



# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT



### City Planning Commission

**Date:** August 23, 2007  
**Time:** after 8:30 a.m.\*  
**Place:** Van Nuys City Hall  
Council Chamber 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

**Public Hearing:** July 12, 2007  
**Appeal Status:** None  
**Expiration Date:** None

**Case No.:** CPC-2007-2705-HPOZ-MS  
**CEQA No.:** ENV-2007-2706-CE  
**Related Cases:** CPC-2002-2002-230-HPOZ  
**Council No.:** 4 & 5  
**Plan Area:** Wilshire & Hollywood  
**Certified NC:** Greater Wilshire  
**GPLU:** Very Low II, Low I, Low II, Low  
Medium I, and Medium  
Residential, and Public  
Facilities and Open Space  
**Zone:** RE15-1, RE11-1, RE9-1, R1-1,  
RD5-1, R3-1, [Q]PF-1XL, and  
A1-1XL  
**Applicant:** City of Los Angeles

**PROJECT LOCATION:** Generally bounded by Melrose Avenue on the north, both sides of Highland Avenue on the west, both sides of Rossmore Avenue on the east, and Wilshire Boulevard on the south, but excluding all other commercially zoned parcels and multi-family ( R4 ) zoned lots along Rossmore Avenue.

**PROPOSED PROJECT:** The establishment of the Hancock Park Historic Preservation Overlay Zone and approval of the Hancock Park Preservation Plan.

**REQUESTED ACTION:** Pursuant to Section 12.20.3 F of the LAMC, the City Planning Commission shall make a recommendation to the City Council regarding the proposed establishment of the Hancock Park Historic Preservation Overlay Zone (HPOZ) and pursuant to Section 12.20.3 E of the LAMC shall approve, approve with changes, or disapprove the Hancock Park Preservation Plan.

### RECOMMENDED ACTIONS:

1. **Approve** the establishment of the Hancock Park Historic Preservation Overlay Zone (HPOZ) and **recommend** that the City Council approve and adopt the Ordinance (Exhibit E-1) to establish the boundaries of the proposed Hancock Park HPOZ as those shown on Exhibit E-1 and E-2;
3. **Find** that the boundaries of the Hancock Park HPOZ are appropriate and that the proposed Historic Preservation Overlay Zone meets one or more of the required criteria pursuant to Los Angeles Municipal Code Section 12.20.3 F 3 (c);
4. **Approve** the Hancock Park Historic Preservation Overlay Zone (HPOZ) Preservation Plan as shown on Exhibit E-6;
5. **Approve** the Staff Report and the Exhibits as the Commission Report;
6. **Adopt** Categorical Exemption No. ENV 2007-2706-CE as shown on Exhibit E-7; and
7. **Adopt** the attached Findings.

S. GAIL GOLDBERG, AICP  
Director of Planning

*Signed Original in File*

Charles J. Rausch, Jr., Senior City Planner

*Signed Original in File*

Madhu Kumar, Hearing Officer

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## PROJECT ANALYSIS

### Project Summary

Adoption of the proposed **Hancock Park Historic Preservation Overlay Zone (HPOZ)** would place the area generally bounded by Melrose Avenue on the north, both sides of Highland Avenue on the west, both sides of Rossmore Avenue on the east, and Wilshire Boulevard on the south, but excluding all other commercially zoned parcels and multi-family ( R4 ) zoned lots along Rossmore Avenue, under the regulations of subsection 12.20.3 of the Los Angeles Municipal Code (LAMC) (adopted by City Council March 19, 2004) and the Secretary of Interior's Standards for Rehabilitation. Under this HPOZ Ordinance, a preservation plan that elaborates and clarifies the Secretary of Interior Standards for Rehabilitation and tailors these guidelines to the unique conditions of a particular neighborhood can be created. Projects in HPOZs with a preservation plan also would be subject to the provisions and guidelines in that Plan. A preservation plan as shown on Exhibit E-5 has been developed in conjunction with the establishment of the Historic Preservation Overlay Zone. Although the proposed Hancock Park HPOZ and Preservation Plan would place the subject area under design regulations, it would not change the underlying zoning or prohibit or generate construction activities.

### **Existing Land Use and Zoning**

*Subject Properties:* The Hancock Park HPOZ area comprises approximately 66 blocks of primarily single-family dwellings on 1,236 parcels of which 1,087 were identified as contributing (approximately 88%) and 144 as Non-contributing. The zoning on parcels within the HPOZ survey area includes: RE15-1, RE11-1, RE9-1, R1-1, RD5-1, R3-1, [Q]PF-1XL, and A1-1XL. The land use designations are Very Low II, Low I, Low II, Low Medium I, and Medium Residential, and Public Facilities and Open Space.

*Surrounding Properties:* The immediate areas north of the proposed Hancock Park HPOZ boundaries are zoned CM-1VL, C4-1XL, C2-1D, [Q]C2-1VL, [Q]PF-1XL, R3-1, and R1-1. The areas south are zoned CR(PKM)-1, RD3-1, R1-1, RE11-1, and RE20-1. The areas east are zoned R1-1-HPOZ, RE11-1-HPOZ, and RE15-1-HPOZ, and the areas west are zoned R2-1 and R1-1.

### **Background**

On August 1, 2006 the City Council adopted the Hancock Park Historic Preservation Overlay Zone (HPOZ), but due to concerns raised by many residents, stipulated that the HPOZ would not take full effect until a preservation plan for the area is approved by the City Planning Commission. Over the last eight months, the Planning Department has been working diligently with two focus groups, one comprised largely of historic preservationists and the other comprised largely of opponents of the HPOZ, to develop a preservation plan. While the preservation plan has been under development, the Hancock Park neighborhood has been subjected to Interim Regulation Procedures, which were instituted at the time the HPOZ was adopted. These Interim Regulation Procedures are based upon the Preservation Principals found in the Hancock Park HPOZ City Planning Commission Staff Report dated May 11, 2006. Per the instructions of the City Planning Commission at the time the Hancock Park HPOZ was acted upon, these Preservation Plan Principals were also to form the basis of the Hancock Park Preservation Plan.

Following a legal challenge to the Windsor Square HPOZ and Preservation Plan, the Superior Court ruled that the City of Los Angeles set aside and vacate its decision to approve the Windsor Square Historic Resources Survey and adopt the Historic Preservation Overlay Zone and Preservation Plan, because the city failed to comply sufficiently with the California Environmental Quality Act (CEQA) in the adoption of the HPOZ. The Court also found that the

“economic miracle” standard used in the Historic Resources Survey to determine the reversibility of prior alterations was not a proper standard and that every property or structure evaluated using that standard should be re-evaluated.

The Hancock Park HPOZ and Historic Resources Survey are also the subject of a legal challenge, in the matter of Homeowners of Hancock Park et al., v. City of Los Angeles, which raises similar legal issues as were raised in the Windsor Square case. As a result, the City Council approved a motion on May 9, 2007 directing the Planning Department to re-evaluate the environmental clearance and Historic Resources Survey for the adopted Hancock Park HPOZ, and if necessary, to prepare a new environmental clearance and revised Historic Resources Survey. Although the Hancock Park HPOZ is currently adopted, Planning staff recommended revisions to the environmental clearance and the Historic Resources Survey that would require the Historic Preservation Overlay Zone to be re-adopted by the City Council. Staff is also requesting that the Commission approve the preservation plan for Hancock Park which is before you for the first time.

### **Issues**

The Department of City Planning conducted a thorough environmental review necessary to re-certify the Hancock Park Historic Resources Survey, re-adopt the Hancock Park Historic Preservation Overlay Zone, (HPOZ) and adopt the Hancock Park Preservation Plan. In addition, the Department of City Planning completed its analysis regarding the “economic miracle” standard and adopted federally accepted guidance on reversibility of historic properties in its re-examination of all properties that had been previously reviewed under the “economic miracle” standard. As a result of these analyses, the Department of City Planning is recommending that the Hancock Park HPOZ be re-established and the Hancock Park Preservation Plan be approved.

### **California Environmental Quality Act (CEQA) Discussion**

The City Council originally adopted the ordinance establishing the Hancock Park Historic Preservation Overlay Zone subject to Categorical Exemption Article III, Class 5, Category 13 of the City of Los Angeles CEQA Guidelines for zone changes or variances that merely conform zoning to an existing use where the existing use was legally commenced, and General Exemption, Article II, Section 2m, also of City of Los Angeles CEQA Guidelines, for the adoption of ordinances that do not result in impacts on the physical environment. Since then, Department of City Planning staff has conducted considerable additional research and concluded that Categorical Exemptions Class 8 and 31 of the State CEQA Guidelines are appropriate and the exceptions to the use of categorical exemptions do not apply.

Categorical Exemption, Article 19, Section 15308, Class 8 “consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment”. Categorical Exemption, Article 19, Section 15331, Class 31 “consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer”. A number of cities in California have used either or both of these categorical exemptions in the establishment of their historic districts. Pasadena, Berkeley, and Santa Rosa have used Class 8. Long Beach, San Diego, and Santa Monica have used Class 31 and Oakland has used both Class 8 and Class 31.

