DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

Central Area Planning Commission

Date: October 9, 2018
Time: After 4:30 p.m.*
Place: Los Angeles City Hall
200 N Spring Street
Los Angeles, CA 90012

Public Hearing: April 25, 2018
Appeal Status: Not further appealable

Case No.: DIR-2018-1288-COA-1A
CEQA No.: ENV-2018-1289-CE
Incidental Cases: None
Related Cases: None
Council No.: 4 – Ryu
Plan Area: Wilshire
Neighborhood Council: Greater Wilshire
GPLU: Very Low II Residential
Zone: RE15-1-HPOZ
Legal Description: Lot 130, Arb None, TR 6388

PROJECT LOCATION: 619 S June Street

PROPOSED PROJECT: Construction of a new central pedestrian walkway with steps, replacement of sidewalk and driveway apron, and the installation of a new electrical transformer, transformer pad, switchgear and retaining wall as required by LADWP to provide power to single family residence in the Hancock Park HPOZ.

APPLICANT: Danielle and Shaul Dina

APPELLANT: Hancock Park Homeowners Association (Cynthia Chvatal)

REQUESTED ACTION: Appeal of the Director of Planning's decision to approve with conditions a Certificate of Appropriateness for the construction of a new central pedestrian walkway with steps, replacement of sidewalk and driveway aprons, and the installation of a new electrical transformer, transformer pad, switchgear and retaining wall as required by LADWP to provide power to single family residence in the Hancock Park HPOZ.

RECOMMENDED ACTIONS:

1. **Deny** the appeal;

2. **Sustain** the Determination of the Director of Planning approving a Certificate of Appropriateness pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.3 K for the construction of a new central pedestrian walkway with steps replacement of sidewalk and driveway apron, and the installation of a new electrical transformer, transformer pad, switchgear and retaining wall as required by LADWP to provide power to single family residence in the Hancock Park HPOZ.

3. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to the State CEQA Guidelines, Article 19, Section 15331, Class 31 (historic resources) and to the City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3 Category 8 (utilities); and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

4. **Adopt** the conditions and findings.

VINCENT P. BERTONI, AICP
Director of Planning

Ken Bernstein, AICP
Principal City Planner

Naomi Guth
City Planner

Suki Gershenhorn, Planning Assistant
(213) 847-3675

TABLE OF CONTENTS

Project Analysis……A-2

Appellate Decision Body
Project Summary
HPOZ Background
Project Background
Appeal Points and Staff Response
Conclusion

Exhibits:

Exhibit A: Appeal, DIR-2018-1288-COA-1A
Exhibit B: Director's Determination, DIR-2018-1288-COA
Exhibit C: Categorical Exemption
Exhibit D: Project Plans (Exhibit A of Director's Determination)
Exhibit E: Hancock Park Preservation Plan, Chapter 8
Exhibit F: LADWP Response (Email, dated 12/13/17)

ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300).* While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

PROJECT ANALYSIS

APPELLATE DECISION BODY

Pursuant to Section 12.20.3 K of the Los Angeles Municipal Code (LAMC), appeals of Certificate of Appropriateness (COA) cases are heard by the Area Planning Commission. The appellate decision of the Area Planning Commission is final and effective as provided in Charter Section 245.

PROJECT SUMMARY

The proposed project involves the construction of a new central pedestrian walkway with steps, replacement of sidewalk and the driveway apron, and the addition of a new electrical transformer, transformer pad, switchgear and retaining wall as required by LADWP to provide power to single family residence in the Hancock Park Historic Preservation Overlay Zone (HPOZ). The property is identified as a Contributing Element in the Hancock Park HPOZ. The project site is located mid-block on June Street between Sixth Street and Wilshire Boulevard, located in an RE15-1-HPOZ zone with a Very Low II Residential land use designation in the Wilshire Community Plan Area.

The new pedestrian walkway and steps will be constructed in the center of the front yard, aligned with the front entrance door. The pathway will be poured in place concrete, and 5-feet wide with a 6-inch curb wall on either side.

The concrete sidewalk spanning both property lines and driveway apron will be replaced with in-kind materials in the existing footprint. The sidewalk will match the concrete finish and score pattern as the surrounding sidewalk. A new concrete driveway will be constructed in the same 10-foot wide footprint as the existing, with poured-in-place concrete.

The new transformer will sit on a 5-feet wide by 7-feet long concrete pad in the southeast portion of the front yard, near the property line. A low retaining wall will be constructed 6-feet behind the transformer pad, which will be screened by 5-gallon Boxwood shrub. A guardrail will be installed 3 feet-6 inches behind the retaining wall, which will also be screened by 5-gallon Boxwood shrub. A new electrical panel and switchgear will be installed along the south façade of the existing main structure, replacing the existing panel.

New 5-gallon Boxwood shrub will be planted along the perimeter of the front yard on both sides of the new walkway. Two Olive trees on either side of the walkway, and Star Jasmine will be planted along the existing balustrade.

HPOZ BACKGROUND

The Hancock Park HPOZ is a district of 1,282 parcels, mostly single-family residential, developed with structures built primarily between 1922 and 1956. The district was formally adopted as an HPOZ in 2006. Hancock Park is located in the eastern portion of the original Rancho La Brea area, purchased by Major Henry Hancock in 1863. The residential subdivision of Hancock Park was developed by Major Hancock's son, G. Allan Hancock, in the 1920s. Outstanding architects of the era designed the palatial two-story, single family residences in various Period Revival styles (including Tudor Revival, English Revival, Spanish Colonial Revival, Mediterranean Revival, Monterey Revival, and American Colonial Revival). Past prominent Hancock Park residents have

included millionaire Howard Hughes, entertainers Mae West and Nat King Cole, Broadway Department Store magnate Arthur Letts, Jr., and architect William Pereira. The vast majority of the residences are set back 50 feet from the street, as insisted upon by G. Allan Hancock, and include side driveways generally leading though a porte-cochere to a rear garage. Physical changes to the exterior of a property are required to be reviewed by the appointed Hancock Park HPOZ Board and/or Department of City Planning Staff, pursuant to the provisions of Los Angeles Municipal Code Section 12.20.3.The adopted Hancock Park HPOZ Preservation Plan contains guidelines to which proposed projects must adhere.

PROJECT BACKGROUND

The 30,641 square-foot site is currently developed with a two-story single family residence and a two-story accessory structure at the rear of the property. The subject residence is a Mediterranean Revival style structure built in 1928, and is a Contributing Feature in the Hancock Park HPOZ. At the time of the October 2001 Historic Resources Survey, it was noted no major alterations were found at the property. The property was designated as a Contributing Feature in the HPOZ on the basis that it 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. Noted landscape features at the property include the raised yard with concrete stairs and drive, and mature trees in the parkway.

Public Hearing

Section 12.20.3.K. of the LAMC requires that Department of City Planning staff refer applications for Certificates of Appropriateness to both the HPOZ Board and the Cultural Heritage Commission (or its designee) within a 30-day period of the application having been deemed complete. Per LAMC, 12.20.3 M, the HPOZ Board shall hold a public hearing on each application for a Certificate of Appropriateness before recommending approval, conditional approval, or denial of the application.

After ten (10) days of public notice, the Hancock Park HPOZ Board met on April 25, 2018 and conducted a public hearing on the proposed project, pursuant to LAMC Section 12.20.3.M: Notice and Public Hearing. The HPOZ Board, with a five-member quorum, recommended denial of the project in full, finding that the location for the transformer and walkway were not appropriate.

Department of City Planning staff sent copies of the application with relevant materials to the Cultural Heritage Commission's designee on April 10, 2018. The Cultural Heritage Commission designee recommended approval of the project, as it adheres to the guidelines in the Hancock Park Preservation Plan, which address above ground mechanical structures.

APPEAL POINTS & STAFF RESPONSE

One appeal was filed in a timely manner on July 25, 2018 by the appellant, as defined by LAMC Section 12.20.3 N. The appeal is of the entire determination by the Director of Planning for the Certificate of Appropriateness.

Appeal Point No. 1 – *The construction of the transformer, concrete pad, and retaining wall will alter the historically protected front yard area of this property.*

Per the Historic Survey, the raised yard, concrete steps, and replica streetlight and mature tree in the parkway of the residence are character defining features. The proposed project will include replacement sidewalk, replacement driveway, a new central walkway, a new transformer and pad, a retaining wall, and new landscaping screening the transformer. None of these changes will result in the diminishment or destruction of the character-defining features of the site. The proposed transformer affects only a small portion of the yard - approximately 250 square feet of an approximately 5,350 square foot front yard, which is less than 5% of the entire front yard area.

The front yard of the subject property has a significant slope, with a grade change of more than 14 feet from the front property line to the façade of the existing residence. The new transformer requires a level area for installation of the pad, and requires a new retaining wall at the southeast corner of the front yard. The HPOZ Board found these changes to the topography and lot to be inappropriate and recommended denial of the project. However, other locations for the transformer were explored but would compromise the topography more significantly, or were not economically feasible. A small portion of the front yard will be re-graded, and the original slope will continue beyond the location of the transformer, which is relatively close to the sidewalk.

After thorough review of all possible locations, no other option is technically or economically feasible for the location of the transformer. Locating the transformer in the rear of the property is not economically feasible based on the cost estimates given by the Los Angeles Department of Water and Power (LADWP). The option of locating the transformer in a below ground vault within the northern portion of the front yard would require widening the driveway and a more visible re-grading of the front yard, which would significantly alter the character of the front yard. Placing the transformer underground in the front yard would result in significant re-grading of the front yard, construction of retaining walls, and widening of the driveway, which would compromise the historic integrity of the site. A new transformer cannot be placed underground in the street, because the existing vault is too small.

Locating the transformer at the southwest corner of the front yard will minimally affect the character of the front yard. Landscaping will be planted in front of the transformer, the retaining wall, and guardrail to provide screening for all related components.

Appeal Point No. 2 – *The Hancock Park Preservation Plan states that no new fencing or walls be constructed in front of an historic property, per Section 8.2 of the plan.*

The Hancock Park Preservation Plan specifically states in Section 8.2.6 that new fences are discouraged except on Rossmore and Highland Avenues of the historic district. The preceding guideline (8.2.5) specifically discusses the potentiality of installing a new retaining wall in the front yard of a property, thus indicating that the construction of a new retaining wall is both possible and, upon review, acceptable.

The guideline pertaining to the construction of a new retaining wall states that new walls must utilize materials and designs similar to those historically existing in the context area. A number of adjacent Contributing structures feature concrete retaining walls. The project proposed by the applicant seeks to mimic these details, and does not diverge from the general development pattern of the area.

Appeal Point No. 3 – *The Hancock Park Preservation plan states that mechanical equipment be placed in the rear of the property, per Section 8.9 of the plan.*

The appellant refers to guidelines 4, 5, 6, 7, and 8 of Section 8.9 of the Hancock Park Preservation Plan, in which it is stated that: [Mechanical] apparatuses not mounted on a structure should be located in rear or side yards whenever possible; mechanical apparatuses not mounted on a structure may be installed in street-visible areas if there are no technically and economically feasible alternatives; mechanical apparatuses placed in street-visible locations should be obscured from view where possible; utilities should be placed underground where feasible; and mechanical apparatuses (e.g. electrical masts, headers, and fuse boxes) be located at the rear of a structure where possible.

LADWP conducted a feasibility study of the site, regarding the installation of the transformer and appurtenant equipment at the rear of the lot. This study concluded that the cost of an underground installation of the transformer equipment at the rear of the lot would range between $120,000 and $150,000. Due to the exorbitance of this cost, the Director of Planning determined that the enforcement of the guidelines' recommended location would result in an unfair and onerous burden for the property owner, and thus qualifies as being technically and economically infeasible. The guidelines allow for street-visible location of mechanical equipment in the event that no other technically and economically feasible alternative exists. Moreover, the proposed project features a terracing of the mechanical equipment, and the obscuration of the equipment via shrubbery, thereby screening the equipment from the public right-of-way. The Director of Planning has not erred.

Appeal Point No. 4 – *The Hancock Park HPOZ Board unanimously rejected the proposal for this installation at their April 25th, 2018 meeting.*

The role of the Hancock Park HPOZ Board is to recommend approval or denial of the proposed project, while the Director of Planning maintains final decision-making authority. The five member Board is comprised of experts and community representatives, including one architect and four residents. Recommendations are made based on guidelines in the Preservation Plan, and whether a project conforms to the guidelines. The Board's recommendation is very important in informing the Director's decision. The Director also considers the recommendation of the Cultural Heritage Commission designee. For this proposed project, the Director considered both recommendations. The Director found that the proposed project conforms to the Preservation Plan guidelines. The Director is not obligated to act in concert with the Board, and did not err in making a decision that differed.

Appeal Point No. 5 – *The LADWP has been employing an ad hoc approach to providing additional power requests, resulting in intrusive construction that violates the historic streetscape and neighborhood, and DWP's lack of planning and foresight has resulted in long waits for power and unsightly structures planted in front yards.*

The applicant contends that LADWP can better plan for the power needs of proposed projects. The appellant supports this by stating that a recently installed transformer could serve the subject site.

The exact location of this nearby and recently installed transformer was not provided by the appellant. LADWP did not indicate that it would be possible to link the subject property to any nearby transformer. LADWP also determined that there was not adequate space in the vault in the street for an additional transformer.

The Director of Planning cannot know the technical feasibility of connecting certain properties to nearby transformers. As such, the Director of Planning defers to the expertise of LADWP in ascertaining feasibility. It is not within the purview of the Director of Planning to determine whether such a linkage is feasible, nor to assert to the LADWP that a particular linkage be made. The Director of Planning did not err in making a determination on the basis of findings issued by LADWP.

The appellant's grievance toward LADWP does not fall under the purview of the Director of Planning. The Director of Planning has no control over the decisions made by LADWP.

Appeal Point No. 6 – *The construction of the proposed project, including the transformer, has already commenced before the expiration of the appeal period, exhibiting a lack of good faith on part of the property owner and LADWP.*

On July 17, 2018, a code violation was reported on the property, citing construction in progress without permits or inspections. The case has been referred to Los Angeles Department of Building and Safety (LADBS) to stop the work. An inspector from LADBS has inspected the property, and work has stopped.

CONCLUSION

Staff recommends denial of the appeal, and sustaining the Director's Determination for the Certificate of Appropriateness for the construction of a new central pedestrian walkway with steps, replacement of sidewalk and driveway apron, and the installation of a new electrical transformer, transformer pad, switchgear, and retaining wall as required by LADWP in the Hancock Park HPOZ. Upon in-depth review and analysis of the issues raised by the appellant for the proposed project, no errors or abuse of discretion by the Director of Planning or his/her designees were found regarding the appeal points raised. Although alterations will be made to the front yard area of the historic property, these alterations are made necessary by the unique circumstances of this specific lot. The proposed project is compatible with Contributing Elements in the HPOZ and conforms to the all of the applicable guidelines in the Hancock Park HPOZ Preservation Plan. Thus, the appeal of the Director's decision cannot be substantiated and should be denied.

ORIGINAL

APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☐ Area Planning Commission ☑ City Planning Commission ☐ City Council ☐ Director of Planning

Regarding Case Number: DIR-2018-1288-COA; ENV-2018-1289-CE

Project Address: 619 South June Street

Final Date to Appeal: 07/25/2018

Type of Appeal:
☐ Appeal by Applicant/Owner
☑ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Hancock Park Homeowners Assocation

Company: _____

Mailing Address: 137 North Larchmont Blvd., #719

City: Los Angeles State: CA Zip: 90004

Telephone: 323-829-8828 E-mail: https://hancockparkhomeownersassociation.org/

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

  ☐ Self ☐ Other: _____

- Is the appeal being filed to support the original applicant's position? ☐ Yes ☑ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

Are specific conditions of approval being appealed? ☐ Yes ☑ No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: Cynthia Rhodes on behalf of MPHA's Date: 7-25-18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
  - Appeal Application (form CP-7769)
  - Justification/Reason for Appeal
  - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
  - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: $89.00	Reviewed & Accepted by (DSC Planner): E. Macedo	Date: 7-25-18
Receipt No: 0101920435	Deemed Complete by (Project Planner):	Date:
☑ Determination authority notified	☐ Original receipt and BTC receipt (if original applicant)	

HANCOCK PARK Homeowners ASSOCIATION est. 1948

A NON-PROFIT CORPORATION DEDICATED TO THE PRESERVATION OF HANCOCK PARK

137 NO. LARCHMONT BOULEVARD, #719 • LOS ANGELES, CALIFORNIA 90004 • www.hancockpark.org

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Department of City Planning
City of Los Angeles
102 North Figueroa Street, #400
Los Angeles CA 90012

Re: 619 South June Street
DIR-2018-1288-COA
ENV-2018-1289-CE

To Whom It May Concern:

I am writing on behalf of the Hancock Park Homeowners Association to oppose the Certificate of Appropriateness granted to the owners of 619 South June Street.

We oppose the portion of the project related to the construction of a new power transformer, switchgear, concrete pad and retaining wall in the historically protected front portion of the property. Specifically:

- **The reason for the appeal** – This construction violates Hancock Park's Historic Preservation Plan, Sections 8.2, and Section 8.9, guidelines 4, 5, 6, 7 and 8;
- **How you are aggrieved by the decision** – The construction of this structure alters the historically protected front part of this property, in direct violation of our HPOZ ordinance;
- **Specifically the points at issue** – This construction explicitly violates the provisions in the Hancock Park Preservation Plan that dictate that no new fencing or walls be constructed in the front of an historic property and that utility construction be placed in the rear of the property, as far away from the street visible portion of the property as possible. See The Hancock Park Preservation Plan, Sections 8.2 and 8.9.
- **Why you believe the decision-maker erred or abused their discretion** – The Hancock Park HPOZ Board unanimously rejected the proposal for this installation at their April 25th, 2018 meeting.

The argument that this installation is needed to provide power is contradicted by the recent installation of another transformer nearby that could provide adequate power. The LADWP has been taking an ad hoc approach to providing additional power requests that result in this kind of intrusive construction which violates our historic streetscape and neighborhood.

The LADWP should do a thorough analysis of Hancock Park's existing power structure and build a reasonable plan for upgrades. The owners of this property have been ill-served by the LADWP's lack of planning and foresight, waiting much longer than necessary to get power and occupy their property, and then having an unsightly structure planted in their front yard.

HANCOCK PARK • Homeowners • est. 1948 ASSOCIATION

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ERIK STOREY
CAMI TAYLOR
JON VEIN
VICTORIA VICKERS
JAMES WOLF

Finally, construction has already begun on this project (transformer vault has been poured) before the appeal period has expired. We believe this shows a lack of good faith on the part of both the property owner and the LADWP to follow our City's processes.

Sincerely,

Cynthia Chvatal
President, Hancock Park Homeowners Association, est 1948



DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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CERTIFICATE OF APPROPRIATENESS
HANCOCK PARK HISTORIC PRESERVATION OVERLAY ZONE

July 10, 2018

Property Owner
Shaul and Danielle Dina
619 South June Street
Los Angeles, CA, 90005

Applicant/Representative
Pacific Crest Consultants
C/O Chris Druggan
23622 Calabasas Road #100
Calabasas, CA, 91302

Case No. DIR-2018-1288-COA
CEQA: ENV-2018-1289-CE
Location: 619 South June Street
Council District: 4 - Ryu
Community Plan Area: Wilshire
Land Use Designation: Very Low II Residential
Zone: RE15-1-HPOZ

Legal Description: Lot 130 and Lot 131, Arb 1, TR 6388

Last Day To Appeal: July 25, 2018

Pursuant to Los Angeles Municipal Code Section 12.20.3 K, and the Hancock Park Historic Preservation Overlay Zone (HPOZ) Ordinance 184903, I have considered the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Certificate of Appropriateness for the construction of a new central pedestrian walkway with steps, replacement of sidewalk and driveway apron, and the installation of a new electrical transformer, transformer pad, switchgear, and retaining wall as required by LADWP.

Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to the State CEQA Guidelines, Article 19, Section 15331, Class 31 (historic resources) and to the City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3 Category 8 (utilities); and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

PROJECT DESCRIPTION AND BACKGROUND

Project Description

The project consists of the construction of a new central pedestrian walkway and steps leading from the sidewalk to the front entrance of the existing single family dwelling; restoration of the existing sidewalk and driveway apron; and the addition of a new electrical transformer, transformer pad, electrical panel, switchgear and retaining wall as required by LADWP to provide power to the dwelling.

The new pedestrian walkway and steps will be constructed in the center of the front yard, aligned with the front entrance door. The pathway will be poured in place concrete, and 5-feet wide with a 6-inch curb wall on either side.

The concrete sidewalk spanning both property lines and driveway apron will be replaced with in-kind materials in the existing footprint. The sidewalk will match the concrete finish and score pattern as the surrounding sidewalk. A new concrete driveway will be constructed in the same 10-foot wide footprint as the existing, with poured-in-place concrete.

The new transformer will sit on a 5-feet wide by 7-feet long concrete pad in the southeast portion of the front yard, near the property line. A low retaining wall will be constructed 6-feet behind the transformer pad, which will be screened by 5-gallon Boxwood shrub. A guardrail will be installed 3 feet-6 inches behind the retaining wall, which will also be screened by 5-gallon Boxwood shrub. A new electrical panel and switchgear will be installed along the south façade of the existing main structure, replacing the existing panel.

New 5-gallon Boxwood shrub will be planted along the perimeter of the front yard on both sides of the new walkway. Two Olive trees on either side of the walkway, and Star Jasmine will be planted along the existing balustrade.

Property Profile

The 30,641square-foot site is currently developed with a two-story single family residence and a two-story accessory structure at the rear of the property. The subject residence is a Mediterranean Revival style structure built in 1928, and is a Contributing Feature in the Hancock Park HPOZ. At the time of the October 2001Historic Resources Survey, it was noted no major alterations were found at the property. The property was designated as a Contributing Feature in the HPOZ on the basis that it 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. Noted landscape features at the property include the raised yard with concrete stairs and drive, and mature trees in the parkway.



Figure 1: Image of 619 South June Street taken from the October, 2001 Hancock Park Historic Resources Survey.

Background

The Hancock Park HPOZ is a district of 1,282 parcels, mostly single-family residential, developed with structures built primarily between 1922 and 1956. The district was formally adopted as an HPOZ in 2006. Hancock Park is located in the eastern portion of the original Rancho La Brea area, purchased by Major Henry Hancock in 1863. The residential subdivision of Hancock Park was developed by Major Hancock's son, G. Allan Hancock, in the 1920s. Outstanding architects of the era designed the palatial two-story, single family residences in various Period Revival styles (including Tudor Revival, English Revival, Spanish Colonial Revival, Mediterranean Revival, Monterey Revival, and American Colonial Revival). Past prominent Hancock Park residents have included millionaire Howard Hughes, entertainers Mae West and Nat King Cole, Broadway Department Store magnate Arthur Letts, Jr., and architect William Pereira. The vast majority of the residences are set back 50 feet from the street, as insisted upon by G. Allan Hancock, and include side driveways generally leading though a porte-cochere to a rear garage. Physical changes to the exterior of a property are required to be reviewed by the appointed Hancock Park HPOZ Board and/or Department of City Planning Staff, pursuant to the provisions of Los Angeles Municipal Code Section 12.20.3.

CONDITIONS OF APPROVAL

1. The use and development of the subject property shall be in substantial conformance with this approval and the plans submitted by the applicant, signed and dated by staff and attached to the case file as **Exhibit A**. Any changes to the project or these plans shall be approved by the Director of Planning and may require additional review by the HPOZ Board. Each change shall be identified and justified in writing. Modified plans shall be signed and dated by staff and attached to the case file as **Modified Exhibit A**, etc.

2. The project shall be executed with the following architectural features:

    a. Retaining wall at transformer shall be poured-in-place concrete. No stucco cladding shall be applied.
    b. Organic groundcover be planted in the front yard area.
    c. Curbs on either side of the driveway shall be removed.

3. *Prior to the issuance of a building permit*, the applicant shall submit the two final sets of architectural/construction drawings that have been reviewed by LADBS plan check engineers, as well as two additional sets of architectural drawings for final review and approval by Department of City Planning staff (four sets of plans total). Final drawings shall substantially resemble the Approved Exhibit (or any subsequent Modified Exhibits) and shall be stamped and dated by staff and attached to the case file as **Final Plans**.

4. *Prior to the issuance of a building permit*, The following statement shall be imprinted on the site plan, floor plan, elevations and any architectural detail sheets of any construction drawings submitted to the Department of Building and Safety:

    > NOTE TO PLAN CHECKER AND BUILDING INSPECTOR - These plans, including conditions of approval, shall be complied with and the height, size, shape, location, texture, color, or material shall not differ from what the Director of Planning has approved under DIR-2018-1288-COA. Any change to the project shall require review by the Director of Planning and may require additional review by the Historic Preservation Overlay Zone (HPOZ) Board. A request for variation shall be submitted in writing and include a specific notation of the variation(s) requested. Should any change be required by a public agency then such requirement shall be documented in writing.

5. *Prior to the issuance of a building permit*, these Conditions of Approval shall be printed on the cover sheet of all four sets of drawings submitted for review as Final Exhibits.

6. The granting of this determination by the Director of Planning does not in any way indicate compliance with applicable provisions of LAMC Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

7. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

8. Code Compliance. All area, height and use regulations of the zone classification for the subject property shall be complied with.

9. Definition. Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.

10. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.

11. Indemnification and Reimbursement of Litigation Costs.

    Applicant shall do all of the following:

    (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

    (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

    (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

    The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

    The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

    For purposes of this condition, the following definitions apply:

    "City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

    "Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein,

alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

Observance of Conditions – Time Limits

All terms and conditions of this Certificate of Appropriateness shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of this determination and if such privileges are not utilized within said time, the authorization shall terminate and become null and void. Privileges shall be considered utilized when a valid permit from the Department of Building and Safety has been issued and construction work has begun and been carried out without substantial suspension or abandonment of work. An approval not requiring permits for construction or alteration from the Department of Building and Safety shall be considered utilized when operations of the use authorized by the approval have commenced.

