

ORDINANCE NO. 181769

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:

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 without delay. The Department of City Planning has processed the adoption of the Jefferson Park HPOZ without the benefit of an Interim Control Ordinance to prevent degradation and demolition of identified historic resources within the HPOZ Boundaries, and the implementation of the HPOZ in a timely manner without delay is needed to ensure that no further historic resources will be altered or demolished without appropriate review or in conflict with the City's interest in protecting the historic fabric of the HPOZ.

The need for expedited adoption of permanent regulations is demonstrated by the fact that more than 373 permit requests have been made from 2001 to March 2010 to significantly alter structures within the proposed HPOZ, including 26 requests for demolition of existing structures; 69 requests for new construction; and 123 requests for additions to existing structures. 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. Further delay in the implementation of permanent regulations (the proposed ordinance) will compromise the historic character of the proposed Jefferson Park 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. Additionally, since the time that the Draft Historic Resources Survey was finalized in September 2010, 48 properties that were identified as Contributing Elements in the survey have undergone alteration, in many cases without building permits that may have compromised the historic integrity of those resources.

The Jefferson Park neighborhood has been documented as an invaluable historic and cultural asset of the City of Los Angeles, primarily as example of an early 20th Century streetcar suburb development and as breeding ground for the influential Southern California Arts and Crafts movement. Jefferson Park has retained structures of styles typical to the Arts and Crafts movement, namely a remarkable collection of Craftsman style bungalows, many of which were built from pattern books and pre-fabricated kits. The neighborhood presents a cohesive style and despite a preponderance of inappropriate alterations and demolition over the past decades remains substantially intact.

On July 17, 2002, the Los Angeles City Council directed the Planning Department to initiate proceedings to establish a Historic Preservation Zone (HPOZ) in the Jefferson Park neighborhood and to initiate proceedings to establish an Interim Control Ordinance (ICO) to prevent development that would further degrade the pending HPOZ. The Motion highlighted the Jefferson Park area as representing significant cultural and architectural history.

In 2010 the Department of City Planning staff initiated work on the establishment of the HPOZ but an ICO was not set forth due to a lack of staff resources to process both and HPOZ and an ICO. Work has therefore brought the proposed HPOZ to the point of adoption without any substantial protections in place to ensure that historic resources are not impacted.

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 Jefferson Park and that these activities not be detrimental to the intent and purpose of the South Los Angeles and West Adams-Baldwin Hills-Liemert Community Plans. The absence of an Urgency Clause will result in potential demolitions and irreversible alteration of historic structures in Jefferson Park, therefore compromising irreplaceable community assets, worthy examples of past architectural history, and the integrity of the proposed Preservation Zone 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 Jefferson Park 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 JUN 28 2011

JUNE LAGMAY, City Clerk

By Pat Plath Deputy

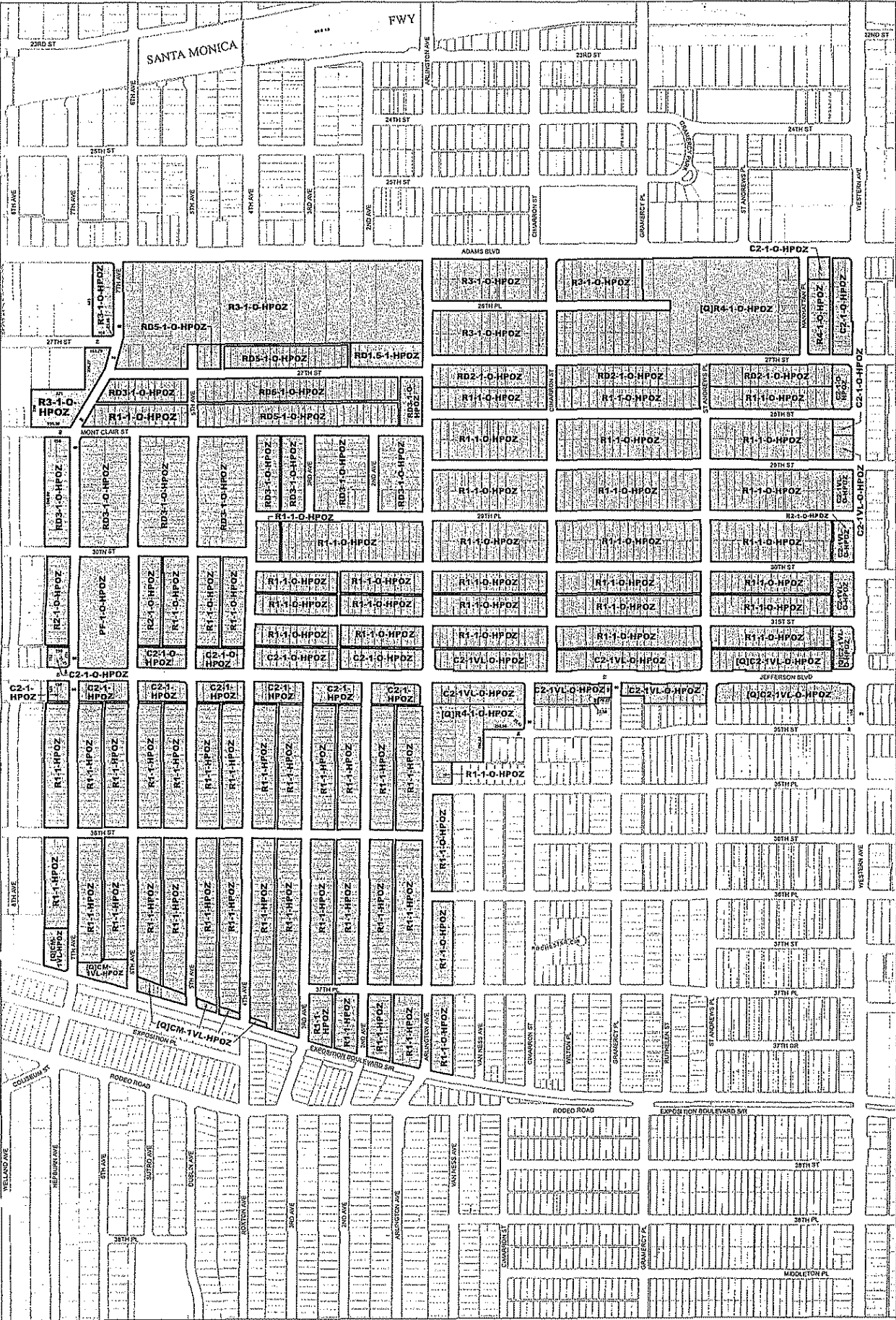
Approved JUL 05 2011

[Signature] Mayor

Pursuant to Section 558 of the City Charter, the City Planning Commission on May 26, 2011, recommended this ordinance be adopted by the City Council.

[Signature]
James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. 09-2724



ALL BOUNDARIES, FOLLOW EXISTING ZONE LINES, EXCEPT WHERE DIMENSIONED.

CAL. ST. 117 B 159, 120 B 125, 120 G 193, 122 B 159, 123 B 159
 CPC 2010-2410 HPOZ
 JEFFERSON PARK HPOZ
 032511