Staff has also evaluated both the environmental impact categories of the Initial Study Checklist Form and the assertions made by the petitioners in the both the Windsor Square and Hancock Park Lawsuits.

Individual construction projects that are subject to the HPOZ and Plan are still required to go through project specific environmental review if required under CEQA. Thus, the establishment of an HPOZ does not supersede the California Environmental Quality Act, or other Los Angeles Municipal Code requirements.

**State of California CEQA Guidelines, Article 19, Section 15308, Class 8** *“consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment”.*

The certification of the revised Hancock Park Historic Resources Survey in conjunction with the establishment of a Historic Preservation Overlay Zone and adoption of the preservation plan would regulate construction activities to ensure the protection of a city historic resource: the Hancock Park neighborhood. In fact, the purpose of the proposed HPOZ is to prevent significant environmental impacts to a historic and cultural resource identified in the Wilshire Community Plan. Without regulation of construction activities in Hancock Park, the historic integrity of the neighborhood could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The design guidelines in the Hancock Park Preservation Plan are based upon Secretary of the Interior’s Standards of Rehabilitation and provide guidance on the historically appropriate construction activities in order to ensure the continued preservation of the Hancock Park neighborhood. The use of Categorical Exemption Class 8 from the State CEQA Guidelines is consistent with other California jurisdictions, which find that the regulations placed upon historic districts is necessary for the protection of the environment and will make sure that maintenance, repair, restoration, and rehabilitation does not degrade the historic resource.

**State of California CEQA Guidelines, Article 19, Section 15331, Class 31** *“consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer”.*

The establishment of the Hancock Park HPOZ and Preservation Plan falls under Categorical Exemption Class 31 for historic resource restoration and rehabilitation. Construction projects would be reviewed for conformity with the Hancock Park Preservation Plan, which implements the Secretary of the Interior’s Standards for Rehabilitation by allowing properties to be adapted for modern living without degrading the historic integrity of the resource. The preservation plan explicitly draws from the Secretary of the Interior’s Standards for Rehabilitation by calling for the preservation and repair of “street visible” historic features and materials, before replacement. Whenever replacement of historic features is necessary due to deterioration, the Plan requires that new features match the original in size, shape, appearance, and material. For example, Section 8.5, Residential Design Guidelines – Porches and Balconies states: “If porch or balcony elements are damaged, they should be repaired in place wherever possible, instead of being removed and replaced. If elements of the porch or balcony, such as decorative brackets or columns, must be replaced, replacement materials should match the originals in design and materials.” This guideline conforms to the Secretary of the Interior’s Standards in that replacement features are to match the original in size, appearance, and materials. The proposed HPOZ would effectively require projects to adhere to the Hancock Park Preservation Plan, which elaborates and clarifies the Secretary of the Interior’s Standards for Rehabilitation as it relates to the unique conditions of the Hancock Park neighborhood. All projects subject to HPOZ review will be analyzed for consistency with the preservation plan, which is fully rooted in the Secretary of the Interior’s Standards. Those projects exempted from review will go through

the same permitting process as they do today. The preservation plan's use of the Standards will protect Hancock Park from construction activities that could damage its historic integrity and ensure that maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction is conducted in a historically appropriate manner.

### **Historic Resources Survey Discussion**

The Los Angeles Department of City Planning contracted with Myra L. Frank and Associates (now part of the firm Jones & Stokes) to conduct a Historic Resources Survey of Hancock Park in order to research the historic development of the neighborhood and determine eligibility as a Historic Preservation Overlay Zone (HPOZ). The Historic Resources Survey analyzes every parcel in the neighborhood and identifies those parcels that are "Contributors" to the district, because they are from the original period of development and retain historic integrity. The Hancock Park Historic Resources Survey was conducted by Myra L. Frank and Associates between April 2001 and September 2001, and was revised in November 2004. The Planning Department held a Public Workshop regarding the proposed HPOZ on December 15, 2005 at 3<sup>rd</sup> Street Elementary School located within Hancock Park to allow residents the opportunity to review the Historic Resources Survey. During the Public Workshop, the Public had an opportunity to review the Historic Resources Survey and notify the Planning Department of any errors. As a result, the Planning Department received numerous Survey pages from property owners with suggested changes. Errors that were identified through this process were corrected immediately after the Public Workshop.

Throughout the initial HPOZ adoption process, Planning Staff thoroughly reviewed the Historic Resources Survey and worked with residents to address concerns, especially relating to the Period of Significance. Consequently, the Planning Department with the assistance of our Historic Preservation Architect recommended that the Cultural Heritage Commission narrow the Period of Significance of the Historic Resources Survey from 1920 to 1956, and change the designation of any structure built before 1956 in "Ranch" or "Contemporary" styles to Non-Contributing since the predominant architecture for the area is Period Revival. At its March 2, 2006 meeting, the Cultural Heritage Commission agreed with this recommendation and modified the Survey accordingly. The Planning Department also recommended that the HPOZ boundaries be revised to exclude Melrose Avenue and the multiple-family zoned parcels along Rossmore Avenue, because these areas lacked the architectural and historic integrity of the remainder of Hancock Park. Although the Cultural Heritage Commission chose not to recommend modification of the original boundaries, the City Planning Commission and City Council concurred with Planning Staff's recommendation and eliminated these parcels from the HPOZ boundaries. The Planning Department will maintain these changes as the Hancock Park Historic Resources Survey is revised and the HPOZ re-initiated.

As a result of the Court's decision in the Windsor Square case and subsequent City Council motion instructing the Planning Department to re-evaluate the Hancock Park Historic Resources Survey, Staff has re-examined all 1,236 parcels in the amended Hancock Park HPOZ boundaries. Instead of using the "economic miracle" standard, which the court found "vague and meaningless", the Department of City Planning utilized the Secretary of the Interior's National Register Bulletin 15 and the Standards for Rehabilitation, used by all professional historians and architectural historians undertaking historic resource surveys, to consider the appropriate designation of these properties and determine whether alterations were reversible.

The relevant text in National Register Bulletin 15<sup>1</sup> providing guidance for evaluating altered structures<sup>2</sup> is as follows:

“A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible [read: contributing] if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible [read: contributing], however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style...If the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be [contributing] if the significant form, features, and detailing are not obscured.”

Buildings that are altered but still convey their historic architectural style according to the guidance set forth in National Register Bulletin 15 were assigned the evaluation code and criterion of “AS—Contributing Altered Structure” in the Hancock Park HPOZ Historic Resources Survey.

Federal guidance has also been provided for ways to alter and rehabilitate historic buildings in an acceptable manner. Alterations that meet the relevant Secretary of the Interior’s Standards for Rehabilitation [36 CFR '68.3(b)] would allow a building to contribute to the HPOZ. Alterations or additions that do not destroy important character defining features or that have been undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property remains are considered reversible. The applicable Secretary’s Standards regarding additions and alterations are as follows:

(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.

(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

#### *Examples of some typical alterations to Contributing—Altered Structures*

- Stucco coating was applied on a building originally clad in wood, but other historic detail remain such as original windows, doors, the porch, dormers, and rafters.
- Stucco was resurfaced or texture coating was applied to a building that was originally clad in stucco, but may have had a different surface finish.
- Porch area was enclosed or in-filled, but the original form of the structure is still evident.
- A porte cochere was attached to the side of the building.
- Windows were replaced, but the openings were not reconfigured and historically compatible examples of missing windows are found on the building or other buildings in the HPOZ.

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<sup>1</sup> U.S. Department of the Interior, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Date of Publication: 1990, revised 1991, 1995, 1997, 1998.

<sup>2</sup> *Ibid.* Pages 47 and 48.

- Roof surface, including tiles, were removed.
- Addition(s) of appropriate scale and location.

Although the Court only found fault with the evaluation of those properties using the “economic miracle” standard, the Department opted to re-evaluate all 1,236 parcels to ensure consistency among all three designations: 1) Contributing, 2) Contributing-Altered, and 3) Non-Contributing. The Department also conducted additional site visits to capture work undertaken on properties after the original Survey was completed. As a result of the re-study of the Historic Resources Survey, Department of City Planning staff re-classified 109 properties as follows:

- 104 properties were changed from Contributors to Altered Contributors.
- 2 properties were changed from Altered Contributors to Non-Contributors.
- 3 properties were changed from Contributors to Non-Contributors.

The vast majority of the changes were from Contributing to Altered-Contributing, mainly to call out minor alterations to a structure and ensure that the Survey was consistent in its identification of Altered-Contributors. In terms of the establishment and implementation of an HPOZ an Altered-Contributor is treated the same as a Contributor. Consequently, only five (5) properties out of 1,236 were re-classified as Non-Contributors, representing less than half of 1% of surveyed parcels. These changes are so insignificant that they do not result in any appreciable change to the percentage of Contributing structures in Hancock Park.

