3/9/93

ORDINANCE NO. 21608

An ordinance amending CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended; re-establishing the zoning classification and amending and re-establishing procedures and regulations pertaining to Conservation District No. 6 (the Hollywood/Santa Monica Conservation District) on the following described property to-wit:

Tract I:

Being all of City Blocks 2606, 2707, 2708, 7/2720, A/2784, 2784, A/2785, 18/2726, 17/2725, 16/2717, 15/2716, 14/2715, 13/2714, 1/2709, 2/2710, 3/2711, 12/2713, 11/2724, 10/2723, 9/2722, 8/2721, 6/2719, 5/2718, 4/2712, 28/2227, 9/2217, 10/2218, 2/2218, 1/2215, 7/2215, 8/2216, 26/2226, 6/2214, 5/2213, 24/2224, 24/2225, 23/2223, 22/2222, 4/2212, 3/2211, 21/2221, 19/2219, 20/2220, 1/2209, 2/2210, being part of City Blocks B/2704 and 2702, being all of City Blocks A/2704 and C/2704, and being all of City Block 2705, and being generally bounded by the G.C. & S.F. Railroad, the rear of the lots along the southwest side of Valencia Street and Sarasota Circle, East Grand Avenue, Tenison Memorial Road, and Lindsley Avenue.

Tract II:

Being all of City Blocks 2/2703, D/2704, and E/2704, and part of City Block 1/2703 generally located between Tenison Memorial Road and the G.C.&S.F. Railroad, and between Lindsley Avenue and Vivian Avenue;

repealing Ordinance No. 20458; providing a penalty not to exceed $2000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council of the City of Dallas find that the property described in Exhibit C is an area of cultural and architectural importance and significance to the citizens of the city; and

WHEREAS, the city plan commission and the city council, in accordance with the provisions of the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to amend and re-establish the regulations for this conservation district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

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EXHIBIT A. Hollywood/Santa Monica Conservation District Conceptual Plan

EXHIBIT B. Graphics

EXHIBIT C. Subarea Property Descriptions

SECTION 2. Zoning classification change. CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by re-establishing the zoning classification on the property described in attached Exhibit C as Conservation District No. 6, the Hollywood/Santa Monica Conservation District. Each of the two tracts in this district at the time of passage of this ordinance are hereby renamed and re-established as Subdistricts I and II of this district, which are described in attached Exhibit C. A map showing the boundaries of the district and its subdistricts is attached as Exhibit B.

SECTION 3. Purpose. This district is amended and re-established to provide a means of conserving the Hollywood/Santa Monica neighborhood and to protect and enhance its significant architectural and cultural attributes.

SECTION 4. Interpretations and definitions. Unless otherwise stated:

(a) all references to code sections in this ordinance refer to sections in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, and

(b) the definitions and provisions contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, apply to this ordinance. In this ordinance:

(1) ACCENT COLOR means color used in small amounts to trim and accentuate detailed architectural features such as narrow decorative moldings and window sashes.

(2) ARCHITECTURAL ELEMENTS mean chimneys; roof style, pitch, materials, and overhang; building materials; window style; vent style; balconies; towers; wing walls; eave overhangs; window sashes; porches; crowns; pilasters; and other similar items.

(3) BERM means a mound of earth used as a physical barrier between areas, or as a landscape architectural design feature.

(4) BODY COLOR means the dominant paint color of a structure. The color of unpainted brick is the body color for most houses in this district.

(5) CIRCULAR DRIVE means a non-permeable surface, located in a front yard or cornerside yard; used as an access to off-street parking or for off-street parking; and which has two curb cuts onto the same street.

(6) CONTRIBUTING STRUCTURE means any structure listed as a contributing structure by street address or designated as a contributing structure on the map labelled "Architectural Styles" in Exhibit A. In the event of a discrepancy between the identity of a contributing structure in the list and in the map contained in Exhibit A, the text of the street address list prevails over the map. A contributing structure is one which exemplifies the district's original architectural appearance because of its identifiable style and form.

(7) CORNER LOT means a lot that has frontage on two different streets.

(8) CORNERSIDE LOT LINE means a lot line that abuts a cornerside yard.

(9) CORNERSIDE FACADE means the main building facade facing the side street.

(10) CORNERSIDE YARD means a side yard that abuts a street.

(11) DIRECTOR means the director of planning and development or the director's representative.

(12) DOCUMENTED ASSURANCE means an architectural drawing or photograph delineating the original or existing appearance of the structure.

(13) ESTABLISHED BUILDING LINE means the setback lines originally required on the lot when the subdivision plat was filed.

(14) EXISTING STRUCTURE means a structure located in this district on September 27, 1989.

(15) FENCE means a structure or hedgerow that provides a physical barrier.

(16) FLUORESCENT COLOR means any color defined by the Munsell Book of Color as having a minimum value of eight and a minimum chroma of ten.

(17) FOUNDATION PLANTINGS means a hedge or other planting material installed next to a structure to provide a cover or camouflage for the area between the ground and the bottom of a sill, or the top of a railing.

(18) HALF STORY means the space in a structure located just under the roof rafters and above a finished floor.

(19) HEIGHT means the vertical distance measured from grade to the highest point of the structure. (See attached Exhibit B.)

(20) INSIDE LOT LINE means the side property line on a lot that:

(A) separates the lot from adjoining property; and

(B) does not abut a public right-of-way such as a street or alley.

(21) LOT means a building site, as defined in the Dallas Development Code, as amended.

(22) METALLIC COLOR means a color containing metallic chips or a color intended to look like metal, such as silver or gold.

(23) NONCONTRIBUTING STRUCTURE means any structure that is not a contributing structure or a significant structure.

(24) PARKWAY means the area between the sidewalk and the curb, or the area between the sidewalk and the pavement if there is no curb.

(25) REMODEL means renovation or repair that either changes the appearance of the structure or replaces original material with another material.

(26) RETAINING WALL means a masonry, concrete, or stuccoed wall between six and 30 inches in height which is located in a front or side yard and is used to prevent the erosion of land.

(27) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.

(28) ROLL FLOORING means flooring material commonly packaged in rolls, including, but not limited to, carpeting, synthetic turf, and vinyl floor and surface coverings.

(29) ROLL ROOFING means roofing material commonly packaged in rolls.

(30) SIDE YARD means:

(A) that portion of a lot extending from the front setback line to the rear setback line and the side lot line; or

(B) that portion of a lot which is between a lot line and a setback line but is not a front or rear yard.

(31) SIGNIFICANT STRUCTURE means any structure listed as a significant structure by street address or designated as a significant structure on the map labelled "Architectural Styles" in Exhibit A. In the event of a discrepancy between the identity of a significant structure in the list and in the map contained in Exhibit A, the text of the street address list prevails over the map. While not exemplary of the district's contributing architectural styles, a significant structure is:

(A) an original structure in the district;

(B) of the same period as the district's contributing structures; and

(C) representative of and comparable to the quality of construction, detailing, and workmanship of its particular style as the contributing structures are representative of their styles in the district.

(32) STREET FACADE means any facade that faces a lot line that abuts a public street.

(33) STREET FACADE WIDTH means the distance between the intersections of the front facade with each of its respective side walls.

(34) THIS OR THE DISTRICT means the Hollywood/Santa Monica Conservation District.

(35) TRIM COLOR means a color other than the body color. Wood colored translucent stains are included as trim colors. Trim color does not include the color of gutters, porch floors, and ceilings.

(36) WRAP-AROUND means the continuation, for a distance of at least 25 feet behind and perpendicular to the street facades, of the masonry facade treatment on any new structure not intended to be constructed completely of masonry.

SECTION 5. Conceptual Plan. The Hollywood/Santa Monica Conceptual Plan reflecting the history of this district, and illustrating architectural style requirements and the locations of contributing, significant, and noncontributing structures is attached to and made a part of this ordinance as Exhibit A. In the event of a conflict between the text of the main body of this ordinance and the conceptual plan, the text of the main body of this ordinance controls. Additional graphics are attached to and made a part of this ordinance as Exhibit B.

SECTION 6. Development standards.

(a) Tract I. Except as otherwise provided, the development standards of the R-5(A) Single Family District apply to the area specified on the map as Tract I and designated as the R-5(A) Single Family Subdistrict of the Hollywood/Santa Monica Conservation

District. (See attached Exhibit A.) The following development standards are applicable to Tract I of this district.

(1) Uses.

(A) The following uses are permitted in this tract:

(i) Duplex uses.

(ii) Any use permitted in the R-5(A) Single Family District.

(B) A minimum of two off-street parking spaces are required for each dwelling unit.

(C) The following lots are limited exclusively to those uses permitted in the R-5(A) Single Family District:

(i) Lots that were vacant on September 27, 1989.

(ii) Lots upon which structures have been intentionally removed, demolished, or destroyed.

(D) The number of dwelling units on a building site may not be increased. If the number of dwelling units in a building is reduced, or the building is replaced with another building containing a lesser number of dwelling units, the building site must thereafter be limited to the lesser number of units.

(2) Lot size requirements. Lots must have a minimum area of 5,000 square feet, a minimum depth of 100 feet, and a minimum width of 50 feet.

(3) Minimum and maximum front yard setbacks for main structures.

(A) Minimum front yard.

(i) Except as provided below, a minimum 35-foot front yard setback must be provided on all building sites.

(ii) The established building line must be used on blockfaces where the setback is greater than 35 feet.

(B) Maximum front yard. A maximum 40-foot, or within 10 percent of the average front yard setback of both adjacent main structures, must be provided on all lots.

(4) Minimum side and cornerside yard setbacks for main structures. A minimum side yard setback of five feet must be provided on all building sites.

(5) Minimum rear yard setback for main structures. A minimum rear yard setback of 10 feet must be provided on all building sites.

(6) Setbacks for garages, carports, and accessory structures.

(A) Except as provided below, detached garages, carports, and all other accessory structures must be located to the rear of the main structure. On corner lots, accessory structures must not be located closer to the cornerside lot line than the main structure.

(B) Garages and carports on residential lots facing East Grand Avenue (Lots 1-8 of Block 13/2714; Lots 1-16 of Block 1/2709; and Lot 6 of Block 2702) may be located in front of the main structure as long as:

(i) a minimum front yard setback of 35 feet is maintained;

(ii) a garage or carport which meets building code requirements cannot be legally located to the rear of the main structure; and,

(iii) the style, materials, roof pitch, color, and design are compatible with that of the main structure.

(C) Attached front entry garages and carports are permitted if located on the rear 50 percent of the main structure. Existing garages and carports located on the front 50 percent of main structures may be replaced, repaired, or maintained, but may not be enlarged.

(D) A rear yard setback of 20 feet is required for all rear entry garages and carports.

(E) A cornerside yard setback of 20 feet is required for all side entry garages and carports that are accessed from the side street.

(7) Maximum lot coverage. The maximum permitted lot coverage on each building site is 45 percent.

(8) Maximum building height.

(A) Except as otherwise provided, the maximum permitted height for all structures is 24 feet.

(B) If any portion of an existing structure's roof ridge exceeds the permitted maximum height, the lower portion of that structure's roof ridge may be raised to the height of the taller portion of the roof ridge.

(9) Stories.

(A) Except as provided below, the maximum number of stories is one and one-half. New one and one-half story structures may be built to within plus or minus ten percent of the height of existing adjacent contributing or significant one and one-half story structures even if that height exceeds 24 feet.

(B) Two story additions may be constructed on existing two story structures.

(b) Tract II. Except as otherwise provided, the development standards of the MF-2(A) Multifamily District apply to the area specified on the map as Tract II and designated as the MF-2(A) Multifamily Subdistrict of the Hollywood/Santa Monica Conservation District. (See attached Exhibit A.) The following development standards are applicable to Tract II of this district.

(1) Uses.

(A) The only uses allowed on Tract II are those uses permitted in the MF-2(A) Multifamily District.

(B) A minimum of two off-street parking spaces are required for each single family and duplex dwelling unit.

(C) No required or excess off-street parking may be placed in the front or cornerside yard.

(2) Lot size requirements. Lots must have a minimum area of 10,000 square feet, a minimum depth of 100 feet, and a minimum width of 100 feet.

(3) Minimum and maximum front yard setbacks for main structures.

(A) Minimum front yard. A minimum 35-foot front yard setback must be provided on all building sites.

(B) Maximum front yard. No maximum front yard setback is required.

(4) Minimum side and cornerside yard setbacks for main structures.

(A) A minimum side yard setback of 20 feet and a minimum cornerside yard setback of 25 feet must be provided on all building sites.

(B) A minimum spacing of 20 feet between buildings must be provided.

(5) Minimum rear yard setback for main structures. A minimum rear yard setback of 20 feet must be provided on all building sites.

(6) Setbacks for garages, carports, and accessory structures.

(A) Detached garages and carports, and all other accessory structures must be located to the rear of the main structure.

(B) Attached front entry garages and carports are permitted if located behind an imaginary line extending through the structure that divides the front 50 percent and the rear 50 percent of the main structure.

(7) Screening. In addition to the requirements of Section 51A-4.602 of the Dallas Development Code, screening for multifamily uses must comply with the landscaping provisions of this ordinance.

SECTION 7. Architectural provisions.

(a) Regulation of architectural styles.

(1) The regulations contained in this section apply to all structures in this district located on a lot. These provisions regulate those architectural elements located:

(A) on the front 50 percent or 25 feet of a structure, whichever is less; and

(B) on any street facade of a structure.

(2) The following architectural features may not be removed from any contributing or significant structure except

on a temporary basis for the purpose of repair and maintenance, or except when the structure is scheduled for total demolition:

(A) Balustrades.
(B) Chimneys.
(C) Dormers.
(D) Exterior stained and leaded glass.
(E) Porches and porch columns.
(F) Porte cocheres.
(G) Roof eaves.
(H) Turrets.
(I) Window and door openings.

(3) The facade treatments, materials, and design for new construction on vacant lots must be typical or look typical of the style and period of Tudor structures in the district. The street facades must:

(A) be constructed with a minimum of 80 percent brick or stone veneers;

(B) incorporate a minimum 25-foot brick or stone veneer wrap-around in its design and construction if the proposed structure is not intended to be built completely with brick or stone veneers; and

(C) comply with the architectural elements of the contributing style approved for construction on that lot.

(4) The facade treatments, materials, and design for new construction on lots where structures have been intentionally removed, demolished, or destroyed must comply with the architectural styles illustrated in Exhibit A for Tudor structures and with the requirements of Section 7(a)(3) of this ordinance.

(5) All remodeling, reconstruction, or alteration of an existing contributing or significant structure must comply with the requirements of the contributing or significant structure's designated style as established in Exhibit B. All of the architectural elements of the contributing or significant style must be incorporated into the new construction. As an alternative to compliance with a contributing or significant structure's designated style, the property owner may provide the director with documented assurance that the proposed work will reconstruct the original or existing architectural style and materials of the structure.

(6) Existing noncontributing main structures may be remodeled or altered only if the work complies either with the architectural style requirements listed in Exhibit A or with

the structure's existing architectural style. Any existing noncontributing structure that is damaged or destroyed by accident or act of God may be rebuilt in accordance with the provisions for nonconforming structures contained in Section 51A-4.704 of the Dallas Development Code, as amended.

(7) Structures associated with utility and transportation uses and erected in a public right-of-way or easement are exempt from the architectural provisions of this ordinance.

(b) Accessory structures.

(1) Accessory structures built to the rear of the main structure are exempt from any architectural regulations of this ordinance except on corner lots. On corner lots, all construction or remodeling of an accessory structure visible (not concealed by a screening fence or shrubbery) from the side street must be compatible with the common architectural style of other structures accessory to main structures of the same architectural style as that of the main structure on the lot in question.

(2) Garages and carports on Tract I erected in front of the main structure must comply with the following regulations:

(A) The proposed structure may not be erected any closer than 35 feet from the front property line and must meet the same side yard setback requirements as the main structure.

(B) New construction of a garage or carport erected in front of the main structure must match or be compatible with that of the main structure in style, color, roof pitch, design, and form.

(c) Street facade width. The minimum street facade width for all structures on Tracts I and II is 30 feet.

(d) Roofs. The following roof surfacing materials are prohibited for new construction or remodeling in this district for any pitched or sloping roofs:

(A) Metal.
(B) Corrugated, plastic, or asbestos.
(C) Mineral aggregate.
(D) Rolled roofing.

(e) Glass.

(1) Only transparent or stained glass is permitted in window and door openings facing a street. Reflective, mirrored, translucent, or opaque glass is prohibited.

(2) Unless a structure is scheduled for complete demolition, stained and leaded glass may only be removed from a contributing or significant structure on a temporary basis for replacement with comparable stained or leaded glass or for repair and maintenance. It is a defense to prosecution under this provision that the stained or leaded glass was removed by vandalism or an act of God. New materials used in reglazing stained and leaded glass must reproduce the appearance of the original glass.

(3) Stained or leaded glass used to replace original or existing glass must be appropriate to or compatible with the style and period of the structure.

(f) Enclosures.

(1) Except as otherwise provided, only glass, screen, and framing and glazing installation materials may be used to enclose porches. Brick or stone, including veneers of these materials, that match the existing materials of the main structure may also be used to partially enclose a porch opening as long as these materials are used in conjunction with those materials listed above and their use does not detract from the architectural style of the structure. Glass porch enclosures may include wood and metal mullions and muntins for the purpose of creating glazing patterns and may incorporate a compatible glazed door. Enclosures must be compatible with the architectural style of the structure.