Transferability

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

Violation of These Conditions is a Misdemeanor

Section 11.00 M of the Los Angeles Municipal Code states in part: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be in charged by the City Attorney as either a misdemeanor or an infraction." Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than $1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

FINDINGS

A. 12.20.3.K.3.(a) and 12.20.3.M – Recommendations from the Hancock Park HPOZ Board and the Cultural Heritage Commission, and Notice and Public Hearing:

Section 12.20.3.K of the LAMC requires that Department of City Planning staff refer applications for Certificates of Appropriateness to both the HPOZ Board and the Cultural Heritage Commission (or its designee) within a 30-day period of the application having been deemed complete. The purpose of this requirement is to allow the subject application to be discussed in a public meeting with both public and expert testimony (in the case of the HPOZ Board meeting), and to gather an expert opinion with reference to The Secretary of the Interior's Standards for Rehabilitation (in the case of the Cultural Heritage Commission).

Section 12.20.3.M of the LAMC requires that before making its recommendation to approve, conditionally approve or disapprove an application pursuant to this section for a Certificate of Appropriateness, the Board shall hold a public hearing on the matter. The applicant shall notify the Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property at least ten days prior to the date of the hearing, and notice of the public hearing shall be posted by the applicant in a conspicuous place on the subject property at least ten days prior to the date of the public hearing.

The subject application was deemed complete on April 4, 2018. Department of City Planning staff sent copies of the application with relevant materials to the HPOZ Board on April 10, 2018. Notice was posted for the meeting at the site, and at City Hall, and mailed to abutting property owners on April 10, 2018. After ten (10) days of public notice, the Hancock Park HPOZ Board met on April 25, 2018 and conducted a public hearing on the proposed project, pursuant to LAMC Section 12.20.3.M: Notice and Public Hearing. The HPOZ Board, with a five member quorum, recommended denial of the project in full, finding that the location for the transformer and the walkway were not appropriate.

Department of City Planning staff sent copies of the application with relevant materials to the Cultural Heritage Commission's designee on April 10, 2018. The Cultural Heritage Commission designee recommended approval of the project, as it adheres to the guidelines in the Hancock Park Preservation Plan, which address above ground mechanical structures.

The Hancock Park HPOZ Board and the Cultural Heritage Commission Designee have made recommendations for this project, and conforming to the requirement of 12.20.3.K of the LAMC.

B. 12.20.3.K.4.(c) – Standards for Issuance of Certificate of Appropriateness for Construction, Addition, Alteration, or Reconstruction as it relates with the adopted Preservation Plan.

The proposed project, including the Conditions of Approval, substantially complies with LAMC Section 12.20.3.K.4 because the proposed project complies with and is consistent with the adopted Preservation Plan.

8.2 Setting
8.2.1 Mature trees and hedges, particularly street trees in the public planting strip, should be retained wherever possible.

There are no mature trees or hedges in the front yard. No work is proposed on the public planting strip, hence existing trees will be retained.

8.2.2 Historic topographic features should be preserved whenever possible. Leveling or terracing a lot that was traditionally characterized by a steep hillside or raised lawn is generally inappropriate.

The front yard of the subject property has a significant slope, with a grade change of more than 14 feet from the front property line to the façade of the existing residence. The new transformer requires a level area for installation of the pad, and requires a new retaining wall at the southeast corner of the front yard. The HPOZ Board found these changes to the topography and lot to be inappropriate and recommended denial of the project. However, other locations for the transformer were explored but would compromise the topography more significantly, or were not economically feasible. A small portion of the front yard will be re-graded, and the original slope will continue beyond the location of the transformer, which is relatively close to the sidewalk. Because the overall slope of the front yard is maintained, the scope of work conforms to this guideline.

8.2.3 Historic walkways and other hardscape features in the front yard should be preserved. If these elements are replaced, they should be replaced with materials similar to those historic in the area.
8.2.4 If historic retaining walls, pathways, stairs or fences exist, they should be rehabilitated or preserved in place. If they must be removed, they should be replaced in kind. If reinforcement is necessary, finish materials should match the original materials and design.

The previously existing walkway has been removed; however, it was determined to have been constructed outside the period of significance. The proposed new walkway is a concrete, straight path with steps, centered at the front door of the historic structure. Although found to be inappropriate by the HPOZ Board, this proposed design is common in the Hancock Park HPOZ, especially seen in the front yard of Mediterranean Revival homes.

As required by Condition of Approval 2c, the driveway will be restored to its original length of 10 feet, without curb walls on either side.

8.2.5 New or replacement retaining walls should be constructed in a style and with materials that harmonize with the house and with other existing historic retaining walls in the area.

The new retaining wall will be constructed six feet behind the proposed transformer pad. The wall will be approximately two feet taller than the transformer, and a total height of five feet above the transformer pad. The retaining wall will be constructed of poured in place concrete as required by Condition of Approval 2a, and shall not be clad in stucco. The concrete will match the material of the historic hardscape materials in the front of the home, and seen throughout the neighborhood and will be screened by 5-gallon boxwood along the front of the wall, as well as along the front property line. All boxwood will be maintained at a height of three feet-six inches. Thus, the upper two feet of the wall will be visible.

8.2.7 The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn, and non-porous ground coverings should be minimized.

The new central walkway is consistent with the character of properties in the Hancock Park HPOZ. The walkway will be constructed of concrete, and will be only five feet wide, minimizing the non-porous material in the center of the front yard. All areas surrounding the transformer, transformer pad, retaining wall, and guardrail will be landscaped to provide screening from the street, and maintaining the traditional character of the front yard area. Condition of Approval 2b requires that organic ground cover be planted in the front yard area, to maintain the traditional character of the neighborhood.

8.9 Mechanical

8.9.4 Mechanical apparatus not mounted on the structure should be located in the rear or side yard areas not visible from the street or sidewalk whenever possible. In addition, consider placing such apparatus out of sight and sound of neighboring homes, if at all possible.

The transformer will be installed above ground at the southeast corner of the front yard. Typically, mechanical equipment would be placed underground in the street, but there is not adequate space in the existing vault. Several alternatives were explored. The cost to place the transformer in the rear of the property would range from $120,000 to $150,000, as determined by LADWP engineers, which renders this option infeasible.

8.9.5 Mechanical apparatus not mounted on the structure may be installed in areas visible from the street or sidewalk if there is no other technically and economically feasible location for installation and if appropriate landscape screening is proposed and installed as a part of the project.

8.9.6 Mechanical apparatus that must be placed in a location potentially visible from the street or sidewalk should be obscured from view where possible, including the use of landscaping screening and the use of paint colors to match the surrounding environment.

After thorough review of all possible locations, no other option is technically or economically feasible for the location of the transformer. Locating the transformer in the rear of the property is not economically feasible based on the estimates given by LADWP. The option of locating the transformer in a below ground vault within the northern portion of the front yard would require widening the driveway and a more visible re-grading of the front yard, which would significantly alter the character of the front yard. Locating the transformer at the southwest corner of the front yard will minimally affect the character of the front yard. Landscaping will be planted in front of the transformer, the retaining wall, and guardrail to provide screening for all related components.

8.9.7 Utilities should be placed underground where feasible.

Placing the transformer underground in the front yard would result in significant re-grading of the front yard, construction of retaining walls, and widening of the driveway, which would compromise the historic integrity of the site. A new transformer cannot be placed underground in the street, because the existing vault is too small.

8.9.8 Electrical masts, headers, and fuse boxes should be located at the rear of a structure where possible.

The new electrical panel and switchgear will be located along the south façade of the residence, in the same general area as the previous panel. Because the subject property is located in a methane zone, LADWP requires new electrical panel and switchgear to be larger than previous panels. The new location is required by LADWP to ensure access for servicing, and is only minimally visible due to the natural slope of the front yard.

11.0 Public Realm

11.16 Preserve historic sidewalks.

11.17 Replace only those portions of the sidewalks that have deteriorated. Replacement material should match the existing.

11.18 New sidewalks should be compatible with the historic character of the streetscape.

The sidewalk will be maintained where possible, and replaced in-kind if damaged. The new sidewalk will match the existing sidewalk in its material and score pattern. The sidewalk will be poured in place concrete, with a 30-inch by 30-inch score pattern. The driveway apron will be replaced with poured in-place concrete, in the same footprint as existing.

C. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15331, Class 31 of the State CEQA Guidelines. This exemption includes projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, 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. The proposed walkway is compatible to the neighborhood, and the transformer will be obscured, as to not deter from the historic character of the front yard. Therefore, the proposed project is designed to be in compliance with the Secretary of the Interior's Standards and meets this exemption. **The proposed project is also categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3, Category 8 of the City CEQA Guidelines.** This exemption includes additions to underground electric and water utility distribution system faculties such as cables, conduits, pipelines, manholes, vaults and appurtenances, included connections to existing overhead electric utility distribution lines. The proposed project includes the installation of a transformer, which expands upon the existing electrical grid, and therefore meets this exemption.

None of the exceptions to the use of the above Categorical Exemptions for the proposed project apply. For the purposes of CEQA, the proposed project does not result in a cumulative impact, significant effect, or damage to scenic highways/resources, and is not located on a hazardous waste site. The proposed project conforms to the Hancock Park Preservation Plan and the Secretary of the Interior's Standards; therefore, there is no impact or substantial adverse change in the significance of a historic resource. Additional CEQA analysis can be found in the case file for this project.

APPEAL PERIOD

The Determination in this matter will become effective 15 days after the date of mailing, unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/ incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this grant and received and receipted at a public office of the Department of City Planning on or before the prescribed date or the appeal will not be accepted. Department of City Planning public offices are located at:

Figueroa Plaza
201 North Figueroa Street, #400
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude Constituent Service Center
6262 Van Nuys Blvd, 2nd Floor
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2901

The applicant is further advised that all subsequent contact with this office regarding this grant must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

APPROVED BY:

VINCENT P. BERTONI, AICP
Director of Planning

Reviewed By:

Ken Bernstein, AICP
Manager, Office of Historic Resources

Naomi Guth,
City Planner

Prepared By:

Suki Gershenhorn
Planning Assistant
(213)847-3675

cc: Hancock Park HPOZ Board
Greater Wilshire Neighborhood Council
Council District 4 – David Ryu

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CITY CLERK'S USE

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY	COUNCIL DISTRICT
City of Los Angeles Department of City Planning	4

PROJECT TITLE	LOG REFERENCE
☐ **DIR-2018-1288-COA**	ENV-2018-1289-CE

PROJECT LOCATION
☐ **619 South June Street**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
☐ **Installation of new front walkway; installation of transformer, pad, retaining wall in the front yard area.**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
☐

CONTACT PERSON	AREA CODE	TELEPHONE NUMBER	EXT.
☐	☐	☐	

EXEMPT STATUS: (Check One)

		STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
☐	MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
☐	DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
☐	EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
☒	CATEGORICAL EXEMPTION	Sec. 15300 *et seq.*	Art. III, Sec. 1

Class **31** Category _____ (State CEQA Guidelines)
Class **3** Category **8** (City CEQA Guidelines)

☐ OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION (Class 31): Projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation 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. Not to be used where the activity would cause a substantial adverse change in the significance of a historical resource.

JUSTIFICATION FOR PROJECT EXEMPTION (Class 3 Category8): Additions to underground electric and water utility distribution system facilities such as cables, conduits, pipelines, manholes, vaults and appurtenances, including connections to existing overhead electric utility distribution lines.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
	Planning Assistant	3/8/2018

FEE:	RECEIPT NO.	REC'D. BY	DATE
$81	0302120394	Trevor Martin	3/9/2018

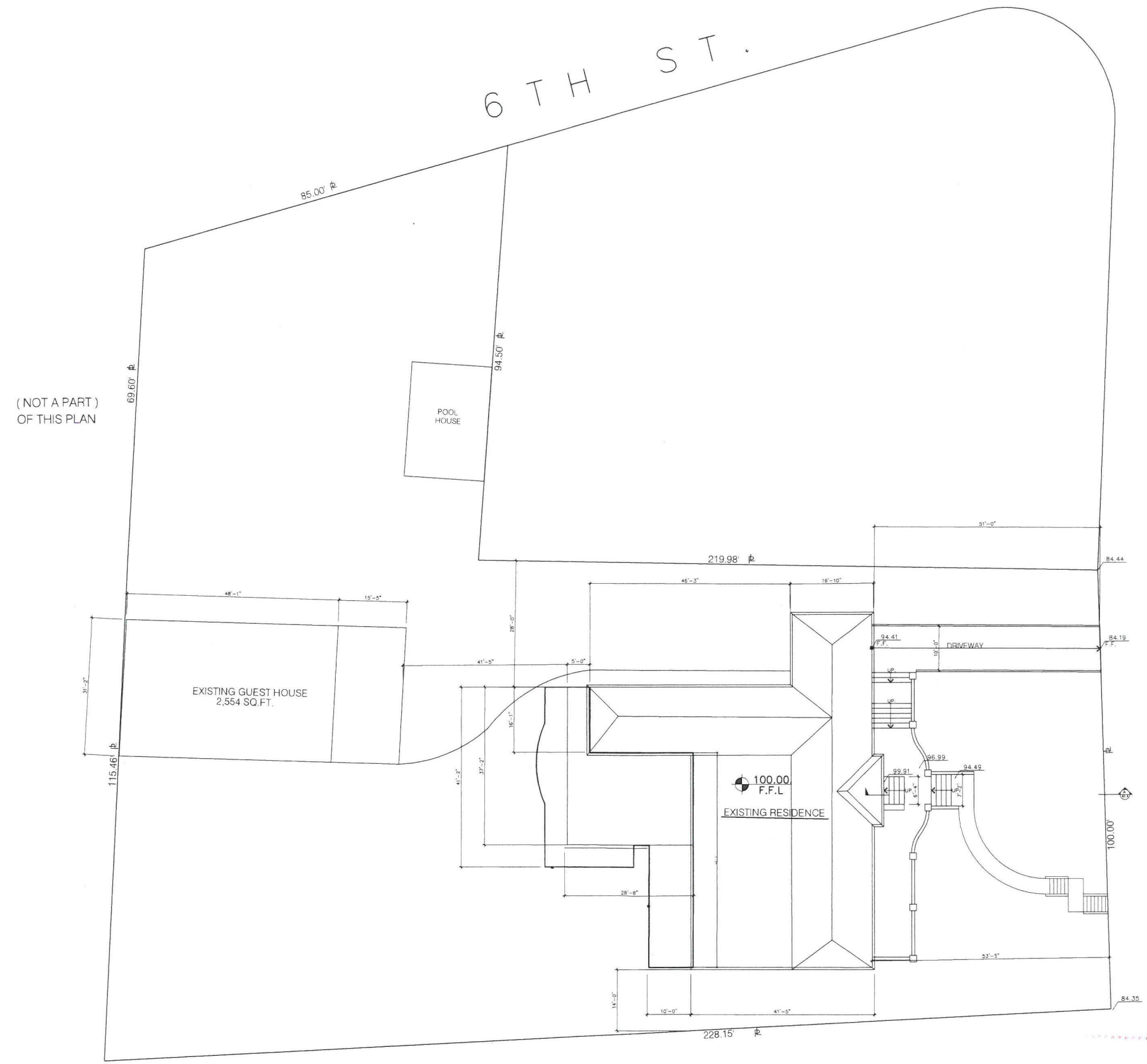
DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

☐ _____
NAME (PRINTED)

☐ _____
SIGNATURE

☐ _____
DATE



1 HISTORIC SITE PLAN 2006

SCALE 3/8" = 1'-0"

EXHIBIT A
page 1 of 10
CASE # DIR-2018-1228-COA
Planner Stephen Nom
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUL 10 2018

MIKAEL DESIGN

MAURICE MIKAEL
11045 MISSOURI AVE. #201
LOS ANGELES CA. 90025
TEL: (424) 256-2562
CELL.: (310) 666-0458
MAURICEMIKAEL26@GMAIL.COM

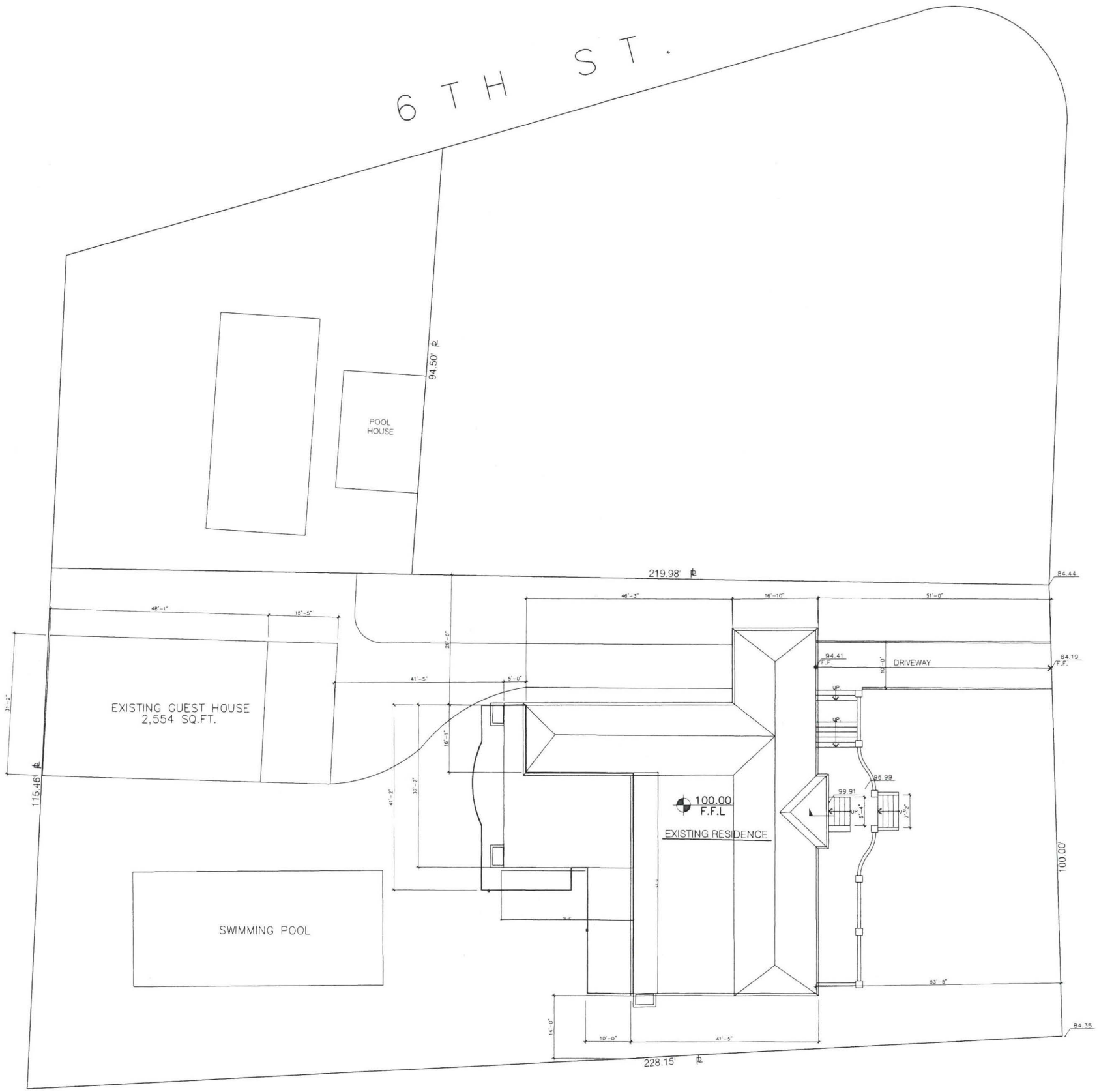
THESE DRAWINGS, ALL IDEAS, CONCEPTS, DESIGNS, AND DETAILS AND DIMENSIONS INDICATED HEREON ARE THE PROPERTY OF MIKAEL DESIGN AND SHALL NOT BE USED, COPIED OR DISCLOSED TO OTHERS FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN ADOPTION OR PERMISSION OF MIKAEL DESIGN. THESE DRAWINGS OR ANY OTHER PROJECT WHETHER THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT IS STRICTLY PROHIBITED. ALL IDEAS, DESIGNS, DETAILS AND CONCEPTS, CONTAINED IN THESE PLANS ARE TO REMAIN THE PROPERTY OF MIKAEL DESIGN AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF MIKAEL DESIGN. VISUAL CONTACT WITH THESE DRAWINGS OR PRINTS THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS

SHEET TITLE: HITORIC SITE PLAN 2006

PROJECT TITLE: OUTSIDE STAIRS TO STREET
619 S. JUNE ST., LOS ANGELES 90005

OWNER: MR. & MRS. DINA
619 S. JUNE ST., LOS ANGELES 90005

DATE: 2-1-2018
DRAWN: M.M.
CHECKED:
PROJECT: 18-216
SHEET: A-1 OF



1 EXISTING SITE PLAN

SCALE 3/8" = 1'-0"

EXHIBIT A
page 2 of 10
CASE # DIR-2018-1228-COA
Planner suki oppenheim
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUL 10 2018

MIKAEL DESIGN

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SHEET TITLE: EXISTING SITE PLAN

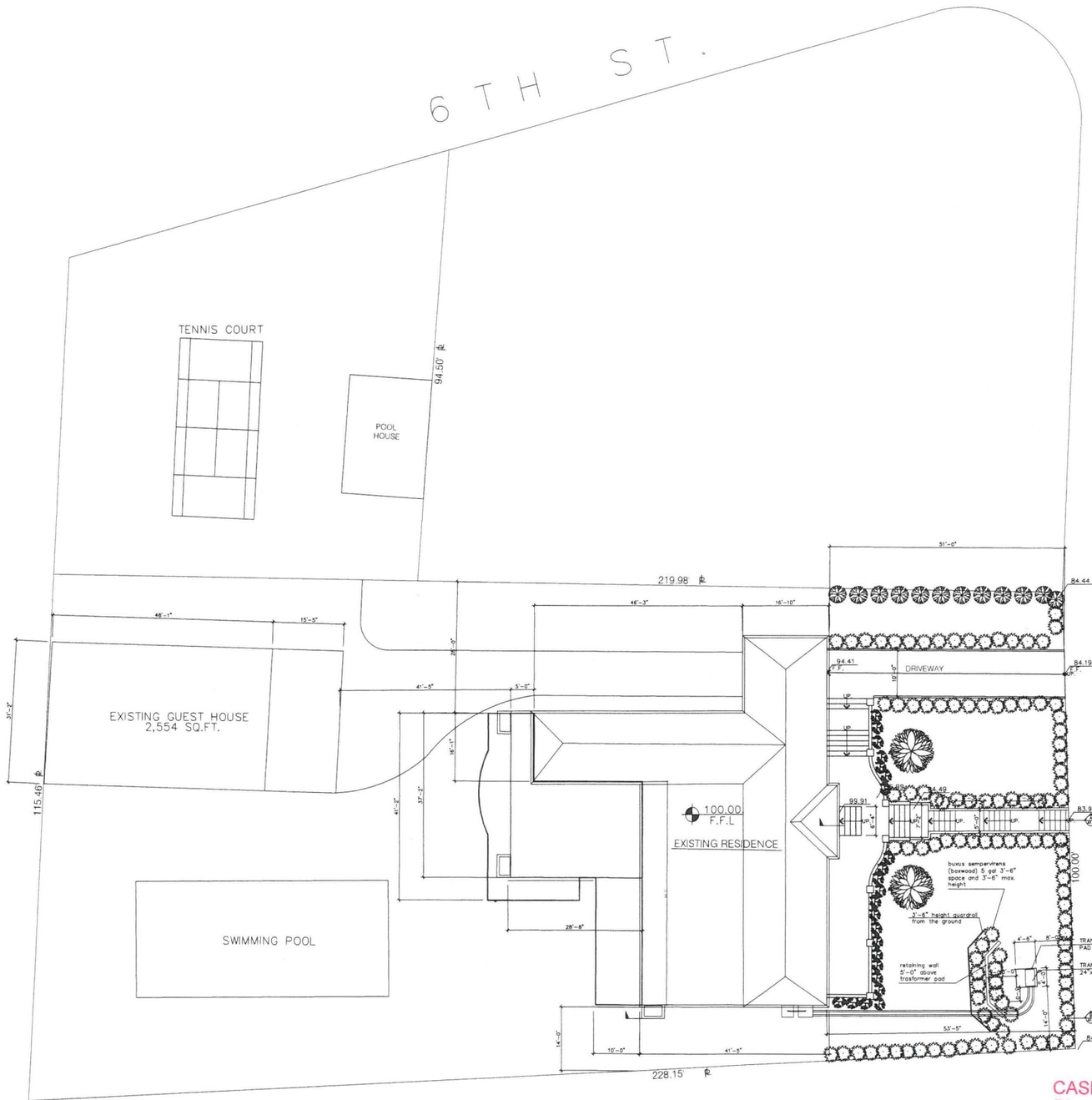
PROJECT TITLE: OUTSIDE STAIRS TO STREET
619 S. JUNE ST., LOS ANGELES 90005

OWNER: MR. & MRS. DINA
619 S. JUNE ST., LOS ANGELES 90005

DATE: 2-1-2018
DRAWN: M.M.
CHECKED:

PROJECT: 18-216

SHEET: A-1.1 OF



1 PROPOSED SITE PLAN
SCALE 3/8" = 1'-0"

EXHIBIT A
page 3 of 10
CASE # DIR-2018-1228-COA
Planner Julie Oesterreich
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUL 10 2018

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MAURICEMIKAEL26@GMAIL.COM

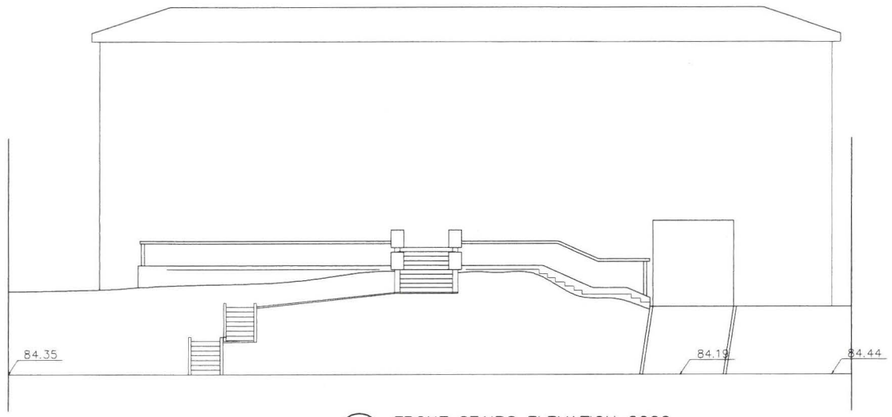
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SHEET TITLE: PROPOSED SITE PLAN

