



LOS ANGELES
CITY PLANNING

Planning

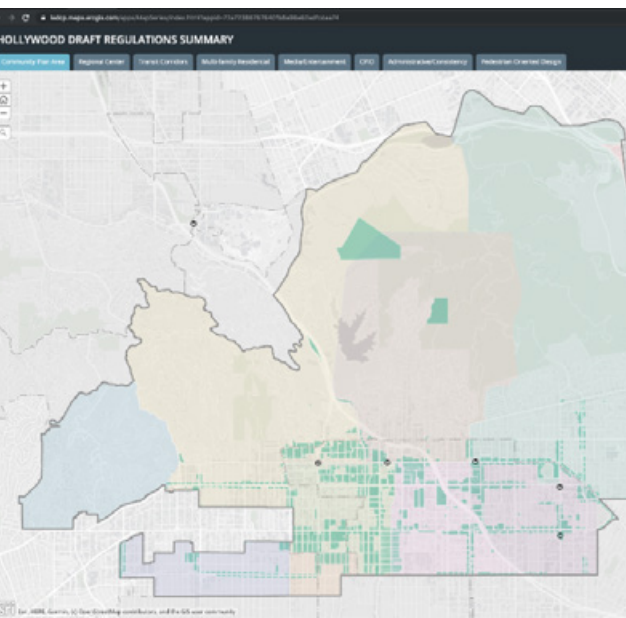
Fall 2019

Quarterly Report



Table of Contents

- 4 WEBSITE CONSOLIDATION**
Creating a Consistent Identity
- 8 LEGISLATIVE UPDATE**
Accessory Dwelling Units:
A Backyard Building Boom
- 10 DOWNTOWN COMMUNITY PLAN**
City Planning Unveils Significant
Updates: New Zoning Tools Allow for
More Housing Types
- 14 HOUSING PRODUCTION**
New Housing Progress Dashboard
Goes Live: Harnessing Technology
to Optimize Performance
- 18 HISTORIC PRESERVATION**
Blending Old and New:
Historic-Cultural Monuments
Evolve in a City of Change
- 22 HPOZ SPOTLIGHT**
Angelino Heights



Technology Spotlight

This quarter, City Planning launched a new website with interactive story maps, using the latest technology to visually represent layers of data in ways that are easy to understand. The GIS team’s work supports City Planning’s goal of making information more accessible—allowing local stakeholders to participate more readily during the decision-making process. To access these maps, visit the new website’s “Resources” tab.

Director’s Message

Open communication is critical to managing the various programs of the largest city planning department in the United States.

This quarter, Los Angeles City Planning revamped our communications, giving a fresh start to our website, publications, and social media accounts. As with our ongoing overhaul of the City’s Zoning Code, our guiding principles are simplicity, clarity, and coherence.

Strengthening our lines of communication—internally and externally—will result in greater efficiencies. Open communication is critical to managing the various programs of the largest city planning department in the United States. Providing direct access to information makes life easier for Angelenos, whether they are scheduling appointments at the public counter or organizing around community issues.

Transparency demonstrates our responsibility to the public trust. While City Planning has long sought to engage Los Angeles’s communities through outreach, our communications have not always been fully integrated. Until recently, City Planning operated 23 websites, each dedicated to a subset of our work program. Consolidating and organizing these materials reflects our commitment to openness, which is only meaningful if we speak clearly and with a single voice.

Centralizing more resources also positions City Planning to respond to challenges strategically. Integrating our efforts citywide makes it possible to see the big picture, so that we come up with solutions that work for all Angelenos. Taking a high-level view of the City helps us anticipate communities’ needs and respond to systemic issues like homelessness.

This is the first issue of City Planning’s quarterly report in its new, expanded format. It illustrates the scope of what we do, bringing together housing construction, legislative action, historic preservation, updates to the Community Plans and Zoning Code, and more.

Vince Bertoni,
Director of Planning

Website Consolidation

Creating a Consistent Identity

City Planning has a new home on the web at **Planning4LA.org**. Before September 30, the City of Los Angeles had 23 planning-related websites, each operating independently.