(2) Porte cocheres may not be enclosed with any building material, fence, or wall.

(g) Facade openings.

(1) The original facade openings must be retained.

(2) Original facade openings may be moved, enlarged, reduced in size, or changed in shape in a manner that is typical of the style and period of the contributing or significant structure.

(3) Awnings must be designed and installed in a manner that is typical of the style and period of the contributing or significant structure. Fabric awnings are recommended, but wood or metal awnings which are typical of the period and style of the

structure are permitted. Designs for awnings must be submitted to the director for review and approval before they are installed.

(4) Shutters must be designed and installed in a manner that is typical of the style and period of the contributing or significant structure. New shutters must be wide enough to cover the facade opening. Designs for new or replacement shutters must be submitted to the director for review and approval before they are installed.

(h) Screen and storm doors and windows.

(1) Screen and storm doors are permitted in this district.

(2) The frame, casing, rails, stiles, and muntins of screen and storm doors and windows may:

(A) not consist of clear anodized or unfinished metal; and

(B) include or incorporate decorative elements as long as these elements are typical of or compatible with the style and period of the main structure.

(i) Windows.

(1) New or replacement windows must be appropriate to or compatible with the style and period of the structure.

(2) Fixed plate glass windows are not permitted on a street facade except for:

(A) stained or leaded glass windows; or

(B) porch enclosures.

(3) All windows must fit the structure's wall openings. Additional infill materials are not allowed.

(4) Metal window frames facing the street must be painted with non-metallic paint and must be indistinguishable from original windows.

(5) Window air conditioner units are not permitted in windows or walls on the front facade.

(j) Color. A building facade may not be painted with more than one body color and three trim colors.

(1) Brick surfaces. Brick surfaces not previously painted must not be painted unless the applicant establishes that:

(A) the color and texture of replacement brick cannot be matched with that of the existing brick surface;

(B) the brick is not original or compatible with the style and period of the main building and the district;

(C) painting is the only method by which the brick may be restored or preserved; or

(D) painted brick is characteristic of the style and period of the main structure.

(2) Certain colors prohibited. Flourescent and metallic colors are not permitted on the exterior of any structure in this district.

(3) Body and trim colors.

(A) All structures must have a body color and no more than three trim colors, including any accent colors. On a house with brick or stone veneer, the color of the brick or stone is considered to be the body color. Dominant, trim, and accent colors must be used in the locations shown on attached Exhibit B.

(B) The colors of a structure must be complementary of each other and the overall character of this district.

(C) The body color and trim colors of all structures should conform with the color ranges or their equivalents in value, chroma, and hue outlined in the Munsell Book of Color as follows:

(i) Value. A body color should have a value of between six and nine, and a trim color should have a value of between three and nine.

(ii) Chroma. A body color should have a chroma between one and four, and a trim color should have a chroma between one and six.

(iii) Hue. A body color and a trim color should have a hue of between two and one-half and ten for red (R), green (G), blue (B), yellow (Y), yellow-red (YR), and green-yellow (GY).

Neutral gray, absolute white, and black may also be permitted. Neutral gray must be equivalent in value to those ranges specified above. Black may only be used as an accent or trim color. Any colors or color schemes that are not within the specified allowable Munsell ranges must be reviewed and approved or denied by the director. The director shall not approve any colors or color schemes (or their equivalents) that are specifically excluded by this ordinance.

(D) Complimentary color schemes are encouraged throughout each block face.

(k) Wrought iron and metal elements. Wrought iron and metals resembling wrought iron are recognized as legitimate architectural and decorative elements in the district. Certain limits and restrictions that apply to their use are shown in Exhibit A.

(1) Wrought iron and metal fences must be typical of the style and period of the structure.

(2) Wrought iron and metal columns and trims on structures are not permitted. Other wrought iron and metal decorative elements must be:

(A) typical of the style and period of the contributing or significant structure; and

(B) reviewed and approved by the director when proposed for use on a structure or as part of other architectural elements to be used on a structure.

(3) Wrought iron or metal security bars are not permitted as porch or porte cochere enclosures or on front facade openings.

(l) Handicapped access facilities. Ramps, rails, and other structures necessary to provide access for handicapped persons are permitted. The following restrictions apply:

(1) All handicapped facilities located on a structure must comply with all other applicable codes for their design, construction, and maintenance.

(2) Except as provided below, handicapped access for new structures must be provided on the rear 50 percent of the main structure.

(3) Handicapped access facilities may be allowed on the front 50 percent of an existing or new structure if the facilities are integrated into the overall design of the structure and are

indistinguishable from an architectural element that is typical of the style and period of a contributing or significant styled structure in the district.

(m) Fences and walls.

(1) Fences and walls are prohibited in the front yard except for the following:

(A) Balustrades.

(B) Porch rails.

(C) Hand rails.

(D) Retaining walls no higher than 30 inches above grade.

(2) Fences and walls must be located at least five feet behind the front facade of the main structure. On cornerside facades, fences may be erected along the property line beginning at the rear corner of a projection from the main structure. Where there is no projection, a fence may be erected to a point midway, measured from front to rear, of the length of the main structure. (See attached Exhibit B.) Fences located on cornerside yards shall not exceed six feet in height.

SECTION 8. Landscaping provisions. The regulations contained in this section apply to all lots in this district.

(a) Driveways and curbing.

(1) All driveways and curbing located between a main structure and the front or cornerside lot line must be constructed with one of the following permanent outdoor paving materials: smooth finished concrete, interlocking concrete paving block, or brick and stone pavers. Asphalt, exposed aggregate pavement, and loose aggregate pavement, such as gravel and bark mulch, are not permitted in this area. Asphalt is permitted as a pavement material for institutional uses located in Tract I and for uses, other than single family and duplex, in Tract II.

(2) No circular drives located in the front yard or the cornerside yard are permitted for single family and duplex uses.

(3) Driveways are limited to one curb cut per lot and may not exceed 12 feet in width for single family uses. Except as provided below, two curb cuts are permitted for institutional uses in Tract I and for uses, other than single family, in Tract II, as long as the total combined curbcut width does not exceed 24 feet.

(4) On a corner lot, the curbcut on the side street may be 24 feet in width if it is either located behind the rearmost corner of the main structure, or the curbcut provides access to a garage or carport.

(5) Driveways located in a front yard, cornerside yard, or parkway must not be blocked off, enclosed, or otherwise obstructed with fences, landscaping, or other materials.

(b) Sidewalks and front porches. All sidewalks and porches located between a main structure and the front or cornerside lot line must be constructed with one of the following permanent outdoor paving materials: smooth finished concrete, interlocking concrete paving block, or brick and stone pavers. Asphalt, rolled flooring, exposed aggregate, and loose aggregate pavement, such as gravel and bark mulch, are not permitted in this area.

(c) Front yards and parkways.

(1) No more than 30 percent of the required front yard or parkway may be covered with paving material.

(2) No required or excess parking is permitted in the required front yard in Tract II.

(3) No structures are permitted in the front yard, side yard, cornerside yard, or parkway, including mail boxes, pylons, satellite dishes, and accessory structures.

(4) Temporary holiday decorations are permitted in the front yard, cornerside yard, and parkway during the appropriate season. This provision is not intended to infringe upon religious expression.

(5) A minimum parkway of three feet must be maintained for the installation, repair, or replacement of a sidewalk. If a parkway is currently wider than three feet, the sidewalk must be constructed in a manner which maintains the existing or adjacent parkway width.

(d) Berms. Earthen berms are not permitted in any front yard or parkway. Berms may be constructed in a cornerside yard if the berms:

(1) are located behind the front building line;

(2) do not exceed a slope of one foot of height for each three feet of width; and

(3) do not exceed a maximum height of 30 inches above grade.

(e) Retaining walls. Existing retaining walls may be repaired and maintained. New retaining walls must be made of brick, stone, or other masonry materials and must:

(1) be set back from the public right-of-way a distance of at least two feet, except that the retaining wall may align with an existing and adjacent or adjoining retaining wall;

(2) not exceed 30 inches in height at grade; and

(3) match or be compatible with an adjacent or adjoining retaining wall; or

(4) match or be compatible with the main structure on the lot where the wall is being constructed.

SECTION 9. Signs.

(a) Tract I. All signs must comply with the provisions for non-business zoning districts contained in Article VII, "Sign Regulations," of the Dallas Development Code, as amended.

(b) Tract II. All signs must comply with the provisions for business zoning districts contained in Article VII, "Sign Regulations," of the Dallas Development Code, as amended.

SECTION 10. Nonconforming uses and structures. The nonconformity provisions of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as amended, apply to the Hollywood/Santa Monica Conservation District.

SECTION 11. Review procedures.

(a) Building permit review.

(1) Upon receipt of an application for a building permit for work in this district, if the proposed construction or modification is located on a street facade, the building official shall refer the permit application and plans to the director to determine whether the project meets the requirements of this ordinance. The review must be conducted so that the decision on issuance of the building permit can be completed no later than 30 days from the date of submission of the completed application to the building official.

(2) If the director determines that the application complies with the requirements of this ordinance, he shall refer the permit application, plans, and all other relevant information to the building official, who shall issue the permit if all requirements of the construction codes and other applicable ordinances have been met.

(3) If the director determines that the application does not comply with the requirements of this ordinance, he shall state in writing the specific requirements to be met before issuance of a permit to authorize the work requested, and the building official shall deny the permit. The director shall give written notice to the applicant of his reason for recommending denial of a building permit application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice must be sent to the address shown on the application.

(b) Work not requiring a building permit.

(1) This ordinance applies to any exterior work on a lot regardless of whether the work requires a building permit. Any violation of a provision of this ordinance is subject to civil and criminal enforcement.

(2) The director shall determine whether the proposed, in progress, or completed work or project meets the requirements of this ordinance. The review must be conducted so that the determination can be made no later than 10 days from the date of notification of the proposed, in progress, or completed work or project.

(3) If the director determines that the plans or work complies with the requirements of this ordinance, he shall approve the plans and shall give written notice of his findings to the applicant.

(4) If the director determines that the application does not comply with the requirements of this ordinance, he shall state in writing the specific requirements to be met before an approval is granted. The director shall give written notice to the property owner of his reason for denial of work. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice must be sent to the address shown on the application. In the event an address is not provided, the notice shall be sent to the address shown on the tax roll.

SECTION 12. Appeals.

(a) An applicant may appeal any decision made by the director pursuant to this ordinance to the board of adjustment by filing a written request for appeal with the department of planning and development within 10 days after notice is given to the applicant of the director's decision.

(b) The director shall also notify the Hollywood/Santa Monica neighborhood organization within five days of the receipt of an applicant's request for appeal.

(c) Appeal to the board constitutes the final administrative remedy available to an applicant.

(d) In considering the appeal, the sole issue before the board shall be whether the director erred in his or her decision. The board shall consider the same standards that were required to be considered by the director in making his or her decision.

(e) The board may not vary the provisions and intent of this ordinance unless the ordinance specifically provides for such a variance.

SECTION 13. Notice of hearing.

(a) The board shall hold a public hearing on all appeals.

(b) The director shall send written notice of the public hearing on the appeal to the board to the appellant and all owners of real property located within 200 feet, including streets and alleys, from the boundary of the area upon which the appeal is made. The notice must be given not less than 10 days before the day set for the hearing by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.

(c) The director shall give notice of the time and place of the public hearing in the official newspaper of the city at least 10 days before the hearing.

SECTION 14. Zoning district map. The director of planning and development shall correct Zoning District Map Numbers I-8 and I-9, in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 15. Penalty clause. A person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed $2000.

SECTION 16. Saving clause. CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 17. Severability clause. The terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 18. Repealer. Ordinance No. 20458, passed by the Dallas City Council on September 27, 1989, is hereby repealed.

SECTION 19. Effective date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

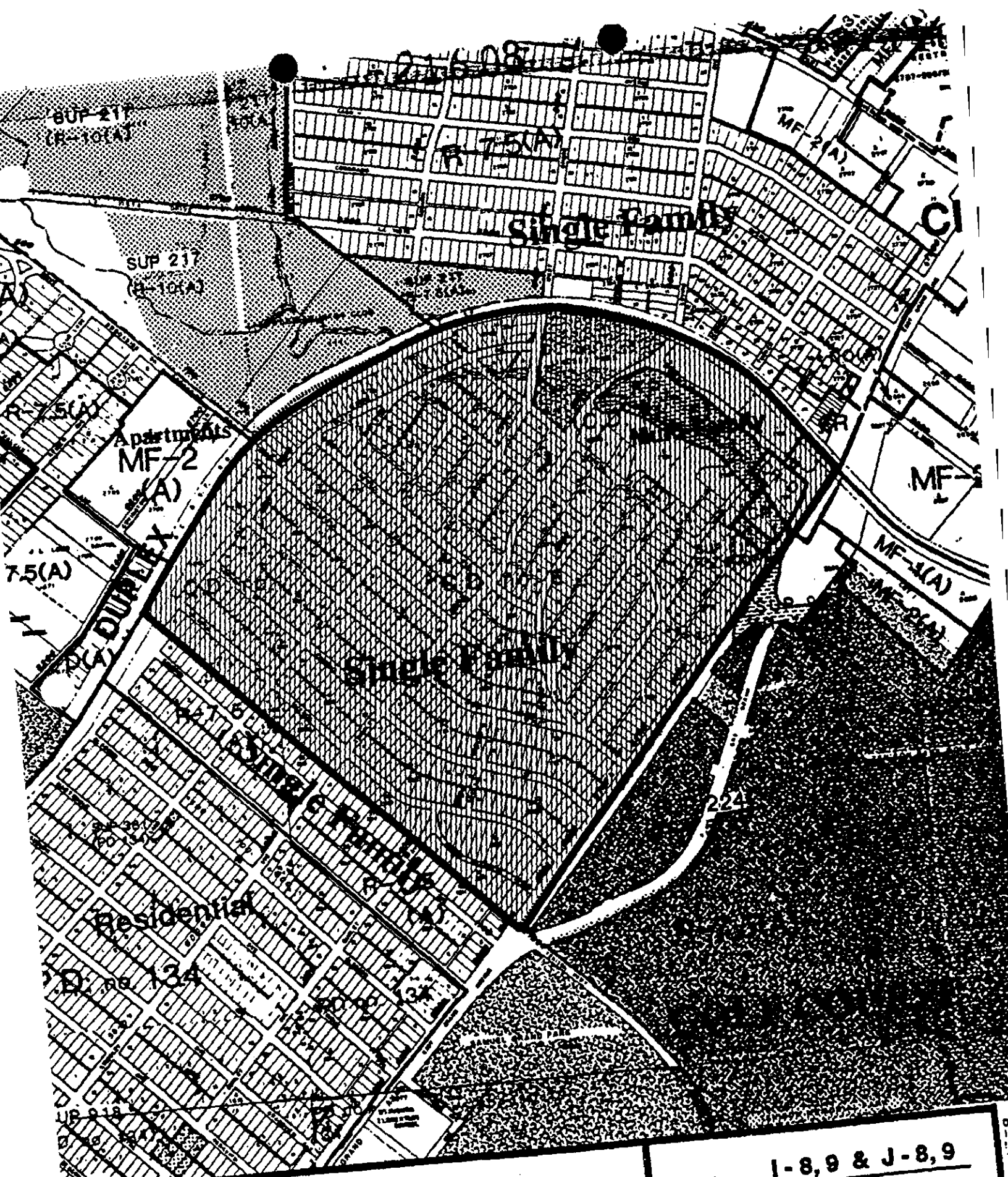
SAM A. LINDSAY, CITY ATTORNEY

By Cynthia Holder Stevens
Assistant City Attorney

Passed MAR 24 1993

Zoning File No. Z923-160/8689-E

7661U



NORTH
0 200 400

ZONING AND LAND USE

Map No. I-8,9 & J-8,9

Case No. Z923-160/8689-E

CONSERVATION DISTRICT No. 6

Exhibit "A"

Hollywood/Santa Monica Conservation District Conceptual Plan

21608

931149

Hollywood / Santa Monica Conceptual Plan

for
A Neighborhood Conservation District

City of Dallas
Department of Planning and Development

SEPTEMBER 1989

21608

931149

Hollywood / Santa Monica Conceptual Plan

City of Dallas
Department of Planning and Development

Director
Michael R. Coker

Assistant Director
James Gilleylen

Chief Urban Design Planner
Doug Waskom

Project Planner
Darryl Baker

Hollywood / Santa Monica Neighborhood Association

ACKNOWLEDGEMENTS

We wish to thank

Virginia and Lee McAlester for their permission to use illustrations and references from their book, A Field Guide to American Houses, 1984.

The residents and property owners of the Hollywood / Santa Monica neighborhood for their cooperation, enthusiasm, and coordination efforts in the research and development of this plan and its concepts. And especially the officers and members of the *Hollywood / Santa Monica Neighborhood Association*.

The staff of the Department of Planning and Development for the research, graphics, and administrative assistance provided in this endeavor.