### **Historic Preservation Overlay Zone Boundary Discussion**

As a result of the re-study of the area, the Survey comprises approximately 66 blocks with 1,236 parcels of which 1,087 were identified as contributing (approximately 88%) and 144 as non-contributing. As set forth in Subsection 12.20.3 of the LAMC, Contributing Elements (structures, landscaping, natural features or sites) within the involved area or the area as a whole shall meet one or more of the following criteria:

*(1) adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time:*

*(2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or*

*(3) retaining the structure would help preserve and protect an historic place or area of historic interest in the city.*

*Note: In the Survey, these criteria have been labeled a, b, and c respectively.*

The Survey concluded that the Hancock Park area meets the criteria for HPOZ designation, because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred during the 1920s and 1930s. Many contributing buildings retain their historic design features depicting the array of Period Revival styles common during these decades, predominantly, Spanish Colonial Revival, Mediterranean Revival, French Eclectic, Tudor Revival, English Revival, and Colonial Revival. The vast majority of the buildings were designed by important local architects and were built for prominent families at a much higher original construction cost relative to other contemporary residential buildings in Los Angeles. On July 19, 2007, the Cultural Heritage Commission concurred with this determination and certified the revised Historic Resources Survey to its accuracy and completeness.

## Preservation Plan Discussion

Due to the relatively controversial nature of the Hancock Park HPOZ as it was going through the adoption process, the Department of City Planning made an effort to reach out to all sides when developing the preservation plan. Staff met with the proponent and opponent focus groups five times each and twice jointly in order to clarify and expand upon the Preservation Plan Principals, which per the instructions of the City Planning Commission when the HPOZ was considered, were to be included in the Hancock Park Preservation Plan. During the two joint meetings, staff from the Human Relations Commission facilitated the sessions, which were designed to identify areas of agreement and disagreement and if possible gain consensus on certain points. Unfortunately, the two focus groups were unable to achieve consensus on some of the more contentious issues. As a result, the Department of City Planning worked separately with the groups to finalize a draft of the plan.

The Hancock Park HPOZ Preservation Plan will govern the implementation of the Hancock Park Historic Preservation Overlay Zone (HPOZ). The proposed preservation plan was specifically tailored to the Hancock Park community and its residents who requested a less restrictive HPOZ similar to the plan in Windsor Square. Through its design guidelines, goals and objectives, the preservation plan aims to create a clear and predictable set of expectations as to the design and review of proposed projects within the HPOZ.

The Hancock Park HPOZ Preservation Plan will be used by the HPOZ Board to make recommendations on projects under their jurisdiction. The Plan is also used by the Department of City Planning as the basis for its determinations on Certificates of Appropriateness (COAs) and Certificates of Compatibility (CCMPs) and to review projects where the authority has been delegated to the Director. The Hancock Park Preservation Plan will also serve as a resource for property owners planning repairs or alterations, as an educational tool for both existing and potential property owners, residents, and investors, and will also be used by the general public to learn more about the City of Los Angeles and its unique neighborhoods.

The mission of the Hancock Park Preservation Plan is “to maintain and enhance the aesthetic appearance of, and preserve the historic architectural character of Hancock Park by: 1) providing clear preservation guidelines for the rehabilitation of the street visible facades; 2) insuring that the height, bulk, massing, lot coverage, and architectural design of both additions and infill development are compatible with the historic fabric of the neighborhood; and 3) preventing tear downs and extensive demolition of Contributing buildings.

The proposed preservation plan strikes a balance between those residents who would like to see stricter preservation guidelines and an HPOZ Board with full authority and those who are fearful that the HPOZ will be onerous and significantly diminish property rights, and do not want an HPOZ Board at all. In consideration of these issues, the Department of City Planning in conjunction with community focus groups crafted a document, which is less restrictive than many of the City’s HPOZs, but does not sacrifice its core goal of historic preservation. As a result, the Plan includes the following features:

- 1) Holds the visible portions of a home to stricter preservation standards than the non visible portions. The Plan allows more flexibility for applicants by exempting projects that are not visible from the public way or considered reversible. For example, paint which is reversible is exempt. Also, additions that are less than 30% of the existing floor area and not visible from the public way are exempt.
- 2) Streamlines the review process for applicants that comply with the preservation plan guidelines. Delegates all Conforming Work (minor projects such as in-kind replacement

of visible windows) to the Director of Planning. The Director of Planning is also the decision maker on visible side alterations if they are found to be consistent with the guidelines.

- 3) Reserves Certificate Work (Certificates of Appropriateness or Compatibility) for major projects such as large additions (over 30% of the existing square footage), alterations to the front façade, and/or denials of Conforming Work projects that are found to be inconsistent with the preservation plan. The HPOZ Board makes recommendations on all Certificate Work.
- 4) Ensures that applicants do not piecemeal projects to avoid the review threshold for additions. The preservation plan would require a Certificate of Appropriateness for an addition that would result in a cumulative increase of more than 30% of the existing floor area at the time of HPOZ adoption. In other words, an applicant would trigger a COA review after adding on a second time if the new addition plus the previous addition are greater than 30% of the home's square footage.
- 5) Clarifies and tailors the Secretary of Interior's Standards for Rehabilitation to Hancock Park. The preservation plan explains how to apply these standards to Hancock Park by showing graphic depictions of the area, providing historical and background information, and detailing these standards for each of a home's different elements such as setting, windows, doors, roofs, and building materials. For example in Section 8.3 - Windows, the preservation plan states, "Repair window whenever possible instead of replacing them. When the replacement of windows is necessary, replacement windows should match the historic window in size, shape, arrangement of panes, materials, hardware, method of construction, and profile."

## **Conclusion**

As a result of the Superior Court of California, County of Los Angeles' decision regarding the Windsor Square HPOZ and pending litigation in Hancock Park, the City is preemptively correcting the environmental review and Historic Resources Survey for Hancock Park and establishing the Hancock Park Historic Preservation Overlay Zone in conjunction with a new preservation plan to ensure the continued protection of one of the richest collections of Period Revival architecture in Southern California. Even after re-examining 1,236 parcels utilizing federally accepted guidance on reversibility and historic properties, not the "economic miracle" standard, and re-classifying 109 of these parcels, over 88% of the parcels in Hancock Park or 1,087 parcels have been identified as Contributing. Thus, Hancock Park still has one of the highest percentages of contributing properties in any HPOZ in the City and clearly meets the criteria to be a Historic Preservation Overlay Zone.

Moreover, the Hancock Park neighborhood is not only a local historic resource, but it also is an important historic, cultural, and economic resource for the entire City of Los Angeles. Hancock Park along with Windsor Square were among the first planned communities in Los Angeles with consistent street grid pattern, street lighting and setbacks. However, unlike today's planned communities, each home was uniquely designed in a myriad of predominantly Period Revival styles including Spanish Colonial, Tudor, English, French, Mediterranean, and Colonial. The establishment of the Hancock Park Historic Preservation Overlay Zone and Preservation Plan can help protect this unique and important historic and cultural resource of the City.

## FINDINGS

1. **General Plan Consistency.** The re-establishment of the Hancock Park HPOZ and adoption of the Hancock Park Preservation Plan is in substantial conformance with the purposes, intent, and provisions of the General Plan, and will be in conformity with public necessity, convenience, general welfare and good zoning practice in that it implements the following objectives of the Wilshire Community Plan (adopted September 2001), a land use element of the General Plan, and the Conservation and Housing Elements of the General Plan:

### **Conservation Element of the General Plan**

**Cultural and Historical Objective**, to “protect important cultural and historical sites and resources for historical, cultural, research, and community education purposes.”

*Policy, to “continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities.”*

Adoption of the HPOZ will require that the Director of Planning approve major modifications to contributing structures, major additions, and new infill construction, and that the Central Area Planning Commission approve demolitions. The proposed Hancock Park Preservation Plan through its design guidelines creates a clear and predictable set of expectations as to the design and review of proposed projects within the HPOZ. These guidelines ensure that maintenance, repair, rehabilitation, restoration, additions, and new infill construction is conducted in a historically appropriate manner that is consistent with the character of the neighborhood. These guidelines, in conjunction with the HPOZ, protect historic resources from demolition and potentially irreversible alterations that are incompatible with the neighborhood, thereby protecting these important resources and their corresponding character defining features.

### **Housing Element of the General Plan**

**Objective 1.1**, to “encourage production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs.”

*Policy 1.1.12 to “provide technical assistance to individuals and organizations on housing development and rehabilitation.”*

The Hancock Park HPOZ Board would be composed of at least one architect and one general contractor or realtor that can serve as a free resource, providing professional architectural advice and information about restoration techniques and the location of reasonably priced materials. The proposed Hancock Park Preservation Plan, through its design guidelines, provides explicit guidance to individuals and developers on how to rehabilitate structures in a historically appropriate manner or construct buildings that are compatible with the character of the neighborhood.

**Objective 2.2**, to “maintain and upgrade existing housing stock to meet Health and Safety code requirements through enforcement of existing laws, rather than demolition when feasible.”