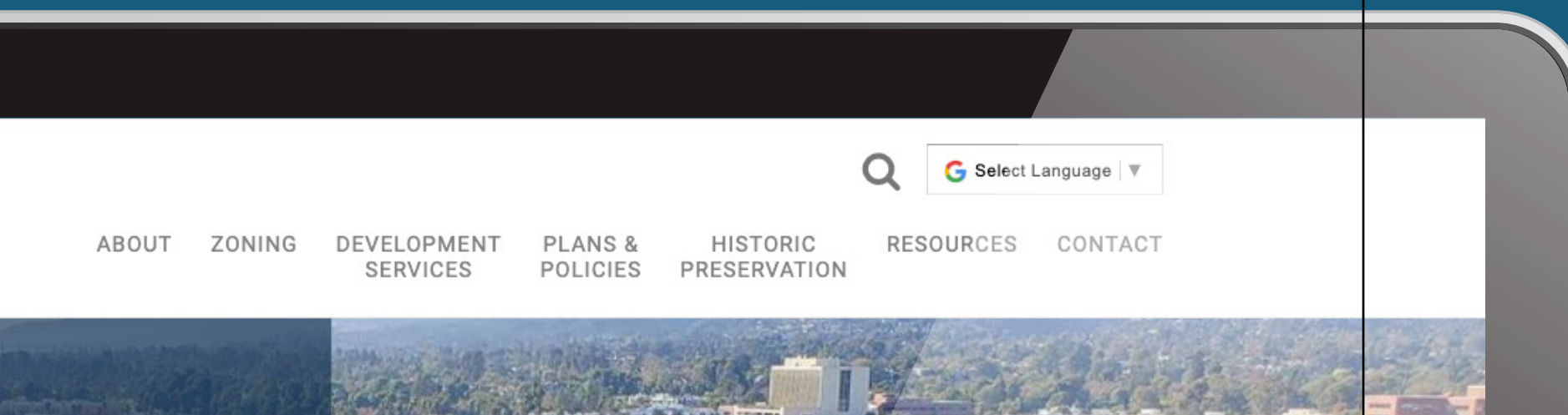
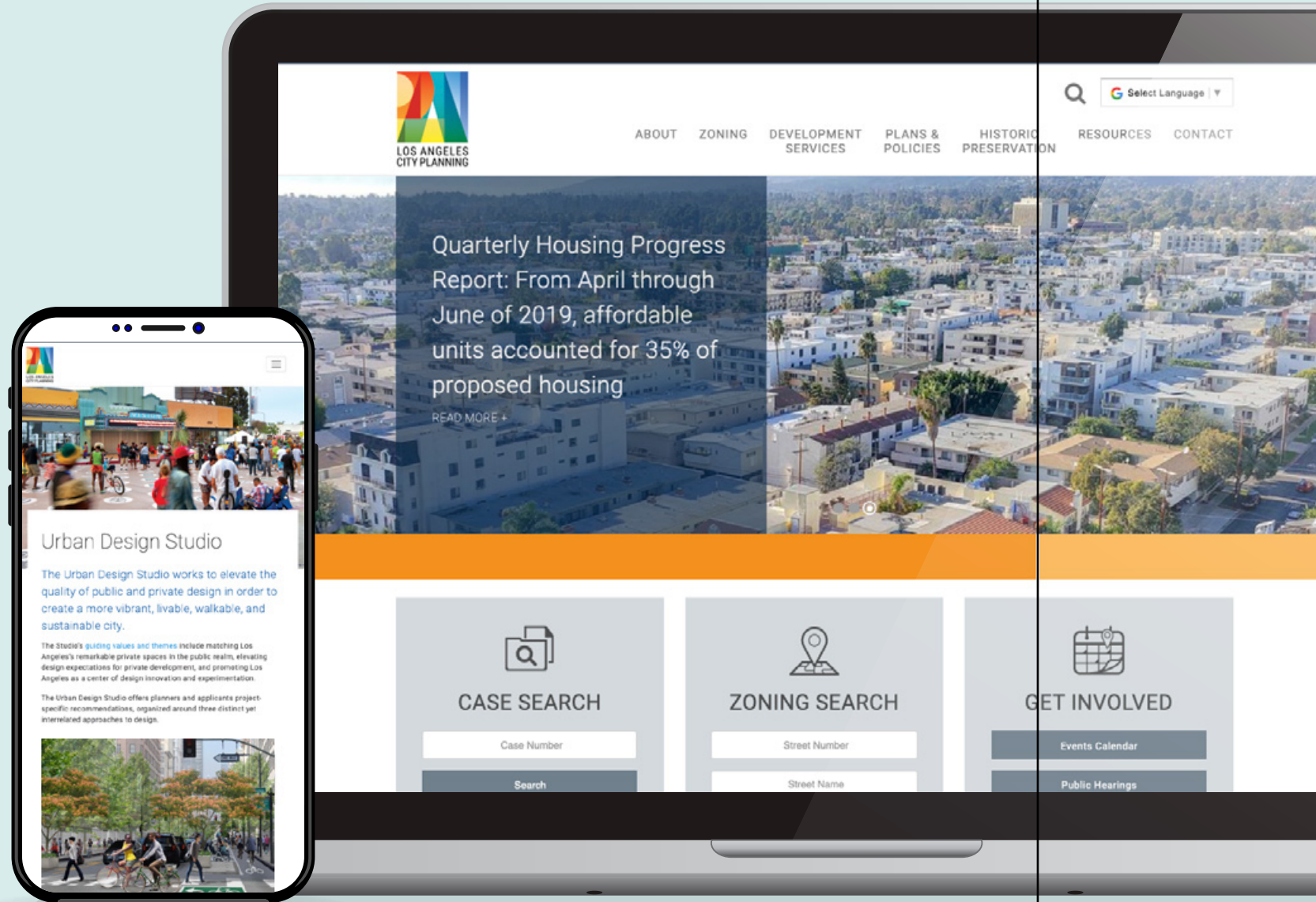
Migrating these sites to a centralized location is one way City Planning is looking to improve its external communications. The new website provides the public with a reliable source of useful information, establishing a unifying presence to communicate the full scope of City Planning's work programs, community events, and upcoming hearings.

Until recently, the standard practice was to create a stand-alone website for every initiative, each with its own domain name. Information on ongoing projects, such as the overhaul of Los Angeles's Zoning Code, updates to the Community Plans, preservation of the City's historic landmarks, and planning efforts near transit, resided in different locations in the digital space.