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Contributing Styles

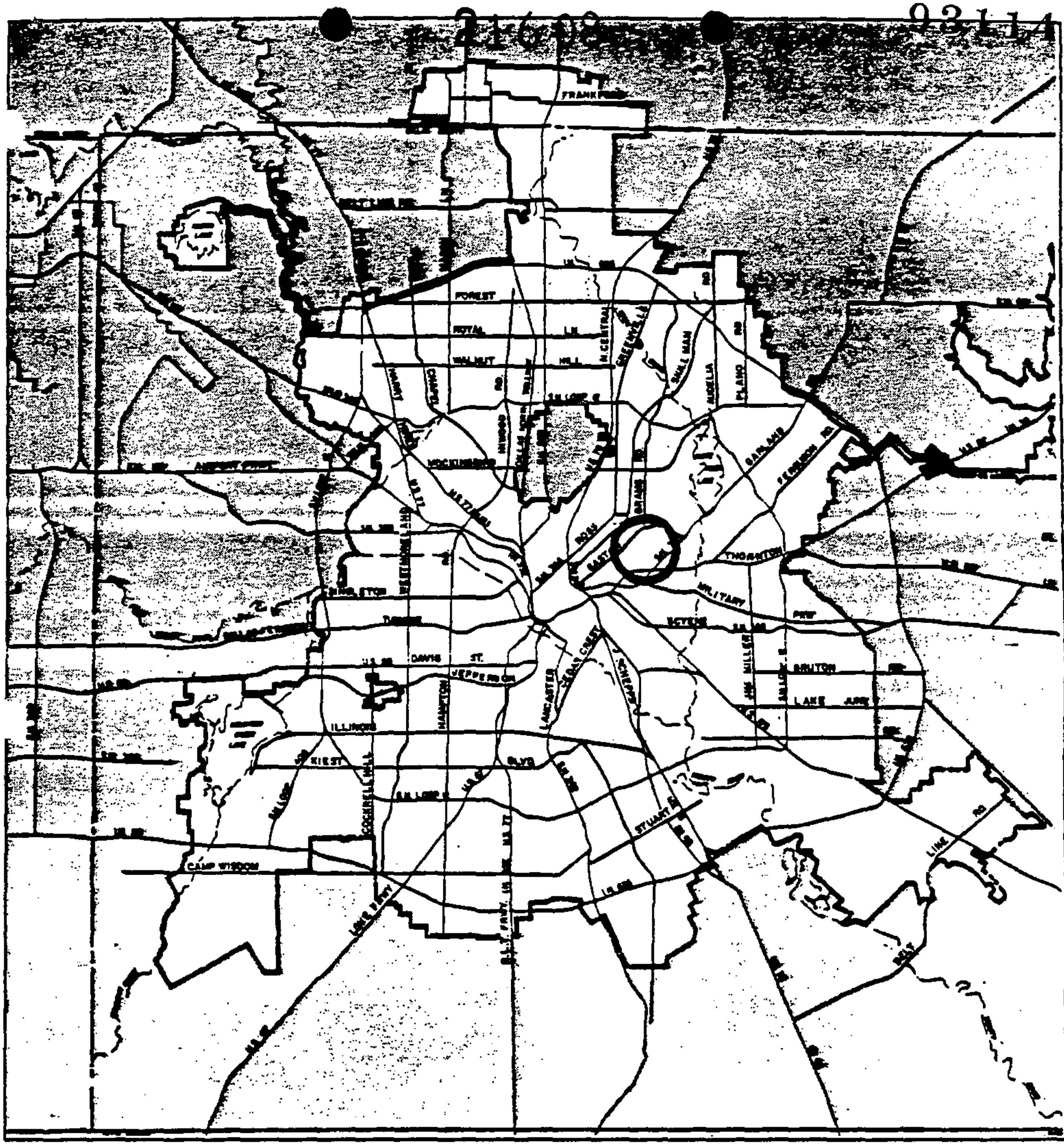
- Tudor 21
- Minimal Traditional 26

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- Colonial Revival / Neo-Colonial 28
- Neo-Classical 35
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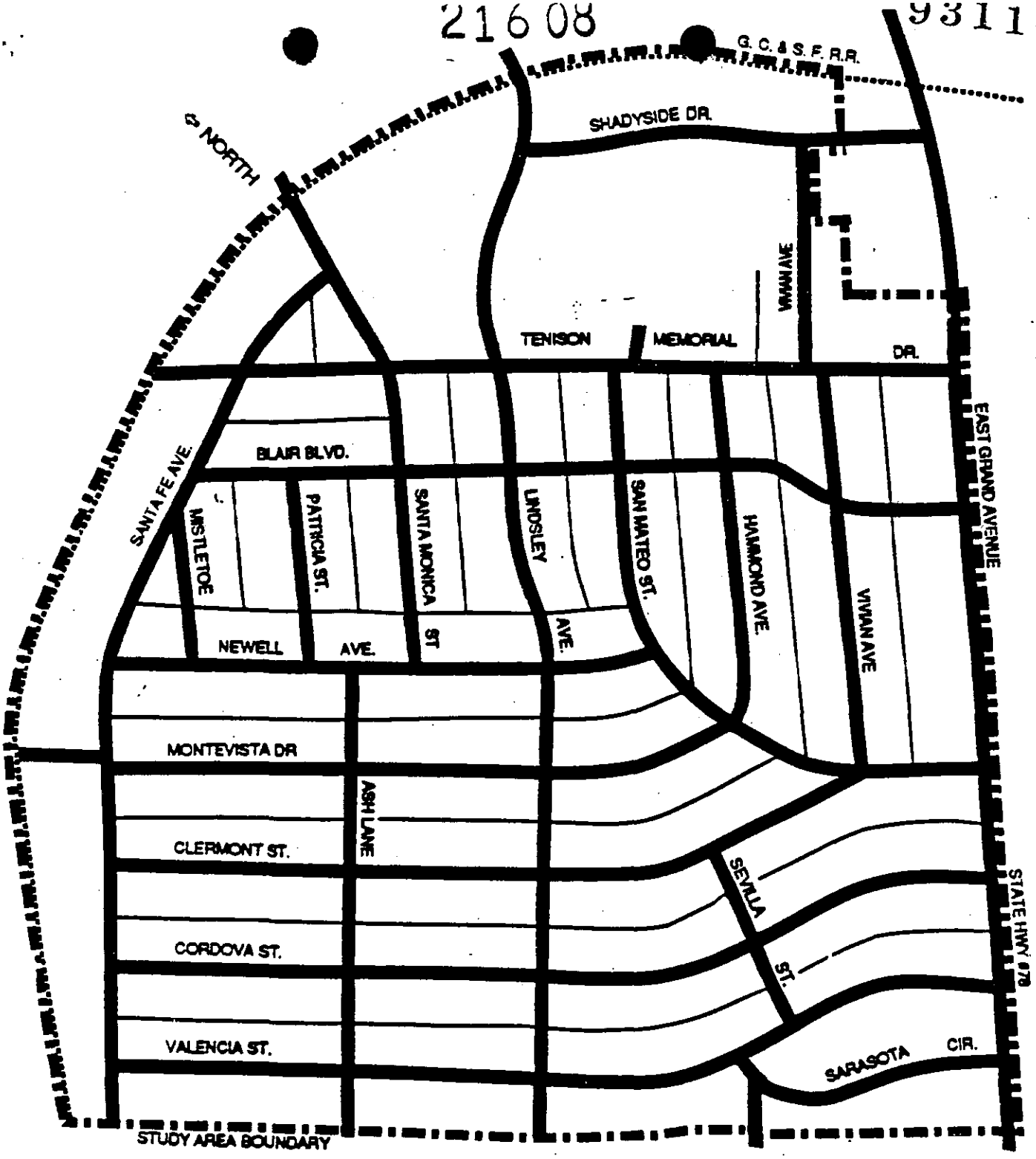
Appendix 46

931149



General Location
of
HOLLYWOOD / SANTA MONICA
CONSERVATION DISTRICT

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HOLLYWOOD / SANTA MONICA
CONSERVATION DISTRICT

DETERMINATION OF ELIGIBILITY FOR CONSERVATION DISTRICT DESIGNATION OF THE HOLLYWOOD/SANTA MONICA NEIGHBORHOOD

Introduction

The Hollywood/Santa Monica neighborhood is nestled in the rolling hills of East Dallas. In the 1920's, it was on the city limits -- the last neighborhood one passed through before leaving Dallas. It is one of the most stable and intact areas of Dallas in which a large concentration of period cottage styled homes has survived and have been maintained in almost vintage condition. Located between Lakewood and the Sammuel/Tennison Parks, the neighborhood has easy access to Downtown, White Rock Lake, Interstate 30 and Fair Park. Some parts of the area enjoy splendid hilltop views of Downtown while others are afforded incredible creek and park views.

Background and Feasibility

In April 1988, the City Council authorized the Department of Planning and Development to undertake a feasibility study for a conservation district in the Hollywood/Santa Monica neighborhood. The area is generally bounded by the Santa Fe Railroad, East Grand Avenue, and Valencia Avenue.

After several meetings with the residents to discuss the issues and concerns about a conservation district designation, a feasibility study was undertaken to determine if the area qualified. The findings of that study concluded that the area did qualify because:

- The proposed boundaries contained numerous blockfaces with contributing and significant structures of architectural value.
- The zoning and land use patterns were very consistent.
- There was strong property owner support for the concept.
- The proposed area is stable and has a distinctive atmosphere and character which can be conserved by protecting its architectural and cultural attributes.

Historical, Architectural and Cultural Attributes

The area was developed in the 1920's and 1930's along with other similar areas like Lakewood, the "M" Streets, Oak Cliff, Oak Lawn, and the Park Cities. These homes were occupied by Dallas' middle classes and were indicative of their accomplishments as professionals, teachers, merchants, and businessmen. The cottage style is basically simple construction with flourishes of elegant detailing borrowed from other styles -- usually Tudor -- and built of brick with stone or stucco accents. While there are many individual examples of outstanding cottage architecture in the area, the fact that an entire neighborhood of this period style still remains is significant. There are also examples of Colonial Revival, Neo-Classical, Spanish, Neo-Gothic Revival and French styles represented in the neighborhood.

Adjacent multiple family, institutional and retail uses developed in the 50's and 60's in harmony with the single family properties. Through projects like Crime Watch, various school and church activities, strong cultural ties between the home owners, apartment dwellers and business people were formed. Property owners have recognized these unique architectural and cultural resources and want to conserve them as a reminder of a unique style and period in Dallas' development and an example of how people of different cultures and incomes can successfully live together. Structures are framed by tree-lined streets and yards and set in large, open expanses of front lawns. Most have a traditional front porch and the distinctive projecting gabled entry. Most include roof details like decorative dormers, stained or leaded glass, half timbering, and ornate chimneys.

In many other neighborhoods, excellent examples of period revival architectures have been demolished or allowed to deteriorate, are declining due to lack of maintenance, and/or have been inappropriately renovated and updated.

There are approximately 65 city blocks, comprising 177 acres, which make up the Hollywood/Santa Monica area. Single family homes account for 89% of the land uses, apartments account for 8% and duplexes account for 3% of the residential uses in the district. Retail and institutional uses represent less than 1% of the land use here. The area is very stable with an average house size of 1,100 to 2,000 square feet and an average asking price of $113,000 ranging from $80,000 to $140,000 (based on August 1988 prices).

The area is significant because of the concentration of original Tudor and period revival structures remaining intact. To date, the area has not experienced the level of demolition, deterioration, or inappropriate modification of its architectural resources as have other Dallas neighborhoods like Oak Lawn, the "M" Streets, Lakewood or the Park Cities. Apartment, retail and institutional uses have also developed in a manner compatible with with these single family homes and are culturally considered a part of the area. It is for these reasons that the area merits designation as a Conservation District. Investment and reinvestment by property owners in the neighborhood has been high while improvements by the City have been moderate to low. The area is ethnically mixed and has owners in a wide range of incomes. A high level and quality of exterior maintenance and improvements like painting, storm windows, irrigation systems, landscaping, and overall "pride of ownership" were observed in a windshield survey of the district. New and infill constructions have been surprisingly compatible with the original style and character of the area's original architectures. There are relatively few non-contributing structures.

Another contributing style called the Minimal Traditional house, built during the late 1930's through the early 1950's is also typical of the district. It is a smaller, simpler, more modest house than the Tudor Cottage or the revival styles, but is significant in Dallas' building and development history. It represented the housing of the new working classes coming back from the war to settle down and raise their families.

Hollywood/Santa Monica has remained a quality, sought-after neighborhood despite development pressures that have severely impacted similar areas in Dallas.

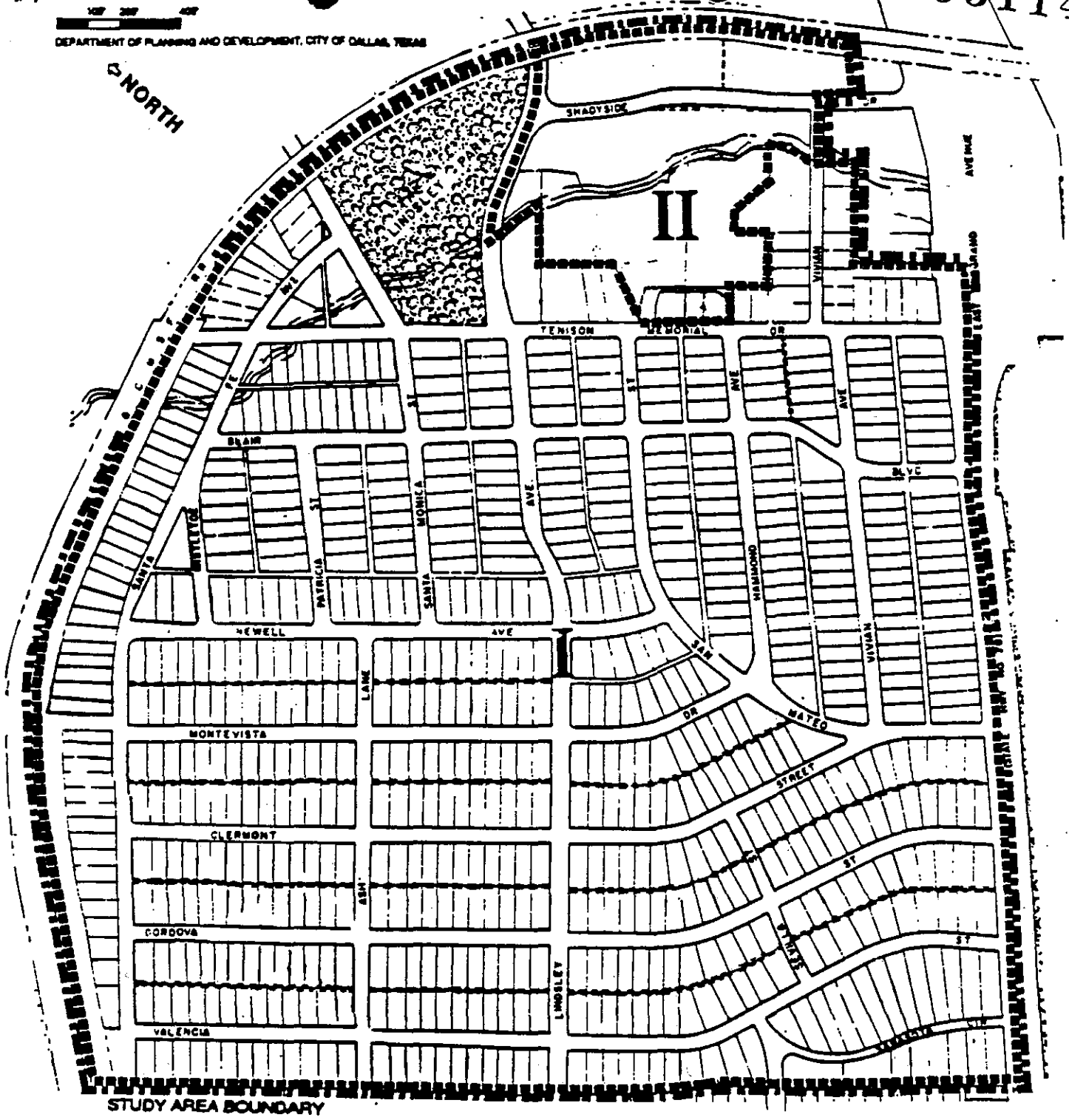
Conservation District designation for the area would help protect its physical and cultural identity and attributes by:

- Providing a range of design guidelines and development standards consistent with the style and period of the neighborhood and its structures.
- Encouraging redevelopment of vacant lots and noncontributing structures to contributing standards while maintaining the mix of uses and styles found in the neighborhood.
- Providing City assistance in protecting the physical and salient design features of the area that could not otherwise be addressed in a standard zoning regulations (providing a system of reviews for monitoring area improvements).
- Conserving a part of Dallas' architectural heritage from an important era in the city's development.

Conclusions and Recommendations

Based on a study of the Land Uses, Structure Height, Style and Structure Surveys for Hollywood/Santa Monica, the area clearly qualifies for Conservation District designation.