*Policy 2.2.1 to “promote the cost effectiveness of rehabilitation of older housing in order to conserve historical resources.”*

Through the HPOZ process, all major modifications, new construction, and demolitions are closely scrutinized, resulting in the preservation of existing housing stock. In addition, the HPOZ Board, which is composed of historic preservation professionals, contractors, and architects, can assist property owners by offering guidance on how to rehabilitate their properties in a cost-effective and historically appropriate manner.

The Hancock Park Preservation Plan helps to streamline the HPOZ review process by delegating authority to the Planning Department for all conforming work projects. The preservation plan also exempts certain projects from review. For example, projects that are not visible from the street are exempt. The streamlining of the review process minimizes delays that could increase costs and allows the homeowner flexibility in using less expensive materials that may not be historically appropriate outside of the façade and visible area.

**Objective 2.4**, to “develop and preserve quality single and multi-family housing utilizing approved design standards which maintain the prevailing scale and character.”

As a result of the re-adoption of the Hancock Park HPOZ and adoption of a preservation plan, a clear and predictable set of design standards can be created and implemented to preserve historically significant single-family housing and ensure that new infill construction is compatible with the area’s architectural and historic character.

**Objective 6.2**, to identify and protect “architecturally and historically significant residences and neighborhoods.”

As a result of the Historic Resources Survey, all of the architecturally and historically significant structures of the Hancock Park area have been identified. Through the proposed Hancock Park HPOZ and adherence to the design guidelines of the preservation plan, historically significant buildings and the neighborhoods in which they are located will be protected from incompatible alterations, additions, and demolition. The easy to follow guidelines in the preservation plan correlate closely with the Secretary of Interior’s Standards for Rehabilitation and provide guidance to property owners on how to appropriately rehabilitate historically and architecturally significant properties.

### **Hollywood Community Plan**

There are only 78 out of 1,236 parcels in the proposed Hancock Park HPOZ that are also located in the Hollywood Community Plan Area. Although the Hollywood Community Plan is currently being updated, the last adopted version dates from 1988 and lacks much of the detailed objectives, policies, and programs found in later versions of other community plans. In spite of this fact, the Hollywood Community Plan states, “The Plan encourages the preservation and enhancement of well defined residential neighborhoods in Hollywood through (1) application of Historic Preservation Overlay Zones where appropriate, and/or (2) preparation of neighborhood preservation plans which further refine and tailor development standards to neighborhood character.” Thus, the development of an HPOZ and preservation plan for Hancock Park, a well defined and recognized neighborhood, is clearly aligned with this objective.

### **Wilshire Community Plan**

The establishment of the proposed Hancock Park HPOZ is specifically called out in the goals and objectives of the Wilshire Community Plan, and therefore, is in substantial conformance with the purposes, intent, and provisions of the Wilshire Community Plan, a land use element of the General Plan. The establishment of the proposed HPOZ and preservation plan will be in conformity with public necessity, convenience, general welfare and good zoning practice because it implements the following goals and objectives of the Wilshire Community Plan:

**Objective 1-3:** Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

*Policy: Support historic preservation goals in neighborhoods of architectural merit and/or historic significance.*

*Program: Develop Historic Preservation Overlay Zones for the Windsor Square and **Hancock Park** neighborhoods, and other neighborhoods as appropriate including the Miracle Mile and Beverly-Fairfax neighborhoods, with community involvement and support;*

The establishment of the proposed HPOZ for Hancock Park is specifically called out in the Wilshire Community Plan.

**Objective 17-2:** Preserve and enhance neighborhoods having a distinctive and significant historical character.

*Policy: Continue to identify and document Wilshire Community Plan Area Cultural and Historical Monuments.*

*Program: Continue to apply the city's zoning regulations, which provide for the documentation and establishment of the Historic Preservation Overlay Zones.*

Through the Historic Resources Survey approximately 88% of the structures within the proposed HPOZ were identified as "Contributing" or historically significant. This Historic Resources Survey concluded that the Hancock Park area meets the criteria for HPOZ designation, because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred during the 1920s and 1930s. Many contributing buildings retain their historic design features depicting the array of period revival styles common during these decades, predominantly, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, English Revival, and Colonial Revival. The vast majority of the buildings were designed by important local architects and were built for prominent families at a much higher original construction cost relative to other contemporary residential buildings in Los Angeles. The proposed HPOZ and preservation plan would provide for the preservation and enhancement of Hancock Park, which has been documented as a distinct and historically significant neighborhood.

**Objective 17-3:** Encourage private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.

*Policy: Assist private owners of historic resources to maintain and enhance their properties in a manner that will preserve the integrity of such resources.*

*Program: Support the creation and implementation of **Hancock Park**, Windsor Square, and other areas of architectural or historical significance as historic districts under the Planning Department's HPOZ program.*

This objective in the Wilshire Community Plan also called for the creation and implementation of an HPOZ for the Hancock Park neighborhood.

2. **Boundaries.** The proposed re-adopted HPOZ is generally bounded by Melrose Avenue on the north, both sides of Highland Avenue on the west, both sides of Rossmore Avenue on the east, and Wilshire Boulevard on the south, but excluding all other commercially zoned parcels and multi-family ( R4 ) zoned lots along Rossmore Avenue. The boundaries of the re-adopted Hancock Park HPOZ remain unchanged from those originally adopted by the City Council on August 1, 2006.

The Hancock Park HPOZ is located predominately in the Wilshire Community Plan Area, though roughly 6% (78) of the 1,236 parcels fall within the Hollywood Plan Area. The vast majority of these parcels are zoned for single family. However, three parcels in the Hancock Park HPOZ are zoned for multiple-family development. One of these parcels has already been fully developed to the R3 zoning capacity with a condominium complex. The other two zones are developed with part of the Wilshire Country Club Golf Course and a private school.

3. **Context Statement.** The Context Statement of the Hancock Park Historic Resources Survey (Exhibit E-3) supports findings that structures within the subject area are significant, as set forth in Subsection 12.20.3 E.5 (Note: the Hancock Park Historic Resources Survey was prepared pursuant to the procedures of the HPOZ ordinance that was adopted in January 2002) of the LAMC. Development in the Hancock Park HPOZ Survey area began in 1920 starting along Rossmore Avenue with the construction of the Wilshire Country Club and moving westerly to Highland Avenue. The vast majority of homes in Hancock Park were built during the 1920's and 1930's in one of the many Period Revival styles popular at the time. Almost all of the north-south streets in the Hancock Park HPOZ still retain their concrete road surfaces, a unique feature of the neighborhood.
4. **Findings of Contribution.** The Los Angeles Department of City Planning contracted with Myra L. Frank and Associates (now part of the firm Jones & Stokes) to conduct a Historic Resources Survey of Hancock Park in order to research the historic development of the neighborhood and determine eligibility as a Historic Preservation Overlay Zone (HPOZ). The Historic Resources Survey analyzes every parcel in the neighborhood and identifies those parcels that are "Contributors" to the district, because they are from the original period of development and retain historic integrity. The Hancock Park Historic Resources Survey was conducted by Myra L. Frank and Associates between April 2001 and September 2001, and was revised in November 2004.

As a result of the Court's decision in the Windsor Square case and subsequent City Council motion instructing the Planning Department to re-evaluate the Hancock Park Historic Resources Survey, Staff has re-examined all 1,236 parcels in the amended Hancock Park HPOZ boundaries. Instead of using an "economic miracle" standard, which the Court found "vague and meaningless", the Department of City Planning utilized the Secretary of Interior's National Register Bulletin 15 and the Standards for Rehabilitation, used by all professional historians and architectural historians

undertaking historic resource surveys, to consider the appropriate designation of these properties and determine whether alterations were reversible.

The relevant text in National Register Bulletin 15<sup>3</sup> providing guidance for evaluating altered structures<sup>4</sup> is as follows:

“A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible [read: contributing] if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible [read: contributing], however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style...If the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be [contributing] if the significant form, features, and detailing are not obscured.”

Buildings that are altered but still convey their historic architectural style according to the guidance set forth in National Register Bulletin 15 were assigned the evaluation code and criterion of “AS—Contributing Altered Structure” in the Hancock Park HPOZ Historic Resources Survey.

Federal guidance has also been provided for ways to alter and rehabilitate historic buildings in an acceptable manner. Alterations that meet the relevant Secretary of the Interior’s Standards for Rehabilitation [36 CFR ‘68.3(b)] would allow a building to contribute to the HPOZ. Alterations or additions that do not destroy important character defining features or that have been undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property remains are considered reversible. The applicable Secretary’s Standards regarding additions and alterations are as follows:

(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.

(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Although the Court only found fault with the evaluation of those properties using the “economic miracle” standard, the Department opted to re-evaluated all 1,236 parcels to ensure consistency among all three designations: 1) Contributing, 2) Contributing-Altered, and 3) Non-Contributing. The Department also conducted additional site visits

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<sup>3</sup> U.S. Department of the Interior, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Date of Publication: 1990, revised 1991, 1995, 1997, 1998.

