

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 University Park Historic Preservation Overlay Zone (HPOZ). The main function of this plan is to provide 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 University Park HPOZ Board uses the University Park Preservation Plan to make recommendations on all proposed exterior work within University Park based on the applicable criteria are guidelines within this document. All Projects within the Preservation Zone 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 University Park community and articulates University Park'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 University Park.

The Adams Normandie 4321 Urban Design Program (AN/4321) was prepared in 1991, jointly by the Adams Normandie Project Area Committee and the Community Redevelopment Agency. The elements within the program served to reinforce the physical character of the community by promoting development that was compatible with and enhanced existing structures. *The University Park HPOZ Urban Design Guidelines* were derived from that 1991 AN/4321 program document in August of 2000 by the University Park HPOZ Board as part of the *University Park Preservation Plan (version 2000)*. The AN/4321 *Design Guidelines* are intended to provide continuity in the transition from Community Redevelopment Area to Historic Preservation Overlay Zone. These AN/4321 *Design Guidelines* are incorporated into Part II of this University Park HPOZ Preservation Plan.

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

The South Los Angeles 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; 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 South Los Angeles Community Plan is to conserve and improve the varied and distinctive residential character of the Plan area. Some of the policies that affect the University Park Preservation Plan listed in the South Los Angeles Community Plan are as follows:

Historic - The historic resources are a valuable asset to this Community. They offer significant opportunities for developing neighborhood identity and pride within the Community. It is important to retain the currently available inventory of such buildings.

Issues

- Preservation and rehabilitation of existing historic places.
- The need to increase understanding and appreciation of preserving historic resources.
- New development and rehabilitation projects that are sensitive to the character of established historic areas.

Neighborhood Character - Preserve and enhance the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.

Issues

- Scale, density and character of structures housing adjacent to Historic Buildings.
- The need to preserve and rehabilitate historic areas with sensitivity to the character of the established neighborhood.

The University Park Preservation Plan serves 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 University Park HPOZ of the City of Los Angeles. The Preservation Plan is to be made available to property owners and residents within the University Park HPOZ, and shall be reviewed by the HPOZ Board every two years.

3.2 ORGANIZATION OF THE PRESERVATION PLAN

Each Preservation Plan is required by the HPOZ Ordinance 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 University Park HPOZ 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 University Park. 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 EXEMPTIONS

Please refer to specific Design Guidelines sections for exempted work within the University Park HPOZ district.

3.4 DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

There is no project review delegated to the Planning Department within the University Park HPOZ district.