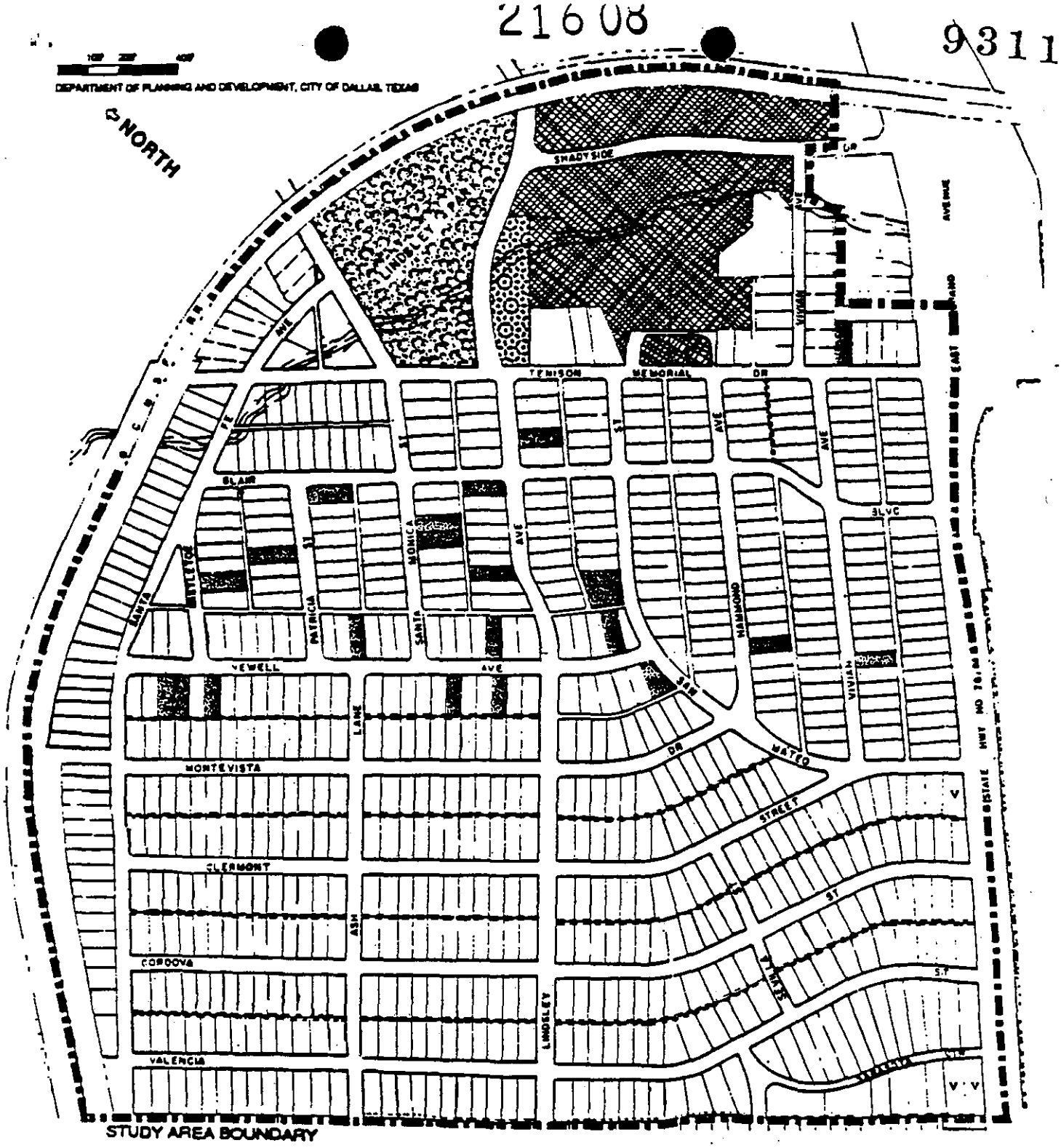
The accompanying chart summarizes various components used to evaluate the neighborhood. Of the 770 total structures, 89% are single family, 8% are apartment, 3% are duplex uses. Less than 1% of the uses in the district are in institutional uses. There are 74% of the structures which are contributing, 21% which are non-contributing, and 5% which are significant. A contributing structure exemplifies through its identifiable style and form, the district's original architectural appearance. A significant structure, while not exemplery of the district's contributing architectural styles, is an original structure in the district. Additionally, significant structures are of the same period as the district's original structures; and representative of and comparable in quality of construction, detailing, and workmanship to the district's original contributing structures.



HOLLYWOOD/SANTA MONICA CONSERVATION DISTRICT

TRACTS

JUNE 1989



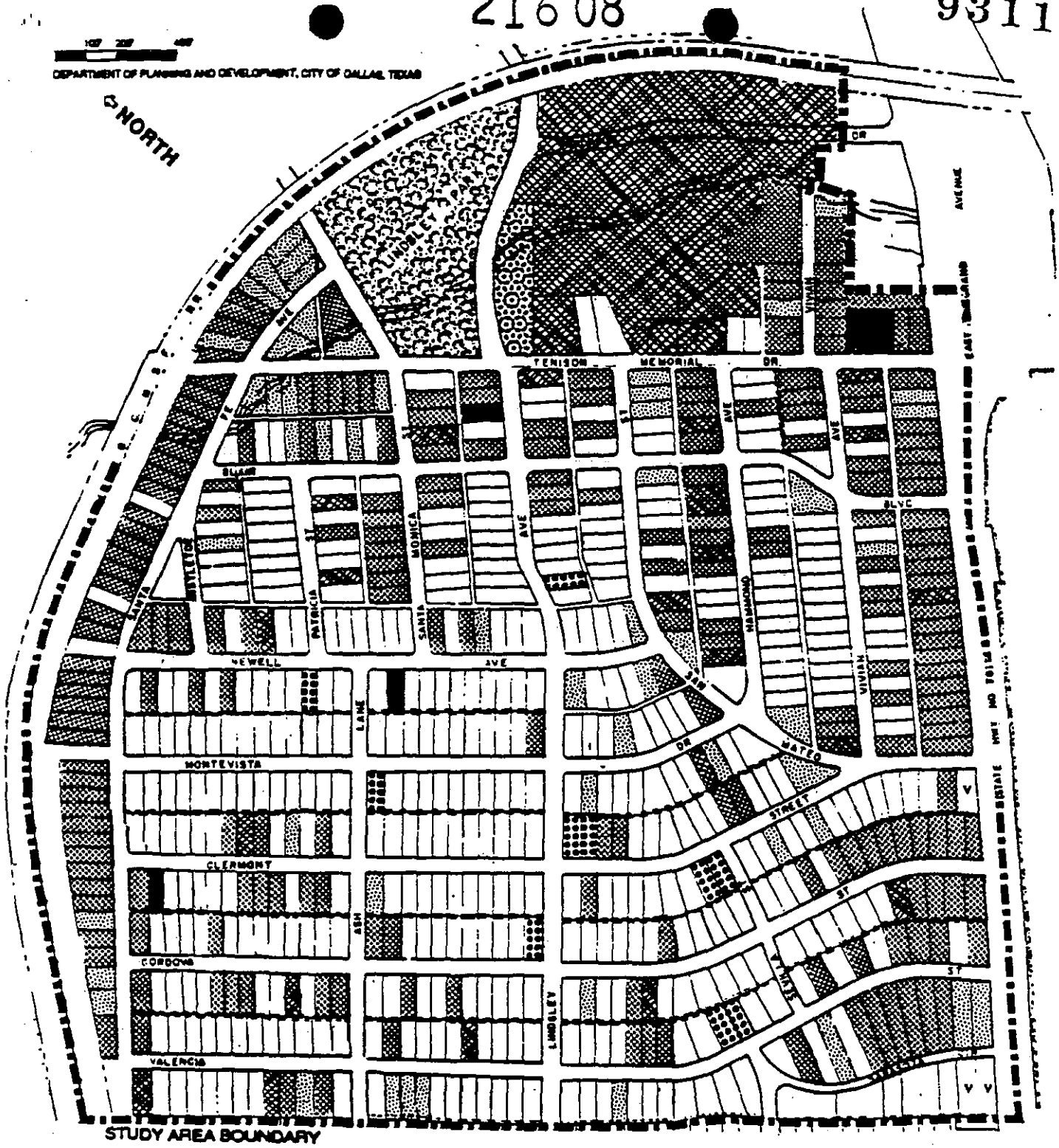
HOLLYWOOD/SANTA MONICA CONSERVATION DISTRICT

LAND USE

- SINGLE FAMILY
- MULTI-FAMILY
- DUPLEX
- CHURCH/CIVIC GROUP

V DENOTES VACANT LAND

JUNE 1989



HOLLYWOOD/SANTA MONICA CONSERVATION DISTRICT

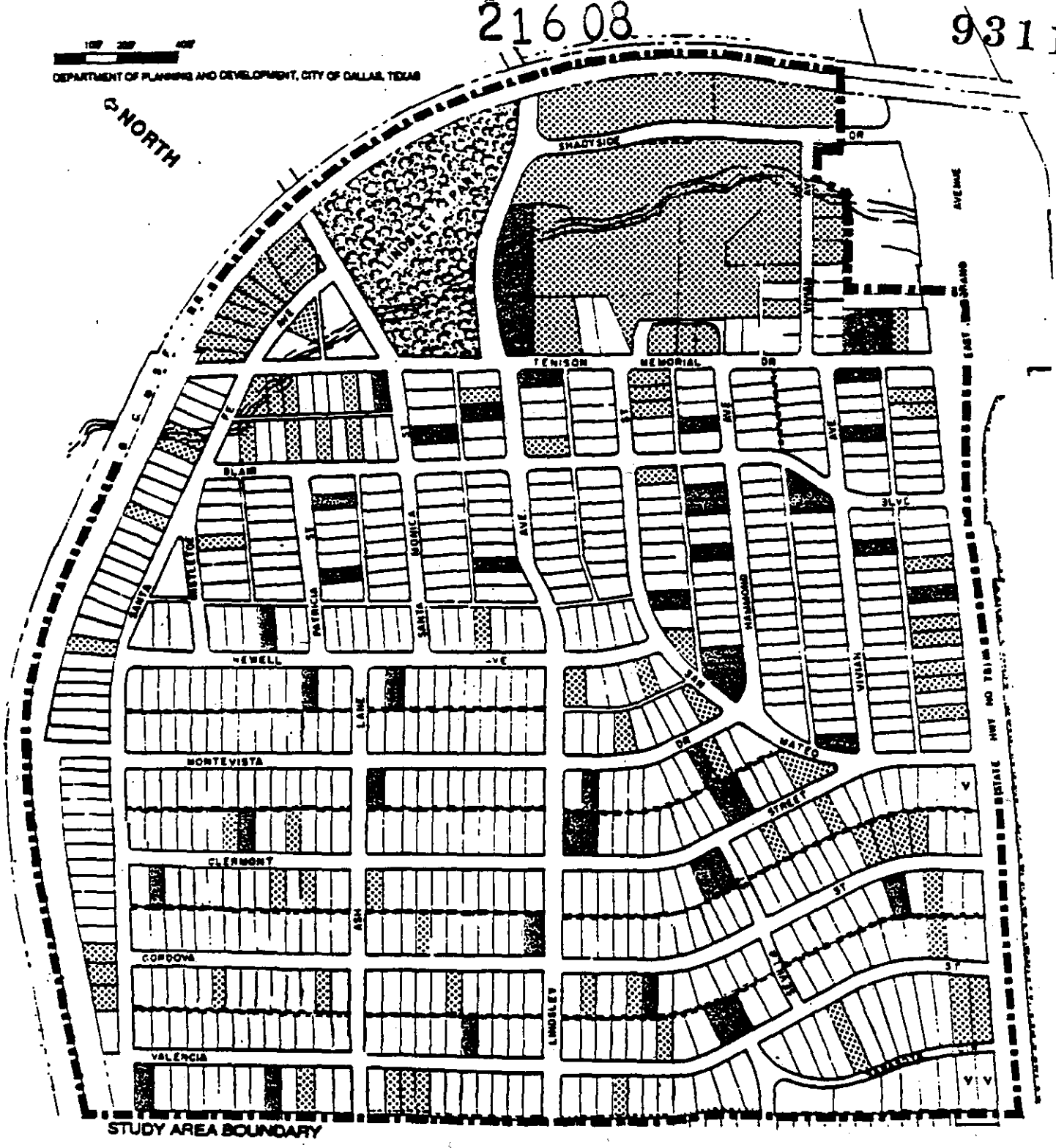
STRUCTURE STYLES

- TUDOR
- NEO-CLASSICAL
- NEO-GOTHIC REVIVAL
- OTHER
- SPANISH
- NEO-COLONIAL
- MINIMAL TRADITIONAL

V DENOTES VACANT LAND

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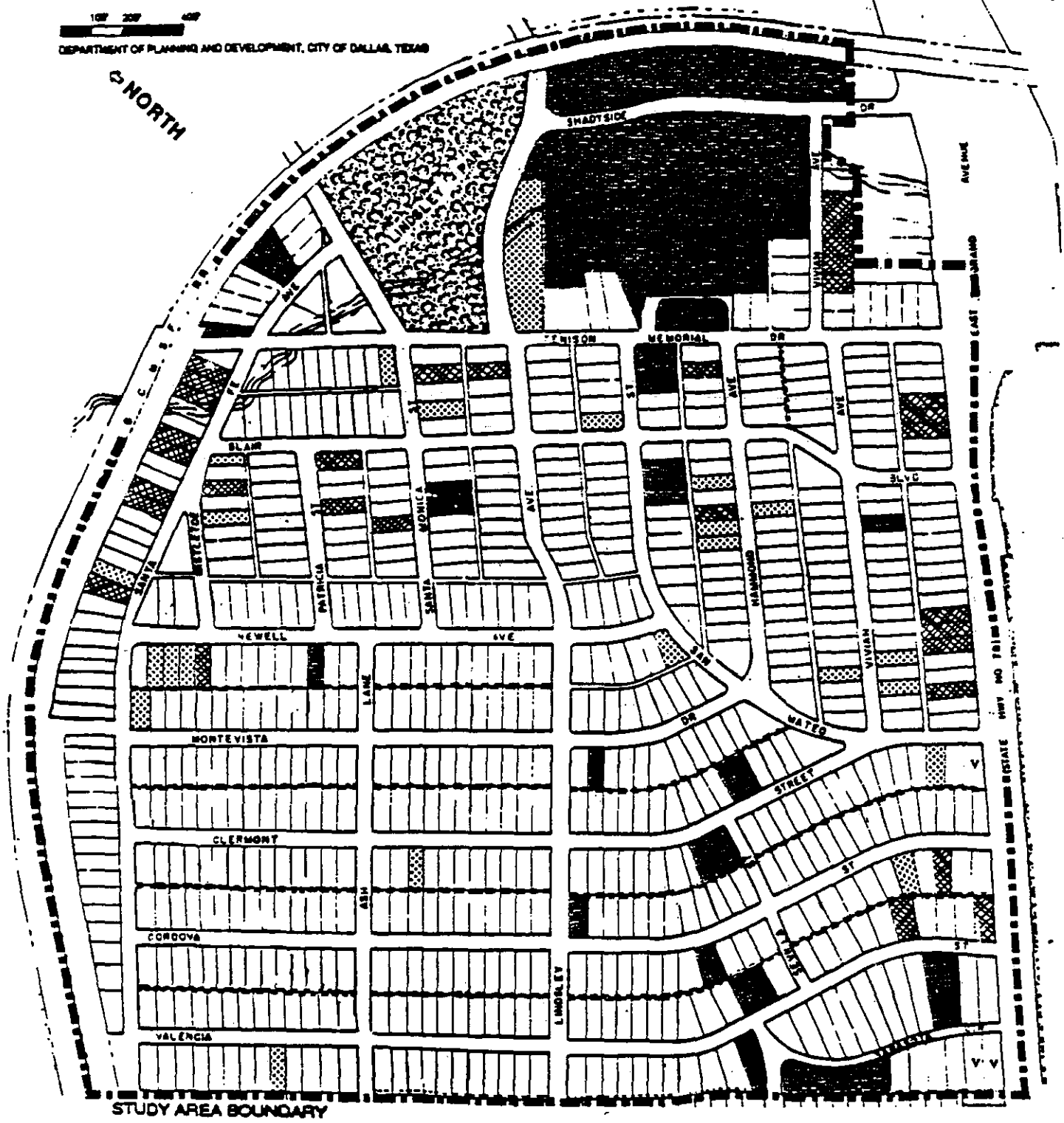
HOLLYWOOD/SANTA MONICA CONSERVATION DISTRICT

SIGNIFICANT, CONTRIBUTING, AND NON-CONTRIBUTING STYLES

CONTRIBUTING NON-CONTRIBUTING SIGNIFICANT

V DENOTES VACANT LAND

JUNE 1989



HOLLYWOOD/SANTA MONICA CONSERVATION DISTRICT

STORY HEIGHT

ONE	SPILT	TWO
ONE & ONE HALF	V DENOTES VACANT LAND	TWO & ONE HALF

MARCH 1988

CITIZEN PARTICIPATION AND INPUT

PETITIONS

Petitions circulated within the Hollywood / Santa Monica neighborhood indicated support for the Conservation District by 60% of all the property owners.

OCTOBER 19, AND DECEMBER 15, 1988 PUBLIC MEETING QUESTIONNAIRES AND THEIR RESULTS

The October 19th survey was based on 78 responses taken from the 96 owners in attendance at the meeting.
The December 15th survey was based on 32 responses taken from the 40 owners in attendance at the meeting.
The results of each survey are arranged in the chart (below) and separated by a slash (/).