Having 23 independent websites to report on planning-related news may have suited the needs of individual work programs. It did not, however, depict the full scope of City Planning's policies and programs, or how they are collectively working toward achieving a set of common goals.

Planners worked with the Information Technology and Graphics teams over the course of the last year to build the new website. The new template for City Planning's website highlights its desire to engage with Angelenos. It includes a title menu that is functional, intuitive, and easy to navigate—creating a home base for all things planning.

The clean, modern, and simple design of the new site highlights the innovations of City Planning. Its content expands on the old website's offerings, providing additional narrative and context to



frame key planning initiatives. The material and its organization set out to bring residents and small businesses into the conversation and to do a better job of explaining land use policy considerations at the City level.

As a centralized repository for information about planning, zoning, and the land use process, **Planning4LA.org** also improves on the functionality of the old site. Users no longer have to rely on Google searches to locate pertinent documents that are buried five clicks deep, or filed in an unlikely category. Clicking on the “Publications” link now leads to City Planning’s

chronologically ordered newsletters and reports, rather than a hodgepodge of hundreds of unrelated documents.

A year ago, City Planning set out to design a website that would serve its diverse community of stakeholders. Today, through the incorporation of video tutorials, a glossary of terms, and hyperlinks to other useful sites, City Planning has created a new site that is easy to use for both seasoned professionals and newcomers to planning.

Website 2.0 Structural Enhancements

Once the new website has been fully tested, City Planning will continue to make structural enhancements and revisions based on input from the community. Some 2.0 enhancements in the queue include:

- A more user-friendly structure for the “Events Calendar”
- An expanded “Zoning” menu with information about the new Zoning Code
- Additional interactive maps for Community Planning
- More Spanish-language content
- An interactive dashboard for housing production numbers and workloads
- Information on Development Services Centers services, such as conditional use permits
- Expanded online application and online payment options

Planning4LA.org



ONE-STOP SHOP

Visiting the public counter at one of the Development Services Centers? Schedule an appointment, download forms, estimate fees, and brush up on the City’s planning approvals.

SEARCHABLE

The search field at the top of the screen returns matches from every web page and document at Planning4LA.org.

OVERLAYS

The new website lists the major types of the City’s overlays—the neighborhood-specific plans and policies that apply targeted zoning regulations to limited areas—in one place. More than two-thirds of Los Angeles is subject to at least one overlay.

EASY TO NAVIGATE

The new design is clean, functional, and intuitively organized. Users can look up cases, zoning regulations for specific properties, public hearings, and outreach events from the homepage.

INTERACTIVE MAPS & DATA

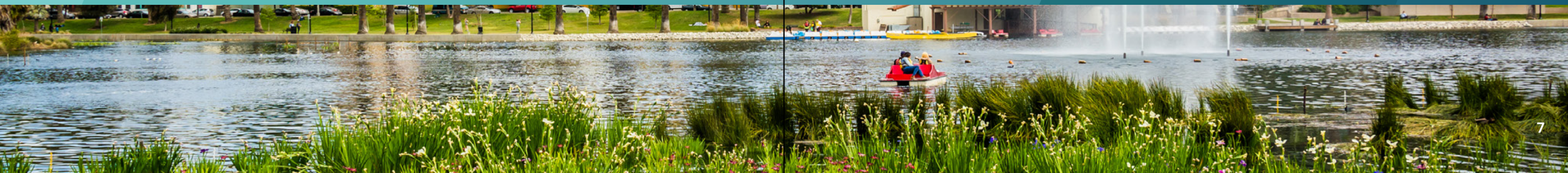
Regularly updated charts and graphs track cases filed and completed, the average wait time at Development Services Centers, and the ratio of proposed and approved affordable and market-rate units.

ONE PAGE, ONE URL

Shedding the frame-based structure of the old website, Planning4LA.org assigns each page a unique URL, sending users directly to the resources they seek.

ENVIRONMENTAL DOCUMENTS

Every document CEQA requires the City to publish is now collected under “Environmental Review.” Negative Declarations, Mitigated Negative Declarations, Environmental Impact Reports, and Sustainable Communities Environmental Assessments are all in one location and easily searchable by keyword.





Legislative Update

Accessory Dwelling Units: A Backyard Building Boom

Rising housing costs and the scarcity of vacant lots have made Accessory Dwelling Units, or ADUs, an attractive option for households that cannot afford to buy or rent housing in many single-family neighborhoods. The units are a popular choice for low-income renters and adults who live with their families.

Changes to State law in 2016 made it easier to build ADUs and to convert or repurpose existing space into an ADU. By 2018, ADUs accounted for nearly 20%—4,280—of all permits issued during the calendar year. A package of State legislation that will take effect in January of 2020 will further reduce barriers to ADUs, making them even easier for Californians to obtain.

An ADU (a “granny flat,” casita, or guest house) is defined as a self-contained housing unit with a kitchen and a bathroom, located on the same property as a single-family home. By design, ADUs tend to be more affordable to build and rent because they do not involve the purchase of land or major new infrastructure.

Additions to and conversions of existing structures are the most popular types of ADUs, consistently making up about four-fifths of ADU permit applications since 2017. Only one-fifth of permitted ADUs are new construction units. The majority of ADU applications—62%—are for properties in the San Fernando Valley.