<sup>4</sup> Ibid. Pages 47 and 48.

to capture work undertaken on properties after the original Survey was completed. As a result of the re-study of the Historic Resources Survey, the Department of City Planning staff re-classified 109 properties as follows:

- 104 properties were changed from Contributors to Altered Contributors.
- 2 properties were changed from Altered Contributors to Non-Contributors.
- 3 properties were changed from Contributors to Non-Contributors.

The vast majority of the changes were from Contributing to Altered-Contributing, mainly to call out minor alterations to a structure and ensure that the Survey was consistent in its identification of Altered-Contributors. In terms of the establishment and implementation of an HPOZ, an Altered-Contributor is treated the same as a Contributor. Consequently, only five (5) properties out of 1236 were re-classified as Non-Contributors, representing less than half of 1% of surveyed parcels. These changes are so insignificant that they do not result in any appreciable change to the percentage of Contributing structures in Hancock Park.

As a result of the re-study of the area, the Survey comprises approximately 66 blocks with 1,236 parcels of which 1,087 were identified as contributing (approximately 88%) and 144 as non-contributing. As set forth in Subsection 12.20.3 of the LAMC, Contributing Elements (structures, landscaping, natural features or sites) within the involved area or the area as a whole shall meet one or more of the following criteria:

*(1) adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time:*

*(2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or*

*(3) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.*

*Note: In the Survey, these criteria have been labeled a, b, and c respectively.*

5. **Cultural Heritage Commission.** The Cultural Heritage Commission evaluated the proposed Hancock Park HPOZ area by touring the area prior to the July 19, 2007 meeting. At the July 19, 2007 meeting, the Cultural Heritage Commission found that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 for the Hancock Park Historic Resources Survey, Historic Preservation Overlay Zone, and Preservation Plan; certified the Historic Resources Survey to its accuracy and completeness; certified the establishment of the HPOZ boundaries generally bounded by Melrose Avenue on the north, both sides of Highland Avenue on the west, both sides of Rossmore Avenue on the east, and Wilshire Boulevard on the south, but excluding all other commercially zoned parcels and multi-family ( R4 ) zoned lots along Rossmore Avenue; and found that the proposed Historic Preservation Overlay Zone meets one or more of the required criteria of the following criteria:

- Add to the historic architectural qualities of Historic association for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or

- Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the city,

The proposed Hancock Park HPOZ meets the criteria for a Historic Preservation Overlay Zone, because of the high concentration of Contributing structures (approximately 88%) of a primary period of significance exemplified by Period Revival architecture designed by important architects and constructed for prominent local families in a cohesive neighborhood setting that retains much of its original, historic character.

6. **California Environmental Quality Act.** The establishment of the Hancock Park Historic Preservation Overlay Zone and adoption of the Hancock Park Preservation are exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article 19, Section 15308, Class 8 of the State's Guidelines in that the project consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment" and Article 19, Section 15331, Class 31 is "limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer", and was issued Categorical Exemption ENV-2007-2706-CE on June 25, 2007.

## PUBLIC HEARING AND COMMUNICATIONS

### Summary of the Public Hearing – July 12, 2007

The public hearing regarding the Hancock Park Historic Preservation Overlay Zone and Preservation Plan was conducted by Hearing Officer, Madhu Kumar on July 12, 2007 at the Marlborough School at 250 N. Rossmore Avenue. A notice regarding this public hearing was sent to all owners and occupants within the proposed HPOZ boundaries and owners and occupants within a 500 foot radius on June 15, 2007. A notice of public hearing was also published in the *Daily Commerce* on June 18, 2007.

Ninety-five (95) people signed the “sign-in” sheets at the public hearing. Forty-three (43) people spoke regarding the Hancock Park HPOZ and Preservation Plan. Summaries of public testimony from the July 12, 2007 Public Hearing and July 19, 2007 Cultural Heritage Commission meeting and any written correspondence received on this matter are included below:

**Speaker Cards:** 26 in support; 12 in opposition; 5 either gave no position or had general comments.

#### **Organizations testifying in SUPPORT:**

Hancock Park Historic Preservation Advocacy Group  
Hancock Park Homeowners Association

#### **Organizations testifying in OPPOSITION:**

Hancock Park Residents Association

While representatives from Council District 4 and 5 were in attendance, no representatives of any Council Office testified.

### Summary of Communications Received

We have received written communications from 116 interested parties. Because many of these communications have been sent multiple times by the same person, we only counted the number of written correspondence from each person. Of these communications, ninety-three expressed support for the HPOZ and preservation plan, twenty-two expressed concern about the HPOZ, and one person while supportive of the HPOZ expressed concern about the involvement of residents in the HPOZ.

### Summary of Public Testimony at the Cultural Heritage Commission Meeting

The Cultural Heritage Commission took testimony during its July 19, 2007 meeting at which the Hancock Park Historic Resources Survey was certified as to accuracy and completeness and the HPOZ and preservation plan were recommended for adoption. Six people spoke in favor of the HPOZ, but requested that the preservation plan be amended to give jurisdiction of all street visible façades to the HPOZ Board. Renee Weitzer, Chief of Staff from Council District 4, also requested this change to the preservation plan. Two people spoke against the HPOZ and requested that if the HPOZ is passed that the Director of Planning retain review of street visible façades. Cultural Heritage Commission opted to recommend the preservation plan without any modifications.

**Summary of Points in Favor:**

- The HPOZ is widely supported by the residents of Hancock Park and the Greater Wilshire Neighborhood Council, LA Conservancy, Hancock Park Homeowners Association, and Councilman Tom LaBonge as documented by their letters of support (submitted into the record).
- The majority of residents support the HPOZ as demonstrated by the fact that well over half, at least 75% of those in attendance stood up to demonstrate support of the HPOZ and preservation plan.
- The community has worked over eight years to garner support for the HPOZ and as a result over 700 yard signs in support have been distributed and residents in support have been well represented at every public workshop and public hearing.
- Hancock Park is a treasure, representing a period in time with a variety of period revival architectural styles were constructed in a cohesive neighborhood with consistent setbacks and a uniform streetscape. These homes are irreplaceable not only because of their individual quality, but because of the unique context of the neighborhood in which they are located.
- It is important not to make a mockery of preservation and while the preservation plan is a thoughtful document, the entire street visible structure should be protected and jurisdiction of all street visible façades should be given to the HPOZ Board. (Since the public hearing, we have received fifty-seven (57) communications requesting that the HPOZ Board have jurisdiction over the street visible façades.)
- The HPOZ will protect Hancock Park from demolitions of irreplaceable historic buildings like the demolition in 1959 of the Badam House, a significant structure on two lots on June Street. Because of the loss of that house, the block has never been the same.
- The HPOZ does not limit the adaptation of interior space to meet the individual needs of the homeowner, but enables residents to pass on Hancock Park's legacy to future generations, like Angelino Heights with its treasured Victorian structures.
- Even under the Interim Control Ordinance, there has been an accelerated rate of destruction and introduction of incompatible alterations. Thirty-seven hardship exemption applications have been granted with no uniform review, which has led to inappropriate construction. The HPOZ Board would ensure an open and unified review process.
- There has been very poor enforcement of previous approvals. Applicants are not building to the approved plans. One day a house is there and the next day it is gone, while the homeowner claims dry rot and termite damage. An HPOZ Board will follow through on these projects and keep construction on track.
- The craftsmanship and details of the homes in Hancock Park is a work of art that could never be replicated today and once it is gone it is gone forever.
- People choose to live in Hancock Park because of its unique historic character. Uncontrolled development would negatively impact these residents' peace and enjoyment of their home, depriving them of their property rights.
- The HPOZ must protect more than just the front façade as neighbors share side yards and backyards and projects can impact neighbors' properties such as reducing light and privacy.
- The HPOZ is not about anti-Semitism, it is about preservation. The HPOZ does not prohibit additions or alterations, but requires that changes or new construction are sensitive to the historic character of the structure and neighborhood.
- The HPOZ and preservation plan are not restrictive, but exempt many projects. The HPOZ is nothing to worry about, because simple projects that conform to the Plan will be approved.
- The Windsor Square HPOZ has been in effect for 3 years. The HPOZ Board has reviewed over 50 projects and there have been no problems. In fact, people want to live in Windsor Square because of the HPOZ. It has enhanced the reputation of the neighborhood in the area. An HPOZ in Hancock Park will further enhance neighboring Windsor Square and together they will become a beacon of preservation for all of Southern California;

- Residents need to look beyond individual property rights and understand that Hancock Park, as one of the best-preserved neighborhoods in the City, is important to the historic, cultural, and architectural heritage of Los Angeles;
- This is not a religious issue, but the HPOZ is important to protect the community. We need an HPOZ Board because the City has been incompetent in protecting the neighborhood.
- Preservation is more than just the façade – that is Main Street Disney. We need to protect the entire structure and the landscaping and large yards that characterize Hancock Park.
- This is an environmental issue. We will lose what makes Hancock Park special the beautiful homes on large properties to big box additions that look like multiplex homes without an HPOZ.
- The HPOZ is the best option to preserve the unique character of Hancock Park from incompatible development and demolition;
- The preservation plan should be adopted with two suggestions 1) at an early date publish information on procedures and 2) consider guidelines on street side gardens and parking strips in relation to pressure on water supplies and water costs.
- There is no reason not to trust the HPOZ Board. The Board has worked out very well in Windsor Square and will be no different in Hancock Park.
- People tend to fear the unknown, but when the HPOZ is established they realize that it is not as restrictive as they thought it would be;
- Hancock Park should have a good preservation plan in place like Windsor Square.