Did you attend the last meeting about the Conservation District?	YES n.a./23 n.a./71.88%	NO n.a./9 n.a./28.13%				
How did you learn about this meeting?	MAIL NOTICE 52/18 66.67%/56.25%	NEWSLETTER FLYER 56/17 71.79%/53.13%	NEIGHBOR FRIEND 10/4 12.82%/12.50%	OTHER 8/4 10.26%/12.50%		
Do you understand what a Conservation District could mean to your area?	YES 71/27 91.03%/84.38%	NO 2/0 2.56%/0.00%	NOT SURE 5/2 6.41%/6.25%			
Do you think a Conservation District can help protect the architectural quality of your area?	YES 75/27 96.15%/84.38%	NO 0/2 0.00%/6.25%	NOT SURE 3/1 3.85%/3.13%			
As a homeowner, are you willing to live with certain restrictions in order to preserve and enhance your area as it is now?	YES 46/19 58.97%/59.38%	LARGE DEGREE 25/6 32.05%/18.75%	SMALL DEGREE 6/0 7.69%/0.00%	NOT SURE 1/0 1.28%/0.00%	ONLY IF 5/2 6.41%/6.25%	NO 0/3 0.00%/9.38%
Do you support the principle of a Conservation District?	YES 60/23 76.92%/71.88%	LARGE DEGREE 17/3 21.79%/9.38%	SMALL DEGREE 4/4 5.13%/5.13%	NOT SURE 2/n.a. 2.56%/n.a.	NO 2/3 2.56%/9.38%	

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HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT

Summary of Land Use, Structure and Style Survey*

Street Name	Total Structures	Tudor Styles	Minimal Traditional	Spanish Styles	Colonial Revival	Neo-Classical	Other Styles	Significant Styles	Contributing Styles	Non-Contributing Styles	Single Family	Duplex Uses	Multi-family Uses	Institutional Uses
Santa Fe Avenue	47	3	36	0	0	0	8	0	31	16	47	0	0	0
Mistletoe Avenue	9	6	2	0	0	0	1	0	8	1	8	1	0	0
Patricia Avenue	16	13	1	0	0	0	0	0	16	0	14	2	0	0
Sarasota Avenue	8	8	0	0	0	0	0	0	8	0	8	0	0	0
Santa Monica Drive	25	7	13	0	1	0	4	1	21	3	24	1	0	0
Blair Avenue	11	5	3	1	0	0	3	0	7	4	11	0	0	0
Lindsley	30	17	6	1	2	1	3	4	22	4	24	4	2	0
San Mateo	30	15	5	0	1	0	8	2	20	8	27	3	0	0
Hammond Avenue	39	21	13	0	5	0	0	5	34	0	38	1	0	0
Vivian Avenue	61	23	29	0	3	0	5	3	49	9	60	1	0	0
East Grand Avenue	22	0	18	0	1	0	3	1	12	9	22	0	0	0
Tennison Memorial Road	39	0	13	0	1	3	22	4	8	27	17	1	20	1
Valencia Avenue	94	59	20	2	3	0	10	5	78	11	94	0	0	0
Cordova Avenue	95	62	20	1	3	0	10	4	79	12	95	0	0	0
Clermont Avenue	80	56	11	1	2	1	8	5	67	8	80	0	0	0
Monte Vista Drive	66	57	3	0	2	0	3	3	60	3	66	0	0	0
Newell Avenue	57	37	13	0	1	1	4	3	50	4	49	8	0	0
Shadyside Lane	37	0	0	0	0	0	37	0	0	37	0	0	37	0
Totals	766	389	206	6	25	6	129	40	570	156	684	22	59	1
Percents	100.00%	50.78%	26.89%	0.78%	3.26%	0.78%	16.84%	5.22%	74.41%	20.37%	89.30%	2.87%	7.70%	0.13%

/db/July 24, 1989

*See Appendix for complete survey detail

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Hollywood / Santa Monica

Conceptual Plan

- Plan Components
- Plan Standards

Development and Design Standards for the Hollywood / Santa Monica Conservation District

PLAN CONCEPT	CONSERVATION DISTRICT STANDARDS
Development Standards	
Uses Permitted.	**Tract I:** Single family and legal, non-conforming duplexes **Tract II:** Multiple family 2(A), duplex, single family and townhouse uses
	All Tracts – Institutional and community service uses permitted by Special Use Permit (SUP) only.
Utility services.	**Tract I and all single family or duplex uses** – Separate utilities and only one electrical meter per dwelling unit. **Multiple family and Tract II** – Per Building Code requirements
Public service, utility, and transit uses.	Permitted by Special Use Permit (SUP) only.
Conversions or additions which increase the number of dwelling units.	**Tract I** – Prohibited
Off-street parking required.	**Tract II** – Per Building Code requirements. 2 spaces per dwelling unit for single family and duplex uses. Per 51(A) for multiple family and non-residential uses.
Lot size requirements:	**Tract I & Single Family Uses** / **Tract II - Non-Single Family Uses**
• Minimum area	5,000 sq. ft. / 10,000 sq. ft.
• Minimum depth	100 feet / 100 feet
• Minimum width	50 feet / 100 feet
Setbacks for main structures:	**Tract I & Single Family Uses** / **Tract II - Non-Single Family Uses**
• Minimum and maximum front yard	Min. 35 feet or established building line. / Min. 35 feet or established building line. Max. +/- 10% of adjacent and contributing structures. / Max. None.
• Minimum side and corner side yard	5 feet inside lot line, 15 feet corner lot line. / 20 feet inside lot line, 25 feet corner lot line.
• Minimum rear yard setback	10 feet / 20 feet
Setbacks for new or additions to existing garags, accessory structures, and porte cocheres.	**Tract I and single family/ duplex residential uses in Tracts II** No rear and side yard setbacks are required, if one hour fire wall is provided. Otherwise, 3 feet must be provided for side and rear setbacks. Rear entry garages in all tracts – 20 feet.

PLAN CONCEPT	CONSERVATION DISTRICT STANDARDS
Setbacks for existing garages, accessory structures, and porte-cocheres.	None. Setbacks are grandfathered.
Maximum lot coverage.	45% Tract I and single family/ duplex residential uses . 60% for multifamily uses in Tract II.
Maximum building height.	24 feet or one and one-half stories for single family/duplex uses. Any legal limit for other permitted uses.
Architectural Provisions	
Remodeling of and alterations to non-contributing structures.	None.
Detached garages, carports and accessory structures.	Must be located in the rear yard and do not have to comply with the architectural provisions of this district.
Contributing, significant, and new structures.	Apply to front 50% of structures on inside lots and to street facades of structures located on corner lots.
• Architectural features which may not be removed.	Balustrades, chimneys, dormers, exterior stained and leaded glass, porches and porch columns, porte cocheres, roof eaves, turrets, window and door openings.
• Remodeling, reconstruction, or alteration.	Must be typical of the style and period of the structure and must incorporate or maintain all of the elements of the contributing or significant style.
• New construction on vacant lots.	Must be typical of the style and period of the area and must incorporate or maintain all of the elements of the contributing or significant style approved for the site.
• Documented assurance	Proof that proposed work is typical of the style and period of the structure or that work will reproduce an original condition. Old photographs and stylebooks indicating design elements or details are acceptable forms.
Minimum street facade width.	30 feet which is typical of the original structures built in the area.
Roofs.	Must be typical of the style and period of the the structure and the area.

PLAN CONCEPT	CONSERVATION DISTRICT STANDARDS
• Remodeling, reconstruction, or alterations	Must be typical of the style and period of the structure.
• Prohibited materials	For pitched or sloping roofs, metal, corrugated plastic, asbestos, mineral aggregate, and rolled roofing.
• Solar Panels and Skylights	Permitted on rear 50% of structure.
• Color	Any non-fluorescent color acceptable.
Glass facing a front or corner side yard.	
• Types of glass permitted.	Transparent, translucent, stained or leaded.
• Replacement of leaded and stained glass.	Must match or be compatible with existing leaded or stained glass. If replacing original glass elements, must be typical of the style and period of the structure.
• Removals.	Not permitted except in the case of repair, replacement, or due to accidental damage caused by vandalism or an Act of God.
• New reglazing materials.	Must reproduce the appearance of the original glass.
Screen and storm doors and windows.	
• Permitted materials.	May not be clear anodized or unfinished aluminum. May include decorative elements that are typical of the style and period of the main structure.
• Color	Must be a non-fluorescent color.
Enclosures.	
• Permitted materials	Only glass, screening, framing and glazing materials may be used to enclose, construct, or remodel a porch or other opening. May also include wood and metal mullions which create typical glazing patterns.
• Porte-cocheres	May not be enclosed with any building materials, a wall, or a hedge.
Paint Color.	
• Body and trim colors.	One body and up to three trim colors permitted.
• Colors not permitted.	Any flourescent colors or black as a body color.
Windows facing the street.	
• New or replacement windows	Must be appropriate to or compatible with the style and period of the structure.

Development and Design Standards for the Hollywood / Santa Monica Conservation District

PLAN CONCEPT	CONSERVATION DISTRICT STANDARDS
• Fixed plate glass	Not permitted on street facades except for stained and leaded glass windows, and porch enclosures.
• Stained and leaded glass	Permitted, but must be typical of the style and period of the structure.
• In porch enclosures	Permitted if the windows fit the structure's original wall openings.
• Metal windows	Frames must be painted a non-metallic color and must be indistinguishable from original windows.
• Window air conditioning units	Not permitted in windows or walls on a front facade but are permitted in corner side facades.
Wrought Iron	Permitted for fences, decorative elements, and security bars.
• Fences	Must be typical of the style and period of the structure and the district. Not allowed in front or corner side yards.
• Decorative elements	Columns and trims not permitted. Other decorative elements must be typical of the style and period of the structure.
• Security bars	Not permitted on openings facing a street.
Handicapped access facilities.	Must comply with all other City codes; located on the rear 50% of the structure if they are not integrated into the overall design of the structure; must be temporary and removable if located on the front 50% of the structure and does not meet the architectural requirements of this district.
Public service, utility, and transit structures.	None if they are less than 40 sq. ft. in area, 10 ft. in height, and 400 cu. ft. in enclosed volume and located in a public right of way or easement.
Landscaping Provisions	
Landscaping in the rear yard.	Not regulated.
Fences, hedges used as fences, and walls in the front and corner side yards.	Not permitted in front yards.
• Location	Five feet behind the front facade of the main structure.
• Height	9 foot maximum height.

PLAN CONCEPT	CONSERVATION DISTRICT STANDARDS
Public and private driveways and curbing in the front yard and parkways.	
• Permitted materials	Smooth finished concrete, interlocking concrete paving blocks, brick or stone pavers.
• Prohibited materials	Tract I and single family/duplex uses in Tract II – Asphalt, exposed aggregate, loose aggregate (i.e. gravel and bark mulch).
• Circular drives	Not permitted for single family/duplex uses. May be located behind the required front setback line for multiple family and institutional uses.
• Curb cut widths	12 foot maximum in front – 24 foot maximum on side street behind rearmost corner of structure.
• Parking and parking lots	Not permitted in the required front or corner side yard setback areas.
Public and private sidewalks in the front yard and front porches.	
• Permitted materials	Smooth finished concrete, interlocking concrete paving block, brick or stone pavers.
• Prohibited materials	Carpet, synthetic turf, rolled flooring, exposed and loose aggregate pavement.
• Placement and maintenance of parkway	A minimum 3 foot wide parkway must be maintained.
Front yard and parkway structures.	Not permitted.
Allowable hardscape coverage.	Up to 30%.
Berms.	
• Location	Allowed in corner side yards and behind front setback line.
• Maximum height	30 inches in corner side yards. Any legal height elsewhere.
Retaining walls.	
• Existing	May be maintained and repaired.
• New	
Location	Must meet City ordinance requirements for placement in front and corner side yards.
Permitted materials	Must be made of masonry and must match existing or adjacent wall or main structure.

PLAN CONCEPT	CONSERVATION DISTRICT STANDARDS
Maximum height	To existing or adjacent height for existing walls – 30 inches maximum for new walls at corners.
Nonconforming Uses and Structures	
Voluntary reduction.	Must comply with the zoning ordinance – Chapter 51(A).
Conversions.	May not return to or increase non-conformity afterwards.
Renovation, remodel, and repair.	May not convert to a non-conforming use. May do so if non-conformity is not increased.
Review Procedures	
Work requiring a building permit.	Must comply with building code and Conservation District Ordinance requirements.
• Planning Department review	Yes.
• Approvals and notices	Mailed to owners.
Work not requiring a building permit.	A review would be required.
• Planning Department review	Yes.
• Approvals and notices	Mailed to owners.
Appeals.	All appeals of the Director's decisions are made to the City Plan Commission.

/db

7.21.89

Hollywood / Santa Monica

Architectural Style Requirements and Illustrations

Contributing Styles
Tudor
Minimal Traditional

Significant Styles
Colonial Revival / Neo-Colonial
Neo-Classical
French Eclectic
Spanish
Neo-Gothic Revival

TUDOR
REQUIREMENTS

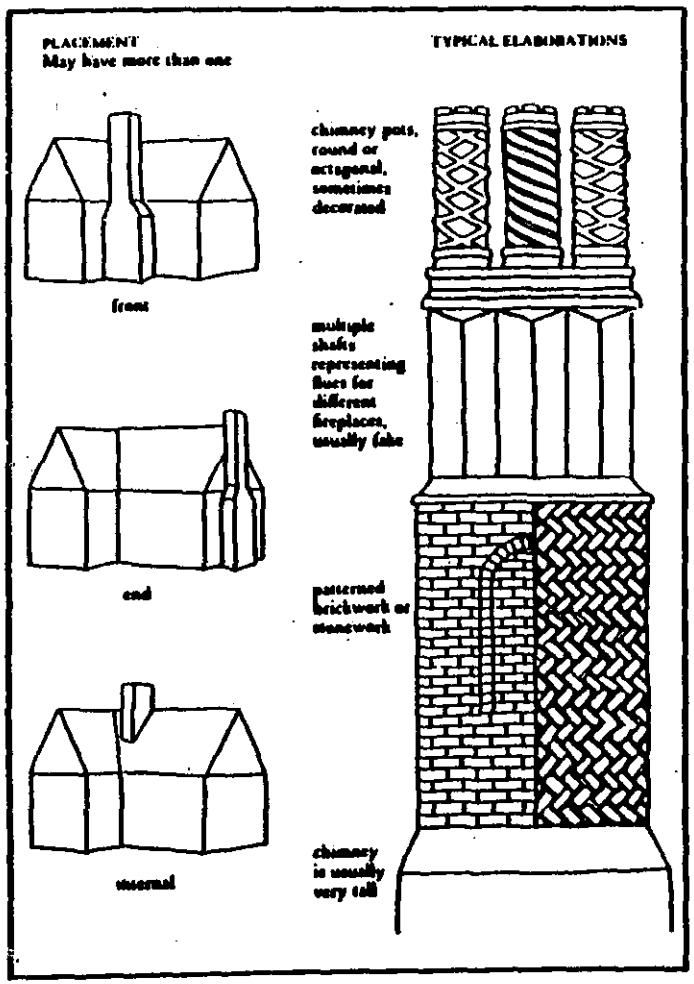
A Tudor structure must be provided with the following architectural elements.

- At least one front and one side facing gable made of wood or masonry.
- Steeply pitched, cross-gabled roof of at least 45° and no more than 70°.
- Maximum roof overhang of 18 inches.
- A front porch entry feature.
- A massive chimney.
- A street facade that is constructed with at least 80% brick, stone, or stucco.
- On street facades, wall cladding having the appearance of stone, stucco, half-timbering or a combination of these architectural features.