In August, the Planning and Land Use Management (PLUM) Committee took another step toward adopting a local ordinance that would regulate Accessory Dwelling Units (ADUs) in the City of Los Angeles. The PLUM Committee moved to instruct the Office of the City Attorney to draft a revised ordinance to further restrict ADUs in the hillsides.

The City Attorney will report back with new provisions that would prohibit newly attached or detached ADUs in the hillside unless fire sprinklers are installed and there is at least one off-site parking space near the premises. The revised ordinance will also give Council offices the ability to exempt certain Community Plan Areas from any hillside restrictions.

ADU Permits City of Los Angeles	Jan 2016 - Oct 2019	2016	2017	2018	2019
Permit Applications		256	3,800	5,439	4,041
Permits Issued		117	2,319	4,147	3,385

Downtown Community Plan

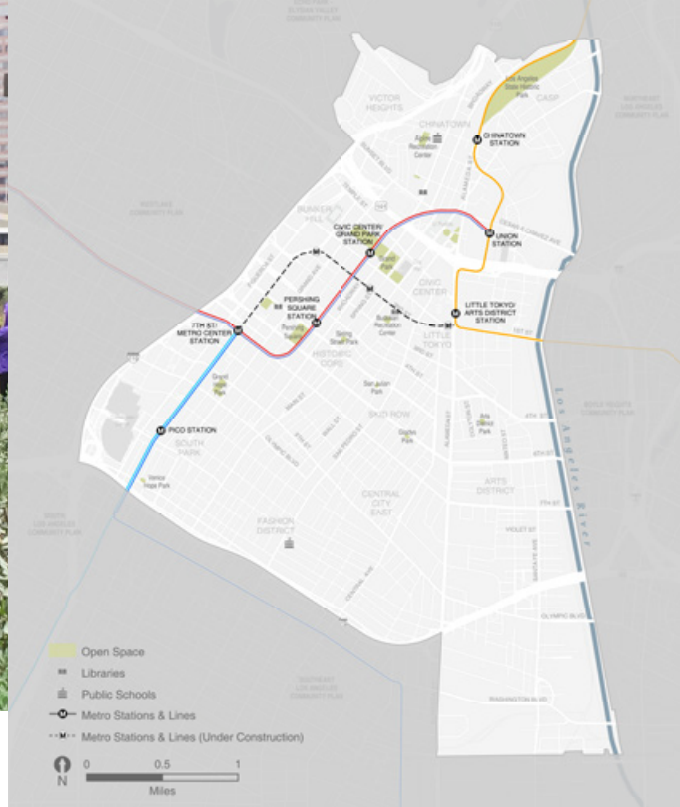
City Planning Unveils Significant Updates: New Zoning Tools Allow for More Housing Types

In October, City Planning released an updated draft of the Downtown Community Plan. As the cornerstone of the City's long-range planning efforts, the Plan establishes neighborhood-level policies to guide future development considerations in Los Angeles's core.

By 2040, Downtown is projected to accommodate 125,000 new residents, in addition to 55,000 new jobs—representing 20% of the City's population growth in 1% of its land area. The Plan would accommodate this growth through new land use strategies aimed at reinforcing Downtown's economic base, strengthening linkages between neighborhoods, and incentivizing residential units.

The Plan update would increase the area where residential uses are permitted in Downtown by more than 33%. Historically, much of this area has been zoned for industrial use. The Plan would also encourage more creative and affordable types of housing that reflect a diverse mix of options, such as micro-units, live-work spaces, supportive housing, and adaptive reuse projects. New zoning has been developed to implement the Plan's policy and goals.





Downtown's Evolution: A World-Class Destination

Los Angeles is constantly evolving. The City's population is expected to increase by 13% to 4.6 million by 2040.

In decades past, Los Angeles would accommodate this growth by expanding outward to the far reaches of the City. However, horizontal growth is no longer an option in most of the City, compelling upward growth in neighborhoods where transit and infrastructure can support new development.

Nowhere is better suited for upward growth than Downtown Los Angeles. During calendar year 2018, 22% of all housing units approved by City Planning were within the greater Downtown area. The rate of housing construction is a testament to Downtown's renewed role as the vibrant, urban center of Southern California, and a world-class destination in its own right.

Since the late 1990s, parking lots previously surrounded by half-empty office buildings have been transformed into thousands of new housing units and creative office space. The adaptive reuse of historic buildings has allowed new uses of older spaces. The advent of the clean technology

industry has ushered in new jobs in places like the Arts District, and the increasing population of residents and workers—sustained by investment in the regional transit system—has brought new life to the streets of Downtown.

City Planning's update to the Downtown Community Plan builds on this momentum. By its design, the Plan allows a wider variety of land uses that will create new opportunities for housing and businesses. Many of these changes have the potential to result in high-quality, good-paying jobs, reinforcing Downtown's role as the economic engine of Southern California.

The Plan also supports a diverse array of industries including fashion, entertainment, hospitality, and finance.

Along with reinforcing the economic interests of our city, the Plan makes room for more housing. It presents a creative mix of housing options: micro-units, live-work units, co-living spaces, family housing, and, of course, affordable and supportive housing.

While the Plan responds to the need for change, it also strikes a balance by preserving Downtown's most significant historic resources. New planning tools were developed to incentivize the reuse of historic buildings along Broadway and in the Historic Core and Arts District, and to support the needs of small businesses in Little Tokyo and Chinatown.

What is a Community Plan?



