

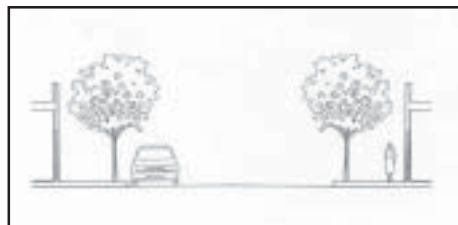
## 6.4.1 Site Design



An consistent building edge to the street and the profusion of engaging storefronts has historically encouraged pedestrian activity.



Cars were typically parked on the street, or in additional parking areas located to the rear of buildings. In this way, the unified solid street frontage of this historically pedestrian area was preserved.



Traditional streetscapes in commercial areas included such pedestrian friendly features as shade trees and buildings built right to the sidewalk edge.

### PURPOSE AND INTENT

The design of the site of an historic structure is an essential part of its character. This design includes the streetscape in which the site is set, the planting strip along the street, the way a structure sits on its lot in relation to other structures and the street, and landscaping elements. While many of the historic structures in the HPOZ may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the structures within them.

Historically, commercial areas in Los Angeles were characterized by a consistent setback usually aligned against the sidewalk. This alignment provides for a comfortable and inviting pedestrian thoroughfare. Parking was located either to the rear of buildings or was provided on the side of the street. Preservation of this regular street wall is essential to maintaining the historic, pedestrian-friendly character of our historic commercial areas.

### GUIDELINES

- .1 Mature trees and hedges, particularly street trees in the public planting strip, should be preserved whenever possible.
- .2 Historic sidewalk features should be preserved wherever possible.
- .3 Parking areas and driveways should be located to the rear of commercial structures.
- .4 If new parking areas are to be located on a site to accommodate multiple vehicles, these areas should be screened from public view by appropriate fencing or planting strips.
- .5 Entrances for commercial parking areas should be located from streets other than those faced by the primary architectural facade of the building wherever possible.
- .6 The historic street wall should be preserved in any storefront renovations.

## PRESERVATION PLAN WORKSHEET PAGE THIS SIDE WILL NOT BE PART OF FINAL DOCUMENT

### Notes on text:

Review these guidelines as you think about those appropriate for your HPOZ area. You may delete those that do not apply or rephrase/reverse them to meet your needs. Additional guidelines may be developed and listed here as well. As you think about appropriate guidelines, it may be helpful to make a separate list of areas of concern regarding work in this section, and then draft a guideline for each item. After doing so, compare your list with those to the left and remove/rephrase/delete/add as appropriate.

Clear and specific guidelines will help convey the expectations for specific types of projects within the HPOZ and provide certainty and predictability to the process for both the applicant and project reviewer.

When customizing guidelines in this section, please remember that a range of guidelines are listed on these pages to foster discussion and debate regarding the key points. A full assortment of topics and issues are listed, you may wish to cross many out, and add many more. You will find that some may not apply in your HPOZ, and others may be contradictory to those that do. Guidelines that do not apply may be deleted, reversed, or rephrased. General guidelines may be developed in more detail to suit the character of your HPOZ. You may find it helpful to make a list of topics you feel are important, and then draft guidelines to address each one.

Make use of a hierarchy of verbs and phrases to convey the general importance of each particular guideline. The use of the words 'are encouraged', 'are strongly discouraged', 'may', 'should', 'shall', etc. indicate how strongly the HPOZ board will, and the applicant should, adhere to a particular guideline. Each guideline listed on the left is only a draft concept, the verbs and phrases can be modified to meet local expectations.

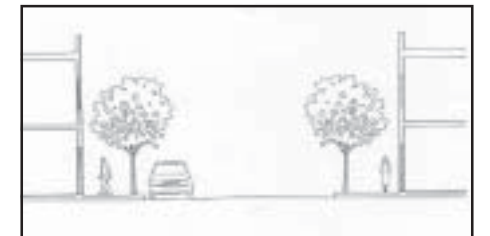
### Additional graphics:



Traditionally, commercial areas presented a consistent building wall at the sidewalk edge.



A pedestrian-friendly commercial district.



Traditional streetscapes in commercial areas included such pedestrian friendly features as shade trees and buildings built right to the sidewalk edge.

## 6.4.1 Site Design



On a corner, historic buildings were aligned with both sidewalk edges. Also note the historic rotunda tower, marking the intersection of the two avenues.



Street trees can lend shade, making the pedestrian way more inviting.

### ADMINISTRATIVE PROCEDURES

#### EXEMPTIONS

.1

#### WORK REVIEWED BY PLANNING STAFF

- .1 The review of ordinary maintenance and repair applications as defined in Section 12.20.3.G for work solely within this section shall be delegated to the Director of Planning.

### GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

The pattern and rhythm of buildings in historic commercial areas should be preserved. While introduction of compatible elements is often of benefit to the neighborhood, each change to the design of a site should be considered carefully. Historic elements, such as mature street trees, sidewalk features, and common setbacks should be preserved and maintained.

Preservation of the historic placement of a structure against the sidewalk, with parking provided on the street or to the rear provides an inviting pedestrian experience for residents and other customers, and helps to preserve or enhance the character of a neighborhood. Any plans for alteration of the footprint of an historic commercial structure should be carefully considered to preserve this relationship between the buildings and the street.

Please refer to the Appendix for additional assistance and resources.

## PRESERVATION PLAN WORKSHEET PAGE

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### Notes on text:

### Additional graphics:

List specific types of roof projects, if any, that would benefit from being exempt from the HPOZ review process. This section will be linked to the Exemption section in Chapter III, Function of the Plan.

Routine, recurring, and/or simple cases that are easily and effectively governed by the guidelines may be delegated to staff for review and processing. This may create more time for the board to focus on significant projects and speed the review of certain types of projects. Boards may also wish to continue to review all applications. This section will be linked to the Delegation section in Chapter III - Function of the Plan.

Finish with any background information or advice that the reader might find useful. A reference section at the end of this document will identify other places to find preservation information.

You may wish to include general advice, recurring problems and locally unique solutions, and if desired, even explain the rationale behind a particularly controversial or complicated local preservation issue specific to your community.

There will be an opportunity to list preservation resources, contacts, and directories in the appendix. In this way, the appendix may be updated as appropriate without requiring resubmission of the entire document to the City Planning Commission for approval.