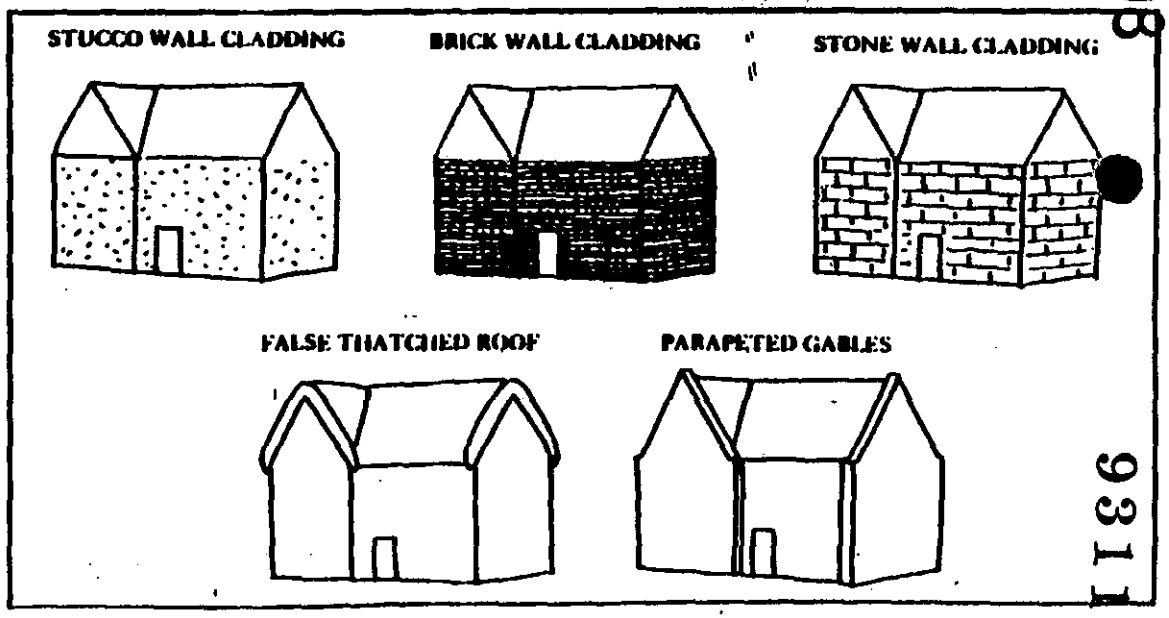


TLO UO FI 49



Typical Chimneys



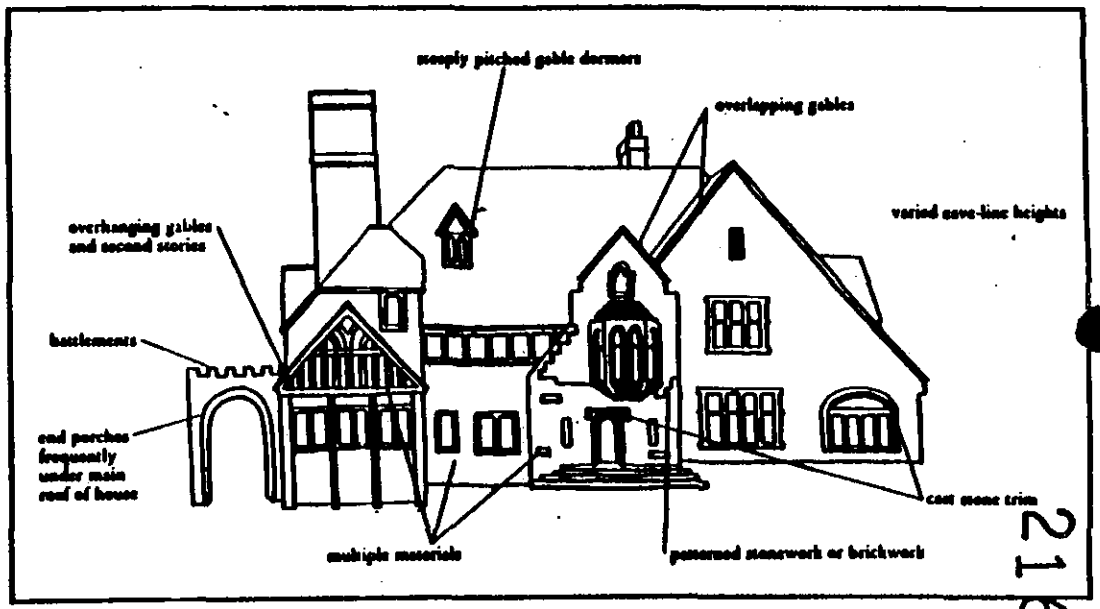


Principle Substyles

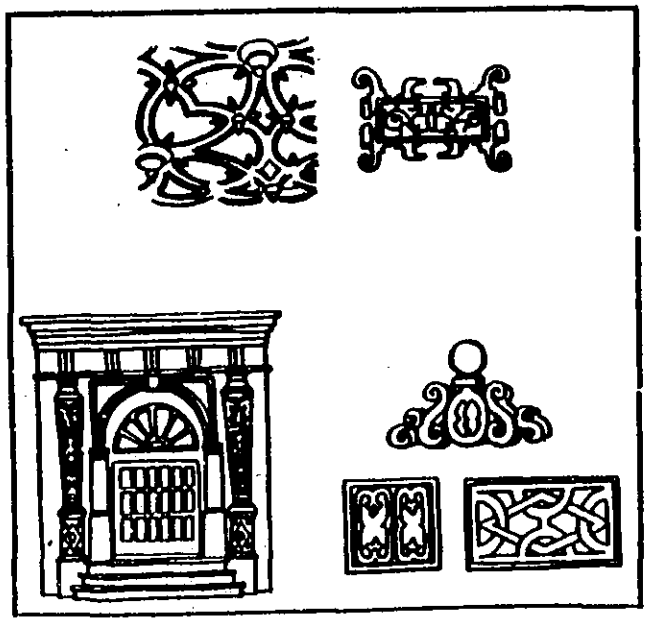
9311608
9311149

1608

Typical Entrances



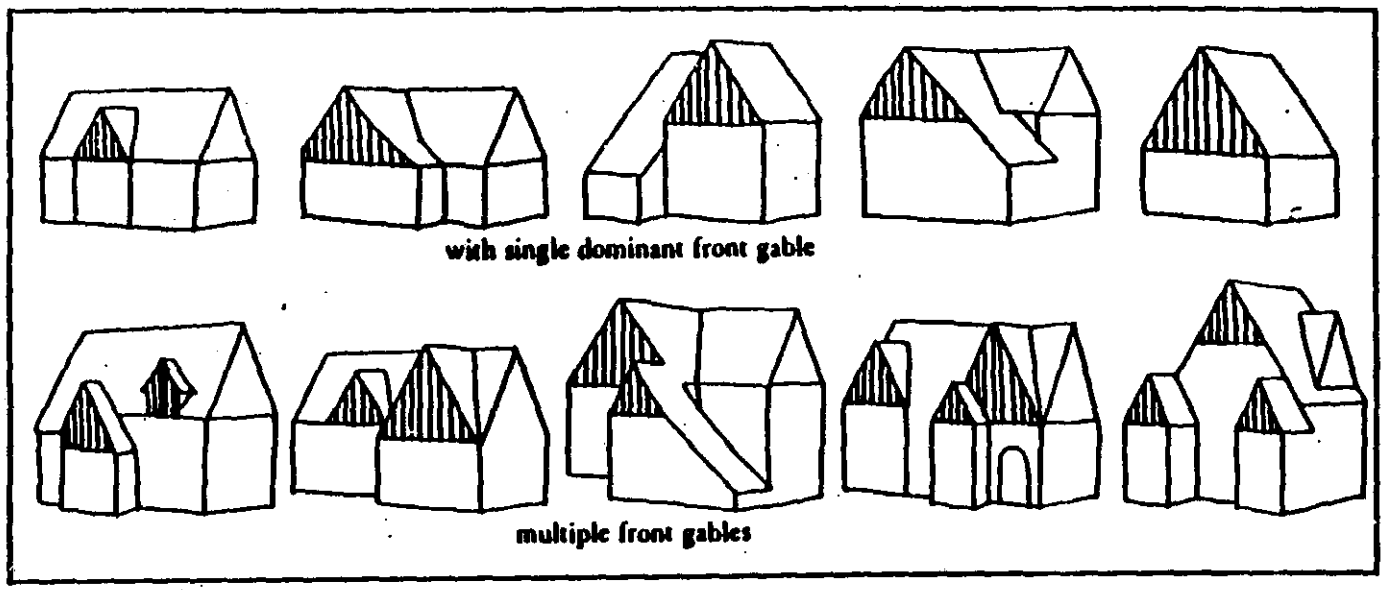
Typical Elaborations



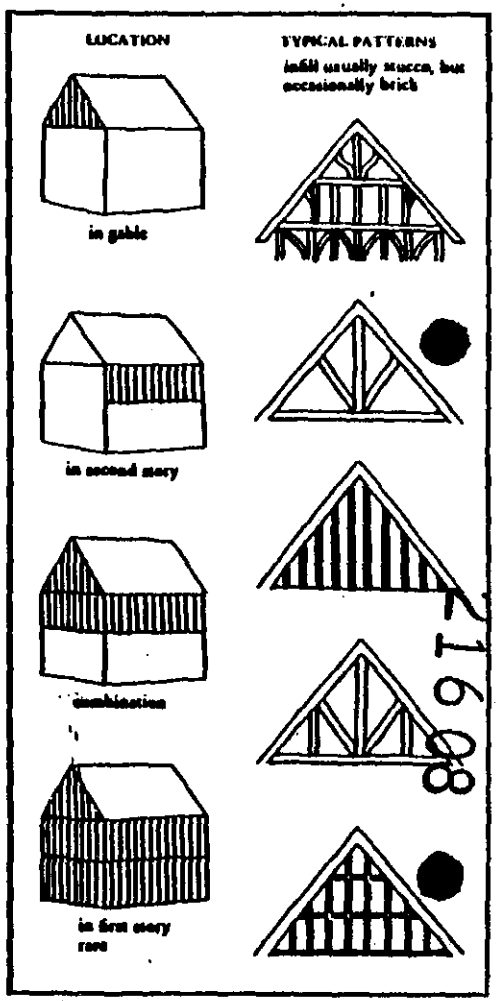
Strapwork



21608 0311 49

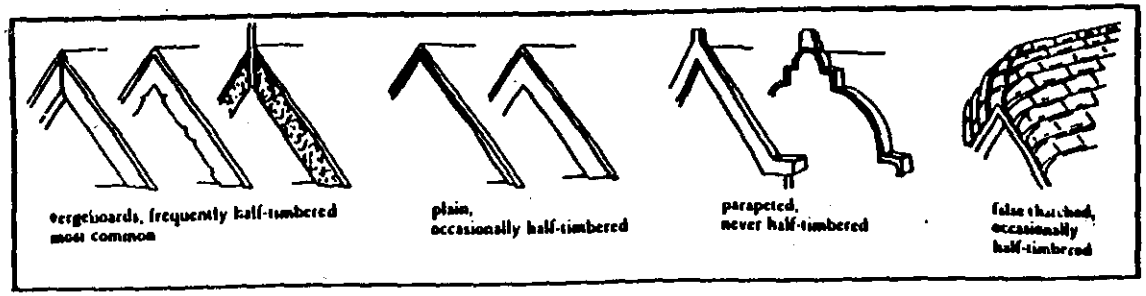


Some Roof Variations



Half-Timbering

Typical Roof Treatments



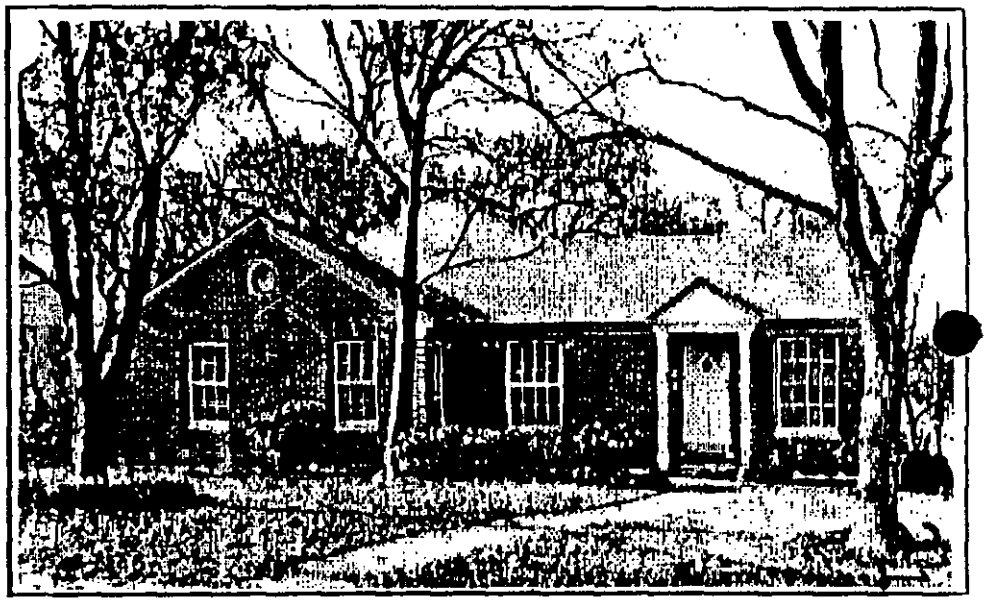
Typical Gable Details

93 11 49
716 68

MINIMAL TRADITIONAL REQUIREMENTS

A minimal Traditional structure must be provided with the following architectural elements.

- At least one front facing gable made of wood or masonry.
- Roof pitch of at least 20° and no more than 50°.
- Maximum roof overhang of 12 inches.
- A front porch entry feature.
- At least one front projection from the main body of the structure.
- At least one side wing from the main body of the structure.
- A street facade that is constructed with at least 80% brick, stone, or stucco.





1608

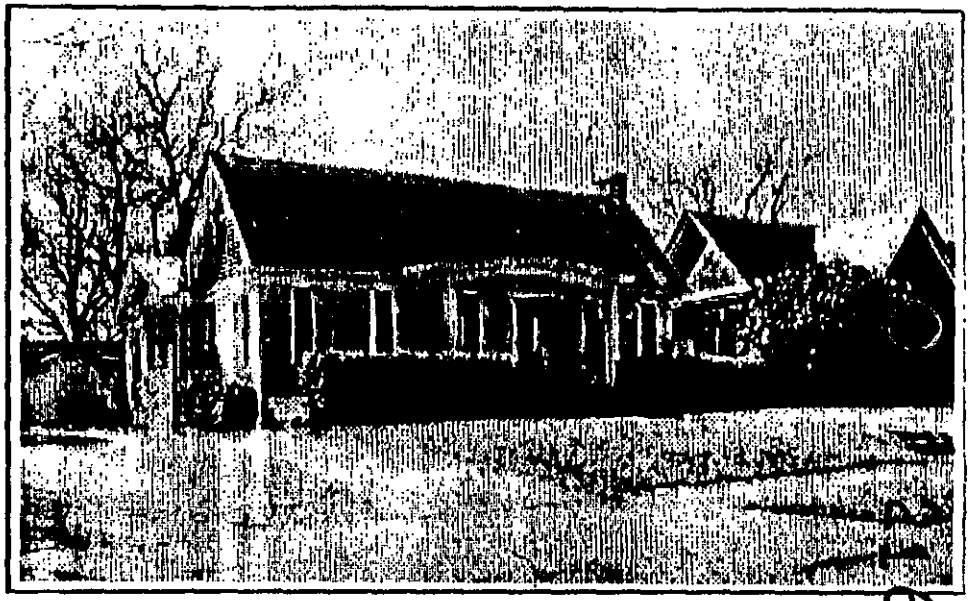
1149

Minimal Traditional Style variations

COLONIAL REVIVAL / NEO-COLONIAL REQUIREMENTS

A Colonial Revival/Neo-Colonial structure must be provided with the following architectural elements.

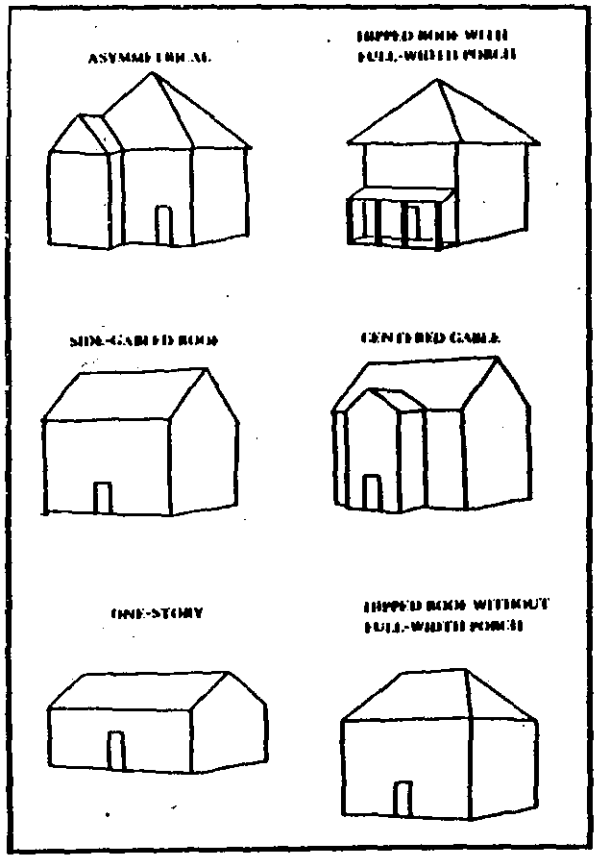
- Windows with double-hung sashes, usually with multipane glazing in one or both sashes.
- Windows frequently in adjacent pairs.
- Facade normally with symetrically balanced windows and a center door (an off-center door is less common).
- An accentuated front porch entry feature with decorative crown supported by pilasters or extended forward and supported by slender columns to form the entry porch. Fanlights and sidelights are sometimes included.
- A chimney.
- A colonnaded front porch over the center entry door or sometimes across the entire facade.
- A side gabled roof.
- A street facade that is constructed entirely of masonry (usually brick, but sometimes with stucco or stone).