The City of Los Angeles comprises 35 Community Plan Areas. Each Community Plan establishes neighborhood-specific goals and strategies that achieve broad citywide objectives.

Together, the 35 Community Plans make up the General Plan's Land Use Element, which plays

an important role in bolstering housing and job opportunities, conserving open space and natural resources, and balancing different neighborhoods' needs.

Each Community Plan consists of a policy document and a land use map. The policy document lays out the community's goals, policies, and

programs, while the land use map identifies where certain uses (such as residential, commercial, and industrial) are permitted.

Both the policy document and land use map inform local development and project review decisions.

Los Angeles Removes Parking Requirements for New Development Projects in Downtown

City Planning is recommending that parking requirements in Downtown be removed as part of a package of new policies associated with the updated Community Plan. Proponents argue that these policies will accelerate the construction of housing projects and reduce the number of cars on the road.

Downtown sits at the confluence of the region's transportation network—a hub for rail, bus, and other forms of transit through which thousands of riders pass on any given day. The revised regulations aim to support the environment, safety, and better health outcomes by replacing decades-old parking requirements with more sustainable policies.

Workers, visitors, and residents alike currently enjoy a wide array of mobility options in the Downtown area. Bike share, localized bus services, shuttles, and scooters offer faster, more convenient, and more affordable alternatives to searching—and paying—for parking.

By accommodating the majority of the City's growth in Downtown, City Planning is able to reduce urban sprawl and resist pressures to construct more housing projects in ecologically sensitive areas, addressing statewide goals on sustainability and climate change.



Housing Production

New Housing Progress Dashboard Goes Live: Harnessing Technology to Optimize Performance

The availability and affordability of housing are among the most critical issues facing Los Angeles. City Planning is helping the City meet its housing needs through the implementation of new plans and policies, and by making improvements to its project review processes.

Establishing standards for performance has become a key component of that work. Since 2018, City Planning has published an in-depth quarterly analysis of housing metrics as part of a broader effort to increase data transparency and analysis around policy outcomes. This data highlights the latest development trends and helps inform future policy considerations.

This quarter, City Planning went live with a comprehensive look at Los Angeles's housing pipeline. The new and interactive Housing Progress Dashboard highlights housing activity and trends across the entire 469 square miles of the City of Los Angeles.

The Housing Progress Dashboard includes information on proposed and approved housing units that are seeking planning entitlements. By utilizing the latest business information technology, City Planning is able to provide visual context for and relevant information about housing projects, including a breakdown of the affordability level and geographic location of new housing.

Another useful feature of the Housing Progress Dashboard is that it links each housing unit to a planning entitlement or local housing incentive program. This feature allows users to see development trends over the course of a five-year period.

Curious how many covenanted affordable units were approved last year? Want to know how many Accessory Dwelling Units (ADUs) will be built in a given neighborhood? The Housing Progress Dashboard has it all. The data is updated quarterly to reflect trends in housing production.

Quarterly Housing Trends: Local Production Numbers

This quarter's trends reflect a resurgence in the popularity of the Density Bonus program. This housing incentive program has been in effect since 2005, but it had declined in use since the introduction of the Transit Oriented Communities (TOC) Incentive Program in late 2017.

The number of units proposed through the Density Bonus program last quarter tripled from 712 to 2,116 units—exceeding the average of the past year by 500%.

Of the 20 new Density Bonus projects filed, four were not eligible for TOC based on their location. More than half of these projects requested an off-menu incentive, an option not offered by the TOC Program. Of the proposed Density Bonus projects, 65% (13 of 20) were 100% affordable, resulting in 810 new restricted affordable units proposed through this program last quarter.

Meanwhile, the number of units proposed through the TOC Incentive Program dropped by nearly a third last quarter, falling from 3,812 to 2,688 units. The TOC Incentive Program is, however, still responsible for 40% of all the housing units proposed and 27% of the housing units approved last quarter.

TOC projects' performance on critical metrics continues to improve, particularly with respect to affordable housing production. Last quarter, more than half of all affordable units proposed through TOC (52%) were reserved for Extremely Low Income (ELI) households—those earning less than 30% of the Area Median Income, or \$20,350 or less for a one-person household in Los Angeles.

The net housing produced through the TOC Incentive Program has also increased. Eighteen new units have been proposed for each unit demolished, up from 17 in the prior quarter. The overall net increase in market-rate and affordable units highlights the continuing success of this program and its ability to deliver more housing units to meet present demand.

Homeowner interest in constructing new Accessory Dwelling Units (ADUs) also shows no signs of slowing. The City saw a 7% increase in new permit applications this quarter—amounting to 1,366 new ADU applications. The majority of ADU applications submitted since 2017 (71%) have now received building permits. Nearly 66% of the entire universe of ADUs received building permits in 90 days or fewer, reflecting the City's commitment to facilitating this popular form of alternative housing for households that cannot otherwise afford to buy or rent in many of Los Angeles's single-family neighborhoods.

The Housing Progress Dashboard is available online at Planning4LA.org/resources/housing-reports.



What is the TOC Incentive Program?

The Transit Oriented Communities (TOC) Incentive Program was created in September 2017 to incentivize affordable housing near transit. The TOC Incentive Program established a new tier-based system of incentives for qualifying residential projects that request additional building incentives in exchange for setting aside a specific percentage of those units as affordable.



