

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

Sun

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2016-1139-HPOZ	ENV-2016-1140-CE	CD 4 - Ryu
<b>PROJECT ADDRESS:</b>		
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.		
<b>APPLICANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
City of Los Angeles	N/A	N/A
<input type="checkbox"/> New/Changed		
<b>APPELLANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A	N/A	N/A
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Ariane Briski	(213) 978-1220	<a href="mailto:Ariane.Briski@lacity.org">Ariane.Briski@lacity.org</a>
<b>APPROVED PROJECT DESCRIPTION:</b>		
<p>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.</p>		

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

On September 22, 2016, the City Planning Commission:

- 1) Recommended that the City Council approve the establishment of the proposed Sunset Square Historic Preservation Overlay Zone (HPOZ);
- 2) Found that the proposed Sunset Square HPOZ ordinance boundaries are appropriate, excluding multi-family properties along Hollywood Boulevard per Exhibit E;
- 3) Adopted the Sunset Square HPOZ Preservation Plan;
- 4) Adopted the attached Findings; and
- 5) Found that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 for the Sunset Square HPOZ and Preservation Plan.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

Adoption of the proposed ordinance establishing the Sunset Square HPOZ.

**FINAL ENTITLEMENTS NOT ADVANCING:**

The adoption of the Oxford Square HPOZ Preservation Plan, will not move forward to Council.

**ITEMS APPEALED:**

None

**ATTACHMENTS:**

**REVISED:**

**ENVIRONMENTAL CLEARANCE:**

**REVISED:**

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

**NOTES / INSTRUCTION(S):**

**FISCAL IMPACT STATEMENT:**

Yes                       No

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

**PLANNING COMMISSION:**

<input checked="" type="checkbox"/> City Planning Commission (CPC)	<input type="checkbox"/> North Valley Area Planning Commission
<input type="checkbox"/> Cultural Heritage Commission (CHC)	<input type="checkbox"/> South LA Area Planning Commission
<input type="checkbox"/> Central Area Planning Commission	<input type="checkbox"/> South Valley Area Planning Commission
<input type="checkbox"/> East LA Area Planning Commission	<input type="checkbox"/> West LA Area Planning Commission
<input type="checkbox"/> Harbor Area Planning Commission	

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
September 22, 2016	7 - 1
LAST DAY TO APPEAL:	APPEALED:
N/A	N/A
TRANSMITTED BY:	TRANSMITTAL DATE:
JAMES WILLIAMS	DEC 05 2016



# LOS ANGELES CITY PLANNING COMMISSION

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

## LETTER OF DETERMINATION

DEC 05 2016

MAILING DATE: \_\_\_\_\_

Case No.: CPC-2016-1139-HPOZ  
CEQA: ENV-2016-1140-CE

Council District: 4 – Ryu  
Plan Area: Hollywood

**Project Site:** 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.

**Applicant:** City of Los Angeles  
Representative: Ariane Briski

At its meeting of **September 22, 2016**, the Los Angeles City Planning Commission took the actions below in consideration of the following ordinance:

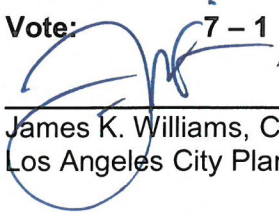
An ordinance establishing the Sunset Square Historic Preservation Overlay Zone (HPOZ) and adoption of the Sunset Square HPOZ Preservation Plan, pursuant to LAMC Section 12.20.3F.

1. **Determined** that the project is Categorically Exempt (ENV-2016-1140-CE) 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.
2. **Recommended** that the City Council **Approve** the establishment of the proposed Sunset Square Historic Preservation Overlay Zone.
3. **Found** that the proposed Sunset Square HPOZ ordinance boundaries are appropriate, excluding multi-family properties along Hollywood Boulevard and including the western side of Fairfax Boulevard.
4. **Adopted** the attached Sunset Square HPOZ Preservation Plan.
5. **Adopted** the attached Findings.