***Summary of Points in Opposition:***

- Hancock Park has maintained its historic character and beauty and an HPOZ is not necessary.
- Few homes have been torn down, which does not justify the need for an HPOZ.
- An HPOZ takes away fundamental property rights.
- Neighbors should not be telling other neighbors what to do.
- The HPOZ should only regulate the front façade, because that is what is most visible and contains the majority of the character defining features.
- The additional review of the side elevations will enable the HPOZ to control almost the entire structure.
- The Board is not accountable to residents and tends to be subjective.
- The appeal process is limited, expensive, time consuming, and uncertain.
- HPOZ violations can cloud a home's title and result in expensive fines and a possible misdemeanor.
- An HPOZ can cause onerous red tape, delays, and expensive architect and consulting fees.
- An HPOZ imposes regulations when a property owner is repairing a home. It is ineffective against a bad homeowner who poorly maintains a property.
- An HPOZ places unfair economic burden on property owners, requiring expensive, hard to get materials and specialized contractors. This will discourage upkeep and maintenance.
- An HPOZ scares away potential buyers, reducing demand and increasing supply, thereby depressing property values.
- The HPOZ ordinance empowers the HPOZ Board to report HPOZ violations.
- An HPOZ discriminates between those who have already made changes and those who have waited. This will create tensions between neighbors who feel the HPOZ unfairly restricts them while their neighbor has been able to finish remodeling.
- The Historic Resources Survey has been revised so many times that it would be best to start over with a new Survey.
- The proposed HPOZ has created divisions amongst the community based on religion and ethnicity.
- The HPOZ would prevent certain ethnic and religious groups from adding on for larger families.
- It is nearly impossible to legislate aesthetics.

- The HPOZ Ordinance should be amended so that there is no requirement for an HPOZ Board. The community in Hancock Park is too divided to have an HPOZ Board.
- Review of projects in Hancock Park is best handled by neutral City Planning staff.
- The HPOZ should be limited to the front façade, but if the sides are reviewed, they should be reviewed by the City and not the HPOZ Board. (Since the public hearing, we have received twenty-one (21) communications requesting that HPOZ Board jurisdiction is limited to the front façade only.
- The Homeowner's Association survey of those in favor of the HPOZ is inaccurate as many people were never surveyed and others were told that the HPOZ would be limited in scope. Now, the proponents are seeking to expand the HPOZ.

**General Comments:**

- This proposal is dividing the neighborhood.
- The HPOZ should be limited to the front façade only.
- No one in the audience should be able to serve on the HPOZ Board.
- The HPOZ Board must remain fair and neutral.

**Discussion of Public Testimony and Written Correspondence**

During the first public hearing for the Hancock Park HPOZ, approximately 333 people attended and a total of 114 speaker cards were filled out, 66 in support; 43 in opposition; and 5 that either gave no position or had general comments. At the public hearing on July 12, 2007, ninety-five (95) people attended and forty-three people spoke. As with the previous public hearing, there were several references to controversial land use issues in and around Hancock Park regarding prominent Orthodox Jewish institutions, which has divided the community largely along religious lines. Many of those opposed to the HPOZ have stated that they feel the HPOZ will be used to discriminate against them and have consistently expressed concern about the HPOZ Board's authority and neutrality. The proponents of the HPOZ have expressed dismay at this argument, stating that the HPOZ has nothing to do with discrimination, but rather is about protecting the unique historic integrity of the neighborhood. They have said that this charge of discrimination is being lodged in order to derail the HPOZ. While there are heartfelt beliefs and strong opinions on either side of the HPOZ debate in Hancock Park, the recommendation of the Department of City Planning must be based on findings of fact.

**1) The revised Hancock Park Historic Resources Survey determined that Hancock Park meets the criteria for an HPOZ and the Cultural Heritage Commission certified this Survey as to accuracy and completeness.**

Some opponents allege that the revised Historic Resources Survey is not adequate per the Court's ruling in the Windsor Square case and because it has been revised too many times should be scrapped and begun again. However, in the ruling handed down by the Superior Court in the Windsor Square case, *No HPOZ Alliance Et Al vs. the City of Los Angeles*, the judge stated "except in regards to the 'economic miracle' standard, the Cultural Heritage Commission was well within its discretion based on the evidence to conclude that the Survey was accurate and complete and certify the document accordingly". The judge only instructed the City of Los Angeles to re-evaluate those properties that used the "economic miracle" standard. The Department of City Planning actually exceeded this instruction by re-evaluating all 1,236 parcels including extensive field research for consistency with the methodology employed to determine reversibility.

There also have been questions regarding the qualifications of the Consultant who conducted the original Survey and the methodology that was used. The Department of City Planning conducted a competitive Request for Qualifications and Proposal process to contract with Myra

Frank & Associates for the creation of the Hancock Historic Resources Survey. Several contracts were awarded to Myra Frank & Associates, because the company employed architectural historians that met the Secretary of the Interior's qualifications in architectural history. Like Myra Frank & Associates, the Department of City Planning subcontracts with a number of private companies to conduct studies, which are used to make planning decisions. This practice is common among a number of jurisdictions throughout the nation. While Myra Frank & Associates compiled the original Historic Resources Survey, Planning staff thoroughly evaluated the Survey to make sure it was factually based and as accurate as possible. This resulted in the 2004, 2006, and 2007 revisions. The Department of City Planning with support from its own expert architects in historic preservation revised the "economic miracle" standard in the Historic Resources Survey, re-evaluated all 1,236 parcels and recommended that the Cultural Heritage Commission re-classify 109 properties. While the Consultant may have completed the initial Historic Resources Survey, this Survey is only a study until certified by the Cultural Heritage Commission.

The methodology the Consultant used to determine the historic significance of properties within Hancock Park was sound. Based on the criterion of the National Register of Historic Places, which requires that a building be at least 50 years of age to be listed on the National Register, the Consultant looked at available historic data on all structures in Hancock Park that were at least 50 years of age. The Consultant compiled this information into a database, which was used during physical inspections. During these inspections, the Consultant was able to compare what information was available in the database which included: verification of the year of construction, some early and potentially historically significant alterations and additions, original owner, original use, architect, builder, and cost of construction.

The Consultants, which were comprised of a team of qualified architectural historians that meet the Secretary of the Interior's qualifications in architectural history (Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983), evaluated the properties based on the historic documentation of what was built and the current physical condition of the property. This was not guesswork, but the trained eye of architectural historians who are qualified to identify alterations. These historians are familiar with typical character defining features of a particular architectural style and the types of materials that were historically available. Using building records to determine alterations and additions would have proven inadequate and incomplete, because project descriptions are vague, many alterations do not require a building permit, older records often are not available or simply missing and many owners alter or add to a property without building permits. Consequently, physical inspections are often the best method to determine whether a structure has been altered.

The Historic Resources Survey acknowledges that "the field survey report is essentially a snapshot in time of the development history of an area. As resources are demolished, altered, or introduced, the correct identification of significant resources in the HPOZ becomes imprecise. The database program developed for this project is intended to allow City Planning or the Cultural Heritage Commission to have a mechanism available to record and update the records as these changes occur over time". Recognizing that the Historic Resources Survey may contain some technical errors or omissions, the HPOZ Ordinance provides a provision for the "correction of technical errors and omissions in a previously certified Historic Resources Survey". This provision has already been used in the Pico Union, Lincoln Heights, and Highland Park HPOZs and simply involves review and comment from the Cultural Heritage Commission and determination letter from the Director of Planning. When this provision has been utilized, corrections have taken less than a month to complete. Moreover, homeowners in Hancock Park can request that the Planning Department correct any property that has a documented error.

A question was raised as to whether the Planning Department re-evaluated the entire Survey. Not only did the Planning Department revisit the entire Survey, but staff spent a week and a half in the field updating records to capture any changes that have taken place since the Survey was originally conducted. In revising the Survey, staff replaced over one hundred photos with either clearer pictures or photos of new work. In addition, staff looked into building permit histories of those properties that were flagged in the field as potentially being remodeled. For example, staff found a building permit from 1999 on 445 S. Las Palmas for a 936 2<sup>nd</sup> floor addition. In spite of re-evaluating the entire Survey, staff discovered that very little has changed in Hancock Park and most records did not need to be updated. The Department of City Planning Public Workshop on June 26, 2007 provided a venue for homeowners to review the revised Survey and identify problems on individual survey pages. No errors were reported at this meeting, but rather a few people provided additional historical information.