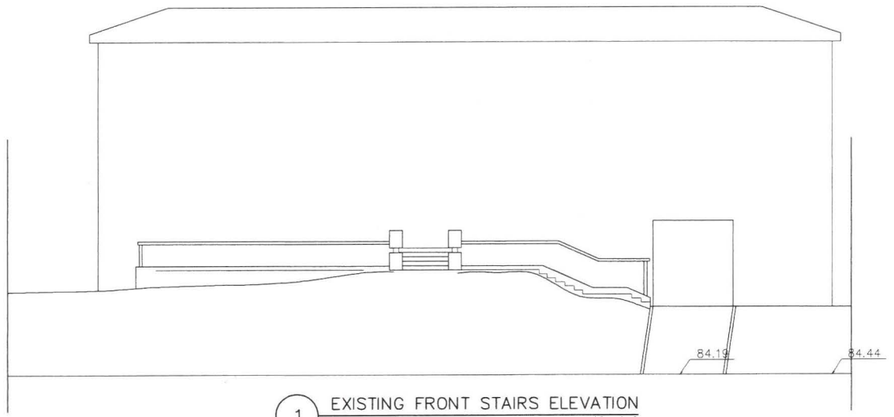
PROJECT TITLE: OUTSIDE STAIRS TO STREET
619 S. JUNE ST., LOS ANGELES 90005

OWNER: MR. & MRS. DINA
619 S. JUNE ST., LOS ANGELES 90005

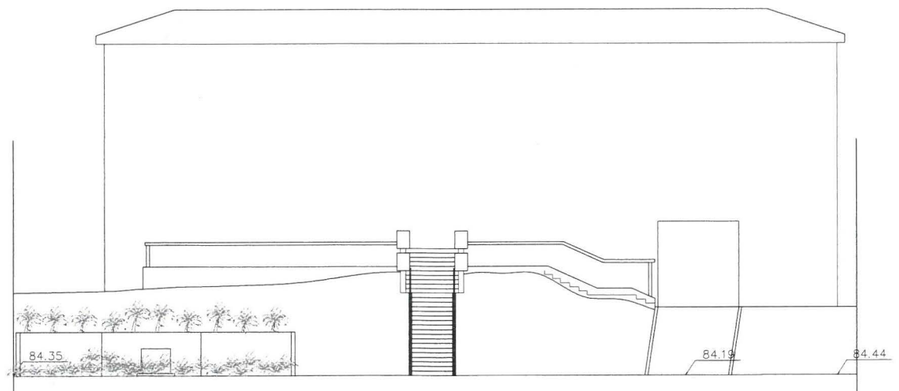
DATE: 2-1-2018
DRAWN: M.M.
CHECKED:
PROJECT: 18-216
SHEET: A-1.2 OF



1 FRONT STAIRS ELEVATION 2006
SCALE 1/8" = 1'-0"



1 EXISTING FRONT STAIRS ELEVATION
SCALE 1/8" = 1'-0"



1 PROPOSED FRONT STAIRS ELEVATION
SCALE 1/8" = 1'-0"

EXHIBIT A
page 4 of 10
CASE # DIR-2018-1228-COA
Planner Suki Openheimer
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUL 10 2019

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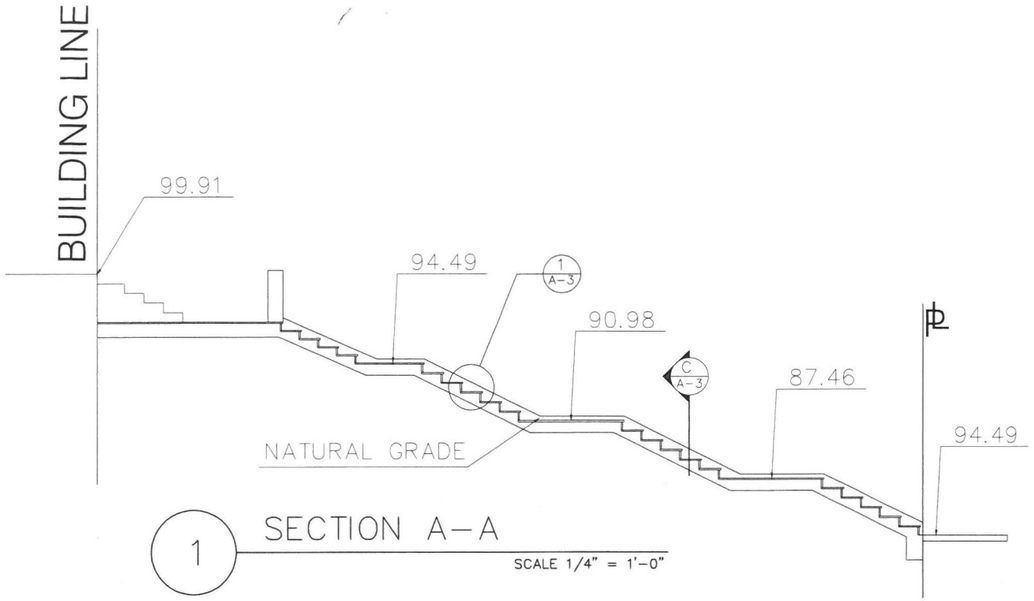
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SHEET TITLE
ELEVATIONS
STAIRS SECTION
STAIRS DETAIL

PROJECT TITLE
OUTSIDE STAIRS TO STREET
619 S. JUNE ST., LOS ANGELES 90005

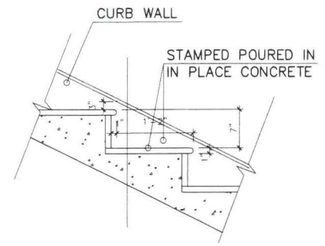
OWNER
MR. & MRS. DINA
619 S. JUNE ST., LOS ANGELES 90005

DATE 2-1-2018
DRAWN M.M.
CHECKED
PROJECT 18-216
SHEET A-1.3 OF



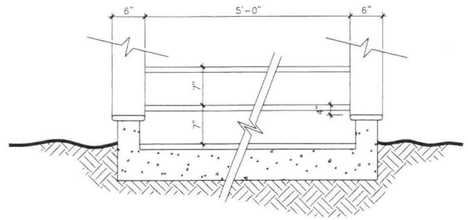
1 SECTION A–A

SCALE 1/4" = 1'-0"



1 DETAIL 1

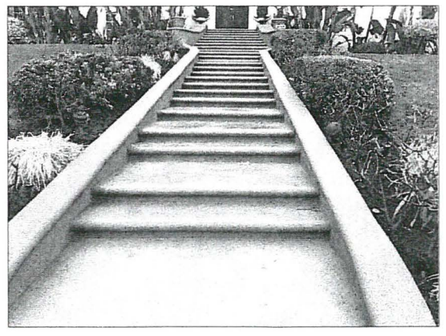
SCALE 1/2" = 1'-0"

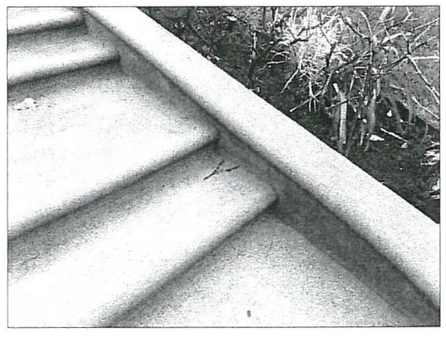


1 SECTION C–C

SCALE 1/2" = 1'-0"







629 S. JUNE ST WALKWAY

EXHIBIT A
page 5 of 10
CASE # DIR-2018-1228-COA
Planner Suzi Gershenhorn
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City of Los Angeles
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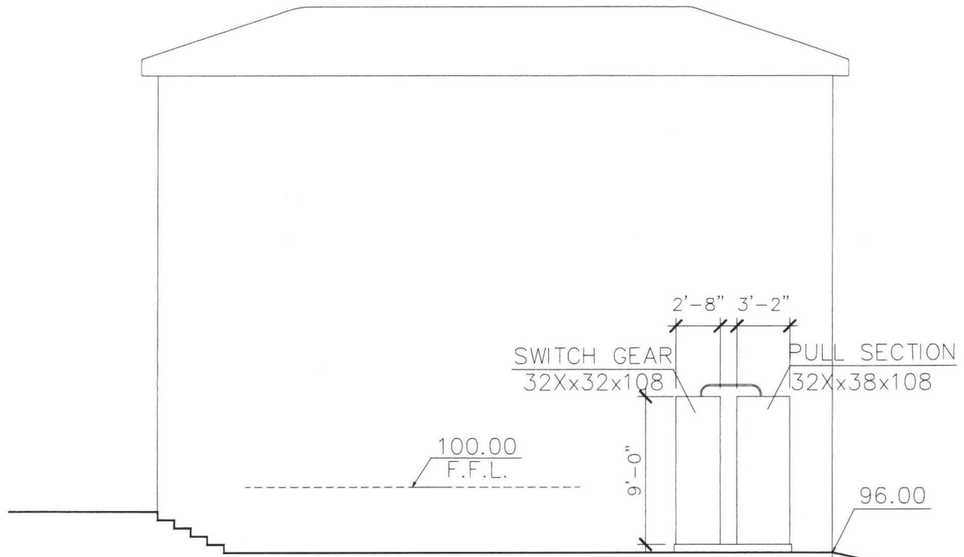
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SHEET TITLE: STAIRS SECTION A–A & STAIRS DETAIL

PROJECT TITLE: OUTSIDE STAIRS TO STREET
619 S. JUNE ST., LOS ANGELES 90005

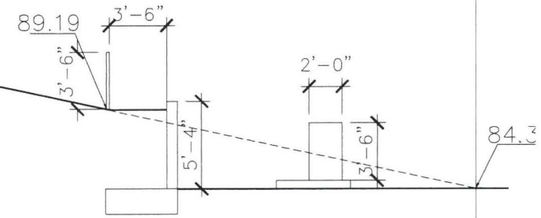
OWNER: MR. & MRS. DINA
619 S. JUNE ST., LOS ANGELES 90005

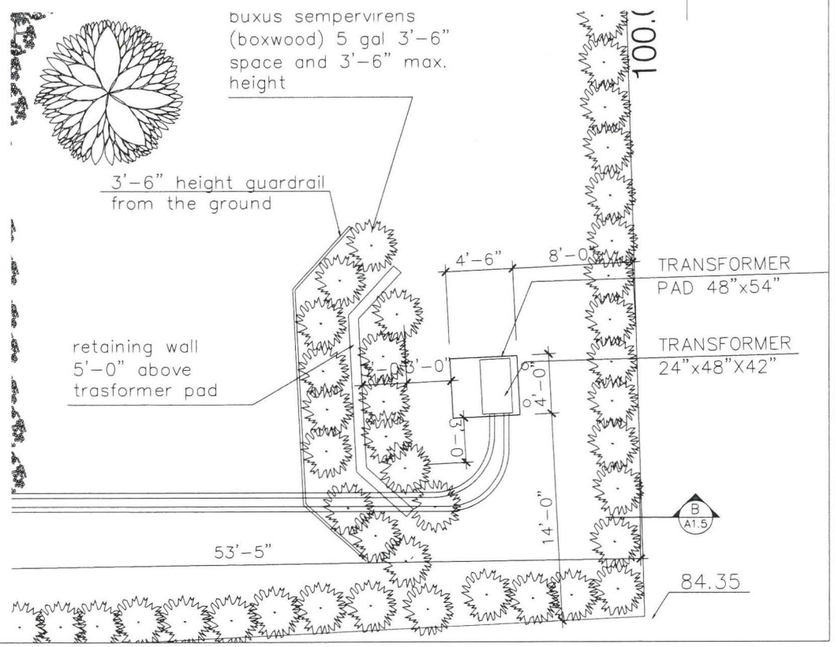
DATE: 2-1-2018
DRAWN: M.M.
CHECKED:
PROJECT: 18–216
SHEET: A–1.4 OF

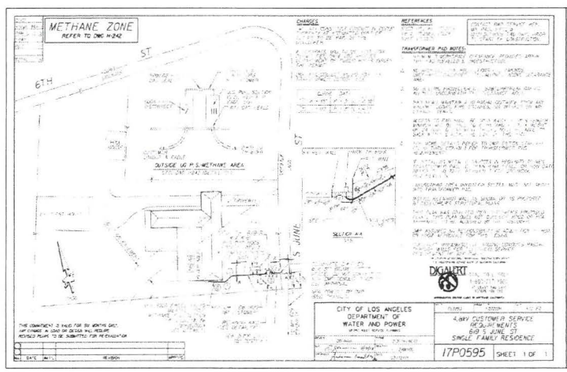


1 SECTION B-B

SCALE 3/8" = 1'-0"







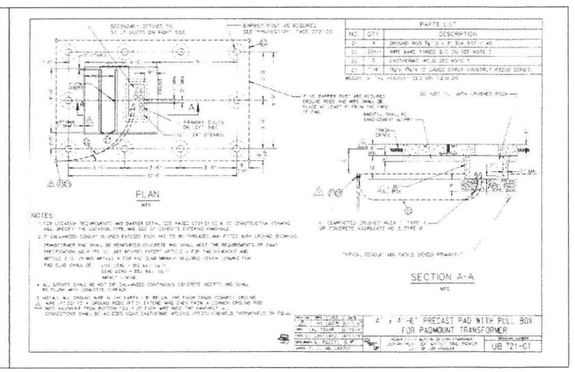


EXHIBIT A
page. 6 of. 10
CASE # DIR-2018-1228-COA
Planner. Suzie Gershenfeld
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date. JUL 19 2018

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SHEET TITLE
SECTION B-B
TRANSFORMER PAD
&
DWP STANDARD

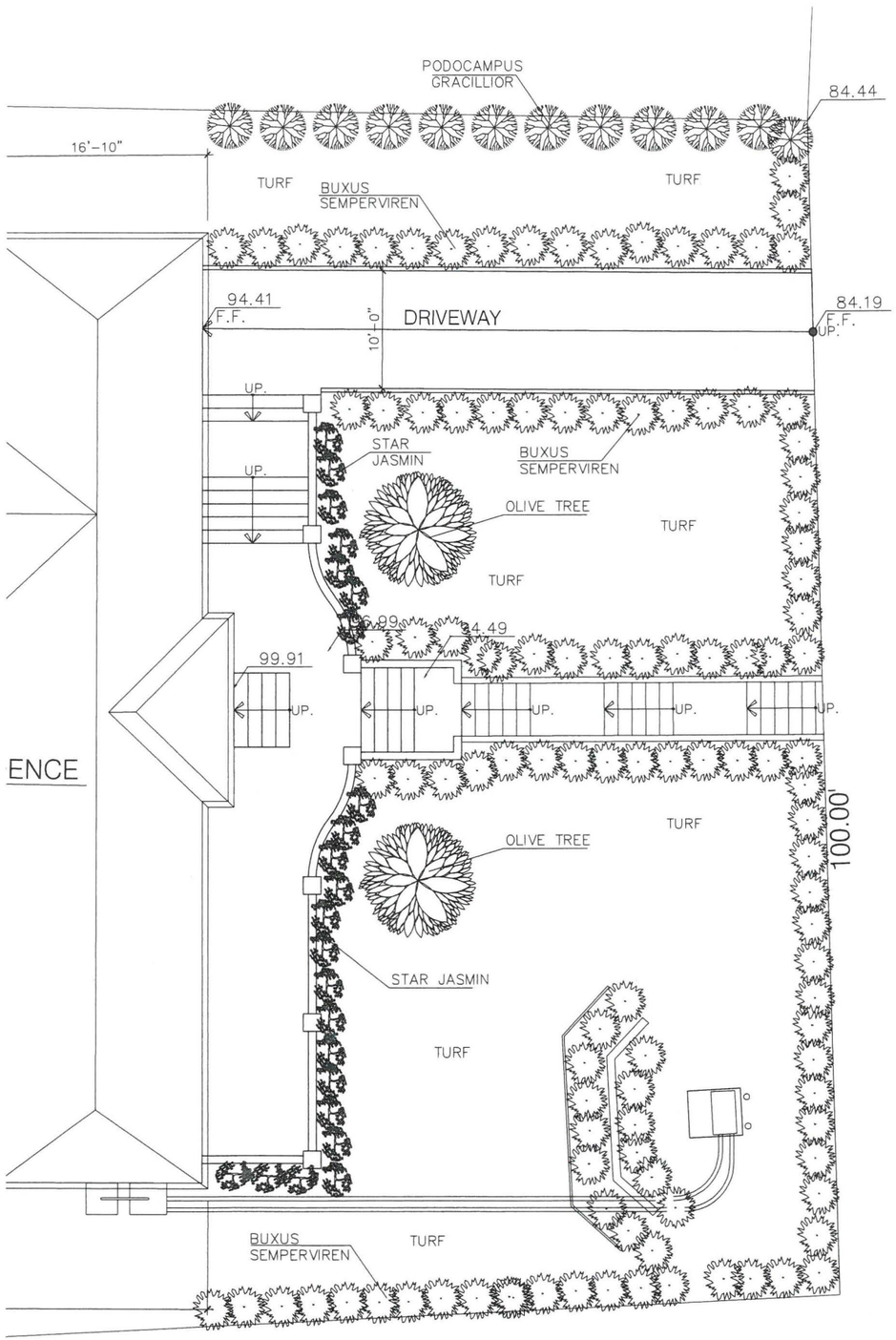
PROJECT TITLE
OUTSIDE STAIRS TO STREET
619 S. JUNE ST., LOS ANGELES 90005

OWNER
MR. & MRS. DINA
619 S. JUNE ST., LOS ANGELES 90005

DATE
2-1-2018
DRAWN
M.M.
CHECKED

PROJECT
18-216

SHEET
A-1.5
OF





OLIVE TREE



STAR JASMIN



PODOCAMPUS GRACILLIOR



BOXWOOD

EXHIBIT A
page. 7 of 10
CASE DIR-2018-1228-COA
Planner Suzi Oreshentrom
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUL 10 2019

PLANTING LEGEND

SYMBOL	BOTANICAL (COMMON NAME)	PLANTING SIZE	SPACING
TREES			
	OLEA EUROPAEA (OLIVE)	48" BOX	RANDOM
	PODOCAMPUS GRACILIOR (EAST AFRICAN YELLOWWOOD)	12" BOX	2' O.C.
SHRUB			
	BOXUS SEMPERVIRENS (BOXWOOD)	5 GAL.	3'-6' O.C.
GROUNDCOVER			
	TRACHELOSPERMUM JASMINOIDES (STAR JASMIN)	1 GAL.	2'-6" O.C.

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SHEET TITLE
LANDSCAPE PLAN
AND
PLANTING LEGEND

PROJECT TITLE
OUTSIDE STAIRS TO STREET
619 S. JUNE ST., LOS ANGELES 90005

OWNER
MR. & MRS. DINA
619 S. JUNE ST., LOS ANGELES 90005

DATE
2-1-2018
DRAWN
M.M.
CHECKED

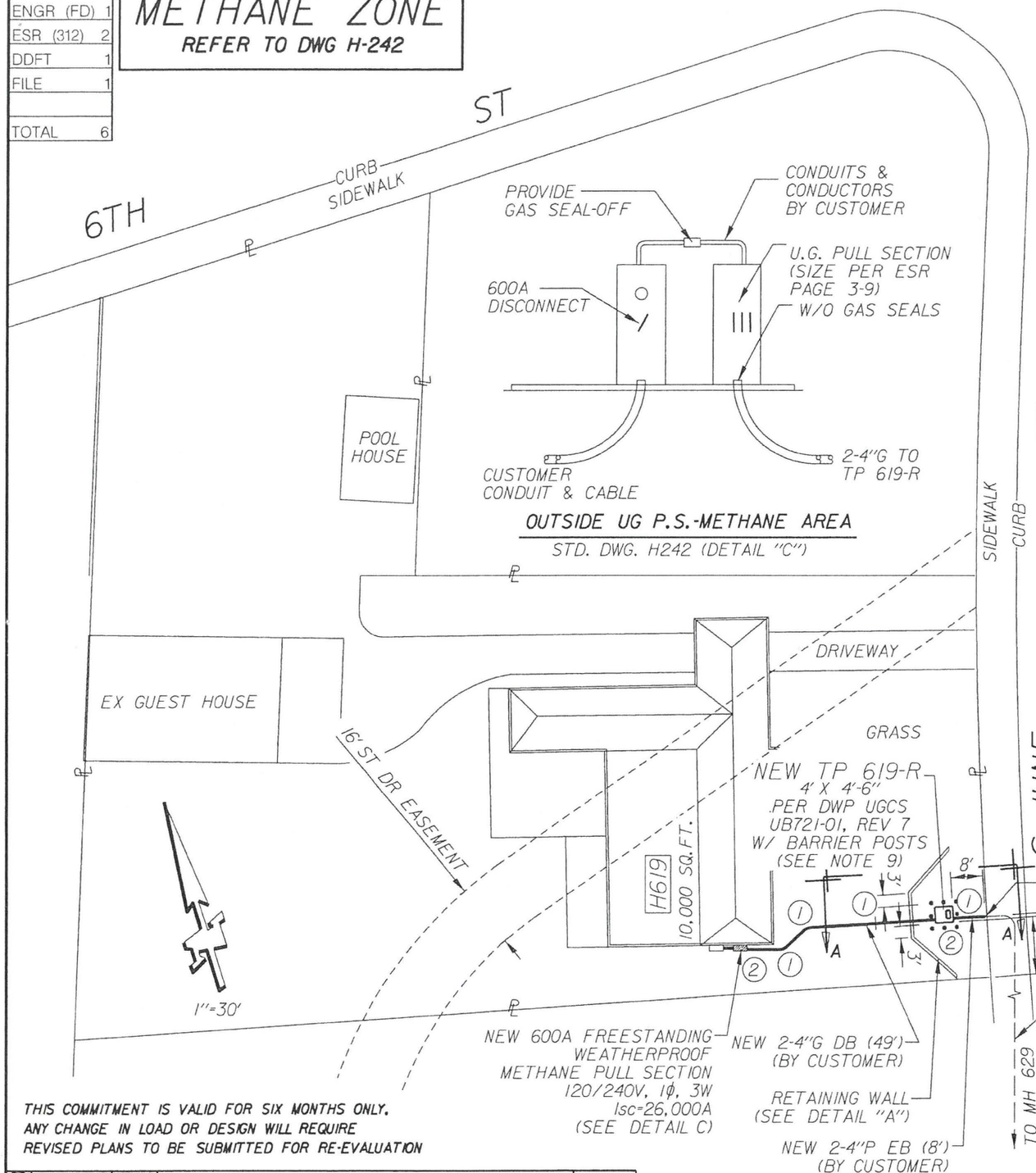
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18-216

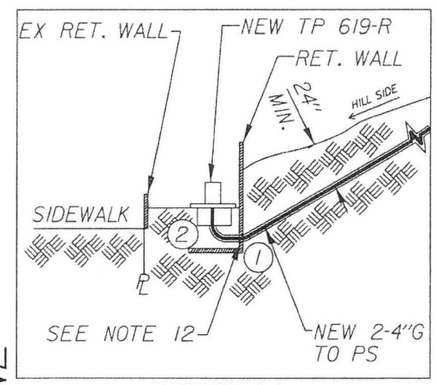
SHEET
A-1.6
OF

CUST	1
ENGR (FD)	1
ESR (312)	2
DDFT	1
FILE	1
TOTAL	6

METHANE ZONE

REFER TO DWG H-242





SECTION A-A

NTS

CHARGES

DWP WILL CONSTRUCT CONDUIT IN PUBLIC PROPERTY AT ESTIMATED COST OF $27,975 TO BE PAID BY THE DEVELOPER.

A SEPARATE BILL TO BE SENT FOR PERMIT FEE ONCE LOS ANGELES DEPARTMENT OF PUBLIC WORKS ISSUES THE PERMIT.

DWP WILL COLLECT $5,910 FOR THE TRANSFORMER DEPOSIT FEE.

CURVE DATA			
①	Δ = 45°	R = 3'	L = 2.36'
②	Δ = 90°	R = 3'	L = 4.71'

REFERENCES

NBCD 1752588, 17E8236
NBU2 1752589, 17E2471
NBAIC 1752585

CONTACT DWP SERVICE REP. MR. PAUL BIEGL @ (213) 367-8005 TWO DAYS PRIOR TO START OF CONSTRUCTION.

TRANSFORMER PAD NOTES:

1. MINIMUM 3' WORKSPACE CLEARANCE REQUIRED AROUND THE PAD (LEVELED & UNOBSTRUCTED).
2. NO ARCHITECTURAL PROJECTIONS (I.E. AWNINGS, OVERHANGS, BALCONIES, ETC.) ALLOWED ABOVE CLEARANCE AREA.
3. NO BUILDING PROJECTION (I.E. SUBTERRANEAN GARAGE,) ALLOWED UNDERNEATH THE CLEARANCE AREA.
4. PAD SHALL MAINTAIN A 10' RADIAL DISTANCE FROM ANY WINDOWS, DOORS, FIRE ESCAPES, AIR INTAKES OR AIR EXHAUST VENTS.
5. ACCESS TO PAD SHALL BE 12' IN WIDTH & 14' IN LENGTH MINIMUM AND BE ABLE TO WITHSTAND A TRUCK WEIGHT OF 24 TONS. DEPARTMENT TRUCKS MUST BE ABLE TO BACK WITHIN 5' ALONG THE SIDE OF THE PAD.
6. FOR MORE DETAILS REFER TO DWP DESIGN STANDARD C721-01 THRU C721-01.8 FOR TRANSFORMER PAD REQUIREMENTS.
7. IF INSTALLING METALLIC OBJECTS IN PROXIMITY TO NEW TRANSFORMER PAD, I.E. CHAIN -LINK FENCE OR IRON GATE, REFER TO UB 721-12 REVISION 3 FOR GROUNDING REQUIREMENTS.
8. LANDSCAPING AREA IRRIGATION SYSTEM MUST NOT SPRAY INTO TRANSFORMER PAD.
9. INSTALL RETAINING WALL AS SHOWN, OR AS PROPOSED BY DEVELOPER'S STRUCTURAL PLANS.
10. THIS PLAN WAS DRAFTED PER CUSTOMER'S PROPOSED PLANS. THIS PLAN DOES NOT CONSIDER HPOZ OR HOA APPROVALS TO BE ACQUIRED BY THE CUSTOMER.
11. DWP ASSUMES NO RESPONSIBILITY IN ACQUISITION OF HOA, OR HPOZ APPROVALS FOR THIS DESIGN.
12. CONSTRUCT WINDOW/SLEEVE AROUND CONDUITS PASSING THROUGH WALLS PER ELECTRICAL SERVICE REQUIREMENT (IF APPLICABLE).

