

3.0 Function of the Plan

3.1 ROLE OF THE PRESERVATION PLAN

This Preservation Plan is a City Planning Commission approved document that governs the Angelino Heights Historic Preservation Overlay Zone (HPOZ). The main function of this plan is to serve as Design Review Guidelines which clarify and elaborate upon criteria established under the HPOZ Ordinance. The plan aims to create a clear and predictable set of expectations as to the design and review of proposed projects.

The Department of City Planning uses Preservation Plans as the basis for its determinations. The Angelino Heights HPOZ Board uses the Angelino Heights Preservation Plan to make recommendations on all proposed exterior work within Angelino Heights based on the applicable criteria and guidelines within this document. All proposed work within the district is to be reviewed by the HPOZ Board, unless exempted from review, or the authority to review has been delegated to the Director of Planning.

This plan has been prepared specifically for the Angelino Heights community and articulates Angelino Height's vision and goals in regards to Historical Preservation by establishing design guidelines for the development, rehabilitation, and restoration of single and multiple-family residential structures; commercial structures; the public realm including streets, parks and street trees; and other types of development within Angelino Heights.

The Angelino Heights Preservation Plan serves as an implementation tool of the Silverlake-Echo Park Community Plan (a part of the Land Use Element of the City's General Plan). An HPOZ one of the many types of overlay districts, policies, and programs that serve to advance the goals and objectives of the Community Plan.

The Silverlake-Echo Park Community Plan provides an official guide to the future development of the District for use by the City Council, the Mayor, and the City Planning Commission; other concerned governmental agencies; and residents, property owners and business people of the Plan area, along with private organizations concerned with Planning and civic improvement. One of the objectives for Housing in the Silverlake-Echo Park Community plan is to conserve and improve the varied and distinctive residential character of the Plan area. Some of the policies that affect the Angelino Heights Preservation Plan listed in the Silverlake-Echo Park Community Plan are as follows:

Housing - Rehabilitation of existing housing stock should be actively stimulated in order to conserve and upgrade the District as a housing resource. Rehabilitation programs in Silverlake-Echo Park should be tailored to specific family income, housing and neighborhood characteristics.

Cultural and Historical Monuments - The Silverlake-Echo Park Plan incorporates the sites designated on the Cultural and Historical Monuments Element of the General Plan and provide for the addition of sites thereto.

The Angelino Heights Preservation Plan can be utilized as a resource for property owners who plan exterior repairs or alterations to their property. It can also serve as an educational tool to inform existing and potential property owners, residents, investors, and the general public how to rehabilitate existing properties and/or build new infill construction within the unique Angelino Heights HPOZ of the City of Los Angeles. The Preservation Plan is to be made available to property owners and residents within the Angelino Heights HPOZ, and shall be reviewed by the HPOZ Board every two years.

3.2 ORGANIZATION OF THE PRESERVATION PLAN

Each Preservation Plan is required to contain seven elements: The Mission Statement, Goals and Objectives, Function of the Plan, the Context Statement, the Historic Resources Survey, Design Guidelines, and the Preservation incentives/Adaptive reuse policies located in the Appendix. The Angelino Heights Preservation Plan contains two parts.

Part I contains five chapters: The Mission Statement establishes the community's vision for their Preservation Plan. The Goals and Objectives chapter states the Goals to accomplish and offers specific programs or actions (Objectives) as the means to accomplish these Goals. The Function of the Plan reviews the role, organization, and process of the Preservation Plan. The Context Statement briefly outlines the history and significance of the community's development. The Historic Resources Survey identifies all Contributing and Non-Contributing structures and includes Contributing landscaping, natural features and sites, and vacant lots. The Historic Resources Survey also serves as the starting point for the Architectural Style pages and the Rehabilitation and Infill Guidelines found within this Preservation Plan.

Part II is the Design Guidelines which contains five chapters: Design Guideline Overview, Architectural Styles, Residential Design Guidelines, Commercial Design Guidelines, and Public Realm. The Architectural Styles pages provide an overview of the predominant architectural styles present within Angelino Heights. The Residential and Commercial Design Guidelines for Rehabilitation/Infill identify the detailed character defining elements of the various architectural styles, and the Public Realm chapter provides preservation guidelines for public spaces within the HPOZ district. The Architectural Style pages are intended to work together with the applicable chapters of the Residential and Commercial Design Guidelines, as well as the Public Realm chapter.

An appendix of other useful information is found at the back of this Plan. This appendix includes a compilation of preservation incentives and adaptive reuse policies, process charts, and the HPOZ Ordinance.

3.3 PROCESS OVERVIEW

The Historic Preservation Overlay Zone permit process has different levels of review for different types of projects. The following are the four types of project review within an HPOZ. For more information on which review type is appropriate for a certain project, contact City Planning Staff.