What is Density Bonus?

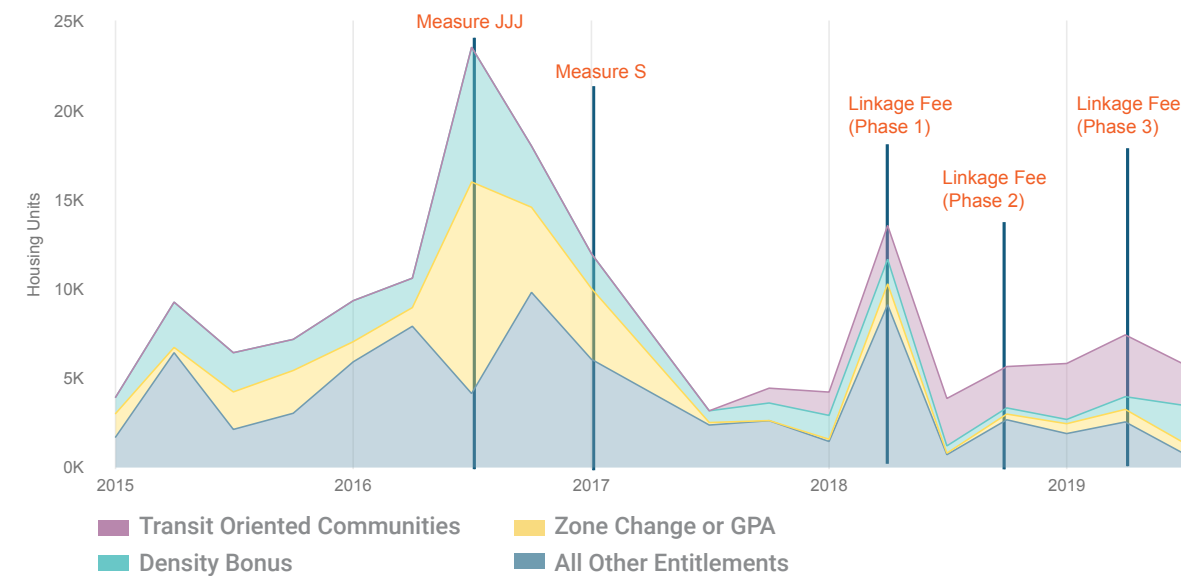
Density Bonus is a State-mandated program that allows developers to build more dwelling units than the underlying zoning would ordinarily permit, in exchange for setting aside a percentage of those units as affordable. Projects that take advantage of the Density Bonus Program can be built in multifamily zones across the City, while the TOC Incentive Program only applies to multifamily zones that are located within a half-mile radius of a Major Transit Stop.



What is an ADU?

An Accessory Dwelling Unit (ADU) is a self-contained housing unit located on the same property as a single-family home. By design, it is more affordable to build and rent than other forms of housing because it does not involve the purchase of land or the installation of major new infrastructure.

Proposed Housing Entitlements



	This Quarter	Last Quarter	Quarterly % Change	2018 Year-End	2019 to Date
Market-rate Units	3,548	4,859	-27%	24,424	13,263
Affordable Units	2,234	2,586	-14%	2,942	5,805
Total by Affordability	5,782	7,445	-22%	27,366	19,068

	This Quarter	Last Quarter	Quarterly % Change	2018 Year-End	2019 to Date
Transit Oriented Communities	2,296	3,467	-34%	8,184	8,903
Zone Change or GPA	606	705	-14%	1,705	1,864
Density Bonus	2,116	712	197%	3,544	3,068
All Other Entitlements	764	2,561	-70%	13,933	5,233
Total by Type	5,782	7,445	-22%	27,366	19,068

Measure S
In March 2017, the Los Angeles electorate voted overwhelmingly against a local ballot initiative that would have imposed a two-year moratorium on certain discretionary projects.

Measure JJJ
In November 2016, the Los Angeles electorate voted in favor of a ballot initiative that instituted new affordable housing requirements for a subset of discretionary housing projects.

Affordable Housing Linkage Fee
In December 2017, the City of Los Angeles implemented a new fee on market-rate, residential, and commercial development in order to generate more revenue for affordable housing.



Historic Preservation

Blending Old and New: Historic-Cultural Monuments Evolve in a City of Change

The City of Los Angeles has designated nearly 1,200 local landmarks as Historic-Cultural Monuments (HCMs), offering recognition and protection to some of the City's most cherished historic places. Rather than being stuck in time, many of the City's HCMs are evolving to meet the needs of their owners, breathing new life into Los Angeles's historic buildings.

City Planning's Office of Historic Resources (OHR), which serves as the professional staff for the City's Cultural Heritage Commission, works closely with project applicants to ensure that proposed changes to HCMs meet historic preservation standards—preserving significant historic features, while also accommodating new uses.

The case studies on the following pages illustrate how locally designated HCMs, which were once vacant and threatened, have evolved to meet the changing needs of Los Angeles's communities.



Gilmore Gas Station before



Gilmore Gas Station after

Gilmore Gas Station

The 1935 Streamline Moderne gas station located at the corner of Highland and Willoughby in Hollywood was a prominent outlet for one of the nation's largest independent oil companies. The station was featured in such films as *48 Hrs.* and *L.A. Story*. After its designation as an HCM in 1992, however, the building sat vacant for nearly 20 years and became increasingly dilapidated.