FOR LOCATION OF EXISTING UNDERGROUND SUBSTRUCTURES, NOTIFY THE UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DIGALERT

DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

EXHIBIT A
page 8 of 10
CASE #: DIR-2018-...
Planner: Suzi Gershenhorn
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date: JUL 11 2019

THIS COMMITMENT IS VALID FOR SIX MONTHS ONLY.
ANY CHANGE IN LOAD OR DESIGN WILL REQUIRE REVISED PLANS TO BE SUBMITTED FOR RE-EVALUATION

No.	DATE	INIT'L	REVISION	APP'V'D

CITY OF LOS ANGELES
DEPARTMENT OF
WATER AND POWER
METRO WEST SERVICE PLANNING

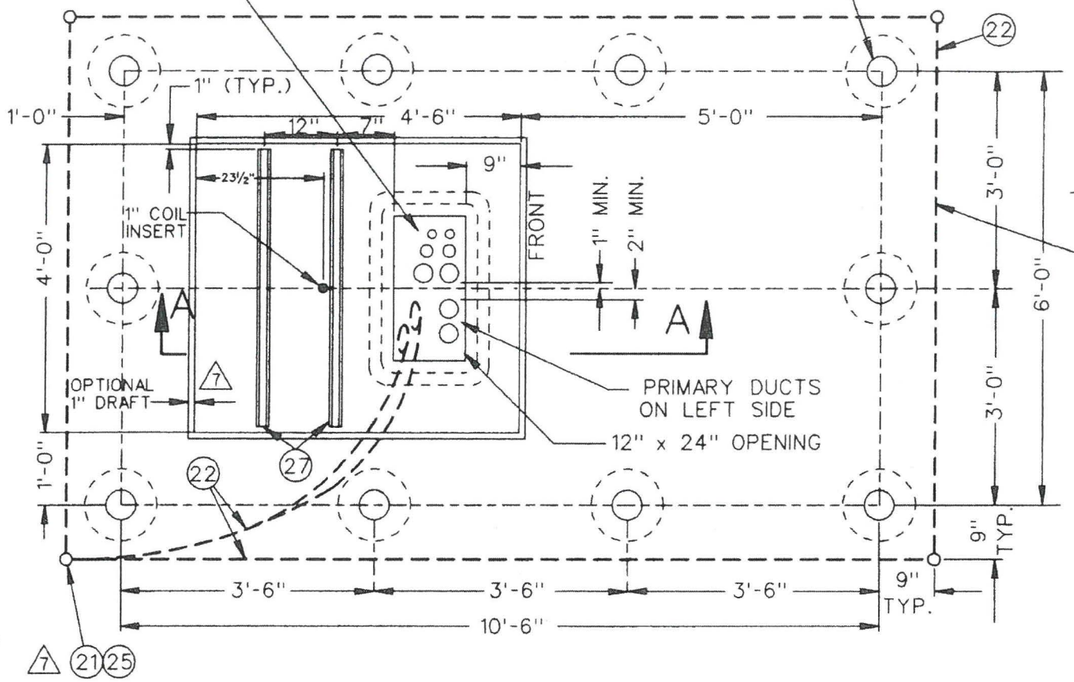
DESIGN	F DORMANI	PHONE	(213) 367-6012
O.K.	E. Gorman 3/12/18	DRAFTING	A TERMADO
APPROVED	Antoine Raad 4/Ec	DATE	03/12/18

WR #:	PROJECT #:	TG #:
1693263	P272094	633-E2

4.8kV CUSTOMER SERVICE REQUIREMENTS
619 S JUNE ST
SINGLE FAMILY RESIDENCE

17P0595

SHEET 1 OF 1



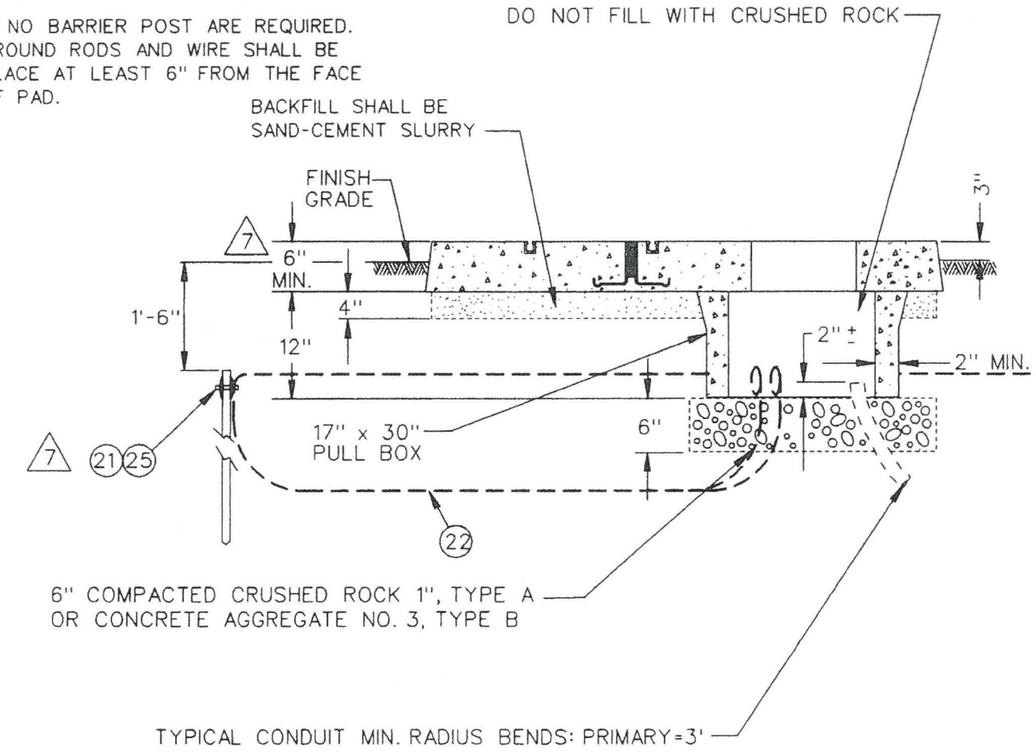
PLAN

NTS

IF NO BARRIER POST ARE REQUIRED. GROUND RODS AND WIRE SHALL BE PLACE AT LEAST 6" FROM THE FACE OF PAD.

PARTS LIST		
NO.	QTY.	DESCRIPTION
21	4	GROUND ROD 5/8" D x 8', 304 SST CLAD
22	60+/-	WIRE BARE TINNED 2/0 CU, SEE NOTE 5
25	5	EXOTHERMIC WELD, SEE NOTE 5
27	7'-8"	1 5/8"X 1 5/8"X 12 GAUGE STRUT (UNISTRUT P3200 SERIES)

WEIGHT OF THE HEAVIEST SECTION 1,300LBS



SECTION A-A

NTS

NOTES:

1. FOR LOCATION REQUIREMENTS AND BARRIER DETAIL, SEE PAGES C721-01, 02, & 03. CONSTRUCTION DRAWING WILL SPECIFY THE LOCATION, TYPE, AND SIZE OF CONDUITS ENTERING HANDHOLE.
2. IF GALVANIZED CONDUIT IS USED, EXPOSED ENDS ARE TO BE THREADED AND FITTED WITH GROUND BUSHINGS.
3. TRANSFORMER PAD SHALL BE REINFORCED CONCRETE AND SHALL MEET THE REQUIREMENTS OF DW&P SPECIFICATION NO. P-178 AS LAST REVISED, EXCEPT ARTICLE 4 FOR PAD HANDHOLE AND ARTICLE 3 (C) (1) AND ARTICLE 4 FOR PAD SLAB. MINIMUM REQUIRED DESIGN LOADING FOR PAD SLAB SHALL BE: LIVE LOAD = 100 lbs./ sq. ft.
   DEAD LOAD = 850 lbs./ sq. ft.
   IMPACT = NONE
4. ALL STRUTS SHALL BE HOT DIP GALVANIZED CONTINUOUS CONCRETE INSERTS AND SHALL BE FLUSH WITH CONCRETE SURFACE.
5. INSTALL ALL GROUND WIRE IN THE EARTH 1'-6" BELOW THE FINSH GRADE. CONNECT GROUND WIRE (PT.22) TO 4 GROUND RODS (PT.21). EXTEND WIRE ENDS FROM A COMMON GROUND ROD INTO HANDHOLE FROM BOTTOM. COIL 6' OF EACH WIRE INTO THE HANDHOLE. ALL CONNECTIONS SHALL BE WELEDED USING EXOTHERMIC WELDING (PT.25) (CADWELD, THERMOWELD, OR EQUAL).

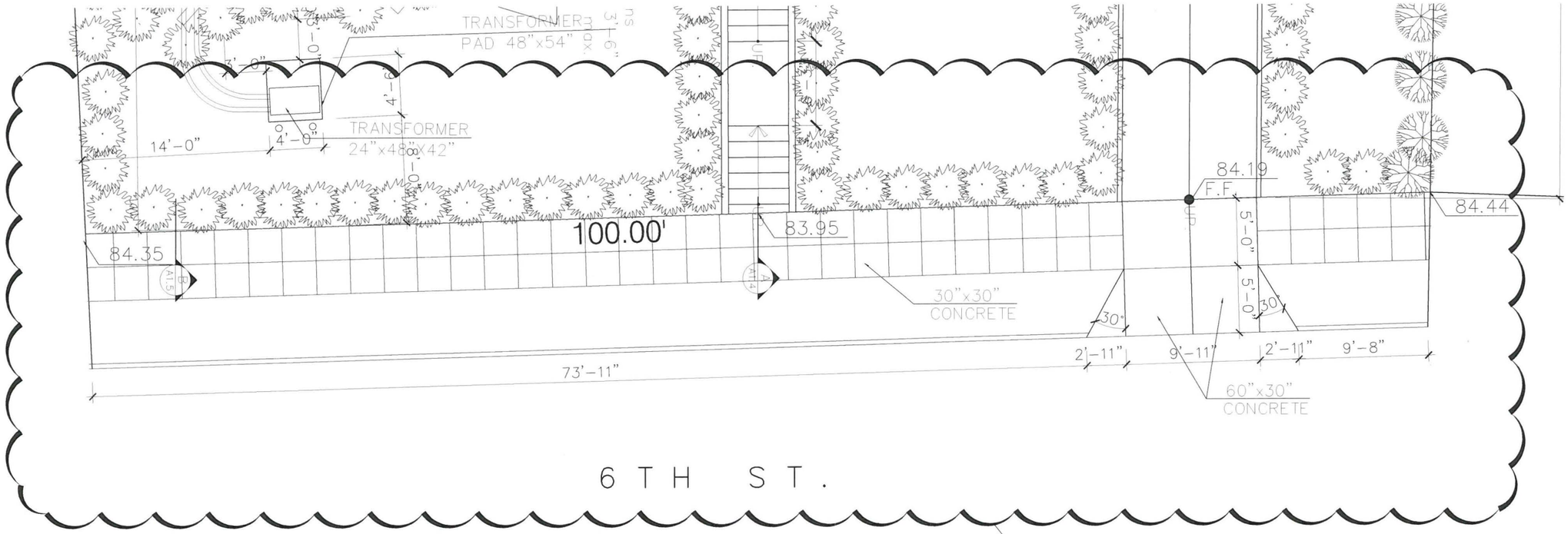
REV NO	DRN.	CKD.	DATE
1	JHG	W.Y	6/11/07
DRN. SAL TOVAR			2/26/91
CKD. D. SANTIAGO			4/17/91
DES.ENGR. S. POOSTI		S.P.	
APPD. T. J. MC CARTHY			

4' x 4'-6" PRECAST PAD WITH PULL BOX FOR PADMOUNT TRANSFORMER

POWER DISTRIBUTION DESIGN STANDARDS
DEPARTMENT OF WATER AND POWER
CITY OF LOS ANGELES

DRAWING NUMBER
UB 721-01

EXHIBIT A
page 9 of 10
CASE # DIR-2018-1228-COA
Planner Suki Gershenhorn
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date JUL 1 0 2018



1 SIDEWALK PLAN

SCALE 1/4" = 1'-0"

EXHIBIT A
page 10 of 10
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SHEET TITLE: PROPOSED WALKWAT IMPROVEMENT

PROJECT TITLE: OUTSIDE STAIRS TO STREET
619 S. JUNE ST., LOS ANGELES 90005

OWNER: MR. & MRS. DINA
619 S. JUNE ST., LOS ANGELES 90005

DATE: 6-4-2018
DRAWN: M.M.
CHECKED:

PROJECT: 18-216

SHEET: A-1.2.1 OF

8.0 Residential Design Guidelines, Maintenance, Repair, and Rehabilitation

8.1 INTRODUCTION

"Rehabilitation" is the process of working on a historic structure or site in a way that adapts it to modern life while respecting and preserving the historic, character-defining elements that make the structure or site important.

These Residential Rehabilitation Guidelines are intended to aid residential property owners in planning work on buildings or structures that are identified as "Contributing" or "Non-Contributing" (from the period of significance) in the Hancock Park Historic Resources Survey. These Residential Rehabilitation Guidelines will also be used by the Department of City Planning and the HPOZ Board to review projects within the Hancock Park HPOZ.

"Contributing" buildings or structures were built within the historic period of significance, and retain elements that identify them as belonging to that period. The historic period of significance is the time period in which the majority of construction in the Hancock Park HPOZ area occurred, generally between the 1920s into the early 1950s. The predominant architectural styles in Hancock Park during this period were Colonial Revival, English Revival, French Ecletic Revival, Mediterranean Revival, Spanish Colonial Revival, and Tudor Revival.

The Residential Rehabilitation Guidelines are divided into nine (9) sections, each of which discusses an element of the design of historic structures and sites. If you are thinking about planning a project that involves the area around your house, such as altering your driveway or walkway, the "Setting" section might be a good place to start. If you are planning work on your roof, refer to the "Roofs" section. You might want to look both at the Architectural Styles section to determine the style of the building, and then at the "Roofs" section of these guidelines. The Table of Contents details other sections that might pertain to your project.



Topography helps define this home's character and should be retained. The mature trees in the front yard are another important element and should be retained.



A flat yard and central path helps define this home.



This historic retaining wall creates a consistent streetscape and neighborhood identity.

8.2 SETTING - LANDSCAPING, FENCES, WALLS, WALKS, AND OPEN SPACE

PURPOSE AND INTENT

The site design of an historic structure is an essential part of its character. This design includes the streetscape in which the site is set, the planting strip along the street, setbacks, drives, walks, retaining walls, the way a structure sits on its lot in relation to other structures and the street, and other landscaping elements. While many of the historic structures in the HPOZ may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the structures within them.

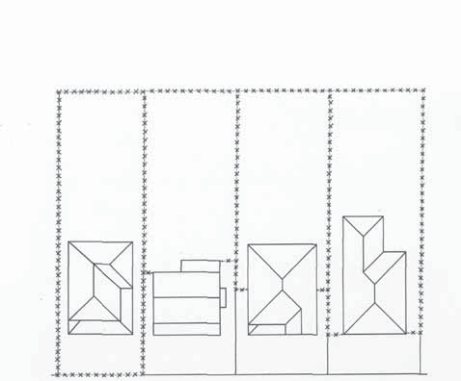
Traditionally, residential structures were sited on their lots in a way that emphasized a progression of public to private spaces. Streetscapes led to planting strips, planting strips to sidewalks, sidewalks to yards and front walkways, which led to porches and the private spaces within a house. Common setbacks in the front and side yards helped ensure these orderly progressions. Preservation of these progressions is essential to the preservation of the historic residential character of structures and neighborhoods, as well as the maintenance of historic neighborhood streets as a functioning resource around which a neighborhood interacts.

GUIDELINES

1. Mature trees and hedges, particularly street trees in the public planting strip, should be retained whenever possible, or alternately replaced with in-kind plantings.

2. Historic topographic features should be preserved whenever possible. Leveling or terracing a lot that was traditionally characterized by a steep hillside or raised lawn is generally inappropriate.

3. Historic walkways and other hardscape features in the front yard should be preserved. If these elements are replaced, they should be replaced with materials similar to those historically present in the area.



Fence Locations



Solid fences or hedges in the front yard are inappropriate and block views of the structure.

4. If historic retaining walls, pathways, stairs or fences exist, they should be rehabilitated or preserved in place. If they must be removed, they should be replaced in kind. If reinforcement is necessary, finish materials should match the original in materials and design.

5. New or replacement retaining walls should be constructed in a style and with materials that harmonize with the house and with other existing historic retaining walls in the area.

6. New fencing is strongly discouraged except on Rossmore and Highland Avenues. *(Note: Fences over 42" in the front yard require a variance from the Planning Department.)*

7. The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn, and non-porous ground coverings should be minimized.

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

9. Parking areas and driveways should be located to the side or rear of a structure.

10. New carports should not be visible from the street.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Landscaping unless in the public right of way or specifically called out in the Historic Resources Survey as "Contributing".

2. Hardscape materials when not visible from the street or sidewalk or when located in the front or side yard but within the existing footprint of walks and driveways.

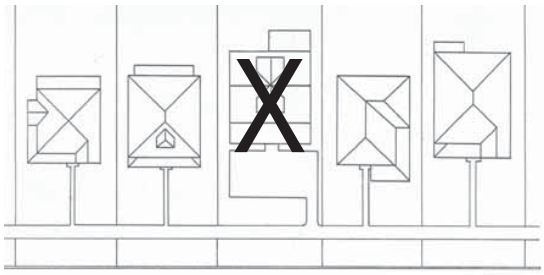
3. Fencing or walls that are not visible from the street or sidewalk.



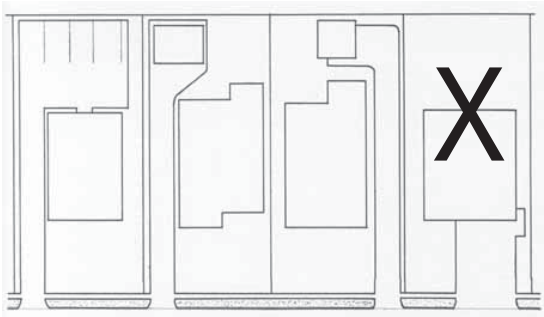
Overgrown landscape is not appropriate and obscures the structure.



Creating a parking area in the front yard is not acceptable.



Paving the front yard destroys the rythm and character of the streetscape.



Traditionally, driveways lead to parking areas at the rear of structures. The driveway on the right leading to a front-yard garage is inappropriate.

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

1. Hardscape materials when visible from the street or sidewalk and not located within the existing footprint of walks and driveways.

2. Front yard fencing or walls or fencing or walls on the street side of a corner lot.

3. Natural features and landscaping with the public right of way or called out as “Contributing” in the Historic Resources Survey.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

The pattern, rhythm and design of site features in an historic neighborhood should be preserved through maintenance and the introduction of new or replacement features which are compatible with the character of the neighborhood and the site itself. While introduction of compatible elements is often of benefit to the neighborhood, each change to the design of a site should be considered carefully. Historic elements, such as mature street trees, historic walkways or steps, and historic retaining walls, should be preserved and maintained. The depth of front and side yards should also be preserved.

Introduction of new landscaping elements into areas where they would be visible from the street or sidewalk should be carefully considered. New major site elements that require re-grading or excavation, such as terraces or retaining walls, may not fit in with the sloping front yards that characterize some districts. Front yard fencing in Hancock Park is generally inappropriate, because of the park like setting of the neighborhood. However, on Rossmore and Highland Avenues, which are major traffic thoroughfares, front yard fencing may be appropriate. If new or replacement fencing is required, careful consideration of what fencing styles are appropriate to the style of the house is required. In general, appropriate fencing will be low in scale, and relatively transparent.


Three window angular bay


6 over 1 wood windows


9 over 1 picture window


6 window curved bay


12 lights and 3 panes

8.3 WINDOWS

PURPOSE AND INTENT

Windows define the character of a structure's design through their shape, size, construction, façade arrangement, materials, and profile. Important defining features of a window include the sill profile, the height of the rails, the pattern of the panes and muntins, the arrangement of the sashes, the depth of the jamb, and the width and design of casing and the head. In some cases, the color and texture of the glazing are also important.

Most windows found in Hancock Park are wood-frame true divided light windows. True divided light windows have multiple panes of glass. These windows are usually double-hung, fixed, or casement style windows. Double-hung windows have operable sashes that slide vertically. Casement windows open either outwards or inwards away from the wall. In some areas, metal frame casement or fixed divided light windows are common. These windows range from simple one-over-one windows to windows with panes in specialty shapes or leaded and stained glass.

GUIDELINES

1. The historic pattern, location, size and proportions of windows on a façade should be maintained.

2. Filing in or altering the size of historic windows, especially on the street visible façades, is generally inappropriate.

3. The materials and design of historic windows and their surrounds, including hardware should be preserved whenever possible.

4. Repair windows or doors whenever possible instead of replacing them.

5. When the replacement of windows is necessary, replacement windows should match the historic windows in size, shape, arrangement of panes, materials, hardware, method of construction, and profile. True divided-light windows should usually be replaced with true divided-light windows, and wood windows with wood windows.



Replacing original windows with greenhouse style windows is inappropriate



These replacement windows are inappropriate. When putting new windows on the front facade of a home, the new windows should match the historic windows in size, shape, arrangement of panes, materials, hardware, method of construction, and profile.



The decorative windows on this structure add to its historic character.

6. If a window is missing entirely, replace it with a new window in the same design as the original if the original design is known. If the design is not known, the design of the new window should be compatible with the size of the opening, and the style of the building.

7. Historic windows were not dual glazed. The California State Historic Building Code allows new or replacement windows that do not meet today's energy code requirements to be used, if desired by the homeowner.

8. Adding new windows to building facades, especially on the street visible façades, is generally inappropriate.

9. New windows on additions should match the rhythm and scale of the existing windows on the historic facade.

10. The installation of 'greenhouse' type kitchen windows extending beyond the plane of the facade is generally inappropriate.

11. Burglar or safety bars should only be installed on facades that are not visible from the street or sidewalk. However with respect to significant security concerns, any necessary bars on street visible façades should be installed on the interior of a window or opening, match the muntin and mullion patterns of the window on which they are mounted, and be painted to match the predominant window trim.

12. Decorative bars or grillwork that is original to the structure should be retained.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Awnings, shutters, and window boxes.

2. Secruity grills as long is they are not located on the street visible facade(s).



Architectural style dictates the type of windows used on a structure. On this home, many decorative window types are used.



The windows on this home add to its character.

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

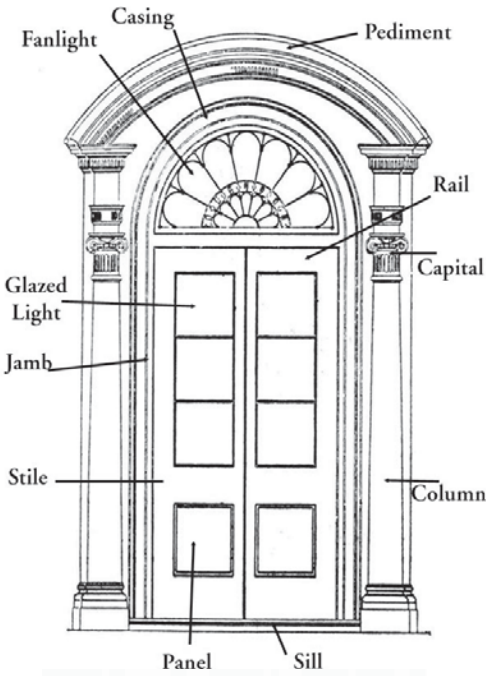
1. Alteration to windows except on the front facade.

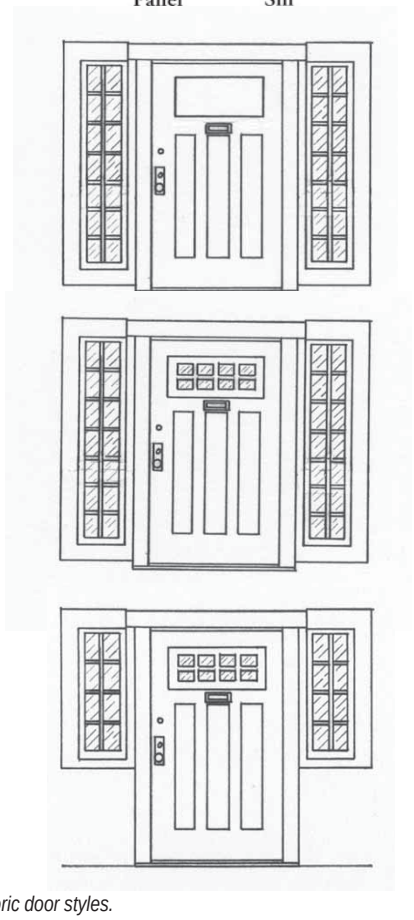
2. Routine maintenance, repair, and in-kind replacement of windows on the front and side facades. The in-kind replacement of windows on the front and side facades.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Inappropriate replacement of windows can compromise the integrity of a building and have a serious negative effect on the character of a structure. Generally, historic windows should not be replaced unless they cannot be repaired or rebuilt. If windows must be replaced, the replacement windows should match the originals in dimension, material, configuration and detail. Because it is often difficult to find off-the-shelf windows that will match historic windows .in these details, replacing historic windows appropriately often requires having windows custom built.

Maintaining historic windows makes good economic sense, as they will typically last much longer than modern replacement windows. Problems with peeling paint, draftiness, sticking sashes, and loose putty are all problems that are easy to repair. Changing a sash cord, re-puttying a window, or waxing a window track are repairs that most homeowners can accomplish on their own to extend the life of their windows.





Historic door styles.

8.4 DOORS

PURPOSE AND INTENT

The pattern and design of doors are major defining features of a structure. Changing these elements in an inappropriate manner has a strong negative impact on the historic character of the structure and the neighborhood. Doors define character through their shape, size, construction, glazing, embellishments, arrangement on the façade, hardware, detail and materials, and profile.

In many cases doors were further distinguished by the placement of surrounding sidelights, fanlights, or other architectural detailing. Preservation of these features is also important to the preservation of a house's architectural character.