1. **Certificate of Appropriateness (COA).** The Certificate of Appropriateness procedure is the review process required when there is significant work on elements identified as Contributing in the Historic Resources Survey.
2. **Certificate of Compatibility (COC).** The Certificate of Compatibility procedure is for the review of new construction on vacant lots, including building replacement or for demolition and reconstruction for elements identified as Non-Contributing or not listed in the Historic Resources Survey.
3. **Conforming Work on Contributing Elements.** Conforming Work on Contributing Elements is a review process for the following types of work:
 - a) Restoration work
 - b) Demolition in response to natural disaster
 - c) Ordinary Maintenance and Repair
 - d) Additions of less than 250 square feet that are not located within the front yard or street-side facade, with no increase in height.
4. **Conforming Work on Non-Contributing Elements.** Conforming Work on Contributing Elements is a review process for the following types of work:
 - a) Relocation of buildings or structures dating from the Preservation Zone's period of significance onto a lot in the Preservation Zone.
 - b) Work that is undertaken solely on an element that is identified as Non-contributing in the Historic Resource Survey, or not listed in the Historic Resource Survey
 - c) Work that does not involve the construction of a new building, or building replacement.
 - d) The relocation of buildings or structures dating from Angelino Heights' periods of significance onto a lot designated as a Non-Contributing Element in the zone.

The four permit processes are summarized below. The HPOZ Planner for Angelino Heights will determine if the Project requires a Certificate of Appropriateness, a Certificate of Compatibility, or is eligible for review under Conforming Work for Contributing Elements or Conforming Work for Non-Contributing Elements per Section 12.20.3 (H) of the HPOZ Ordinance.

Choose the applicable permit for the proposed project and follow the steps to obtain an HPOZ permit from the Department of City Planning. Please consult the HPOZ Ordinance language located in the Appendix of this plan for a better understanding of these requirements.

CONFORMING WORK ON CONTRIBUTING ELEMENTS 12.20.3(I)1

1. Contact Planning Staff. HPOZ Planner schedules project for conformance review and sign-off at next HPOZ Board meeting, unless project is considered exempt.
2. Materials checklist and requirements are given to applicant by HPOZ Planner.
3. Submit materials checklist and requirements to HPOZ Planner.
4. Project is reviewed by the HPOZ Board at the scheduled meeting. Board reviews for conformity with the Preservation Plan.
5. After conformance review and sign-off, applicant may obtain required building permits from the Department of Building and Safety (if required, other regulations may apply).

CONFORMING WORK ON NON-CONTRIBUTING ELEMENTS 12.20.3(J)1

1. Contact Planning Staff. HPOZ Planner schedules project for conformance review and sign-off at next HPOZ Board meeting.
2. Materials checklist and requirements are given to applicant by HPOZ Planner.
3. Submit materials checklist and requirements to HPOZ Planner.
4. Project is reviewed by the HPOZ Board at the scheduled meeting. Board reviews for conformance with HPOZ Ordinance.
5. After conformance review and sign-off, applicant may obtain required building permits from the Department of Building and Safety (if required, other regulations may apply).

CERTIFICATE OF APPROPRIATENESS (COA) 12.20.3 (K)3

1. Contact Planning Staff. A COA consultation is scheduled with the HPOZ Board.
2. Consultation with the HPOZ Board to review project at HPOZ meeting.
3. COA application requirements are given to applicant by HPOZ Planner.
4. Get application and materials authorized by HPOZ Planner for submittal to City Planning Public Counter.
5. HPOZ Planner schedules a Public Hearing, per Section 12.20.3 (L) of the Los Angeles Municipal Code (LAMC) with the HPOZ Board and sends case information to the Cultural Heritage Commission (CHC).
6. COA is reviewed by the HPOZ Board at the scheduled hearing and independently by the CHC. Board and CHC issues recommendations based on Preservation Plan.
7. Director of Planning issues a Director's Determination based on Section 12.20.3(L)3 of the HPOZ Ordinance.
8. Approved projects may obtain required building permits from the Department of Building and Safety (if required, other regulations may apply) after appeal period, if any.

CERTIFICATE OF COMPATIBILITY (COC) 12.20.3(L)3

1. Contact Planning Staff. A COC consultation is scheduled with the HPOZ Board.
2. Consultation with the HPOZ Board to review project.
3. COC application requirements are given to applicant by HPOZ Planner.
4. Get application and materials authorized by HPOZ Planner for submittal to City Planning Public Counter.
5. HPOZ Planner schedules a Public Hearing, per Section 12.20.3 (M) of the LAMC with the HPOZ Board and sends case information to the CHC.
6. Project is reviewed by the HPOZ Board at the scheduled hearing and independently by the CHC. Board and CHC issue recommendations based on Preservation Plan.
7. Director of Planning issues a Director's Determination based on Section 12.20.3(M)1 of the HPOZ Ordinance.
8. Approved projects may obtain required building permits from the Department of Building and Safety (if required, other regulations may apply) after appeal period, if any.

3.4 Exemptions

There are no exemptions on work within the Angelino Heights HPOZ district.

3.5 Delegated Authority to the Director of Planning

There is no project review delegated to the Planning Department within the Angelino Heights HPOZ district.