This action was taken by the following vote:

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

Vote: 7 - 1

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

**Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final and not appealable.**

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

Attachments: Ordinance, Map, Findings  
C: Naomi Guth, City Planner  
Ariane Briski, Planning Assistant

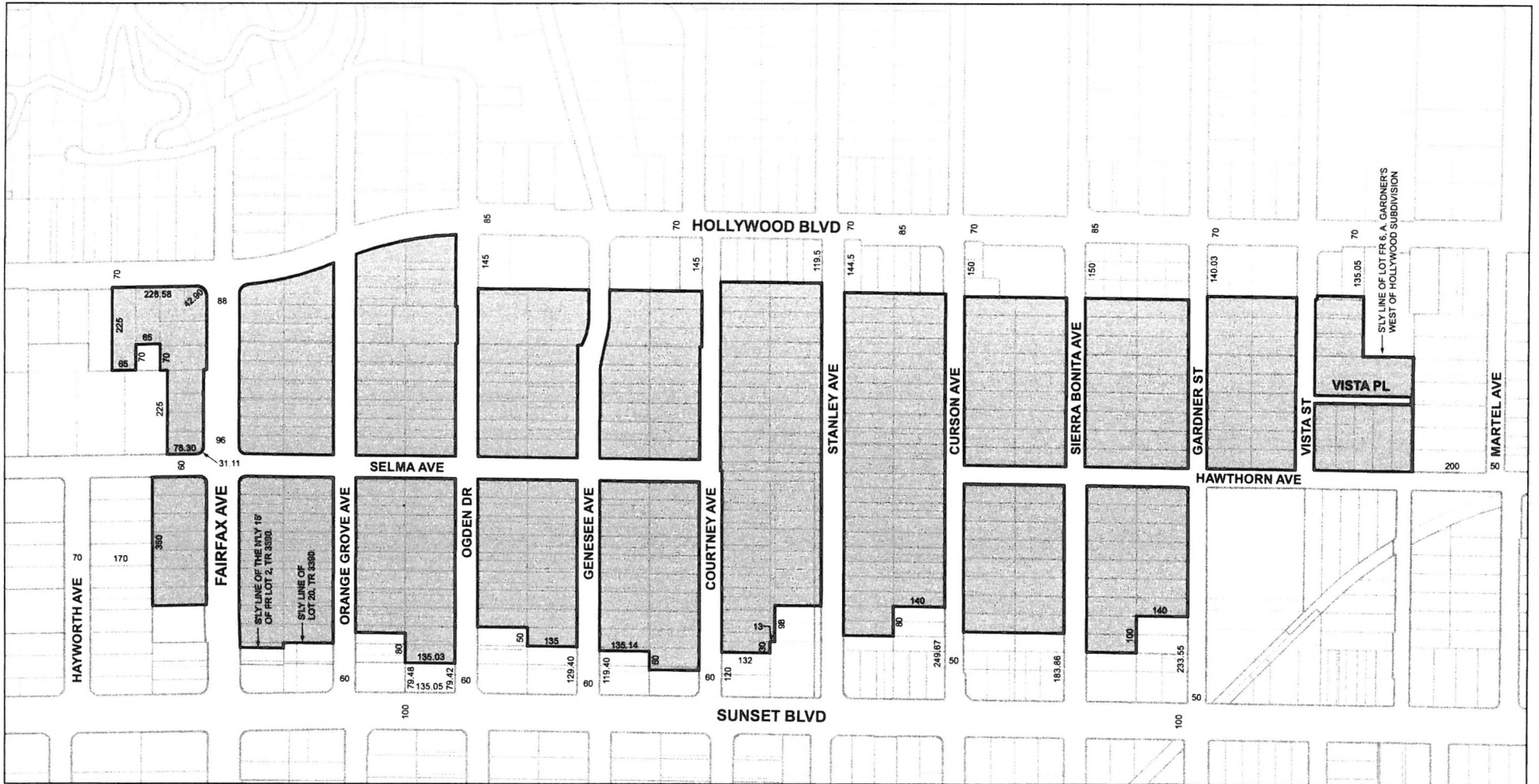
ORDINANCE NO. \_\_\_\_\_

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

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

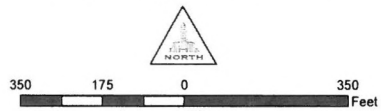
**Section 1.** Pursuant to Section 12.20.3 of the Los Angeles Municipal Code, the Sunset Square Historic Preservation Overlay Zone is hereby established for the properties located within the shaded borders of the zoning map depicted below.

**Section 2.** The Zoning Map referenced in Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone for the properties located within the shaded borders of the zoning map depicted below to R1-1-HPOZ.



ALL ZONES IN THE AFFECTED AREA  
REMAIN THE SAME. SUFFIX **HPOZ**  
WAS ADDED BECAUSE AREA IS NOW  
INCLUDED IN A HISTORIC PRESERVATION  
OVERLAY ZONE.

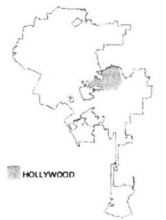
## Sunset Square HPOZ



C. M. 147 B 177, 147 B 181 CPC-2016-1139-HPOZ

CF/qc

090616





## 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 industry 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 construction 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.