In 2015, Starbucks pursued an adaptive reuse of the building, transforming the structure into a neighborhood coffee house with a drive-through for cars and a walk-up seating area. Working closely with OHR staff and a preservation consultant, Starbucks preserved the existing features of the building and even made the cantilevered canopies structurally sound.

Through Starbucks' initiative, an auto-oriented landmark has become a new community gathering place—demonstrating how historic buildings can be reimaged and repurposed.



CBS Columbia Square before



CBS Columbia Square after

CBS Columbia Square

In 1938, William S. Paley worked with the noted architect William Lescaze to create a new International Style and Streamline Moderne West Coast headquarters for CBS broadcasting. Many of the classic CBS Radio broadcasts originated at CBS Columbia Square, including *The Jack Benny Program*, *Burns and Allen*, and *Gunsmoke*.

Columbia Square later also became a popular recording studio for major artists, and was the studio for KNX 1070 NewsRadio. Eventually, it sat vacant with its future in doubt, even after the Cultural Heritage Commission and City Council approved the site as an HCM in 2009.

Kilroy Realty—a real estate investment company—ultimately purchased the site, working with a New York-based private workspace to preserve and revitalize Columbia Square. The six stories of the CBS Radio building, including a three-story office building on the premises at Columbia Square, have been transformed into a mixed-use office and residential complex.

A 20-story, 200-unit residential tower was also added on the project site, and in 2017, the entertainment giant Viacom moved its West Coast headquarters from Santa Monica to Columbia Square, bringing over 850 additional employees to Hollywood.

The success of the adaptive reuse, combined with new mixed-use development, illustrates how historic properties can accommodate new housing opportunities, as well as jobs.

Hollenbeck Terrace

Opened in 1905, the Santa Fe Coast Lines Hospital in Boyle Heights once served railway employees and their families, before becoming known as the Linda Vista Hospital in the 1950s. The building had been vacant for 11 years at the time it was designated an HCM in 2002, and it remained vacant for another decade—drawing visitors who believed the complex was haunted.

AMCAL Housing partnered with the nonprofit East Los Angeles Community Corporation (ELACC) in 2015 to convert the hospital into 97 units of affordable senior housing, all made possible with the use of historic rehabilitation and low-income housing tax credits.

Repurposing former patient rooms into apartment units, complete with community rooms, on-site social services, and outdoor space, the completed project highlights how historic buildings can contribute to addressing Los Angeles's ongoing affordable housing crisis.



Hollenbeck Terrace

Hollenbeck Terrace photo courtesy of KFA Architecture

Los Angeles Celebrates 40th Anniversary of Local Historic District Program

This year marks the 40th anniversary of the City of Los Angeles's Historic Preservation Overlay Zone (HPOZ) Program. Over the past four decades, the HPOZ program has helped preserve the unique architectural features of its neighborhoods through tailored design guidelines.

An HPOZ is a district that is designated as containing structures, landscaping, natural features, or sites having historic, architectural, cultural, or aesthetic significance. While most HPOZs are primarily comprised of residential structures, many include a mix of single-family and multi-family housing, and some also include commercial and industrial properties.

Today, the City has 35 designated HPOZs, ranging in size from neighborhoods of approximately 50 parcels to an area that encompasses more than 3,000 properties. City Planning's Office of Historic Resources administers Los Angeles's HPOZ Program.

The establishment of HPOZs has helped foster a sense of identity among residents, bringing neighborhoods together around a common source of pride: their local history and architecture.

HPOZ Spotlight: Angelino Heights

The Angelino Heights HPOZ contains some of the most intact examples of Victorian-era residential architecture in the City of Los Angeles. It was the first local historic district adopted under the City's HPOZ program.

One of the City's first suburbs, the original Angelino Heights tract was developed in the 1880s with stately, high-style examples of Queen Anne and Eastlake architecture in a picturesque hilltop setting overlooking Downtown Los Angeles. The jewel of this early phase of development is the 1300 block of Carroll Avenue—a designated National Register Historic District.

Located adjacent to Echo Park and Historic Filipinotown, the neighborhood's eclectic architectural character derives from its multi-phased development history.