GUIDELINES

1. The materials and design of historic doors and their surrounds should be preserved whenever possible.

2. The size, scale, and proportions of historic doors on a façade should be maintained.

3. Filling in or altering the size of historic doors, especially on front facade, is inappropriate.

4. Adding doors to street visible façades is generally inappropriate.

5. When replacement of doors is necessary, replacement doors should match the historic doors in size, shape, scale, glazing, materials, method of construction, and profile.



Typical entryway with screen door.



The loss of this door would have a negative effect on the character of this house.

6. When original doors have been lost and must be replaced, designs should be based on available historic evidence. If no such evidence exists, the design of replacement doors should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar doors on houses of the same architectural style in Hancock Park.

7. Painting historic doors that were originally varnished or stained and are not currently painted is not appropriate.

8. Original hardware, including visible hinges, doorknockers, and latches or locks should not be removed. Repairing original hardware is preferable; if replacing hardware is necessary, hardware that is similar in design, materials, and scale should be used.

9. Single front doors with sidelights should not be replaced with double doors, unless consistent with the architectural style of the building.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Door replacement and repair on the non-visible elevations.

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

1. The review of all ordinary maintenance, repair, and inkind replacement involving doors on the street visible facade(s).

2. The review of all screen or storm doors on the street visible facade(s).

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Replacing or obscuring doors can have a serious negative effect on the character of a structure. Generally, historic doors and their surrounds should not be replaced unless they cannot be repaired or rebuilt. If doors must be replaced, the replacement doors and their surrounds should match the original in dimension, material,



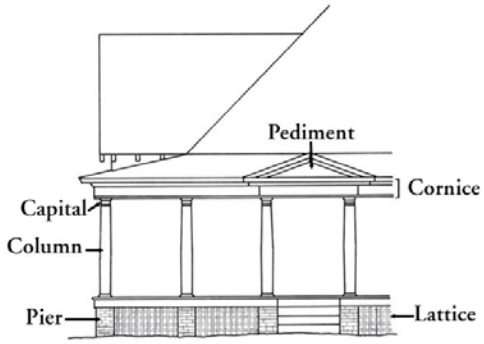
A Classical Revival doorway.


This door destroys the historic character of the home.

configuration and detail. Because it is often difficult to find standard doors that will match historic doors in these details, replacing historic doors appropriately often requires having doors custom built or requires searching for appropriate doors at architectural salvage specialty stores.

Maintaining historic doors makes good economic sense, as they will typically last much longer than modern replacement doors. Problems with peeling paint, draftiness, sticking, and loose glazing, are all problems that are often quite easy to repair. Applying weather stripping, re-puttying a window, or sanding down the bottom of a door are repairs that most homeowners can accomplish on their own.

Screened doors were often historically present on many houses, and appropriately designed screened doors can still be obtained. However, installing a metal security door which blocks your door from view is inappropriate, and should be avoided.



8.5 PORCHES AND BALCONIES

PURPOSE AND INTENT

Historically, residential porches and balconies in their many forms—stoops, porticos, terraces, entrance courtyards, porte-cocheres, patios, or verandas—served a variety of functions. They provided a sheltered outdoor living space in the days before reliable climate controls, they defined a semi-public area to help mediate between the public street areas and the private area within the home, and they provided an architectural focus to help define entryways and allow for the development of architectural detail.

Porch and balcony design, scale, and detail vary widely between architectural styles. To help determine what elements are particularly important on your porch or balcony, consult the architectural styles section of these guidelines, or contact your HPOZ board for a consultation.



The covered porch is an important character-defining feature of this Colonial Revival style home.

GUIDELINES

1. Historic porches or balconies, especially on the street visible façade(s), should be preserved in place.

2. Decorative details that help to define an historic porch or balcony should be preserved. These include balusters, balustrades, columns, and brackets. The State Historic Building Code allows balustrades and railings that do no meet current building code heights to remain if they do not pose a safety hazard.

3. If elements of the porch or balcony, such as decorative brackets or columns, must be replaced, replacement materials should exactly match the originals in design and materials.



A prominent balcony across the facade helps to characterize the Monterey Revival style.



This porch has been filled in and inappropriate glass-block windows installed.

4. If porch or balcony elements are damaged, they should be repaired in place wherever possible, instead of being removed and replaced.

5. When original details have been lost and must be replaced, designs should be based on available historic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood. In each case, proposed replacement details should be considered acceptable to the extent the proposed replacement details or changes, are consistent with the character of the architectural style of the structure as viewed from the street.

6. Additional porch or balcony elements should not be added if they did not exist historically. For instance, the addition of massive ornate marble columns on a Spanish Colonial Revival building that originally had a simple porch overhang is inappropriate.



This addition of a balcony with closely spaced incompatible balustrades detracts from the historic character of the home.

7. Balustrades should not be added unless there is evidence that balustrades existed on a porch or balcony historically.

8. Enclosure of part or all of a historic porch or balcony are, usually, inappropriate.

9. Enclosure of a porch or balcony on the façades that are not visible from the street or sidewalk, for instance a Monterey Revival balcony, may be appropriate if the porch or balcony form is preserved and the porch or balcony openings are fitted with windows using reversible construction techniques.

10. Alterations for handicapped access should be done at a side or rear entrance whenever feasible, and should be designed and built in the least intrusive manner possible.

11. Addition of a handrail on the front steps of a house for safety or handicapped access reasons may be appropriate, if the handrail is very simple in design.



A covered English Revival porch in Hancock Park.



Adding a simple railing to improve safety is appropriate. However, the railing should match the existing porch in material and color.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Work involving porches on the rear facade.

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

1. The review of ordinary maintenance, repair, and in-kind replacement on street visible porches and balconies.

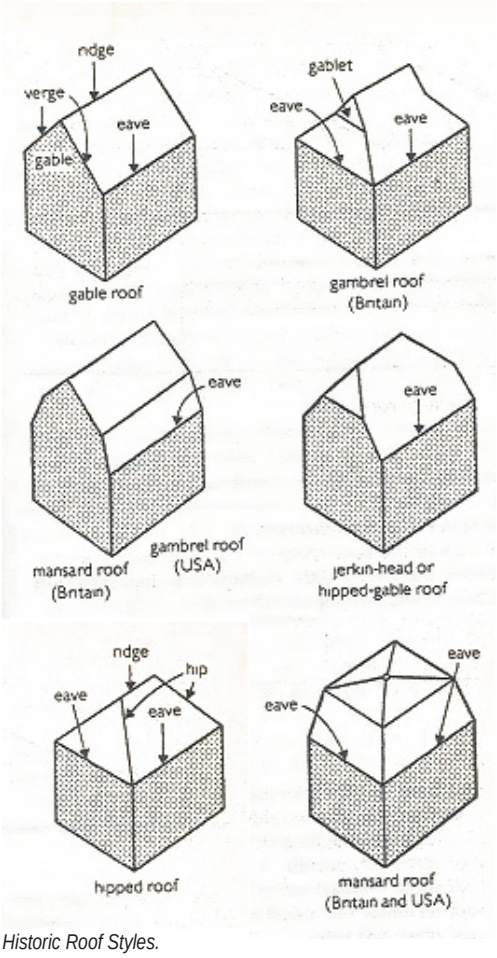
2. The review of porch or balcony additions or alterations on the street visible elevations except the front facade.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

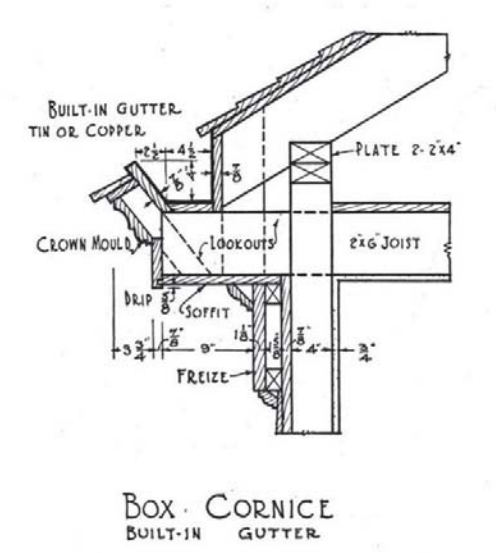
Porches and balconies are a major character-defining feature of most historic residential buildings, and their preservation is of great importance. Retaining porches provides a mediating outdoor living space for residents, and encourages community interaction and socialization. Retaining porches can also make economic sense, because the shade provided by a porch may greatly reduce energy bills.

Porch or balcony elements, which have deteriorated due to moisture or insect damage, should be carefully examined to determine if the entire element is unsalvageable. If only a part of the element is damaged, then piecing in or patching may be a better solution than removal and replacement. If replacement is necessary, the element to be removed should be carefully documented through photos and careful measurements before the element is discarded. Having these photos and measurements will assist you in finding or making a replica of the element you are replacing.

When porch foundations fail, the underlying cause is often ground subsidence or a build-up of moisture around the foundation. In these cases, a careful analysis should be made to locate the causes of the failure, and eliminate them as a part of the project.



Historic Roof Styles.



Roof details are important to architectural character.

8.6 ROOFS

PURPOSE AND INTENT

The character of the roof is a major feature for most historic structures. Similar roof forms repeated on a street help create a sense of visual continuity for the neighborhood. Roof pitch, materials, size, orientation, eave depth and configuration, and roof decoration are all distinct features that contribute to the character of a roof. The location and design of chimneys are also often character defining roof features. The original wood shingle roofing on many historic houses has been replaced with either composition shingle or simulated wood shake due to fire safety regulations.

Certain roof forms and materials are strongly associated with particular architectural styles; for instance, built-up faux thatch roofs are often found on English Revival Cottages. Consult the architectural styles guide of these guidelines for more specific information about the roof of your house.

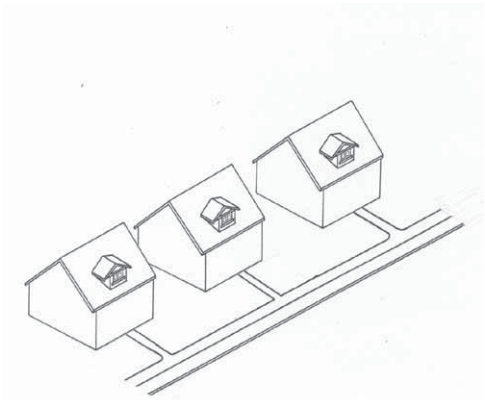
GUIDELINES

1. Historic roof forms should be preserved. For instance, a complex roof plan with many gables should not be simplified.

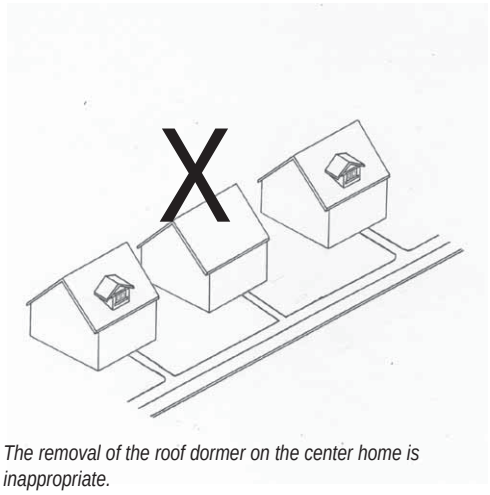
2. Historic eave depth and configuration should be preserved.

3. Roof and eave details, such as rafter tails, vents, corbels, built in gutters and other architectural features should be preserved. If these elements are deteriorated, they should be repaired if possible. If these elements cannot be repaired, the design, materials, and details should match the original to the extent possible.

4. When original details have been lost and must be replaced, designs should be based on available historic documentation. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood.



Simple roof dormers often are important character defining features.



The removal of the roof dormer on the center home is inappropriate.



A second story dormer roof element.

5. Where still existing, historic specialty roofing materials, such as tile, slate or built-up shingles should be preserved in place or replaced in kind whenever possible.

6. Replacement roof materials should be substantially similar appearance to those used originally, particularly when viewed from at a distance from the public sidewalk, and should convey a scale, texture, and color similar to those used originally.

7. Light colored asphalt shingle is generally inappropriate. Earth tones, such as rusty reds, greens, and browns, are generally appropriate in replacement roofs.

8. Skylights or solar panels should be designed and placed in such as way as to minimize their impact.

9. Existing chimney massing, details, and finishes should be retained. If replacement is necessary (e.g. due to earthquake damage), the new chimney should look similar to the original in location, massing, and form.

10. Existing roof dormers should not be removed on street visible facades. New roof dormers should not be added to street visible facades.

11. Rooftop additions should be located to the rear of the house and designed so as to minimize their impact on visible roof form.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Installation / repair of gutters and downspouts, not otherwise regulated as part of an in-kind roof replacement.

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

1. The review of ordinary maintenance, repair and inkind replacement.



Decorative eave fascia and rafter tails help define this house.



This rooftop addition is inappropriately located on the front of the house.



Inappropriate materials can also destroy the historic character of a structure. In this case, clay tiles should not be used on a Craftsman style home.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Important elements of your historic roof that must be preserved include the roof form, the eave and cornice design, and any decorative or structural details that contribute to the style of your house. Before undertaking any work on your roof, first consider photographing the areas where work will be done. Some of these elements may have to be removed while the work is done, and it can be helpful to have a record of what they looked like before work started when the time comes to put them back in place.

When re-roofing, it is important to make sure that important elements of your roof, such as historic box gutters, are not lost. Historic eave details, such as brackets and soffits, and decorative metalwork should not be removed or covered over for the convenience of the roofers. Similarly, it is important to make sure that complex roof forms will not be altered.

Finally, careful consideration should be given to the color and texture of the roofing materials to be used. If a house originally had a terra-cotta tile roof, replacing that roof with composition shingle will dramatically alter the character of the roof. While most houses which originally were roofed with wood shingle no longer retain that roofing, utilizing composition shingles in natural earth tones will preserve or restore some of the character of the original wood shakes.

8.7 ARCHITECTURAL DETAILS

PURPOSE AND INTENT



The prominent details of this second story porch define this home's architectural style.

Architectural details showcase superior craftsmanship and architectural design, add visual interest, and distinguish certain building styles and types. Features such as lintels, brackets, and columns were constructed with materials and finishes that are associated with particular styles, and are character-defining features as well.

Determining the architectural style of your house can help you to understand the importance of the related architectural details of your house. The architectural styles section of these guidelines, or your HPOZ board, can help you determine what architectural details existed historically on your house.

GUIDELINES

1. Original architectural details or features should be preserved and maintained, particularly on the street visible facade(s). The removal of non-historic features is encouraged.

2. Whenever possible, deteriorated materials or features should be repaired in place, if possible. For instance, deteriorated wood details can be repaired with wood filler or epoxy in many cases.



Substituting one column style for another would dramatically alter the character of the house.

3. When it is necessary to replace materials or features due to deterioration, replacement should be in kind, matching materials, texture and design.

4. When original details have been lost and must be replaced, designs should be based on available historic documentation. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the District.

5. Materials, such as masonry, which were not originally painted or sealed, should remain unpainted.

6. Original building materials and details should not be covered with stucco, vinyl siding, or other materials.



This porch is defined with decorative plaster columns.



A wealth of architectural detail defines the character of the neighborhood.

7. Architectural details and features that are not appropriate to the architectural style of a building or structure should not be added. For example, foam/concrete trim should not be added around windows and doors.

8. Decorative detail that is expressed through the pattern of materials used in the construction of the house, such as decorative shingles or masonry patterns, should be preserved or replaced in kind. Covering or painting these details in a manner that obscures these patterns is inappropriate.

9. Architectural detail on new building additions and other non-original construction should echo that of the historic style, without directly copying the style of ornamentation. The architectural detail of an addition should be of a simpler design than that of the original.

ADMINISTRATIVE PROCEDURES

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

1. The review of ordinary maintenance, repair and inkind replacement of architectural details on the street visible facade(s).

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Decorative details should be maintained and repaired in a manner that enhances their inherent qualities and maintains as much as possible of their original character. A regular inspection and maintenance program involving cleaning and painting will help to keep problems to a minimum.

Repair of deteriorated architectural detail may involve selective replacement of portions in kind, or it may involve the application of an epoxy consolidant to stabilize the deteriorated portion in place. These options should be carefully considered before architectural detail is replaced, since matching architectural details often requires paying a finish carpenter or metalworker to replicate a particular element, which can be a major expense.



This English Revival home has decorative brick, stone, and wood trim detail.



The texture of stucco is an important character defining feature, particularly in Spanish Colonial, Mediterranean, and Mission Revival architecture.



A house with wood siding should not be stuccoed over.

8.8 BUILDING MATERIALS AND FINISHES

PURPOSE AND INTENT

The characteristics of primary building materials, including the scale of units in which materials are used and the texture and finish of the material, contribute to the historic character of a building. For example, the texture of stucco on a Spanish Colonial Revival home plays an important role in establishing its historic character.

GUIDELINES

1. Original building materials should be preserved whenever possible.

2. Repairs through consolidation or “patching in” are preferred to replacement.

3. If replacement is necessary, replacement materials should match the original in material, scale, finish, details, profile, and texture whenever possible.

4. Building materials not originally painted should not be painted.

5. Original building materials should not be covered with vinyl, stucco, paint or other finishes.

6. If resurfacing of a stucco surface is necessary, the surface applied should match the original in texture and finish.

7. Although paint is exempt from review, homeowners may consider selecting paint colors appropriate to the period of the structure to be painted. For example, on a twentieth century colonial revival type structures, a homeowner should pick a palette of at least two contrasting harmonious colors, one to be used on the main body of the house and another for the trim, detail and window sashes.

8. In choosing paint or stain colors, homeowners should consult manufacturer catalogues that include historic paint palettes. Any manufacturer can use these catalogues to mix paint that are compatible with these palettes.

9. Exterior paint should have a matte finish, not glossy or semi-gloss.



Historic stucco was generally smooth with subtle textures. Heavily textured stucco is inappropriate.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Paint.
2. Repair and rehabiliation of existing stucco including patching, but not re-stuccoing.

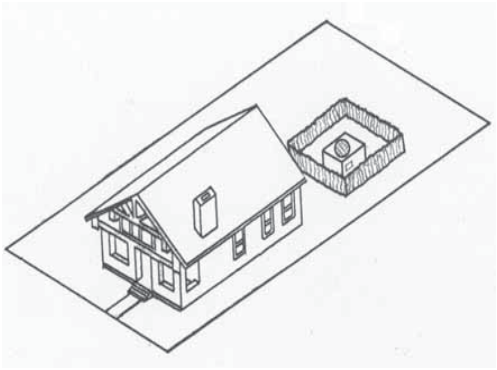
DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

1. The review of ordinary maintenance, repair and inkind replacement of building materials on the street visible facade(s).

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Before you replace exterior building materials, make sure that replacement is necessary. In many cases, patching in with repair materials is all that is needed. For instance, warped wooden clapboards or shingles can be removed, and new materials can be pieced in. Sometimes, epoxy or similar filler can be used to repair small areas of damage.

Replacement of deteriorated building materials requires careful attention to the scale, texture, pattern, and detail of the original material. The three-dimensionality of wood moldings and trim, the distinctive texture of weatherboards, and the bonding pattern of masonry walls are all important to duplicate when replacement is necessary. When repairing or refreshing stuccoed finishes, it is important to understand the role the texture of the stucco finish plays in the design of the structure. Different architectural styles were characterized by different finishes, and care should be taken to replicate the original finish when stucco work is needed. Replacing or concealing exterior wall materials with substitute materials is not appropriate. For example, placing synthetic siding or stucco over original materials results in a loss of original fabric, texture, and detail. In addition, such surfaces may conceal moisture or termite damage or other causes of structural deterioration from view.



Air conditioning units and other mechanicals should be screened from view whenever practical.

8.9 MECHANICALS

PURPOSE AND INTENT

The usefulness of historic structures in the modern world is often increased by updating these structures with modern heating and cooling systems, electrical systems, satellite television or broadband internet systems, and other mechanical appurtenances that require the location of equipment outside of the historic structure itself. While the location of one of these elements may not seem to make a significant negative impact on a structure or neighborhood, the visible location of many of these elements along the streetscape can have a significant negative effect on the historic character of a neighborhood.

GUIDELINES



Antennae and other mechanical apparatus should not be mounted on the visible portion of the structure.

1. Satellite television dishes and other mechanical appurtenances should be placed in a location that is not visible from the street or sidewalk, whenever possible.

2. Small dishes or other appurtenances (under 2' in diameter) may be located on lower rear roof surfaces, on rear yard accessory structures, on rear facades, or in the rear yard. Small satellite dishes may be located in publicly visible areas only if they cannot be operated elsewhere.

3. Satellite dishes and other appurtenances that are mounted on the fabric of an historic structure must be attached using the least invasive method, without damaging significant architectural features.

4. Mechanical apparatus not mounted on the structure should be located in rear or side yard areas not visible from the street or sidewalk whenever possible. In addition, consider placing such apparatus out of sight and sound of neighboring homes, if at all possible.

5. Mechanical apparatus not mounted on the structure may be installed in areas visible from the street or sidewalk if there is no other technically and economically feasible location for installation and if appropriate landscape screening is proposed and installed as a part of the project.

6. Mechanical apparatus that must be placed in a location potentially visible from the street or sidewalk should be obscured from view where possible, including the use of landscape screening and the use of paint colors to match the surrounding environment.

7. Utilities should be placed underground where feasible.

8. Electrical masts, headers, and fuse boxes should be located at the rear of a structure where possible.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. HVAC equipment, not located on the roof or visible from the street or sidewalk.

2. Solar collectors, skylights, antennas, satellite dishes, and broadband internet systems not visible from the street or sidewalk.

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

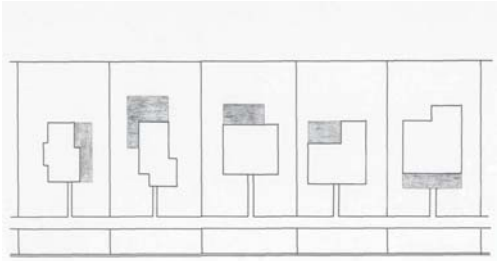
1. The review of ordinary maintenance, repair and inkind replacement of mechanical equipment on the street visible facade(s).

2. HVAC equipment not exempted above.

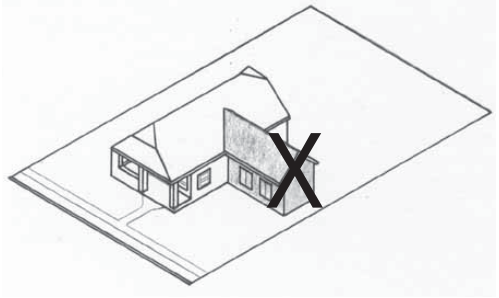
GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

With careful planning, many mechanical appurtenances can be located where they cannot be seen from the public way. Air conditioning units can be placed in the rear yard or through rear windows. Attic vents can be placed on the rear elevations of a roof, or in a rear dormer. Satellite television dishes can usually be placed in the rear yard or on a rear elevation of the roof. Junction boxes can be placed on rear facades. Wiring for cable or telephone equipment or electrical lines can be run through the interior walls of a structure instead of along visible facades.

Even when mechanical equipment must be placed in a visible location in the side or front yards, landscaping or paint treatments can help to conceal these incompatible elements.



Inappropriate *Acceptable* *Less Appropriate*



Inappropriate side addition.



The home with the flat roof is inappropriate. The adjacent properties have pitched roofs -- any addition should take into consideration historic context. The bulk and massing of the second story, flat roof addition is out of scale with the other houses on the block.



A complex roof form with many gables should not be simplified. Additions should never overpower the original structure, and should have the same roof form.

8.10 ADDITIONS TO MAIN AND SECONDARY STRUCTURES

PURPOSE AND INTENT

Nothing can alter the appearance of an historic structure more quickly than an ill-planned addition. Additions can not only radically change the appearance of a structure to passersby, but can also result in the destruction of much of the significant historic material in the original structure. New additions within an HPOZ are appropriate, as long as they do not destroy significant historic features, or materials, and are compatible with both the neighborhood and the building to which they are attached.

Careful planning of additions will allow for the adaptation of historic structures to the demands of the current owner, while preserving their historic character and materials.

As a result of historic development patterns in Hancock Park, many lots contain a main and at least one accessory structure on a single lot. The purpose of this section is to ensure that the scale, height, bulk and massing of attached additions on main and secondary structures is compatible with the existing context of the historic structure and compatible with the other “contributing structures in the neighborhood”, as viewed from the street.

GUIDELINES

1. Additions should be located in the rear of the structure whenever possible, away from the main architectural façade.

2. Additions should be compatible in size, and scale with the original structure, although visually subordinate in massing.

3. Two-story additions to one-story buildings are strongly discouraged.

4. Additions should use similar finish materials and fenestration patterns as the original structure. A stucco addition to a wood clapboard house, for example, would be inappropriate.

5. Addition roofing forms and materials should echo those of the original structure.



This front yard addition destroys the historic character of the main structure. Additions should always be placed at the rear of structures.



This secondary story addition overpowers the original single story structure and with minimal articulation adds substantial bulk and massing.

6. The original rooflines of the front facade of a structure should remain readable and not be obscured by an addition.

7. Rooftop additions should be located to the rear of the structure.

8. Additions should distinguish themselves from the original structure through the simplified use of architectural detail, or through building massing or variations of exterior finishes to communicate that the addition is new construction.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Rear additions that are not visible from the street or sidewalk way as determined by the Planning staff and increase the existing square footage by less than 30%.

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

1. Additions except to the front facade that are visible from the street or sidewalk as determined by the Planning staff and increase the existing square footage by less than 30%.

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

In planning a new addition to an historic house, it is necessary to plan carefully so that you can avoid significantly altering the house's historic character. The impact of an addition on the original building can be significantly diminished by keeping the location and volume of the addition subordinate to the main structure. An addition should never overpower the original building through height or size. The form, design, placement of windows and doors, scale, materials, details, colors, and other features of new additions should be carefully planned for compatibility with the original building.

While an addition should be compatible, the design of the addition should also be slightly differentiated from the original structure. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, materials, or a slight variation in window pattern. These differences will allow the addition to be distinguished as a new contribution to the historic district, instead of giving a false sense of the neighborhood's history.