Finally, the Hancock Park Historic Resources Survey has been challenged in the past because of the context statement and period of significance. The Hancock Park Historic Resources Survey includes the required context statement pursuant to Section 12.20.3 of the LAMC and establishes "the relation between the physical environment of the Preservation Zone and its history, thereby allowing the identification of Historic features in the area as contributing or non-contributing". The Hancock Park Historic Resources Survey's context statement provides a thorough analysis of the historic development of Hancock Park according to guidelines specified in National Register Bulletin 16. The Bulletin defines a historic context as "a body of information about historic properties organized by theme, place, and time." Historic context is linked with tangible historic resources through the concept of property type. A property type is a "grouping of individual properties based on shared physical or associative characteristics." The historic context statement provides a framework for the identification of historic resources and the determination of their relative significance. The Historic Resources Survey also establishes a period of significance for Hancock Park by documenting the historic development patterns in the neighborhood and explaining that the Period of Significance is from 1920 to 1956.

*"The Survey concluded that the Hancock Park area meets the criteria for HPOZ designation because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred during the 1920s and 1930s. The Contributing buildings retain their historic design and features depicting the array of period revival styles common during these decades, predominantly, Tudor Revival, English Revival, Spanish Colonial Revival, and Mediterranean Revival. The vast majority of the buildings were designed by important local architects and were built for prominent families at a much higher original construction cost relative to other contemporary residential buildings in Los Angeles. Prominent deceased residents of Hancock Park included such highly recognizable names as reclusive millionaire Howard Hughes, entertainers Mae West and Nat King Cole, Broadway Department Store magnate Arthur Letts, Jr., and architect William Pereira. Consequently, the Hancock Park HPOZ area contains a high concentration of exemplary period revival designs created by some of Los Angeles greatest residential architects of the early twentieth century: Stiles Clements, Roland Coate, Elmer Grey, Hunt & Burns, Gordon Kaufman, Clarence J. Smale, Gene Verge, Edith Wharton, and Paul Revere Williams."*

As the Historic Resources Survey concludes Hancock Park clearly meets the criteria for an HPOZ. While some have argued that Period Revival architecture can be found in other neighborhoods beside Hancock Park, as the Survey states Hancock Park is set apart by the quality of its architecture, materials, and craftsmanship.

**2) There is documentation to support the need for an HPOZ. While there may have been few teardowns over the years, any demolition or incompatible construction can have a devastating impact on a historic district, especially because Hancock Park has such a high percentage of contributing structures.**

Many opponents have stated that the need for the HPOZ is not documented; that the neighborhood has existed without this type of regulation and has retained 88% of the structures as contributing (Historical Resources Survey); and that an HPOZ is too radical of a zoning tool for a neighborhood as stable as Hancock Park. In June of 2000, the Planning Department was directed by City Council motion to begin studying the potential for an HPOZ in the Hancock Park area. This was in response to constituent concerns over out-of-character alterations, new development, and the demolition of single-family residential dwellings. While it is true that formerly 91% (currently 88%) of the structures in Hancock Park have retained many of their original characteristics without an HPOZ, there is increased development pressure in the area exemplified by the seven contributing properties that were demolished or altered beyond recognition before the Historic Resources Survey was completed and the first Interim Control Ordinance adopted. Moreover, while the Interim Control Ordinance (ICO) (allowing for additions and changes up to 51% of the existing square footage and 51% of the lineal front façade) was in place, at least five properties underwent significant alterations that have negatively impacted their historic character. For example, 361 N. June Street is no longer a contributing property after the approval of a hardship exemption was granted. Since this segment of June is largely unchanged since the period of significance, this new structure stands out and has altered the character of the block. Since the adoption of the Hancock Park HPOZ, several investors and homeowners have approached the Planning Department with proposals that would result in historically inappropriate additions and alterations such as semi-subterranean attached garage at the front of the house and the addition of a 3<sup>rd</sup> floor.

**3) While there may be zoning tools to address mansionization, the best way to preserve the historic integrity of a neighborhood is through the Historic Preservation Overlay Zone.**

Some opponents have stated that neighborhood issues of tear-downs and overbuilding could be better addressed through other zoning tools (e.g., maximum lot coverages, floor area ratios, and a continuation of the existing Interim Control Ordinance). While these tools may address building height, bulk and total floor, they fail to preserve the historic architecture unique to Hancock Park, such as a Tudor Revival style building with leaded glass windows, classic timbering, and clinker brick façade. The proposed City anti-mansionization ordinance does nothing to protect these unique features or this structure's relationship to the rest of the neighborhood, but rather limits size, bulk, and lot coverage. Historic structures could be subjected to alteration, incompatible construction, or demolition without the protection of the HPOZ.

**4) There is no documentation that shows a correlation between changes in development and demographic patterns and the addition of time and cost associated with the HPOZ review process. Moreover, the Hancock Park Preservation Plan has several provisions meant to streamline the HPOZ review process and reduce delays. The preservation plan and HPOZ Board also offer free technical assistance, which can often assist homeowners in saving money on projects.**

There is little expense or delay involved with the historic preservation review processes that might affect development or demographic patterns. In fact, the proposed Hancock Park Preservation Plan has been carefully drafted to streamline the review process so that approvals are granted quickly. In the proposed Hancock Park Preservation Plan, twenty-three types of projects are exempted from review altogether, including non-visible exterior work. Projects that involve maintenance, repairs, and/or restoration consistent with the preservation plan guidelines, drawn from the Secretary of the Interior's Standards for Rehabilitation, are delegated to the Director of Planning for approval. In most cases, approvals for this type of work are granted on the same day staff is contacted. Only projects that could potentially impact a historic

resource such as alterations to the front façade of a historically significant structure or new construction on a vacant lot would require more extensive review. However, these types of projects generally are already required to go through a more extensive plan check process, often requiring plans from a licensed architect or structural engineer. Thus, the imposition of the HPOZ process would not add much time or cost to the approval process.

Moreover, the HPOZ ordinance has set time limits on the processing of HPOZ applications. With more extensive Certificate Work (Certificate of Appropriateness and Certificate of Compatibility), the Planning Department is required to render a determination within 75 days at approximately a \$250 charge for completion of an application package. For large projects such as these, this represents a relatively small additional cost of time and money and has not been shown to discourage potential applicants from pursuing their projects, as demonstrated by the thirteen applications for Certificate Work that have been filed in Hancock Park since October of 2006.

The Historic Preservation Overlay Zone and preservation plan are educational tools meant to help property owners achieve a particular project goal while preserving the character of their property. This guidance can often help these property owners save time and money. For example, an applicant in the Pico Union HPOZ applied to have five wood windows replaced with new vinyl windows, because the contractor told her the windows were no longer operable. The cost of the labor, window replacements, and the building permit was over \$2,000. After speaking with Planning Department Staff, the property owner learned that her window cords were broken: she, therefore did not require a building permit and the total cost was approximately \$500 for the labor of a carpenter. The four recommended treatments in the proposed preservation plan advocate that the easiest and most cost-effective methods are attempted first. In doing so, following the guidelines in the preservation plan often is the most cost effective rehabilitation solution.

**5) Based on case history, it appears that the HPOZ has not deterred homeowners in Hancock Park from making improvements or repairs.**

There is no evidence that the imposition of an HPOZ deters homeowners from making improvements or repairs to their home. In fact, the case history of Hancock Park since the Interim Regulation Procedures took effect in October of 2006 indicates that HPOZ did not serve as a deterrent. Since October of 2006, thirty-two HPOZ cases were filed in Hancock Park, thirteen of which were considered major work. Thus far, all nineteen Conforming Work cases have been approved and ten out of thirteen of the major work cases have been approved. The remaining four are currently being processed. In addition, the Planner has signed off on dozens of permits, which involved exterior work that is exempted from HPOZ review, because the work was not visible from the street.

**6) The preponderance of studies conclude that historic preservation has positive economic impacts on designated neighborhoods.**

Finally, many major studies, including well-known published studies in Texas, New York, and Pennsylvania, found that property values in areas with historic district designation increase on average between 5 percent and 20 percent. In addition, these studies have found that historic districts generally have lower owner turnover rates than comparable neighborhoods without this designation.

Historic preservation has been shown across the country to have positive economic effects on designated neighborhoods. A recent overview of nationwide research titled *Economics and*

*Historic Preservation* by the Brookings Institution found that, “the economics literature clearly comes down in favor of a positive effect of historic districting on property values.” A recent study in New York found “overall price appreciation from 1975 through 2002 was greater for houses inside historic districts. A Planning Department study of the Miracle Mile North HPOZ in Los Angeles showed that values in the historic zone have increased 28% more over the last 10-years, as compared with the zip code as a whole. Home values in the area also rose faster than an architecturally comparable district to the north<sup>5</sup>.