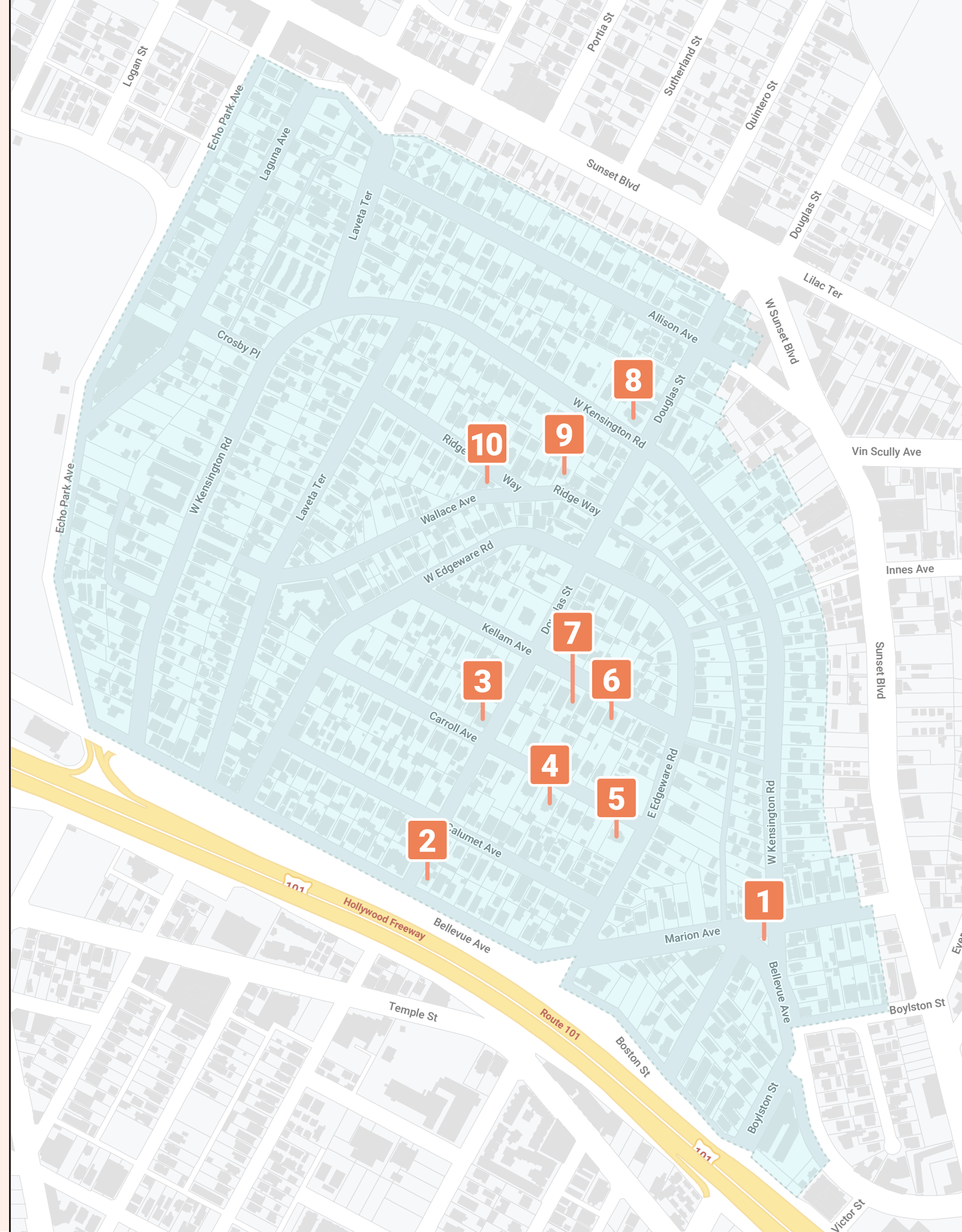
Latter phases of development in Angelino Heights between 1900 and 1940 resulted in more modest Craftsman and Period and Eclectic Revival styles. By the 1970s, the once-grand homes of Angelino Heights were suffering from severe neglect—many even under threat of demolition. However, a small but dedicated group of residents actively sought to preserve and rehabilitate these structures, eventually resulting in the adoption of the Angelino Heights HPOZ in 1983.

The neighborhood has long been a favorite of film location scouts due to its distinctive historic character. It has appeared on-screen in scores of films and television shows, including *Chinatown*, *L.A. Confidential*, *A Star Is Born*, *The Fast and the Furious*, *Mad Men*, and *Charmed*. The house at 1345 Carroll Avenue was also prominently featured in Michael Jackson's iconic 1983 "Thriller" music video.

The Angelino Heights HPOZ's undeniably unique and intact historic character serves as a tribute to the long-term impacts and benefits of historic preservation.

Angelino Heights Self-Guided Walking Tour

- 1 **Bob's Market:**
1234 Bellevue Avenue (1914)
Architect: George F. Colterison
Last remaining neighborhood market in Angelino Heights; Vernacular commercial building with Mission Revival elements.
- 2 **1357 Bellevue Avenue (1921)**
Architect: H.C. Terrell
Dutch Colonial Revival-style residence featuring gambrel roof and fish-scale shingles.
- 3 **1401 Carroll Avenue (1912)**
Builder: Hubbard & Gardner Builders
Craftsman-style duplex with Swiss Chalet elements.
- 4 **Charles Sessions Residence**
1330 Carroll Avenue (1889)
Architect: Joseph Cather Newsom
Queen Anne-style residence with East Asian and Moorish elements.
- 5 **Aaron Phillips Residence**
1300 Carroll Avenue (1885)
Architect: Joseph Cather Newsom
Queen Anne/Eastlake-style residence.
- 6 **1320 Kellam Avenue (1901)**
Transitional Craftsman-style residence with Colonial Revival elements including classical columns and dormer with flared eaves.
- 7 **John Fonnell Residence**
1334 Kellam Ave. (1902)
Queen Anne-style residence with Colonial Revival elements including bay window and carved ornamental details.
- 8 **Moses Langley Wicks Residence**
HCM #217, 1101 N Douglas St. (1915)
Queen Anne-style residence with Colonial Revival elements including turret and cupola.
- 9 **1417 Ridge Way (1917)**
Colonial Revival-style residence with street-level garage.
- 10 **1438 Ridge Way (1902)**
Transitional Craftsman-style residence featuring unusual turrets with scalloped rafter tails.





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