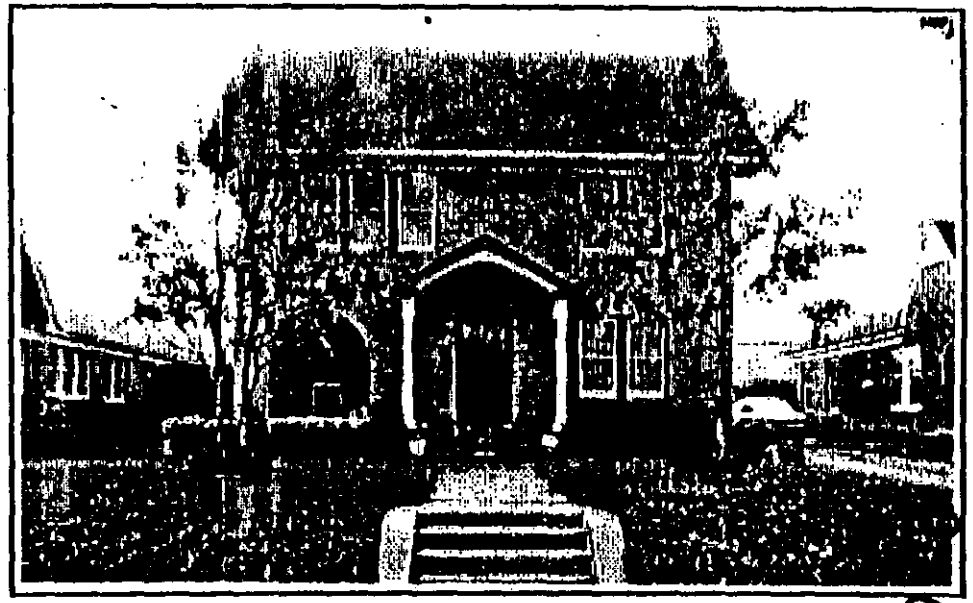
915 Monte Vista Drive



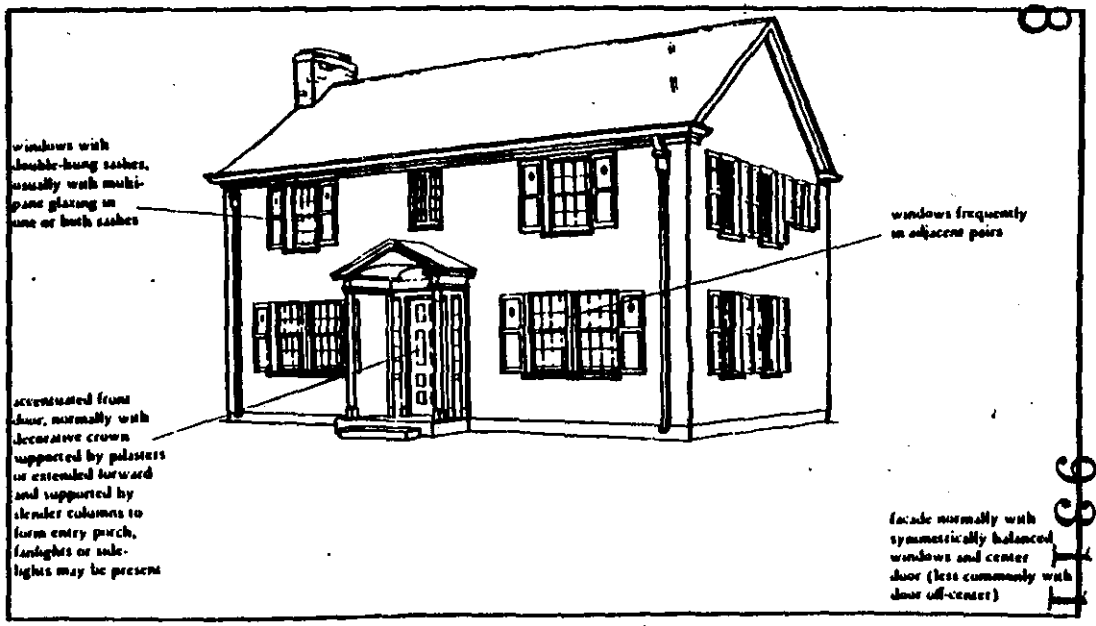
514 Newell Avenue



Principle Subtypes



805 Monte Vista Drive



9814149



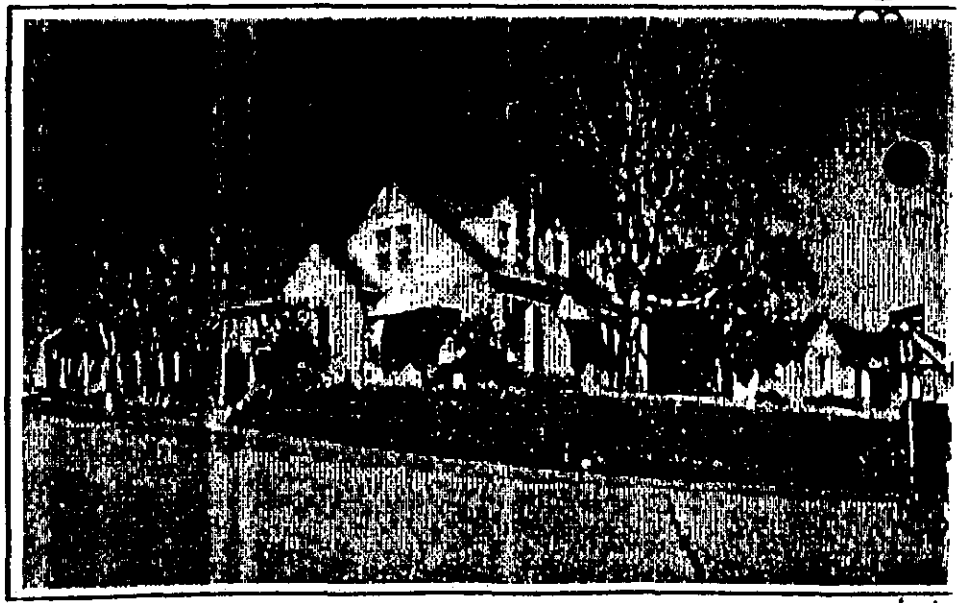
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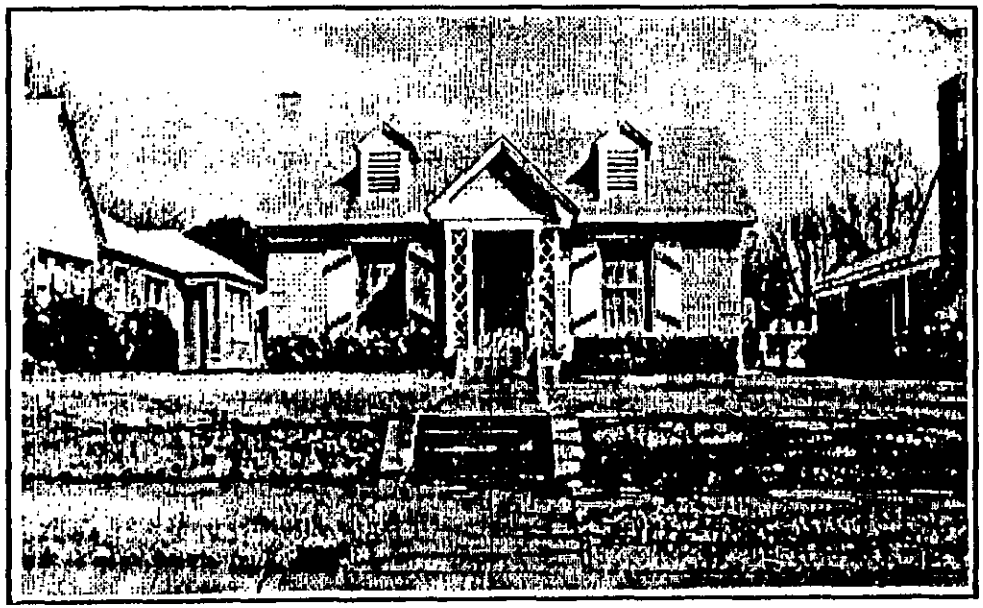
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7018 Lindsley



