the current level of zoning was sufficient to protect the character of the neighborhood, and that the HPOZ tool is too restrictive for this community. Several people wrote in from surrounding communities, including the current Spaulding Square HPOZ, in favor of preserving the Sunset Square community.

In total, the Department of City Planning has received written, emailed, and spoken comments from 87 individuals, with eighty (80) in support, five (5) speaking generally, and two (2) in opposition.

Summary of the Cultural Heritage Commission Meeting held August 18, 2016

The proposed Sunset Square Historic Preservation Overlay Zone (HPOZ) went before the Cultural Heritage Commission on August 18, 2016 at City Hall, 200 N. Spring Street, Rm. 1060, Los Angeles, CA 90012. There were thirteen (13) speakers at the meeting and all spoke in support of the establishment of the HPOZ. Two (2) of the fifteen speakers expressed concern that excluding multi-family properties on Hollywood Boulevard would lead to out of scale development that is incompatible with the historic district. Council District 4 staff member Julia Duncan spoke in support of the HPOZ. Many of the speakers also spoke in support of the HPOZ at the public hearing on July 27, 2016.

Action of the Cultural Heritage Commission

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

- 1) **Certify** the Historic Resources Survey, with the recommended changes, as to its accuracy and completeness;
- 2) **Recommend** that the City Planning Commission approve the establishment of the boundaries for the proposed Sunset Square HPOZ, including multi-family properties along Hollywood Boulevard;
- 3) **Recommend** that the City Planning Commission adopt the Sunset Square HPOZ Preservation Plan;
- 4) **Find** that the structures, landscaping and natural features within the proposed Sunset Square 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 a 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.