Email from Farhad Dormani 12/13/17

Christopher Drugan

From:	Dormani, Farhad <Farhad.Dormani@ladwp.com>
Sent:	Wednesday, December 13, 2017 5:08 PM
To:	Christopher Drugan
Cc:	'Yoni Dina'
Subject:	RE: 619 S. June Street - LADWP Transformer
Attachments:	17P0595_ 619 S June St_ Not for Construction_12-13-17.pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

Hello Yoni,

Please find my comments in RED under your minutes:

Regards,
Farhad Dormani, PE
LADWP_ Metro West Service Planning
(213) 367- 6012

From: Christopher Drugan [mailto:chrisd@pccla.com]
Sent: Monday, December 11, 2017 10:10 AM
To: Dormani, Farhad
Cc: 'Yoni Dina'
Subject: 619 S. June Street - LADWP Transformer

Hi Farhad,

Below is a summary of our meeting on Friday 12/1/17 regarding the potential location of the transformer for the property at 619 S. June Street. Can you confirm everything is correct so we can present the most accurate information to the HPOZ staff and Board? If you have any questions, please feel free to contact me via email or on my cell phone at (818) 317-1012.

POWER FROM EXISTING TRANSFORMER / UNDERGROUND VAULT IN JUNE STREET

Given the load calculation and necessity for 600A of power, there is no way to get power from the existing transformer which is located in an underground vault in the street. The underground vault is too small to put an additional transformer inside, requiring a transformer to be placed on the property.

Correction: Existing vault is too small to upgrade the existing DWP transformer

NEW TRANSFORMER AT BACK OF PROPERTY (VAULT OR PAD)

Your department will not accept a transformer located at the back of the property due to accessibility issues.

Correction: DWP can install onsite transformer on the back of property and it can be done by another group calls Customer Station Design group (CSD). CSD will charge customer for custom design. Usually it costs twice and takes 2 times longer than my group (service planning) installation. CSD has to visit the site to confirm it.

NEW TRANSFORMER DIRECTLY ADJACENT TO HOUSE (VAULT OR PAD)

If the transformer is located upslope from the front property line, on the south side, and is adjacent to the house, there will need to be dedicated vehicular access and a staging area for LADWP to service the transformer. LADWP requires the staging area to be 18ft. x 30ft. This would either require the existing driveway to be widened OR a new driveway to be built.

NEW TRANSFORMER IN VAULT AT FRONT PROPERTY LINE

The maximum allowable slope for a transformer vault is 10%. In order to install a transformer vault at the front property line, the existing slope, which exceeds 10%, will need to be re-graded and retaining walls will need to be built to retain the dirt around the vault. As the property is located in a methane zone, an on-site vault will also require specialized equipment to be purchased and installed on both the owner and DWP's behalf, with the cost to the owner estimated at up to $250,000 in equipment, installation, and fees. This is option is not preferred by DWP, due to safety and accessibility issues.

Correction: I do not know about the cost of vault (provides by customer), however, estimated cost to DWP is about $30,000. DWP prefers transformer pad than vault, because of maintenance and safety.

NEW TRANSFORMER ON PAD AT FRONT PROPERTY LINE

The transformer pad is 5ft. x 7ft. The pad will be located 8ft. from the front property line will need a 3ft. clearance all the way around it. The transformer will be approximately 36in. above the level of the pad. Landscaping, to hide visibility of the transformer from the street, is acceptable.

Attachment is preliminary plot plan (not for construction) for your reference.

Thank you very much for your time and cooperation on this project.

Christopher J. Drugan
Pacific Crest Consultants
23622 Calabasas Road, Suite 100
Calabasas, CA 91302

ChrisD@pccla.com
818.591.9309 (office)
818.317.1012 (cell)

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INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that "compliance" means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission's ROPs can be accessed at **http://planning.lacity.org**, by selecting "Commissions & Hearings" and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

Connect Create Collaborate

APC Central <apccentral@lacity.org>

Case No. DIR-2018-1288-COA - 619 S. June Street - Respondent's Brief

2 messages

Niv V. Davidovich <niv@davkauf.com> Sun, Sep 30, 2018 at 2:40 PM
To: apccentral@lacity.org
Cc: "<admin@davkauf.com>" <admin@davkauf.com>, Richard Thompson <richard@davkauf.com>

Dear Central Area Planning Commissioners -

Please find attached the Respondent's Brief in the above-identified appeal. If you have any questions or concerns, please feel free to contact the undersigned.

With Regards,

Niv V. Davidovich, Esq.

a Professional Association
6442 Coldwater Canyon Avenue
Suite 209
North Hollywood, California 91606
Main: (818) 661-2420
Direct: (818) 579-9689
Facsimile: (818) 301-5131
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Email: niv@davkauf.com
www.davkauf.com

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2 attachments



Davidovich Kaufman Legal Group Logo email 2.jpeg
16K

Case No. DIR-2018-1288-COA - Respondent's Brief Exhibits FINAL - 18-09-30.pdf
16918K

APC Central <apccentral@lacity.org> Mon, Oct 1, 2018 at 11:44 AM
To: niv@davkauf.com

Cc: admin@davkauf.com, richard@davkauf.com

Received, thank you.

[Quoted text hidden]

[Quoted text hidden]

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Direct: (818) 579-9689
Facsimile: (818) 301-5131
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September 30, 2018

Department of City Planning
City of Los Angeles
200 North Spring Street, Room 532
Los Angeles CA 90012
Att.: Central Los Angeles Planning Commissioners

Via Federal Express and Electronic Mail: apccentral@ lacity.org

Re: *619 South June Street*
Case No.: *DIR-2018-1288-COA*
CEQA: *ENV-2018-1289-CE*

Hearing Date: October 9, 2018

Dear Honorable Commissioners:

I. INTRODUCTION.

This office represents Shaul and Danielle Dina (the "Property Owners"), the owners of the single-family home located at 619 South June Street (the "Property") and applicants in the above referenced proposed project (the "Project") consisting of the construction of a new central pedestrian walkway and steps leading from the sidewalk to the front entrance of the existing single family dwelling; restoration of the existing sidewalk and driveway apron; and the addition of a new electrical transformer, transformer pad, electrical panel, switchgear and retaining wall as required by LADWP to provide power to the dwelling.

This letter is in response to the appeal application (the "Appeal") submitted July 25, 2018 by the Hancock Park Homeowner Association ("HOA") opposing the Certificate of Appropriateness (the dated July 10, 2018 "Certificate of Appropriateness") granted to the Project by the Los Angeles Department of City Planning.

For the reasons set forth in this letter and presented at the Hearing, the Certificate of Appropriateness should be upheld.

II. BASIS FOR PROJECT.

The Property Owners purchased and began renovating the Property in question as a personal residence for their family. Based on the size of the home, electrical engineering load calculations, which were confirmed by LADWP, found that the power requirements were too high to connect to existing power on the street. The load calculations determined that the Property requires 600A panel and service. At such high an amperage, the Property also requires a dedicated transformer.

The transformer proposed by the Property owners alleviates two important issues: 1) the obvious necessity of the Property having electrical power; but important, 2) alleviating the electrical load on the neighboring properties. Without transformer or the power upgrade, the Property would overload the system, or result in the Property simply not having enough power on current grid, given the Property's requirements.

The Hancock Park neighborhood has been extremely vocal about the strains on the existing electrical grid due, in part, to recent extended power outages. The proposed transformer actually removes the Property from the electrical grid serving the street and reduces the chance for overloading the existing transformer and causing further power outages. Thus, the proposed plan is to everybody's benefit.

Unfortunately, as described below, the Hancock Park HPOZ Board (the "Board") forced the Property Owners to go through months of grueling and unnecessary research and debate regarding options which the Property Owners knew to be technically and economically unfeasible, only to advise against the proposed plan once finally reached. This process has led to financial and emotional distress on behalf of the Property Owners, not to mention the continued delay in completion of construction, all while carrying costs (such as the mortgage and taxes) are continuing to be paid with no usable property in place.

The Property Owners have made more than reasonable efforts to work with the HPOZ Board, the LADWP and the Planning Department, attending myriad meetings and expending considerable time and resources seeking out all options for solving the electrical issue.

After going through the above-described process, it has become clear that the proposed plan is the definitive best path forward from every perspective: technical feasibility; economic feasibility; limitation on visual impact; and limitation on alterations to the historical elements of the Property. Notwithstanding the HOA and Board's opinion, this is the same conclusion reached by the Planning Commission's Direct of Planning and the Cultural Heritage Commission. Thus, for the reasons detailed below, the Property Owners respectfully request that the Appeal be denied.

III. LIMITED SCOPE OF THE APPEAL.

The Appeal opposes the portion of the Project related to construction of a new power transformer, switchgear, concrete pad and retaining wall claiming such aspects of the Project violate Section 8.2 and Section 8.9, guidelines 4, 5, 6, 7 and 8, of the Hancock Park Preservation Plan (the "HPPP"). We respectfully disagree and will focus on these aspects.

IV. THE HPOZ BOARD IS ADVISORY ONLY, THUS THEIR REJECTION DOES NOT SUPPORT THE APPEAL

The Appeal states that the "decision-maker erred or abused their discretion" because "the Hancock Park HOPZ Board unanimously rejected the proposal for this installation at their April 25, 2018 meeting." (Appeal, p. 1.)

This fact does not create any evidence of the "error" or "abuse of discretion" on the part of the decision-maker.

Pursuant to City of Los Angeles Ordinance No. 175891, codified as Section 12.20.3 of the Los Angeles Municipal Code (the "Code"), an HPOZ Board has limited powers and duties. Specifically, section 12.20.3(D)(8) states, in pertinent part:

> "Power and Duties. When considering any matter under its jurisdiction, the Board shall have the following power and duties:
>
> (d) To ***evaluate*** applications for Certificates of Appropriateness or Certificates of Compatibility and ***make recommendations to the Director or the Area Planning Commission***.
>
> …
>
> (f) In pursuit of the purposes of this section, to render ***guidance and advice*** to any Owner or occupant on construction, demolition, Alteration, removal or relocation of any Monument or any building, structure, Landscaping, Natural Feature or lot within the Preservation Zone it administers. This guidance and advice shall be consistent with approved procedures and guidelines, and the Preservation Plan, or in absence of a Plan, the guidance and advice shall be consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
>
> …

> (i) To make ***recommendations to decision makers*** concerning façade easements, covenants, and the imposition of other conditions for the purposes of historic preservation." (emph. added.)

On the other hand, the Code provides:

> "All Projects within Preservation Zones, except as exempted in Subsection H, shall be submitted in conjunction with an application, if necessary, to the Department of City Planning upon a form provided for that purpose. Upon receipt of an application, ***the Director shall review a request and find whether the Project requires a Certificate of Appropriateness, pursuant to Subsection K; a Certificate of Compatibility, pursuant to Subsection L; or is eligible for review under Conforming Work on Contributing Elements, pursuant to Subsection I; or Conforming Work on Non-Contributing Elements, pursuant to Subsection J***." (LAMC, § 12.20.3(K)(3)(c) (emph. added.)

Thus, it is clear that the Board's approval or disapproval acts as merely guidance or a recommendation, and it is ultimately the Director that has the authority and right to make final determinations as to the appropriateness of a particular project and whether it has met the various requirements of the Code. "Discretion" to make such decisions, then, lies with the Director.

Here, the Director has provided a thought out and detailed analysis of how the proposed project meets the requirements of Sections 8.2, 8.9, and 11 of the HPPP. Meanwhile, the Appeal presents no evidence, argument, or legal basis for why the Director's well-reasoned decision is in any way inappropriate.

An "abuse of discretion" is defined in the law as a decision which "exceeds the bounds of reason, all of the circumstances before [the decider] being considered." (*Eigner v. Worthington* (1997) 57 Cal.App.4th 188, 196, fn. 6; *Bustos v. Global P.E.T., Inc.* (2017) 19 Cal.App.5th 558, 563.)

Here, there is no evidence of any decision which exceeds the bounds of reason. To the contrary, the Director's decision expressly explains (as also provided below) why the proposed plan is consistent with the Code and why any other plan would not be technically or economically feasible. On the other hand, the Appeal presents no such evidence.

Thus, on its face, the Appeal is legally unsupportable.

V. THE PROJECT SATISFIES THE HPPP PLAN WITH THE CONDITIONS IMPOSED BY THE CERTIFICATE OF APPROPRIATENESS.

The HPPP Plan anticipates that mechanical equipment and related improvements of the type objected to in the Appeal (i.e., power transformer, switchgear, concrete pad and retaining

wall) will, as a practical matter, sometimes need to be placed in front yards. Examples of this foresight in the HPPP Plan include:

> "Mechanical apparatus not mounted on the structure ***may be installed in areas visible from the street or sidewalk*** if there is ***no other technically and economically feasible location for installation*** and if appropriate landscape screening is proposed and installed as a part of the project." HPPP Plan Section 8.9, Guideline 4 on page 65 (emph. added).

> "Mechanical apparatus that must be placed in a location ***potentially visible from the street or sidewalk should be obscured from view where possible***, including the use of landscape screening and the use of paint colors to match the surrounding environment." HPPP Plan Section 8.9, Guideline 6 on page 66 (emph. added).

> "Even when mechanical equipment m***ust be placed in a visible location in the side or front yards***, landscaping or paint treatments can help to conceal these incompatible elements." (HPPP Plan Section 8.9 General Background and Advice to the Applicant on page 66; emph. added).

The conditions imposed by the Certificate of Appropriateness, a copy of which is attached hereto as Exhibit 1, satisfy the realistic expectations contained in the HPPP Plan. As required by the Certificate of Appropriateness: "The retaining wall will be constructed of poured in place concrete as required by Condition of Approval 2a and shall not be clad in stucco. The concrete will match the material of the historic hardscape materials in the front of the home and seen throughout the neighborhood and will be screened by 5-gallon boxwood [i.e., hedge-based landscape screening] along the front of the wall, as well as along the front property line." (Exh. 1, Certificate of Appropriateness, p. 8.)

The Certificate of Appropriateness discusses in detail the standards contained in the HPPP Plan, with substantial focus on Section 8.2 and Section 8.9, guidelines 4, 5, 6, 7 and 8 (the same Sections cited in the Appeal). We submit that the Planning Department personnel have exercised requisite judgment and expressed an adequate basis in the Certificate of Appropriateness to support the findings therein.

We also point out that, as stated in the Certificate of Appropriateness, "***The Cultural Heritage Commission designee recommended approval of the project, as it adheres to the guidelines in the Hancock Park Preservation Plan, which address above ground mechanical structures***." (Exh. 1, Certificate of Appropriateness, p. 7; emph. added.) Attached to this letter as Exhibit 2 is the report of the Cultural Heritage Commission designee, Lambert Glessinger, approving that the Project complies with the goals and requirements of the HPPP Plan.

VI. THE APPEAL ATTEMPTS TO UNFAIRLY AIM THE HOA'S FRUSTRATIONS WITH LADWP AT THE PROPERTY OWNER.

While the Appeal letter submitted by the HOA criticizes the LADWP's processes employed related to the Project, that letter also expressly acknowledges the Property Owners have had to wait much longer than necessary to get power and to occupy their home. With the conditions imposed, the Certificate of Appropriateness's decision both protects the goals of the HPPP Plan and, if upheld now, allows the Property Owners to move into their new home in the most reasonable time frame measured from today's date.

However, more importantly, it is clear that the HOA's primary ire is directed not at Property Owner, but at LADWP, as it states:

> "The LADWP has been taking an ad hoc approach to providing additional power requests that result in this kind of intrusive construction which violates our historic streetscape and neighborhood. [¶] The LADWP should do a thorough analysis of Hancock Park's existing power structure and build a reasonable plan for upgrades. The owners of this property have been ill-served by the LADWP's lack of planning and foresight, waiting much longer than necessary to get power and occupy their property, and then having an unsightly structure planted in their front yard." (Appeal, p. 1.)

As is clear, even the HOA is pointing the finger at the LADWP with regard to the issues raised in the Appeal. However, it is unfair and improper for the HOA to take their frustration with the LADWP out on Property Owner. Based on the language in the Appeal, it is patent that the HOA is unreasonably objecting to the Project to address their frustrations against the wrong party. To the extent the HOA have complaints against the LADWP regarding their methodologies or decision making, this is not the appropriate forum in which nor the appropriate target against which to air or adjudicate those grievances.

VII. THE APPEAL'S CLAIM OF THE EXISTENCE OF "ANOTHER TRANSFORMER NEARBY THAT COULD PROVIDE ADEQUATE POWER" IS UNSUPPORTEDD AND UNTRUE.

The Appeal makes an unsupported and vague conclusion that, "the Argument that this installation is needed to provide power is contradicted by the recent installation of another transformer nearby that could provide adequate power." (Appeal, p. 1.).

The HOA does not provide any context for this claim, neither identifying where this transformer is or on what they base their contention that it could provide adequate power to the Property. There is no evidence or even an allegation regarding what type of transformer it is, what size it is, the path the conduit would have to take to get to the Property, what the voltage drop would be, or even a single detail regarding this alleged "nearby" transformer.

On its face, this claim has to be ignored as entirely speculative and unsupported.

VIII. LOCATING THE TRANSFORMER IN THE REAR OF THE PROPERTY WOULD BE TECHNICALLY AND ECONOMICALLY INFEASIBLE WITHIN THE MEANING OF THE HPPP PLAN.

As an initial matter, it is vital to define the meaning of the word "feasible" within the context of a regulatory or administrative scheme. Though the HPPP does not provide a definition of "feasible" or "feasibility," in other cases, courts have employed the definition provided in CEQA[1] case law. For example, in interpreting the language of the Suisin Marsh Preservation Act of 1977, the California Court of Appeal held:

> "We conclude employing CEQA's definition of 'feasible,' and the CEQA case law concerning economic infeasibility, is an appropriate approach since the term embraces the concept of reasonableness. (See *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 565, 574, 276 Cal.Rptr. 410, 801 P.2d 1161 [under CEQA, " '[t]he statutory requirements for consideration of alternatives must be judged against a rule of reason' "]; *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001, 99 Cal.Rptr.3d 572 ["feasibility" under CEQA encompasses " ' "desirability" to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors'"].) (*Sustainability, Parks, Recycling & Wildlife Legal Defense Fund v. San Francisco Bay Conservation & Development Com.* (2014) 226 Cal.App.4th 905, 917–918, *as modified (June 25, 2014)*.)

Thus, "feasibility" in the context of analyzing options for HPPP should be weighed, as did the Planning Commission, from a perspective of reasonableness.

A. Locating the Transformer in the Rear of the Property is Technically Infeasible.

As explained by expert electrical engineer Vladimir Davidovich, there is no practical way of placing the transformer in the back of the Property. Pursuant to the DWP's Transformer Pad Requirements: "Transformer pads must be accessible to Department trucks by a permanent, clear, and unobstructed path with a minimum 12ft in width and 14ft in height leading to a staging area along any side of the T.P." (Transformer Pad General Requirements, p. 5, § 4.A.) The structure of the Property is such that the entire rear area is bordered by walls and neighboring properties in such a manner that there is no possible way for DWP to have access to a transformer, let alone a proper staging area. This, alone, invalidates the rear of the Property as an appropriate place for the transformer. (See Exh. 3, Letter from Vladimir Davidovich, P.E., § 2; see also, Exh. 4, Property Landscape Plan; Exh. 5, Property Hardscape Plan.)

[1] California Environmental Quality Act, Pub. Resources Code, §§ 21050, et seq.

Thus, because placing the transformer in the rear of the Property cannot be done in compliance with DWP requirements, it is, by definition, not feasible. "[A]n alternative is not feasible where there is no way to legally implement it." (*Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal.App.4th 587, 602, citing *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 714–715.)

B. Locating the Transformer in the Rear of the Property is Economically Infeasible.

Property Owners agree with the conclusion of the Planning Department that locating the transformer in the rear of the Property would be economically infeasible within the meaning of the HPPP Plan, Section 8.9, Guideline 4, page 65. As stated in the Certificate of Appropriateness: "***The cost to place the transformer in the rear of the property would range from $120,000 to $150,000, as determined by LADWP engineers, which renders this option infeasible***. … ***Locating the transformer in the rear of the property is not economically feasible based on the estimates given by LADWP***." (Exh. 1, Certificate of Appropriateness, p. 9.)

Attached to this letter as Exhibit 6 is a cost estimate prepared by S.Y. Construction, a licensed contractor (CSLB License No. 925488), showing the costs to place the transformer in the rear of the property would actually far exceed such range, as it would require not only running costly wiring a considerable distance from the back of the Property, but would also require destroying and having to rebuild all of the concrete in place in the path of such conduit. Thus, ***the true cost for placing the transformer in the rear of the property would actually be in the range of $980,000- $2,010,000***. Obviously, such a cost just to afford a single-family home access to electricity cannot be construed as "economically feasible."

IX. LOCATING THE TRANSFORMER IN A NEWLY BUILT VAULT IN THE FRONT OF THE PROPERTY WOULD BE TECHNICALLY AND ECONOMICALLY INFEASIBLE.

The HPOZ Board commented that the transformer should be placed in a below-ground vault on the Property. As discussed in the Certificate of Appropriateness, locating the transformer in a below ground vault is both technically and economically unfeasible.[2]

As the Planning Department has stated, "The option of locating the transformer in a below ground vault within the northern portion of the front yard would require widening the driveway and a more visible re-grading of the front yard, which would significantly alter the character of the front yard." (Exh. 1, Certificate of Appropriateness, p. 9.) In other words, this option actually makes a *more* significant impact on the visual landscape of the Property than the proposed plan.

[2] Usually, such a transformer would be placed in the underground vault on the street, but the existing vault is not big enough to accommodate the Property Owner's transformer. (See Exh. 1, Certificate of Appropriateness, p. 7.)

This is also true because while the transformer may be underground, such placement will require the installation of a bigger retaining will which will actually be *above* ground and will be far more visually distracting than the above-ground transformer which can be far more easily covered with tasteful shrubbery. (See Exh. 11, Front Vault Design, showing necessity of retaining wall of 5'6" high, as compared to Exh. 4, Front Transformer Pad Design, showing necessity of only 3'10" retaining wall.) Property Owners have prepared three dimensional renderings of the transformer pad option, and it is clear that the above-ground option visually negligible, which cannot be said for the underground vault option. (See Exh. 9.)

Similarly, the difference in price is quite staggering. In order to build the underground vault (which would require, among other things, soil testing, engineering, and a far more bulky retaining wall than the above-ground transformer), ***the total would be in the range of $193,000 - $250,000*** (after factoring in all contractors', engineers', and LADPW's costs). (See Exh. 3, Letter from Vladimir Davidovich, P.E., § 3; see also Exh. 7, Contractor Estimate for Transformer Vault.)

On the other hand, the total for the transformer pad would only cost a maximum of $50,000 ($19,500 for the contractor's cost, plus DWP costs), ***a difference of $150,000 - $200,000***. (See Exh. 8, Contractor Estimate for Transformer Pad; see, also, Exh. 3, Letter from Vladimir Davidovich, P.E., § 3.)

Finally, placing the transformer in an underground vault in the front of the property would require an even larger and bulkier retaining wall

Thus, the best and most conforming proposal for the transformer is the proposed plan for placement on the front yard, while the underground vault is neither technically nor economically feasible.

X. THE PROJECT IS AESTHETICALLY PLEASING IN COMPLIANCE WITH THE HPPP PLAN.

Like the HOA, the Property Owners are very concerned about the aesthetics of their new home. A significant reason for selecting this Property in Hancock Park as their new home is because of the beauty of the Property and Hancock Park. We submit that the Project will be aesthetically pleasing consistent with the goals of the HPPP Plan.

As discussed above, enclosed as Exhibit 9 are renderings showing, objectively, that the Project will not adversely affect the aesthetics of Hancock Park or the Property.

XI. NEIGHBORS SUPPORT THE PROJECT.

Despite the HOA's representations, numerous neighbors of the Property actually support the proposed plan. Attached as Exhibit 10 are letters of support from Mark Kim (the owner of

616 S. June Street), Cilgia Halprin (the owner of 601 S. June Street), and Jose Malagon (the owner of 629 S. June Street).

Each of these neighbors' signed statements provide:

> "Dear Area Planning Commission,
>
> I am a neighbor of the property at 619 S. June Street. I understand that LADWP has required the installation a transformer on a pad at the southeast corner of the property. I have reviewed the plans with Yoni Dina, family member of the owners of 619 S. June Street, and understand that appropriate professional landscaping will be planted to screen the transformer pad area from all angles.
>
> I am aware that the owners of 619 S. June Street have been working with LADWP, City Planning's HPOZ staff, and Building and Safety for over X months in order to determine the best solution to provide power to the property. I understand that the proposed transformer will remove 619 S. June Street from the existing electrical transformer in the street which will reduce the strain on an already overburdened electrical grid." (See Exh. 10.)

To our knowledge, no other neighbors have voiced any opposition to the proposed plan other than the HOA.

XII. THE CULTURAL HERITAGE COMMISSION HAS APPROVED THE PROJECT.

As stated in the Certificate of Appropriateness, "The Cultural Heritage Commission designee recommended approval of the project, ***as it adheres to the guidelines in the Hancock Park Preservation Plan, which address above ground mechanical structures***." (Exh. 1, Certificate of Appropriateness, p. 7.). Attached to this letter as Exhibit 2 is the report of the Cultural Heritage Commission architect, Lambert Glessinger, attesting to the fact that the proposed plan complies with the goals and requirements of the HPPP Plan.

In conclusion, the Commission should uphold the Certificate of Appropriateness issued by the Department of Planning and supported by the Cultural Heritage Commission for the reasons stated herein.

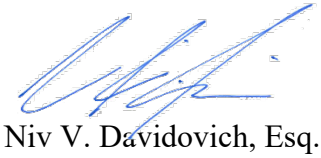
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Thank you for your consideration.