**7) The HPOZ imposes limited restrictions on individual property owners in order to protect the overall environment for the common good. However, residents are still able to exercise a tremendous amount of freedom in altering or adding to properties.**

Many in the community are concerned that the HPOZ will take away property rights, and that the Board would prevent necessary improvements. However, existing zoning regulations already limit what homeowners may do with their properties (e.g., use, height, setbacks). HPOZs do not supersede these regulations and do not prohibit additions, alterations, or even demolitions, but merely require that exterior work is reviewed for consistency with the Hancock Park Preservation Plan in order to make certain that new additions or alterations do not destroy historic materials, and to protect the historic integrity of the property and its environment. HPOZ jurisdiction is therefore limited to aesthetics of exterior work only.

The accompanying preservation plan limits the type of work reviewed in the HPOZ. In the preservation plan, twenty-three projects are exempted from review altogether including most projects that are not visible from the street. Thus, it is possible for an individual property owner to change the rear elevation to reflect individual tastes and preferences without HPOZ review. .

It is also possible for a homeowner to add on in order to accommodate a large family. Neither the proposed Hancock Park HPOZ, nor the preservation plan place a limit on the size of expansions and additions. In fact, in the Hancock Park HPOZ most work that is not visible from the street is completely exempt. Unlike most HPOZs, which require that additions over 250 square feet go through the Certificate of Appropriateness process even if they are not visible from the street, additions up to 30% of the existing floor area that are not visible from the street are exempt from HPOZ review altogether. For example, a 4,000 square foot home in Hancock Park, a typical sized home in this neighborhood, could add 1,200 square feet without HPOZ review. Moreover, since the Interim Regulation Procedures have been in place, the Planning Department has already approved an addition greater than 30% of the existing floor area of the residence involving an addition of a second story on a single story structure at 523 N. Cahuenga Boulevard. Finally, in approving this project, the designee of Director of Planning based the decision on the applicable provisions of the Secretary of the Interior’s Standards for Rehabilitation and not on square footage pursuant to the HPOZ Ordinance. In fact, the HPOZ Ordinance lists thirteen elements to be considered when evaluating an application for a Certificate of Appropriateness and Certificate of Compatibility. Square footage is not included as one of these elements. Therefore, an HPOZ does not evaluate the size of an addition, but rather how the addition is accommodated on a lot and harmonizes with the existing historic structure.

**8) The HPOZ and preservation plan would not inhibit environmental preservation by discouraging the removal of toxic lead paint and other lead-based construction materials**

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<sup>5</sup> Using Zillow.com, the Department compared the gain in estimated market value between 1997 and 2006 between 22 Miracle Mile North properties and the 90036 zip code as a whole. Values in Miracle Mile North increased 449% versus 350% for the entire zip code. The comparable area to the north of Miracle Mike North is bounded by Melrose, Beverly, Gardner and Detroit and features homes of a similar size, age and architecture.

**and discouraging the use of energy-saving doors, windows, solar technology and other building materials.**

The proposed HPOZ and preservation plan do not discourage the use of energy efficiency technology. For example, the Planning Department recently approved of the installation of dual glazed windows on 100 S. June Street in Hancock Park and solar panels on the Mayoral residence, which is located in the Windsor Square HPOZ. While the solar panels were reviewed in this case, the installation of the solar panels that are not visible from the street would be exempt from review in Hancock Park Preservation Plan. Other energy efficient technologies like solar panels can be easily installed in the non-visible portions of a structure without review even if these elements do not conform to the Hancock Park Preservation Plan guidelines. Finally, the Secretary of the Interior Guidelines for Rehabilitation, the centerpiece of the preservation plan, includes guidelines for energy efficiency. These guidelines demonstrate that historic preservation and energy efficiency are not mutually exclusive. It should be noted that historic properties were built with energy efficiency in mind. Porches were often designed to save energy by shading the south and west sides of the house.

The Hancock Park HPOZ and Preservation Plan do not prevent or impede the removal of potentially hazardous materials such as lead-based paint or asbestos. In fact, the Los Angeles Housing Department is actively working with twelve properties located within Historic Preservation Overlay Zones to safely remove or encapsulate lead-based paint. Moreover, in the proposed Hancock Park Preservation Plan paint is exempt from review altogether. Thus, a property owner can decide to remove or paint over lead-based paint in compliance with other Building & Safety Codes. Finally, it should be noted that emergency or hazardous conditions always supersede the HPOZ per the HPOZ ordinance, which states that "The correction of emergency or hazardous conditions where the Department of Building and Safety, Housing Department, or other enforcement agency has determined that emergency or hazardous conditions currently exist and the emergency or hazardous conditions must be corrected in the interest in public health, safety and welfare" are exempt from review.

**9) The Hancock Park HPOZ and Preservation Plan were properly initiated and noticed.**

In the past, opponents have questioned the initiation of the HPOZ without 75% of approval from property owners in Hancock Park. However, the HPOZ ordinance, subsection 12.20.3.F.2 allows for initiation of a Preservation Zone by City Council, the City Planning Commission, the Director of Planning, and the Cultural Heritage Commission. In the event that residents initiate an HPOZ, the application shall contain signatures of at least 75% of the owners of lessees within the proposed district. However, the Preservation Zone was initiated by City Council pursuant to a City Council motion adopted on June 28, 2000 (Council File No. 00-1247) in response to residents' requests and not by application. The HPOZ was initiated again on May 9, 2007 (Council File No. 07-0665) by City Council motion. Therefore, there is no requirement of 75% support from owners or lessees.

In terms of notification of the Hancock Park HPOZ and Preservation Plan, residents have been given several opportunities to express their comments regarding the proposal. Planning Department staff contacted both the Hancock Homeowners Association and Hancock Park Residents Association in November of 2005 to provide information regarding the proposed HPOZ and to solicit feedback. The Planning Department also held a Public Workshop on December 15, 2005, notifying every property owner within the proposed district and collecting comment forms. Prior to the March 2, 2006 meeting where the Survey was certified by the Cultural Heritage Commission, the Planning Department sent out over one hundred staff reports to its interested party list. On March 23, 2006, the Planning Department held an Open House and on March 30, 2006, a Public Hearing at 3<sup>rd</sup> Street Elementary School located in Hancock

Park. Notices for both the Open House and Public Hearing were sent to all property owners and residents within the proposed HPOZ area and within a 500-foot radius of the HPOZ boundary (pursuant to the LAMC), as well as to anyone who had either signed in at the earlier workshops or sent written correspondence regarding this matter. During the public hearing, staff announced the May 11, 2006 City Planning Commission meeting and the staff report was sent to over 500 individuals who either attended a public meeting or sent some form of communication to us regarding this matter. Finally, all property owners and residents within the proposed HPOZ area and within a 500-foot radius of the HPOZ boundary (pursuant to the LAMC) were notified of the June 26, 2007 Public Workshop and July 12, 2007 Public Hearing regarding the revised Historic Resources Survey, Historic Preservation Overlay Zone, and preservation plan. Those in attendance were also notified of the July 19, 2007 Cultural Heritage Commission meeting and August 23, 2007 City Planning Commission meeting.

### **Review of Street Visible Façades and Board Jurisdiction**

Throughout the development of the Hancock Park Preservation Plan, the proponent and opponent focus groups were never able to reach a consensus on whether the side elevations particularly on mid block houses should be reviewed and by whom. Many opponents wanted HPOZ review to be limited to the front façade only, arguing that the front is what is visible and contains the majority of character defining features. Unfortunately, review of the front façade is a flawed approach, creating a type of “façadectomy” inconsistent with nationally accepted preservation principals including the Secretary of Interior Standards for Rehabilitation. Instead, the proposed preservation plan includes review of all portions of the side elevations on a mid block or corner lot like many historic districts that limit review to those portions of a property that are visible from the street, but do not limit review to the front façade only.

Once review of all visible portions of the side elevations were included in the plan, the Planning Department worked with the focus groups in an attempt to define visibility. Again, a consensus could not be reached. As a result, staff looked to other historic districts for guidance and determined that visibility really has to be determined on a case by case basis. Therefore, the planner would determine what is visible in with the visibility section in Chapter 3, Function of the Plan of the Hancock Park Preservation Plan.

Finally, the proponent focus group along with many residents in Hancock Park have strongly advocated for HPOZ Board review of side elevations. In response to this requested change in the preservation plan, we have also received a number of communications from residents who oppose this change and are concerned about the HPOZ Board’s authority. Staff is recommending no change to the preservation plan for the following reasons:

- 1) When the Hancock Park HPOZ was first adopted, many in the community expressed concern about HPOZ Board authority. To address this concern, the City Planning Commission recommended that the preservation plan include a series of Preservation Plan Principles. One of these principles explicitly delegated review authority of the street visible side elevations to the Planning Department.
- 2) Although the review of the side elevations would be delegated to Planning, the decision would be based upon the preservation plan, the same document a HPOZ Board would have to use to make a decision. As a result, the outcome is likely to be the same.
- 3) Any change to a visible side elevation that is not consistent with the preservation plan would be denied and would have to go through the Certificate of Appropriateness process and HPOZ Board review.

- 4) The HPOZ Board would review additions or demolitions involving more than 30% of the existing square footage of the house even if it involved a side or rear elevation. As a result, the Board would review a significant number of cases. Out of thirty-two cases, thirteen major cases would have been reviewed by the Board.