

ORDINANCE NO. 181326

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map,

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

**Section 1.** Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones within the boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2 Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



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



NOT TO SCALE

C.M. 157.5 A 233, 157.5 A 235, 156 A 233  
 156 A 235, 154.5 A 231, 154.5 A 233,  
 154.5 A 235, 153 A 231, 153 A 233

CPC 2010-0943 HPOZ

081710



Area Mapped

**Section 2. URGENCY CLAUSE.** The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: The Urgency Clause will immediately preserve public peace, health and safety by preventing the alteration, degradation or loss of irreplaceable, historically and culturally significant structures, buildings, and natural features that together comprise an invaluable cultural asset of the City of Los Angeles. The Urgency Clause will do this by enabling permanent historic preservation regulations to take effect prior to the impending, October 25, 2010 expiration of the current temporary regulations. Otherwise, due to City procedures and council recess, a time lapse will occur between the temporary and permanent regulations and such lapse could result in the issuance of by-right permits for alteration and demolition of historic structures. This time lapse exposes the proposed HPOZ to degradation, in direct conflict with the City's interest in this neighborhood.

The need for expedited adoption of permanent regulations is demonstrated by the fact that 78 permit requests have been made since 2005 to significantly alter structures within the proposed HPOZ expansion area (Garvanza), including 5 requests for demolition of existing structures; 24 requests for new construction; and 32 requests for additions to existing structures. Additionally, 55 permit requests were made between 2001 and 2005 for the same area. Permit requests also include removal of architectural features, and reconstruction, rehabilitation, relocation, and/or restoration of the exterior of buildings, structures, landscaping, natural features, or lots. A lapse between the existing temporary regulations and implementation of permanent regulations (the proposed ordinance) will compromise the historic character of the proposed Highland Park – Garvanza HPOZ by continuing to allow issuance of such permits on a by-right basis that can lead to numerous irreversible alterations to and/or demolitions of important, character-defining historic structures.

The Garvanza neighborhood has been documented as an invaluable historic and cultural asset of the City of Los Angeles, primarily as example of late 19<sup>th</sup>, early 20<sup>th</sup> Century town development and as breeding ground for the influential Southern California Arts and Crafts movement. Garvanza has retained structures of styles typical of their respective eras of architectural significance – Period Revival, Craftsman and Victorian. Garvanza contains 11 City-designated Historic Cultural Monuments along with original natural and design features such as vegetation, topography and street pattern.

On July 17, 2007, the Los Angeles City Council directed the Planning Department to initiate proceedings to establish a Historic Preservation Zone (HPOZ) in the Garvanza neighborhood. The Motion highlighted the Garvanza area as representing significant architectural history, including the original historic township of Garvanza dating to the early 1900s. On October 22, 2007 the City Council effectuated an Interim Control Ordinance (ICO) that established temporary regulations for the issuance of building permits in order to enable the Planning Department to conduct the work necessary to develop HPOZ recommendations. On October 30, 2009, City Council effectuated a new ICO in order to allow the Planning Department more time to complete the required Garvanza Historic Resources Survey and produce related recommendations. This ICO was extended two times in order to enable the Planning Department to conclude the Survey and complete the recommendations. The latest ICO extension expires on October 25, 2010. No further ICO extensions are allowed.

Pursuant to Section 253 of the Los Angeles City Charter, the Urgency Clause is intended to protect the public safety, health and welfare by eliminating the time lapse between temporary and permanent regulations, which provide regulatory mechanisms that enable the City to ensure that development activities are compatible with the historic and cultural context of Garvanza and that these activities not be detrimental to the intent and purpose of the Northeast Los Angeles Community Plan. The absence of an Urgency Clause will result in potential demolitions and irreversible alteration of historic structures in Garvanza, therefore compromising irreplaceable community assets, worthy examples of past architectural history, and the integrity of the

proposed Historic District as a whole. The absence of an Urgency Clause will also destabilize the neighborhood by allowing for the diminishment of its past as reflected through its buildings, structures, Landscaping, and Natural Features and will discourage interest in its cultural, social, economic, political and architectural phases of its history and the involvement of all aspects of the City's diverse neighborhoods in the historic preservation process.

The Urgency Clause will prevent the degradation of an invaluable cultural asset of the citizens of Los Angeles. The immediate enactment of permanent regulations will prevent the alteration and demolition of important historic buildings and limit development that is inconsistent with the Garvanza neighborhood. For all of these reasons, the Ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

**Section 3.** The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than three-fourths of all of its members, at its meeting of SEP 22 2010

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JUNE LAGMAY, City Clerk

By [Signature] Deputy

Approved OCT 01 2010

[Signature] Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted.....

By \_\_\_\_\_

Date \_\_\_\_\_

[Signature]  
Michael LoGrande  
Director of Planning

File No(s). 10-2331