With Regards,
DAVIDOVICH KAUFMAN LEGAL GROUP, APA



Niv V. Davidovich, Esq.

cc: Shaul and Danielle Dina

EXHIBIT 1

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE
VAHID KHORSAND
KAREN MACK
SAMANTHA MILLMAN
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
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DEPUTY DIRECTOR
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http://planning.lacity.org

CERTIFICATE OF APPROPRIATENESS
HANCOCK PARK HISTORIC PRESERVATION OVERLAY ZONE

July 10, 2018

Property Owner
Shaul and Danielle Dina
619 South June Street
Los Angeles, CA, 90005

Applicant/Representative
Pacific Crest Consultants
C/O Chris Druggan
23622 Calabasas Road #100
Calabasas, CA, 91302

Case No. DIR-2018-1288-COA
CEQA: ENV-2018-1289-CE
Location: 619 South June Street
Council District: 4 - Ryu
Community Plan Area: Wilshire
Land Use Designation: Very Low II Residential
Zone: RE15-1-HPOZ

Legal Description: Lot 130 and Lot 131, Arb 1, TR 6388

Last Day To Appeal: July 25, 2018

Pursuant to Los Angeles Municipal Code Section 12.20.3 K, and the Hancock Park Historic Preservation Overlay Zone (HPOZ) Ordinance 184903, I have considered the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Certificate of Appropriateness for the construction of a new central pedestrian walkway with steps, replacement of sidewalk and driveway apron, and the installation of a new electrical transformer, transformer pad, switchgear, and retaining wall as required by LADWP.

Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to the State CEQA Guidelines, Article 19, Section 15331, Class 31 (historic resources) and to the City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3 Category 8 (utilities); and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

PROJECT DESCRIPTION AND BACKGROUND

Project Description

The project consists of the construction of a new central pedestrian walkway and steps leading from the sidewalk to the front entrance of the existing single family dwelling; restoration of the existing sidewalk and driveway apron; and the addition of a new electrical transformer, transformer pad, electrical panel, switchgear and retaining wall as required by LADWP to provide power to the dwelling.

The new pedestrian walkway and steps will be constructed in the center of the front yard, aligned with the front entrance door. The pathway will be poured in place concrete, and 5-feet wide with a 6-inch curb wall on either side.

The concrete sidewalk spanning both property lines and driveway apron will be replaced with in-kind materials in the existing footprint. The sidewalk will match the concrete finish and score pattern as the surrounding sidewalk. A new concrete driveway will be constructed in the same 10-foot wide footprint as the existing, with poured-in-place concrete.

The new transformer will sit on a 5-feet wide by 7-feet long concrete pad in the southeast portion of the front yard, near the property line. A low retaining wall will be constructed 6-feet behind the transformer pad, which will be screened by 5-gallon Boxwood shrub. A guardrail will be installed 3 feet-6 inches behind the retaining wall, which will also be screened by 5-gallon Boxwood shrub. A new electrical panel and switchgear will be installed along the south façade of the existing main structure, replacing the existing panel.

New 5-gallon Boxwood shrub will be planted along the perimeter of the front yard on both sides of the new walkway. Two Olive trees on either side of the walkway, and Star Jasmine will be planted along the existing balustrade.

Property Profile

The 30,641square-foot site is currently developed with a two-story single family residence and a two-story accessory structure at the rear of the property. The subject residence is a Mediterranean Revival style structure built in 1928, and is a Contributing Feature in the Hancock Park HPOZ. At the time of the October 2001Historic Resources Survey, it was noted no major alterations were found at the property. The property was designated as a Contributing Feature in the HPOZ on the basis that it 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. Noted landscape features at the property include the raised yard with concrete stairs and drive, and mature trees in the parkway.



Figure 1: Image of 619 South June Street taken from the October, 2001 Hancock Park Historic Resources Survey.

Background

The Hancock Park HPOZ is a district of 1,282 parcels, mostly single-family residential, developed with structures built primarily between 1922 and 1956. The district was formally adopted as an HPOZ in 2006. Hancock Park is located in the eastern portion of the original Rancho La Brea area, purchased by Major Henry Hancock in 1863. The residential subdivision of Hancock Park was developed by Major Hancock's son, G. Allan Hancock, in the 1920s. Outstanding architects of the era designed the palatial two-story, single family residences in various Period Revival styles (including Tudor Revival, English Revival, Spanish Colonial Revival, Mediterranean Revival, Monterey Revival, and American Colonial Revival). Past prominent Hancock Park residents have included millionaire Howard Hughes, entertainers Mae West and Nat King Cole, Broadway Department Store magnate Arthur Letts, Jr., and architect William Pereira. The vast majority of the residences are set back 50 feet from the street, as insisted upon by G. Allan Hancock, and include side driveways generally leading though a porte-cochere to a rear garage. Physical changes to the exterior of a property are required to be reviewed by the appointed Hancock Park HPOZ Board and/or Department of City Planning Staff, pursuant to the provisions of Los Angeles Municipal Code Section 12.20.3.

CONDITIONS OF APPROVAL

1. The use and development of the subject property shall be in substantial conformance with this approval and the plans submitted by the applicant, signed and dated by staff and attached to the case file as **Exhibit A**. Any changes to the project or these plans shall be approved by the Director of Planning and may require additional review by the HPOZ Board. Each change shall be identified and justified in writing. Modified plans shall be signed and dated by staff and attached to the case file as **Modified Exhibit A**, etc.

2. The project shall be executed with the following architectural features:

    a. Retaining wall at transformer shall be poured-in-place concrete. No stucco cladding shall be applied.
    b. Organic groundcover be planted in the front yard area.
    c. Curbs on either side of the driveway shall be removed.

3. *Prior to the issuance of a building permit*, the applicant shall submit the two final sets of architectural/construction drawings that have been reviewed by LADBS plan check engineers, as well as two additional sets of architectural drawings for final review and approval by Department of City Planning staff (four sets of plans total). Final drawings shall substantially resemble the Approved Exhibit (or any subsequent Modified Exhibits) and shall be stamped and dated by staff and attached to the case file as **Final Plans**.

4. *Prior to the issuance of a building permit*, The following statement shall be imprinted on the site plan, floor plan, elevations and any architectural detail sheets of any construction drawings submitted to the Department of Building and Safety:

    > NOTE TO PLAN CHECKER AND BUILDING INSPECTOR - These plans, including conditions of approval, shall be complied with and the height, size, shape, location, texture, color, or material shall not differ from what the Director of Planning has approved under DIR-2018-1288-COA. Any change to the project shall require review by the Director of Planning and may require additional review by the Historic Preservation Overlay Zone (HPOZ) Board. A request for variation shall be submitted in writing and include a specific notation of the variation(s) requested. Should any change be required by a public agency then such requirement shall be documented in writing.

5. *Prior to the issuance of a building permit*, these Conditions of Approval shall be printed on the cover sheet of all four sets of drawings submitted for review as Final Exhibits.

6. The granting of this determination by the Director of Planning does not in any way indicate compliance with applicable provisions of LAMC Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

7. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

8. Code Compliance. All area, height and use regulations of the zone classification for the subject property shall be complied with.

9. Definition. Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.

10. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.

11. Indemnification and Reimbursement of Litigation Costs.

    Applicant shall do all of the following:

    (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

    (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

    (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

    The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

    The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

    For purposes of this condition, the following definitions apply:

    "City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

    "Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein,

alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

Observance of Conditions – Time Limits

All terms and conditions of this Certificate of Appropriateness shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of this determination and if such privileges are not utilized within said time, the authorization shall terminate and become null and void. Privileges shall be considered utilized when a valid permit from the Department of Building and Safety has been issued and construction work has begun and been carried out without substantial suspension or abandonment of work. An approval not requiring permits for construction or alteration from the Department of Building and Safety shall be considered utilized when operations of the use authorized by the approval have commenced.

Transferability

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

Violation of These Conditions is a Misdemeanor

Section 11.00 M of the Los Angeles Municipal Code states in part: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be in charged by the City Attorney as either a misdemeanor or an infraction." Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than $1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

FINDINGS

A. 12.20.3.K.3.(a) and 12.20.3.M – Recommendations from the Hancock Park HPOZ Board and the Cultural Heritage Commission, and Notice and Public Hearing:

Section 12.20.3.K of the LAMC requires that Department of City Planning staff refer applications for Certificates of Appropriateness to both the HPOZ Board and the Cultural Heritage Commission (or its designee) within a 30-day period of the application having been deemed complete. The purpose of this requirement is to allow the subject application to be discussed in a public meeting with both public and expert testimony (in the case of the HPOZ Board meeting), and to gather an expert opinion with reference to The Secretary of the Interior's Standards for Rehabilitation (in the case of the Cultural Heritage Commission).

Section 12.20.3.M of the LAMC requires that before making its recommendation to approve, conditionally approve or disapprove an application pursuant to this section for a Certificate of Appropriateness, the Board shall hold a public hearing on the matter. The applicant shall notify the Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property at least ten days prior to the date of the hearing, and notice of the public hearing shall be posted by the applicant in a conspicuous place on the subject property at least ten days prior to the date of the public hearing.

The subject application was deemed complete on April 4, 2018. Department of City Planning staff sent copies of the application with relevant materials to the HPOZ Board on April 10, 2018. Notice was posted for the meeting at the site, and at City Hall, and mailed to abutting property owners on April 10, 2018. After ten (10) days of public notice, the Hancock Park HPOZ Board met on April 25, 2018 and conducted a public hearing on the proposed project, pursuant to LAMC Section 12.20.3.M: Notice and Public Hearing. The HPOZ Board, with a five member quorum, recommended denial of the project in full, finding that the location for the transformer and the walkway were not appropriate.

Department of City Planning staff sent copies of the application with relevant materials to the Cultural Heritage Commission's designee on April 10, 2018. The Cultural Heritage Commission designee recommended approval of the project, as it adheres to the guidelines in the Hancock Park Preservation Plan, which address above ground mechanical structures.

The Hancock Park HPOZ Board and the Cultural Heritage Commission Designee have made recommendations for this project, and conforming to the requirement of 12.20.3.K of the LAMC.

B. 12.20.3.K.4.(c) – Standards for Issuance of Certificate of Appropriateness for Construction, Addition, Alteration, or Reconstruction as it relates with the adopted Preservation Plan.

The proposed project, including the Conditions of Approval, substantially complies with LAMC Section 12.20.3.K.4 because the proposed project complies with and is consistent with the adopted Preservation Plan.

8.2 Setting
8.2.1 Mature trees and hedges, particularly street trees in the public planting strip, should be retained wherever possible.

There are no mature trees or hedges in the front yard. No work is proposed on the public planting strip, hence existing trees will be retained.

8.2.2 Historic topographic features should be preserved whenever possible. Leveling or terracing a lot that was traditionally characterized by a steep hillside or raised lawn is generally inappropriate.

The front yard of the subject property has a significant slope, with a grade change of more than 14 feet from the front property line to the façade of the existing residence. The new transformer requires a level area for installation of the pad, and requires a new retaining wall at the southeast corner of the front yard. The HPOZ Board found these changes to the topography and lot to be inappropriate and recommended denial of the project. However, other locations for the transformer were explored but would compromise the topography more significantly, or were not economically feasible. A small portion of the front yard will be re-graded, and the original slope will continue beyond the location of the transformer, which is relatively close to the sidewalk. Because the overall slope of the front yard is maintained, the scope of work conforms to this guideline.

8.2.3 Historic walkways and other hardscape features in the front yard should be preserved. If these elements are replaced, they should be replaced with materials similar to those historic in the area.
8.2.4 If historic retaining walls, pathways, stairs or fences exist, they should be rehabilitated or preserved in place. If they must be removed, they should be replaced in kind. If reinforcement is necessary, finish materials should match the original materials and design.

The previously existing walkway has been removed; however, it was determined to have been constructed outside the period of significance. The proposed new walkway is a concrete, straight path with steps, centered at the front door of the historic structure. Although found to be inappropriate by the HPOZ Board, this proposed design is common in the Hancock Park HPOZ, especially seen in the front yard of Mediterranean Revival homes.

As required by Condition of Approval 2c, the driveway will be restored to its original length of 10 feet, without curb walls on either side.

8.2.5 New or replacement retaining walls should be constructed in a style and with materials that harmonize with the house and with other existing historic retaining walls in the area.

The new retaining wall will be constructed six feet behind the proposed transformer pad. The wall will be approximately two feet taller than the transformer, and a total height of five feet above the transformer pad. The retaining wall will be constructed of poured in place concrete as required by Condition of Approval 2a, and shall not be clad in stucco. The concrete will match the material of the historic hardscape materials in the front of the home, and seen throughout the neighborhood and will be screened by 5-gallon boxwood along the front of the wall, as well as along the front property line. All boxwood will be maintained at a height of three feet-six inches. Thus, the upper two feet of the wall will be visible.

8.2.7 The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn, and non-porous ground coverings should be minimized.

The new central walkway is consistent with the character of properties in the Hancock Park HPOZ. The walkway will be constructed of concrete, and will be only five feet wide, minimizing the non-porous material in the center of the front yard. All areas surrounding the transformer, transformer pad, retaining wall, and guardrail will be landscaped to provide screening from the street, and maintaining the traditional character of the front yard area. Condition of Approval 2b requires that organic ground cover be planted in the front yard area, to maintain the traditional character of the neighborhood.

8.9 Mechanical

8.9.4 Mechanical apparatus not mounted on the structure should be located in the rear or side yard areas not visible from the street or sidewalk whenever possible. In addition, consider placing such apparatus out of sight and sound of neighboring homes, if at all possible.

The transformer will be installed above ground at the southeast corner of the front yard. Typically, mechanical equipment would be placed underground in the street, but there is not adequate space in the existing vault. Several alternatives were explored. The cost to place the transformer in the rear of the property would range from $120,000 to $150,000, as determined by LADWP engineers, which renders this option infeasible.

8.9.5 Mechanical apparatus not mounted on the structure may be installed in areas visible from the street or sidewalk if there is no other technically and economically feasible location for installation and if appropriate landscape screening is proposed and installed as a part of the project.
8.9.6 Mechanical apparatus that must be placed in a location potentially visible from the street or sidewalk should be obscured from view where possible, including the use of landscaping screening and the use of paint colors to match the surrounding environment.

After thorough review of all possible locations, no other option is technically or economically feasible for the location of the transformer. Locating the transformer in the rear of the property is not economically feasible based on the estimates given by LADWP. The option of locating the transformer in a below ground vault within the northern portion of the front yard would require widening the driveway and a more visible re-grading of the front yard, which would significantly alter the character of the front yard. Locating the transformer at the southwest corner of the front yard will minimally affect the character of the front yard. Landscaping will be planted in front of the transformer, the retaining wall, and guardrail to provide screening for all related components.

8.9.7 Utilities should be placed underground where feasible.

Placing the transformer underground in the front yard would result in significant re-grading of the front yard, construction of retaining walls, and widening of the driveway, which would compromise the historic integrity of the site. A new transformer cannot be placed underground in the street, because the existing vault is too small.

8.9.8 Electrical masts, headers, and fuse boxes should be located at the rear of a structure where possible.

The new electrical panel and switchgear will be located along the south façade of the residence, in the same general area as the previous panel. Because the subject property is located in a methane zone, LADWP requires new electrical panel and switchgear to be larger than previous panels. The new location is required by LADWP to ensure access for servicing, and is only minimally visible due to the natural slope of the front yard.

11.0 Public Realm

11.16 Preserve historic sidewalks.
11.17 Replace only those portions of the sidewalks that have deteriorated. Replacement material should match the existing.
11.18 New sidewalks should be compatible with the historic character of the streetscape.

The sidewalk will be maintained where possible, and replaced in-kind if damaged. The new sidewalk will match the existing sidewalk in its material and score pattern. The sidewalk will be poured in place concrete, with a 30-inch by 30-inch score pattern. The driveway apron will be replaced with poured in-place concrete, in the same footprint as existing.

C. **The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15331, Class 31 of the State CEQA Guidelines.** This exemption includes projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, 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. The proposed walkway is compatible to the neighborhood, and the transformer will be obscured, as to not deter from the historic character of the front yard. Therefore, the proposed project is designed to be in compliance with the Secretary of the Interior's Standards and meets this exemption. **The proposed project is also categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3, Category 8 of the City CEQA Guidelines.** This exemption includes additions to underground electric and water utility distribution system faculties such as cables, conduits, pipelines, manholes, vaults and appurtenances, included connections to existing overhead electric utility distribution lines. The proposed project includes the installation of a transformer, which expands upon the existing electrical grid, and therefore meets this exemption.

None of the exceptions to the use of the above Categorical Exemptions for the proposed project apply. For the purposes of CEQA, the proposed project does not result in a cumulative impact, significant effect, or damage to scenic highways/resources, and is not located on a hazardous waste site. The proposed project conforms to the Hancock Park Preservation Plan and the Secretary of the Interior's Standards; therefore, there is no impact or substantial adverse change in the significance of a historic resource. Additional CEQA analysis can be found in the case file for this project.

APPEAL PERIOD

The Determination in this matter will become effective 15 days after the date of mailing, unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/ incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this grant and received and receipted at a public office of the Department of City Planning on or before the prescribed date or the appeal will not be accepted. Department of City Planning public offices are located at:

Figueroa Plaza
201 North Figueroa Street, #400
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude Constituent Service Center
6262 Van Nuys Blvd, 2nd Floor
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2901

The applicant is further advised that all subsequent contact with this office regarding this grant must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

APPROVED BY:

VINCENT P. BERTONI, AICP
Director of Planning

Reviewed By:

Ken Bernstein, AICP
Manager, Office of Historic Resources

Naomi Guth,
City Planner

Prepared By:

Suki Gershenhorn
Planning Assistant
(213)847-3675

cc: Hancock Park HPOZ Board
Greater Wilshire Neighborhood Council
Council District 4 – David Ryu

EXHIBIT 2

OFFICE OF HISTORIC RESOURCES

City Hall X 200 N. Spring Street, Room 559 X Los Angeles, CA 90012

April 12, 2018

TO: Lambert Giessinger, Architect
Cultural Heritage Commission

FROM: Suki Gershenhorn, Planning Assistant
Department of City Planning

SUBJECT: **DIR-2018-1288-COA, ENV-2018-1289-CE, 619 S June Street.**

Per Section 12.20.3.K. 3(b) of the Historical Preservation Overlay Zone (HPOZ) Ordinance, the above referenced case is being referred to your office for review, comment and recommendation. Located in the Hancock Park HPOZ, the project consists of the following:

Installation of a transformer and pad with a retaining wall, and new central walkway in front yard of residence.

The following exhibits are attached for your consideration: Site plan, floor plans, elevations, and photographs

The case is scheduled to be heard by the HPOZ Board on April 25, 2018

Cultural Heritage Commission Recommendation:

5-10-18

☒ **Approval** – The project complies with the goals and requirements of the Preservation Plan and the Secretary of the Interior's Standards.

☐ **Approval with Conditions** – The project complies with the goals and requirements of the Preservation Plan and the Secretary of the Interior's Standards with the following changes or conditions:

_____
_____
_____
_____

☐ **Disapproval** - The project does not comply with the goals and requirements of the Preservation Plan and the Secretary of the Interior's Standards.

_____
_____
_____
_____

☐ See attached memo.

EXHIBIT 3

engineering by nature
DAVIDOVICH & ASSOCIATES

Department of City Planning
City of Los Angeles
200 North Spring Street, Room 532
Los Angeles CA 90012

Attention: Central Los Angeles Planning Commissioners

Re: ***619 June Street***
DIR-2018-1288-COA
ENV-2018-1289-CE

Dear Honorable Commissioners:

My name is Vladimir Davidovich, P.E. I am the President of Davidovich & Associates. For the last 30 years, Davidovich & Associates ("D&A") has been providing electrical engineering services and dry utilities consulting for residential, commercial and institutional buildings throughout Southern California and neighboring states. D&A has acquired significant experience in resolving unusual situations related to technical and administrative conditions with utility companies and governmental bodies such as the Los Angeles Department of Water and Power ("DWP"), Southern California Edison, and similar bodies.

I have been a licensed Professional Electrical Engineer in the State of California since 1987 (License No. 12750). I am intimately familiar with the rules and regulations regarding the placement of transformers and the provision of electrical power to single family homes in Los Angeles. Attached hereto is a copy my most recent *curriculum vitae*.

In stating my opinions below, I have been provided the following documents by Shaul and Danielle Dina (the "Property Owners"), the owners of the single-family home located at 619 South June Street (the "Property"):

A. Property Landscape Plan;

B. Property Hardscape Plan;

C. Certificate of Appropriateness from Los Angeles City Planning Department, dated July 10, 2018;

D. Hancock Park Homeowner's Association Appeal, dated July 25, 2018; and

E. Hancock Park Preservation Plan, dated November 8, 2007

I have also consulted the DWP's Transformer Pad General Requirements, dated August 23, 2010, as referenced below. I have also discussed these issues with the Property Owner's representatives.

Based on my review of the above documents, statutes, and guidelines identified above, my opinion regarding the placement of the transformer on the Property is as follows:

1. <u>The Property Owner Would Prefer Not to Have a Transformer on the Property, But Is Required to Do So.</u>

The Property Owner diligently approached the DWP with the preference to obtain power from its existing infrastructure without the necessity of putting a transformer on its own Property, as is usually the case in the majority of single-family homes, including those found in the Hancock Park area.

Unfortunately, DWP analyzed the existing infrastructure and compared it to the power requirements of the Property. Due to the limited capacity of the existing DWP infrastructure, the Property Owner was informed by the DWP service planners that the Property would definitely require its own transformer. This created a material and significant additional expense and delay for the Property Owner which was entirely beyond their preference. However, DWP was adamant that this was the only fashion in which the Property would be provided with sufficient electrical power, as required by the appropriate authorities having jurisdiction.

2. <u>Placing the Transformer in the Back of the Property Is Not Technically Feasible.</u>

Beyond the Planning Department's correct assessment that placing the transformer in the back of the Property is not technically or economically feasible, there is no practical way of placing the transformer in the back of the Property for a separate reason.

Pursuant to the DWP's Transformer Pad Requirements: "Transformer pads must be accessible to Department trucks by a permanent, clear, and unobstructed path with a minimum 12ft in width and 14ft in height leading to a staging area along any side of the T.P." (Transformer Pad General Requirements, p. 5, § 4.A.) The structure of the Property is such that the entire rear area is bordered by walls and neighboring properties in such a manner that there is no possible way for DWP to have access to a transformer, let alone a proper staging area. This, alone, invalidates the rear of the Property as an appropriate place for the transformer.

3. <u>Placing the Transformer in an Underground Vault Is Not Economically Feasible</u>.

As the Planning Department and DWP correctly surmised, the cost of placing an underground vault to house the transformer on the Property is quite exorbitant.

DAVIDOVICH & ASSOCIATES

Based on the DWP's assessments, and substantiated by my personal experience assessing costs associated with the design and construction of similar structures, the difference between a pad-mounted transformer and an underground vault transformer is likely to be approximately - and could even exceed - $250,000. On the other hand, the pad-mounted transformer would cost only approximately $50,000.

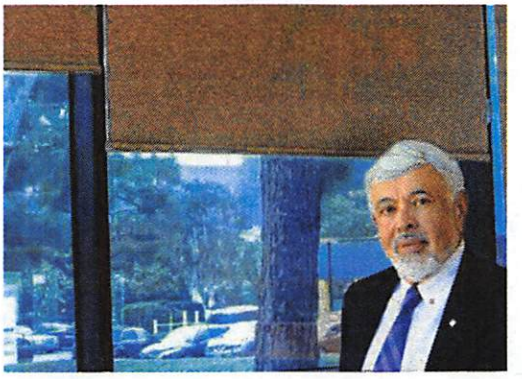
When considering the fact that the pad-mounted transformer is a viable option, this renders the underground vault transformer economically unfeasible in comparison. Thus, the only technically and economically feasible method and location for the Property's transformer is to place it in the front yard area on a pad-mount that will provide sufficient access for maintenance and a staging for the DWP.

Very truly yours,

Vladimir Davidovich, P.E.
President
Davidovich & Associates

DAVIDOVICH & ASSOCIATES

VLADIMIR I. DAVIDOVICH, P.E.
PRINCIPAL



LICENSES/ CERTIFICATIONS: Registered Professional Engineer (California 12750)

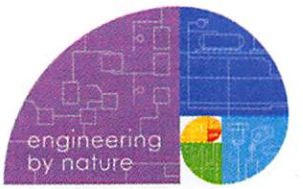
EDUCATION: BS Electrical Engineering Kishinev Polytechnic University
Graduated Magna Cum Laude - 1972
MS Electrical Systems, Haifa Technion, Israel - 1980

Vladimir has over 30 years of experience in different phases of Electrical Engineering, Energy Management, Lighting Design and Fire Alarm Systems.

He began his career in the Former Soviet Union as an R & D Engineer, designing, manufacturing and testing special electrical machinery equipment for the military. In 1978, Vladimir moved to Israel where he became an executive for the State of Israel Electric Power Company. His responsibilities included overseeing the design, installation and maintenance of power distribution transformers.

In 1984, Vladimir left Israel in pursuit of a career in the United States. In Los Angeles, he worked as a leading Electrical Engineer in several engineering consulting firms. In 1989, Vladimir founded Davidovich & Associates - a fully service consulting Mechanical, Electrical, Plumbing, Life Safety, Lighting Design and Dry Utilities engineering firm. Vladimir is intimately involved in every aspect of the firm's engineering activities.

MEMBERSHIPS: National Society of Professional Engineers
Certified Energy Auditor
Member of the Forum of Lighting Designers
BOMA (Building Owners and Managers Association)
AIA of Los Angeles



Selected Residential & Mixed Use Project Experience

The Village at Santa Monica, Santa Monica
Client: Related California
LEED Silver Accreditation
Low Rise and High Rise condominiums and affordable units.

- Site A: (66) condominium units in two five story buildings with a total of 110,000 s.f. & retail space.
- Site B: (160) affordable housing units in three buildings (4-story, 5-story & 6-story) with a total of 209,000 s.f.
- Site C: (99) condominium units in a 9-story high-rise building with a total of 125,000 s.f. plus retail space and a parking structure.

The Metro (P600) – 121 units
Luxury rental residences with resort style swimming pool adjacent to recreational and business facilities

The Met, Los Angeles, CA

- Forest City is contemplating a redevelopment of the existing and operating 'The Met' apartment building complex. The 30-year-old 950 S. Flower building has higher than normal maintenance costs and is slated for renovation associated with the potential high rise replacement of the 3-story 949 S. Hope St. building.

832 S. St. Andrews Place Apartments, Los Angeles, CA

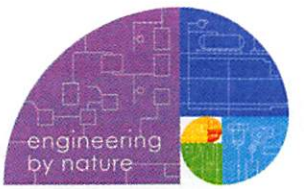
- The project consists of the design of the new 5-story, plus 1 subterranean level, 16-unit apartment building along with 21 stall parking (approximately 14,356 SF) located at 832 S St. Andrews Place, Los Angeles, CA 90005.

500 Broadway Mixed Use Apartments & Commercial Building, Santa Monica, CA

- The project consists of the design of the 7-story, 249 multi-family residential apartments over ground floor commercial (34,575 SF) with 4 levels of subterranean parking and commercial uses located at 500 Broadway, Santa Monica.

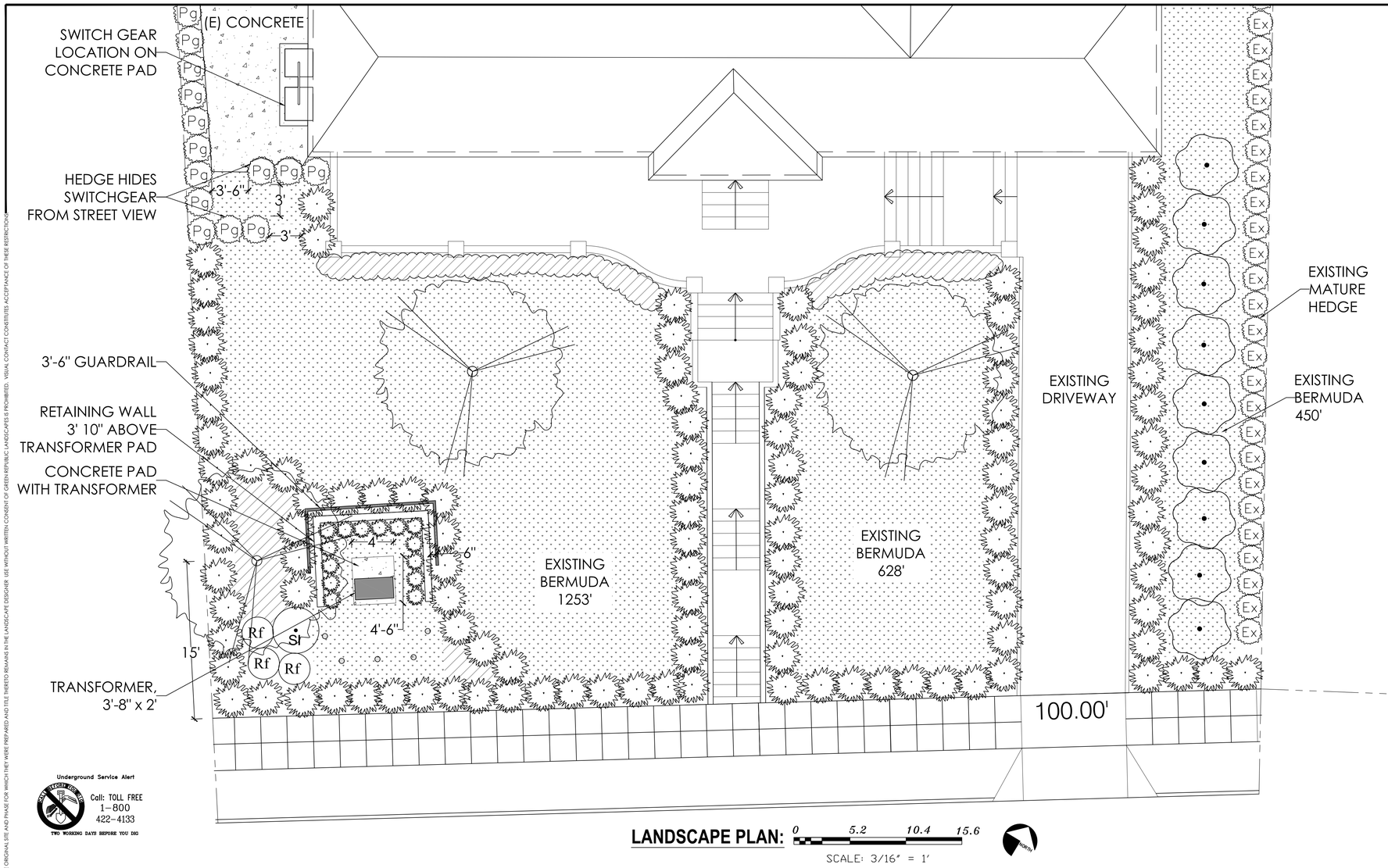
Camden Arts, Los Angeles, CA

- The project consists of the preparation of Schematic Design, Design Development, Construction Documents and providing Services During Construction for the for a new mixed-use multi-family live-work project located in the Arts District of downtown Los Angeles, California based on the Pricing and Entitlement Packages (completed under separate agreement).
- The approximately 2.7 acre project site is located at Alameda and Industrial Streets, with a spur of the site extending to Mill Street. The program anticipates approximately 346 live-work units averaging about 783 sf, and associated amenities, approximately 26,000 sf of creative office, retail, restaurant and arts space, parking for approximately 520 cars, and bicycle parking. Total gross area is about 560,000 sf.



The main building will be five stories of Type III wood frame construction over two stories of Type I concrete construction for two above grade garage levels aligned with one commercial story over one basement garage story. The ground-level commercial story will have mezzanines. Commercial creative office and restaurant space shall be hard shell. There are landscaped courtyards at the ground and podium levels, and upper level amenity decks. There will be accessory buildings including space for restaurants and arts space on the spur site area. Included in basic services is building infrastructure designed to accommodate generic future tenant improvements for creative office, restaurant, and arts space. Program includes three (3) restaurant tenant spaces. The project will be designed to conform to the forthcoming Hybrid Industrial Live-Work Ordinance.

EXHIBIT 4



Underground Service Alert
Call: TOLL FREE 1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

LANDSCAPE PLAN: 0 5.2 10.4 15.6
SCALE: 3/16" = 1'

PLANT LEGEND:

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT SPECIES	HEIGHT @ MATURITY	HEIGHT @ TIME OF PLANTING
	3	OLEA EUROPAEA 'SWAN HILL'	NON-FRUITING OLIVE	48" BOX	LW, 0.3	WATERSHED WISE	20'	15'
	9	CITRUS X SPP., ASSORTED	SEMI-DWARF CITRUS	15 GAL	MW, 0.5	EDIBLE	6'-8'	4'

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT SPECIES	HEIGHT @ MATURITY	HEIGHT @ TIME OF PLANTING
	124	BUXUS SEMPEVIANS	BOXWOOD	5 GAL	MW, 0.5	SEMI-TROPICAL	MAINTAINED @ 42"	24"
Ex	35	EXISTING PODOCAPPUS	EXISTING PINE FERN	MATURE	MW, 0.5	SEMMI-TROPICAL	MATURE	N/A
Pg	15	PODOCAPPUS GRACILLIOR	PINE FERN HEDGE	15 GAL	MW, 0.5	SEMI-TROPICAL	MAINTAINED @ 6'	5'
Rf	3	ROSA FLORIBUNDA	ICEBERG ROSE	15 GAL	MW, 0.5	SEMI-TROPICAL	MAINTAINED @ 42"	3'
Sl	1	SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL	LW, 0.3	CALIF. NATIVE	36"-40"	2'
	47	ROSA X 'NOALESA'	GROUND COVER ROSE	5 GAL	MW, 0.5	SEMI-TROPICAL	24"	1'

PLANT IMAGES:








Rf Sl Ex Pg Fp

LANDSCAPE NOTES:

"A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated".
"For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil".
Plant heights to be maintained per height restrictions of HPOZ.

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS IN THE LANDSCAPE DESIGNER. USE WITHOUT WRITTEN CONSENT OF GREEN REPUBLIC LANDSCAPES IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS

Green Republic Landscapes
P.O Box 5477
Sherman Oaks, Ca 91413
T : 818 288 8060
License#: 1014404

CLIENT

Yoni Dina
619 S June St.
Los Angeles, 90005
TEL: 310-270-6192

PROJECT

619 S. June St.

DATE

9.24.2018

REVISIONS

1	9.28.2018
2	--
3	--
4	--
5	--
6	--
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12	--
13	--
14	--

DRAWING BY: Alisa Summerford
SCALE:3/16" = 1'-0"

SHEET TITLE

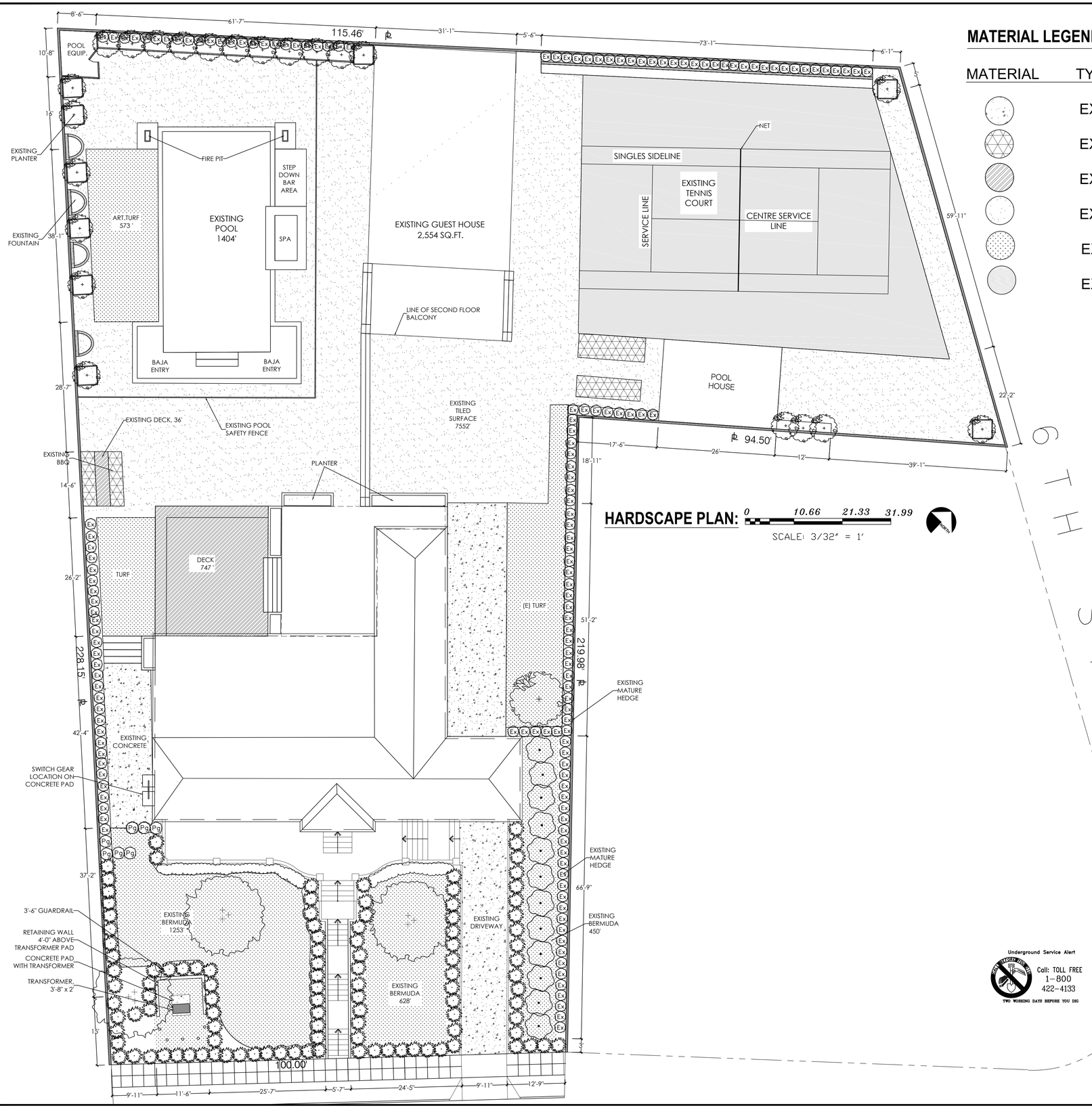
LANDSCAPE PLAN

SHEET NUMBER

L-1

SHEET 1 OF 1

EXHIBIT 5



HARDSCAPE PLAN: 0 10.66 21.33 31.99

SCALE: 3/32" = 1'

MATERIAL LEGEND:

MATERIAL	TYPE	SQUARE FOOTAGE
	EXISTING CONCRETE	1526'
	EXISTING BBQS	216'
	EXISTING WOOD DECK	800'
	EXISTING STONE TILE	7552'
	EXISTING TURF	1032'
	EXISTING TENNIS COURT	4204'

MATERIAL IMAGES:







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CLIENT

Yoni Dina
619 S June St.
Los Angeles, 90005
TEL: 310-270-6192

PROJECT

619 S. June St.

DATE

9.24.2018

REVISIONS

1	9.28.2018
2	--
3	--
4	--
5	--
6	--
7	--
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9	--
10	--
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12	--
13	--
14	--

DRAWING BY: Alisa Summerford

SCALE:3/32" = 1'-0"

SHEET TITLE

HARDSCAPE PLAN

SHEET NUMBER

H-1

SHEET 1 OF 1

EXHIBIT 6

S.Y. Construction

22547 Gilmore St.
West Hills, CA 91307
TL: 818-652-6837
LIC: 925488
sy.construction@yahoo.com

PROPOSAL – REAR PROPERTY BUILDING INSTALLATION + DEMOLITION + RECONSTRUTION OF EXISTING WORK

To build 15' x 30' structure in rear of property and demolish + rebuild existing construction to run underground conduit to panel + prepare street to transformer conduit

CLIENT
Shaul Dina / Yoni Dina
619 S June St
Los Angeles, CA 90005

CLIENT CONTACT
Shaul Dina: 818-535-0897
Yoni Dina: 310-270-6192

JOB DESCRIPTION

• Construction of 15' x 30' structure in rear of property + installation of all methane zone approved electrical components, incl. conduits and LADWP/LADBS required grounding rods NOTE: DEPENDING ON FINAL LOCATION OF STRUCTURE AND PLANS	**$250,000 - 450,000**
• Demolition of path from transformer building to switchgear + street access to transformer building NOTE: DEPENDING ON FINAL LOCATION OF STRUCTURE AND PLANS. WILL REQUIRE CAREFUL INSPECTION OF EXISTING GAS AND ELECTRICAL LINES.	**$30,000 - $60,000**
• Reconstruction of any existing construction required to be demolished for transformer building + path of underground conduit NOTE: WILL REQUIRE SIGNIFICANT EXPENSE IF TRANSFORMER BUIDLING REQUIRED TO BE BUILT ON SOUTH SIDE WHERE POOL CURRENTLY EXISTS -- WILL REQUIRE SUBCONTRACTING OF POOL INSTALLATION + SIGNIFICANT PERMITTING AND INSPECTION NOTE: WILL REQUIRE SIGNIFICANT EXPENSE IF TRANSFORMER BUILDING REQUIRED TO BE BUILT ON NORTH SIDE WHERE GUEST HOUSE / TENNIS COURT CURRENTLY EXISTS -- WILL REQUIRE SIGNIFICANT DEMOLITION OF CARPORT, POOL AREA, DECK, ETC.	**$700,000 - $1,500,000**

CANNOT PROVIDE ACCURATE PROPOSAL UNTIL ENGINEERING, PERMITTING, AND PLANS HAVE BEEN APPROVED. TIMEFRAME FOR PLANNING + CONSTRUCTION: 10 – 16 MONTHS

TOTAL:	**$980,000 – $2,010,000**

EXHIBIT 7

S.Y. Construction

22547 Gilmore St.
West Hills, CA 91307
TL: 818-652-6837
LIC: 925488
sy.construction@yahoo.com

PROPOSAL – TRANSFORMER VAULT

To excavate southeast corner + install transformer vault + retaining wall and prepare all conduits and connections for LADWP installation. Including engineered drawings and permits.

CLIENT
Shaul Dina / Yoni Dina
619 S June St
Los Angeles, CA 90005

CLIENT CONTACT
Shaul Dina: 818-535-0897
Yoni Dina: 310-270-6192

JOB DESCRIPTION

• Jensen pre-cast vault 7'x11'x13' – SPECIAL ORDER	**$34,000**
• Excavation permitting + excavation for vault and conduit run (NOT INCL ANY POTENTIAL ELECTRICAL/GAS LINE MODIFICATIONS): $11,500	**$11,500**
• Conduit run from vault to street + vault to switchgear, incl. slurry/concrete per LADWP request, incl. required 5" elbows	**$18,450**
• Soil testing, engineering, and permitting for vault + retaining wall	**$4,250**
• LABOR	**$8,000**
• MISC. MATERIAL (stainless wire, couplings, elbows, fittings, etc.)	**$1,500**
• Retaining wall (incl. shoring / installation of caissons, per engineered drawings (NOTE: ESTIMATE UNTIL PLANS FINALIZED)	**$46,500**
TOTAL:	**$124,200**

EXHIBIT 8

S.Y. Construction

22547 Gilmore St.
West Hills, CA 91307
TL: 818-652-6837
LIC: 925488
sy.construction@yahoo.com

PROPOSAL – TRANSFORMER PAD

To excavate southeast corner + install transformer vault + retaining wall and prepare all conduits and connections for LADWP installation.

CLIENT
Shaul Dina / Yoni Dina
619 S June St
Los Angeles, CA 90005

CLIENT CONTACT
Shaul Dina: 818-535-0897
Yoni Dina: 310-270-6192

JOB DESCRIPTION

• To install Jensen precast transformer pad + gravel + ground rods + bollards	**$4,900**
• Conduit run from pad to street + pad to switchgear, incl. slurry/concrete per LADWP request	**$5,600**
• To install retaining wall	**$3,500**
• LABOR	**$4,000**
• MISC. MATERIAL (couplings, elbows, fittings, etc.)	**$1,500**
TOTAL:	**$19,500**

EXHIBIT 9







EXHIBIT 10

Dear Area Planning Commission,

I am a neighbor of the property at 619 S. June Street. I understand that LADWP has required the installation of a transformer on a pad at the southeast corner of the property. I have reviewed the plans with Yoni Dina, family member of the owners of 619 S. June Street, and understand that appropriate professional landscaping will be planted to screen the transformer pad area from all angles.

I am aware that the owners of 619 S. June Street have been working with LADWP, City Planning's HPOZ staff, and Building and Safety for over 17 months in order to determine the best solution to provide power to the property. I understand that the proposed transformer will remove 619 S. June Street from the existing electrical transformer in the street which will reduce the strain on an already overburdened electrical grid.

For the reasons stated above, I am in support of the proposed project at 619 S. June Street.

Signed:

Name: Mark Kim

Address: 616 S. June St, LA

Date: 9/26/18

Dear Area Planning Commission,

I am a neighbor of the property at 619 S. June Street. I understand that LADWP has required the installation of a transformer on a pad at the southeast corner of the property. I have reviewed the plans with Yoni Dina, family member of the owners of 619 S. June Street, and understand that appropriate professional landscaping will be planted to screen the transformer pad area from all angles.

I am aware that the owners of 619 S. June Street have been working with LADWP, City Planning's HPOZ staff, and Building and Safety for over 17 months in order to determine the best solution to provide power to the property. I understand that the proposed transformer will remove 619 S. June Street from the existing electrical transformer in the street which will reduce the strain on an already overburdened electrical grid.

For the reasons stated above, I am in support of the proposed project at 619 S. June Street.

Signed: Cilgia Halpin

Name: Cilgia Halpin

Address: 601 So. June St., Los Angeles 90005

Date: 9-26-2018

Dear Area Planning Commission,

I am a neighbor of the property at 619 S. June Street. I understand that LADWP has required the installation of a transformer on a pad at the southeast corner of the property. I have reviewed the plans with Yoni Dina, family member of the owners of 619 S. June Street, and understand that appropriate professional landscaping will be planted to screen the transformer pad area from all angles.

I am aware that the owners of 619 S. June Street have been working with LADWP, City Planning's HPOZ staff, and Building and Safety for over 17 months in order to determine the best solution to provide power to the property. I understand that the proposed transformer will remove 619 S. June Street from the existing electrical transformer in the street which will reduce the strain on an already overburdened electrical grid.

For the reasons stated above, I am in support of the proposed project at 619 S. June Street.

Signed: Jose Malagon

Name: Jose Malagon

Address: 629 S. June St

Date: 9-26-18

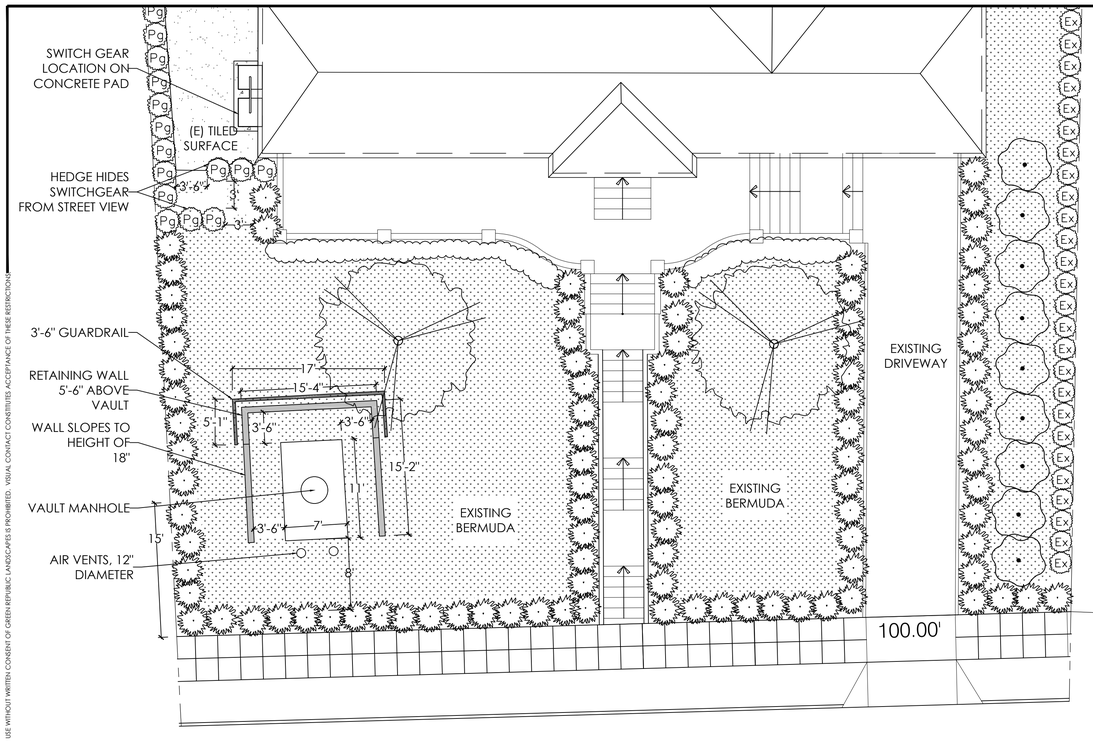
Signed:

Name:

Address:

Date:

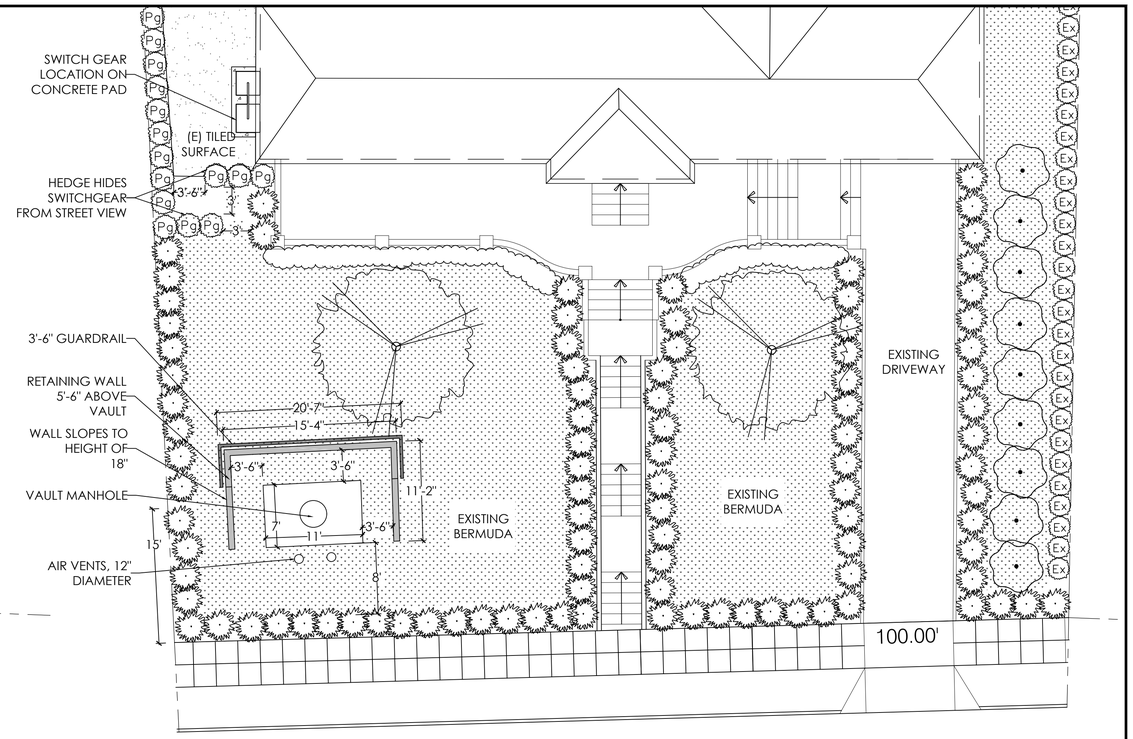
EXHIBIT 11



VAULT OPTION 1 PLAN:

0 8 16 24

SCALE: 1" = 8'



VAULT OPTION 2 PLAN:

0 8 16 24

SCALE: 1" = 8'

VAULT NOTES:

SCHEMATICS ARE A REPRESENTATION OF A VAULT AND MANHOLE FOR THE SITE. THESE PLANS HAVE NOT BEEN APPROVED BY THE CITY.

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS IN THE LANDSCAPE DESIGNER. USE WITHOUT WRITTEN CONSENT OF GREEN REPUBLIC LANDSCAPES IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

Green Republic Landscapes

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T : 818 288 8060

License#: 1014404

CLIENT

Yoni Dina
619 S June St.
Los Angeles, 90005
TEL: 310-270-6192

PROJECT

619 S. June St.

DATE

9.24.2018

REVISIONS

1	9.28.2018
2	--
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14	--

DRAWING BY: Alisa Summerford

SCALE: 1/8" = 1'-0"

SHEET TITLE

VAULT PLAN

SHEET NUMBER

V-1

SHEET 1 OF 1