6700 San Mateo Boulevard



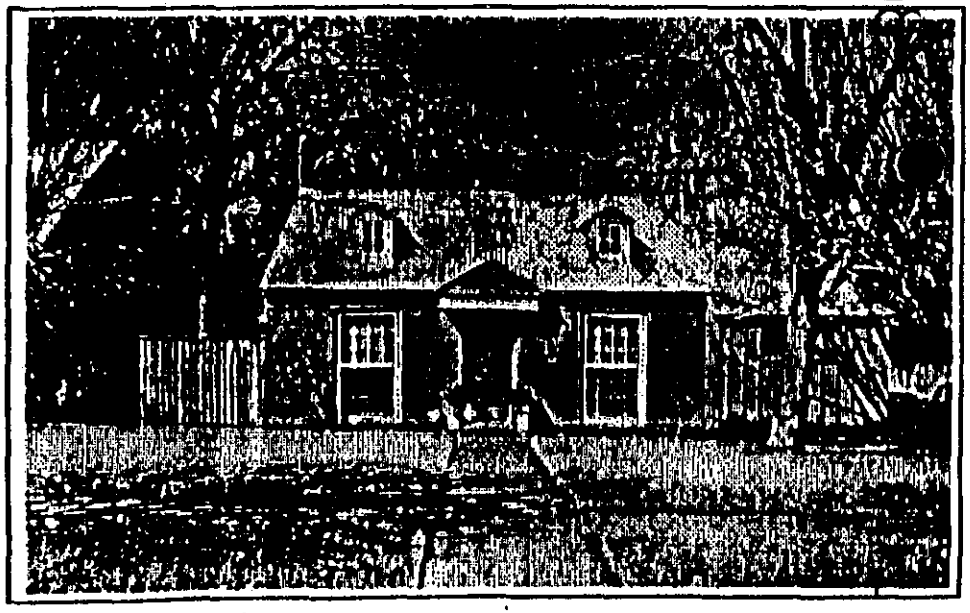
626 Valencia Avenue



7014 Vivian



500 Clearmont Avenue



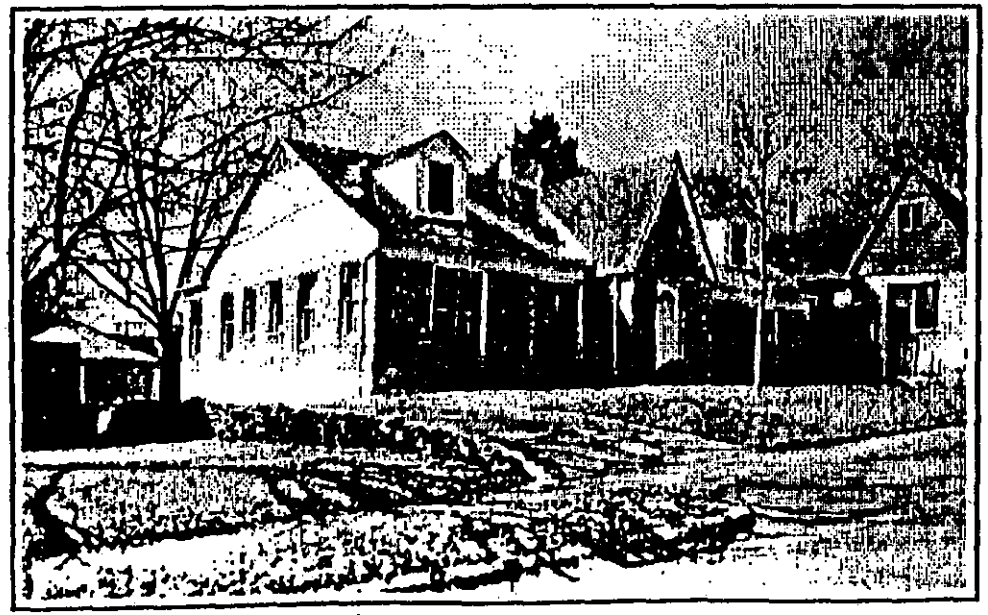
911 Monte Vista Drive



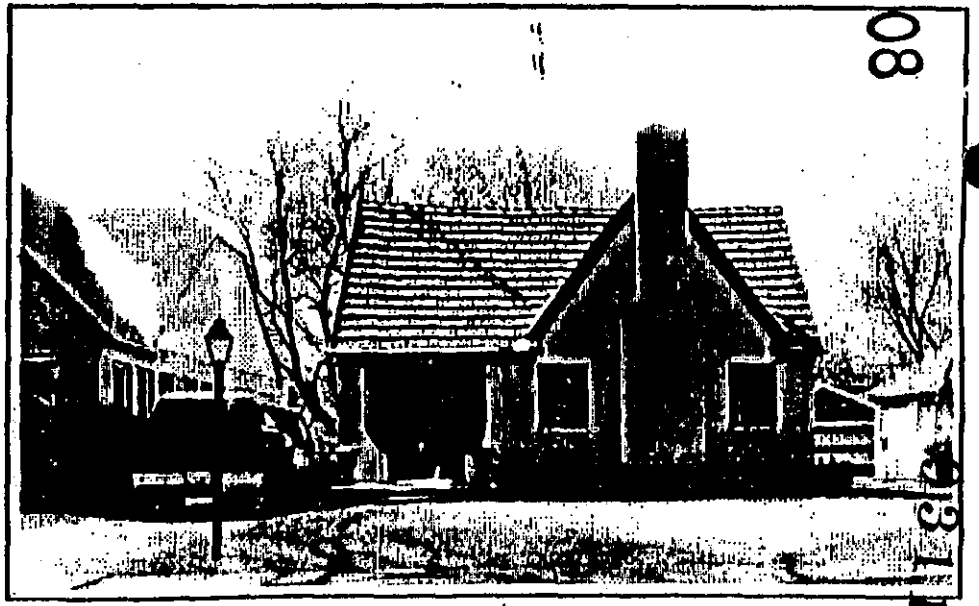
6806 San Mateo Drive



503 Valencia Avenue

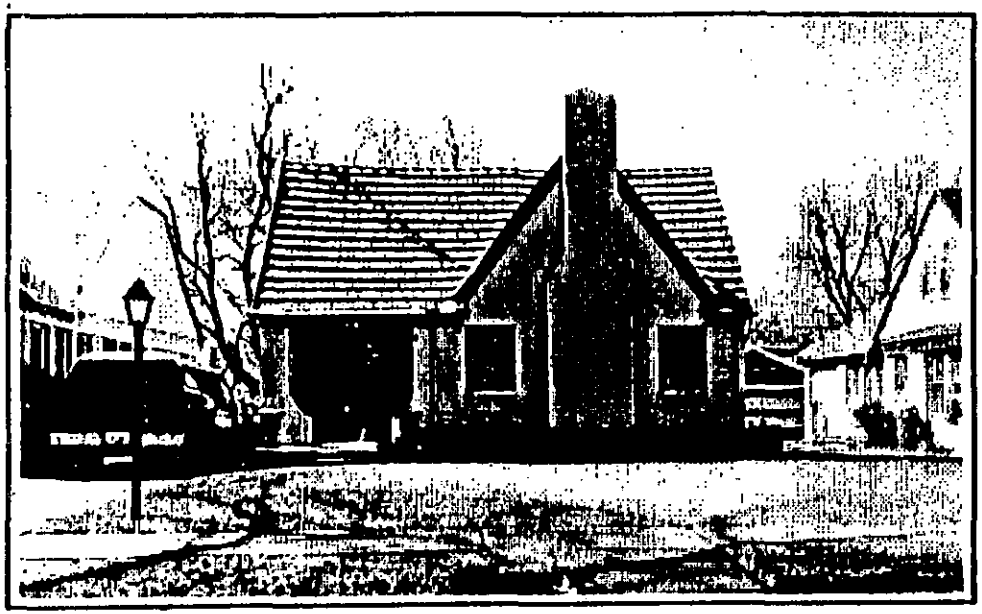


1109 Valencia Avenue

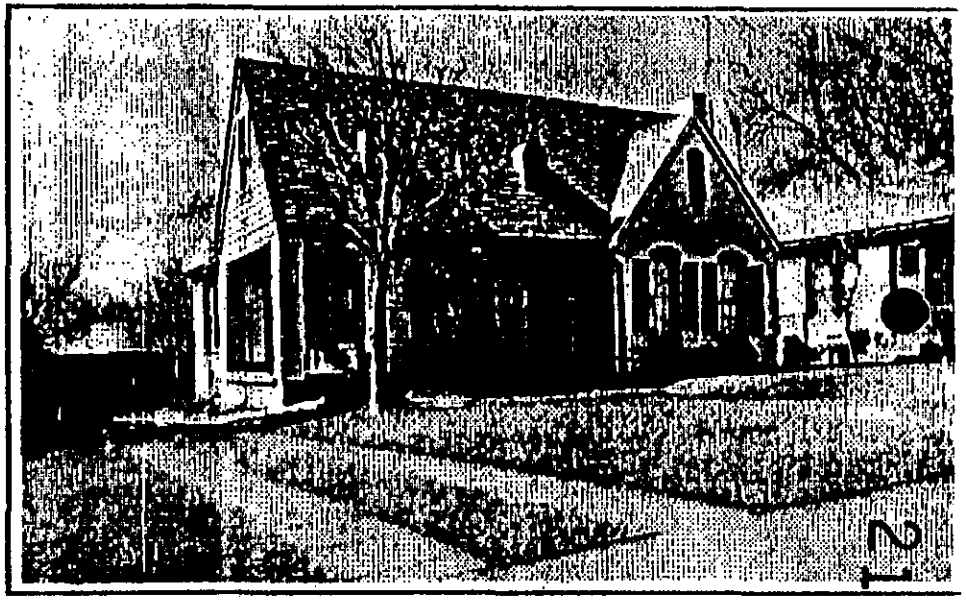


6929 Hammond Avenue

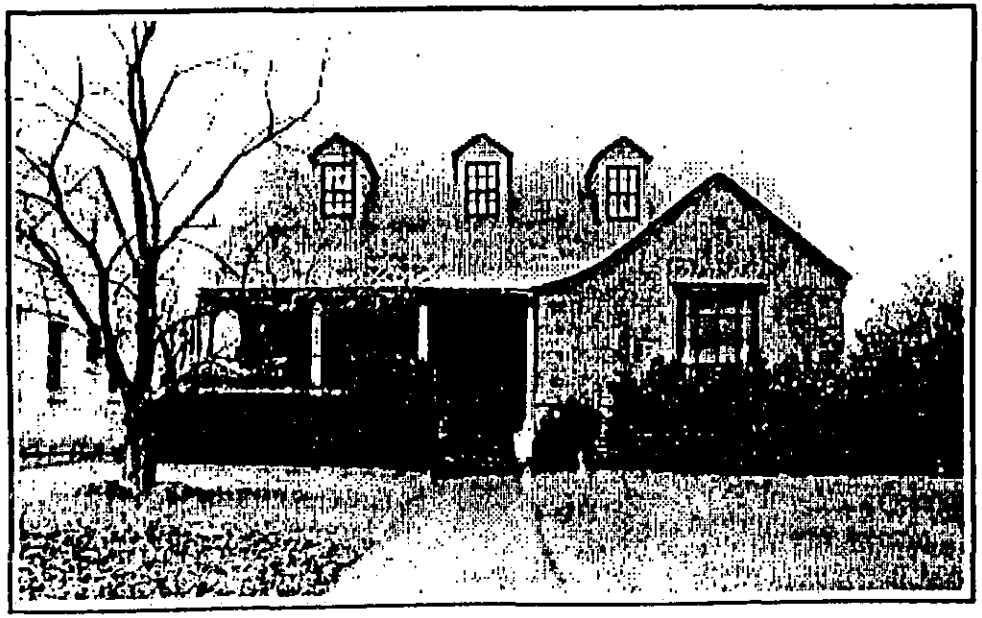
21608 21749



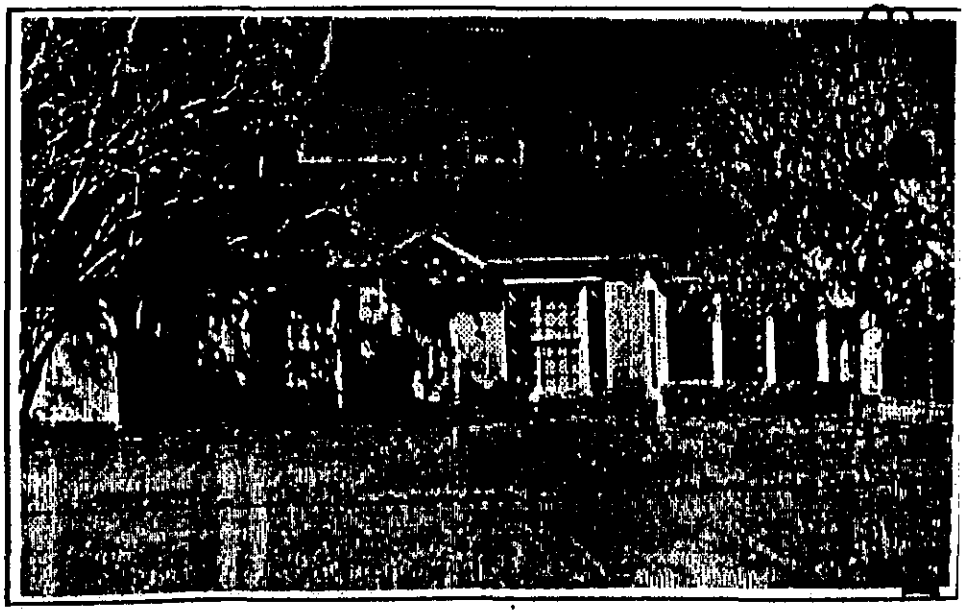
415 Valencia Avenue



823 Cordova Avenue



518 Newell Avenue



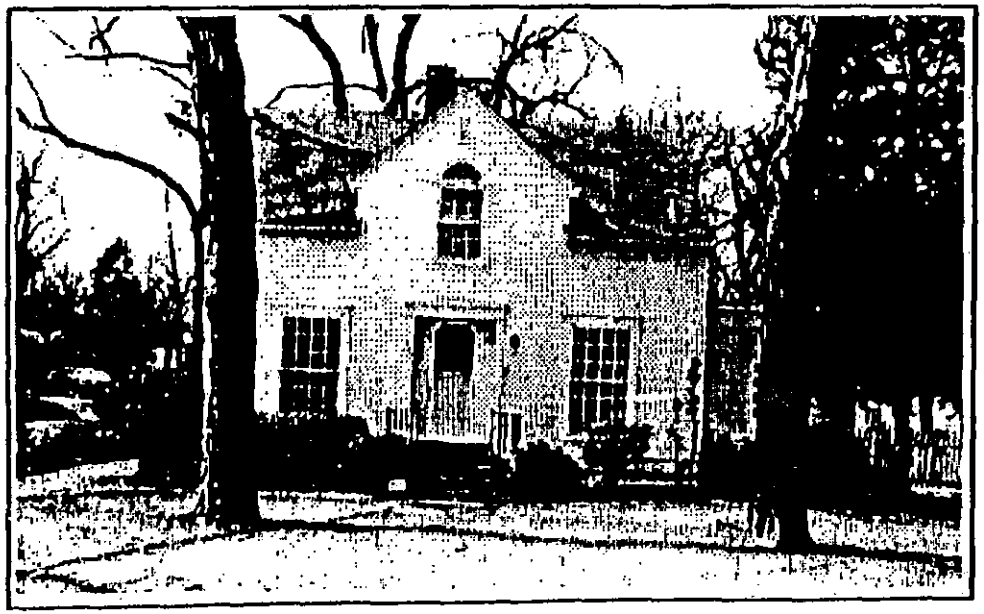
7005 Hammond Avenue



6938 Patricia Avenue



411 Newell Avenue



623 Tennison Memorial Road



1006 Clermont Avenue

NEO-CLASSICAL REQUIREMENTS

A Neo-Classical structure must be provided with the following architectural elements.

- Windows with double-hung sashes, usually with multipane glazing in one or both sashes.
- Facade normally with symetrically balanced windows and a center door (an off-center door is less common).
- A side gabled roof.
- A full or partial facade width front porch entry feature.
- Dormers or decorative vents in the roof.
- A chimney.
- A street facade that is constructed entirely of brick.

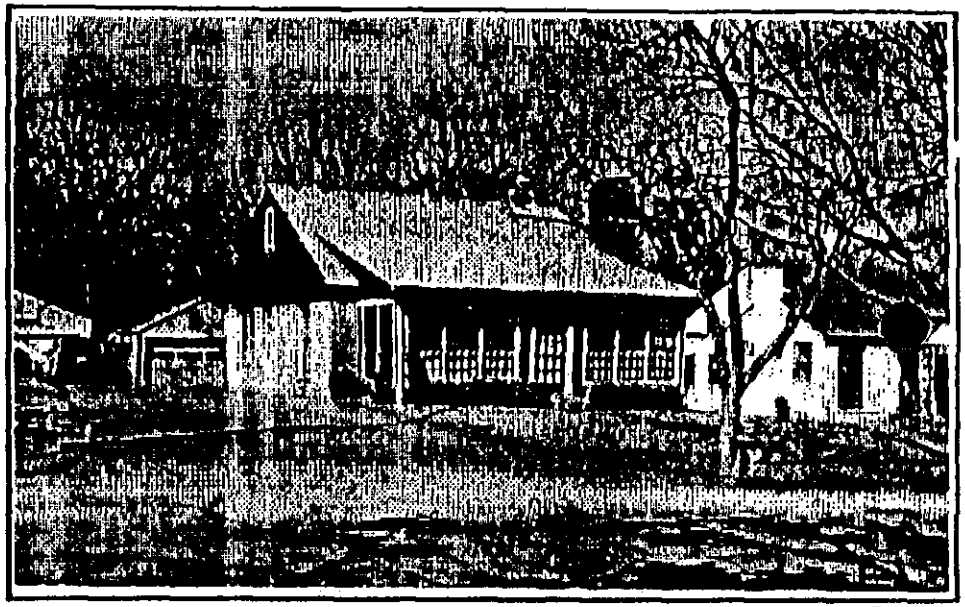


6935 Hammond Avenue

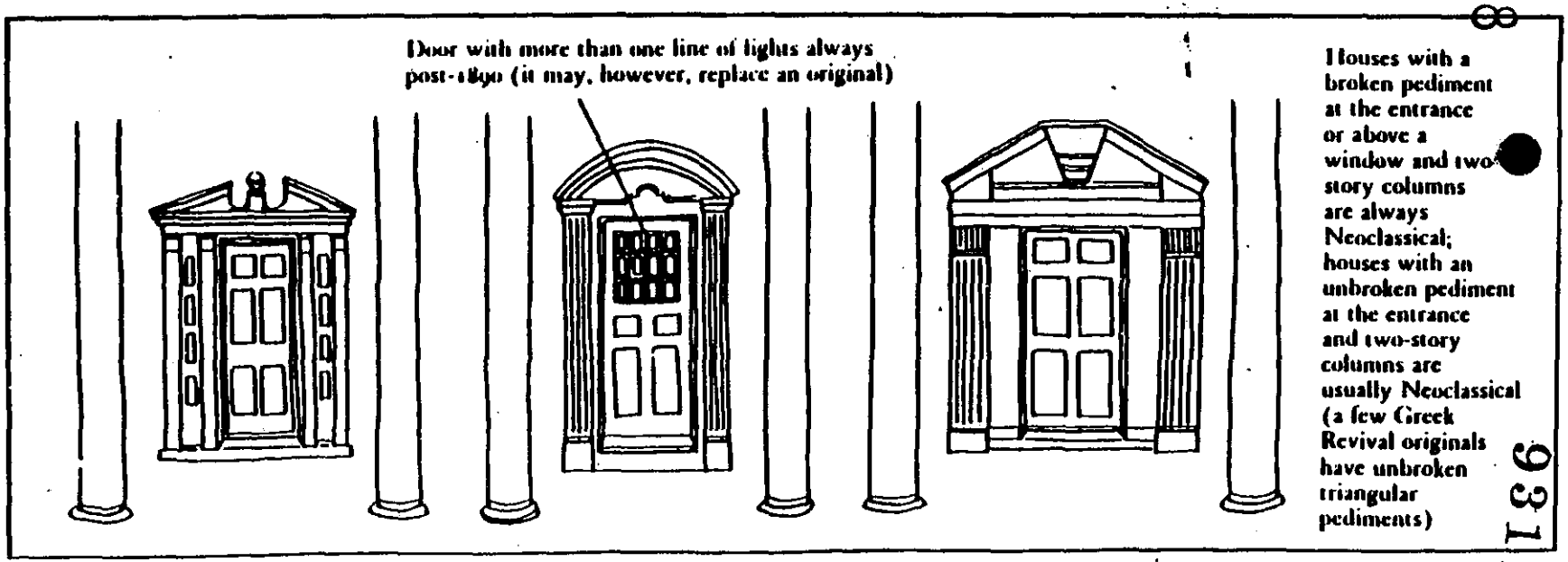


607 Newell Avenue

16 08 1149

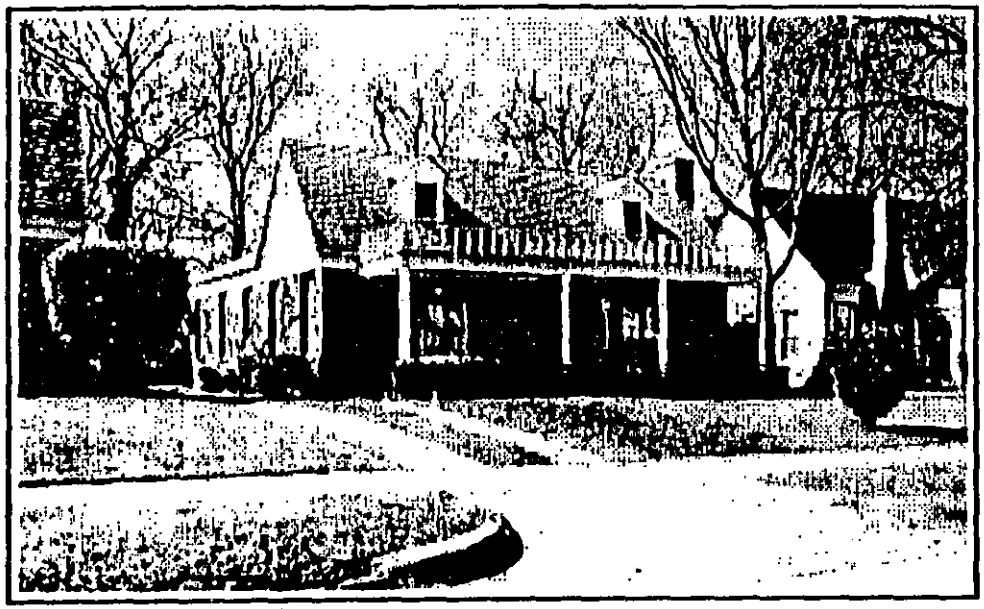


7011 Lindsley Avenue



Typical Entrances

608
93114



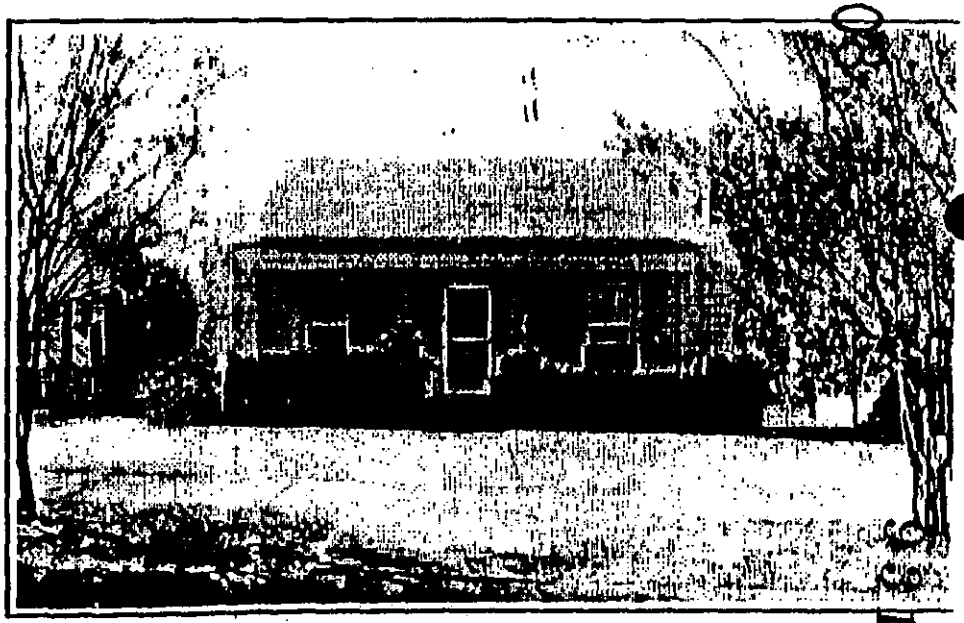
515 Cordova Avenue



403 Valencia Avenue



7006 Santa Monica



405 Clermont Avenue

P6 08
C1149

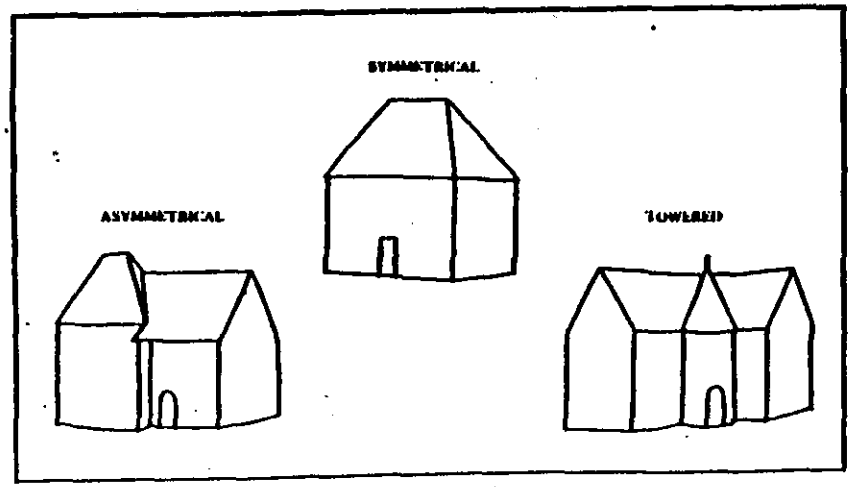
FRENCH ECLECTIC REQUIREMENTS

A French Eclectic structure must be provided with the following architectural elements.

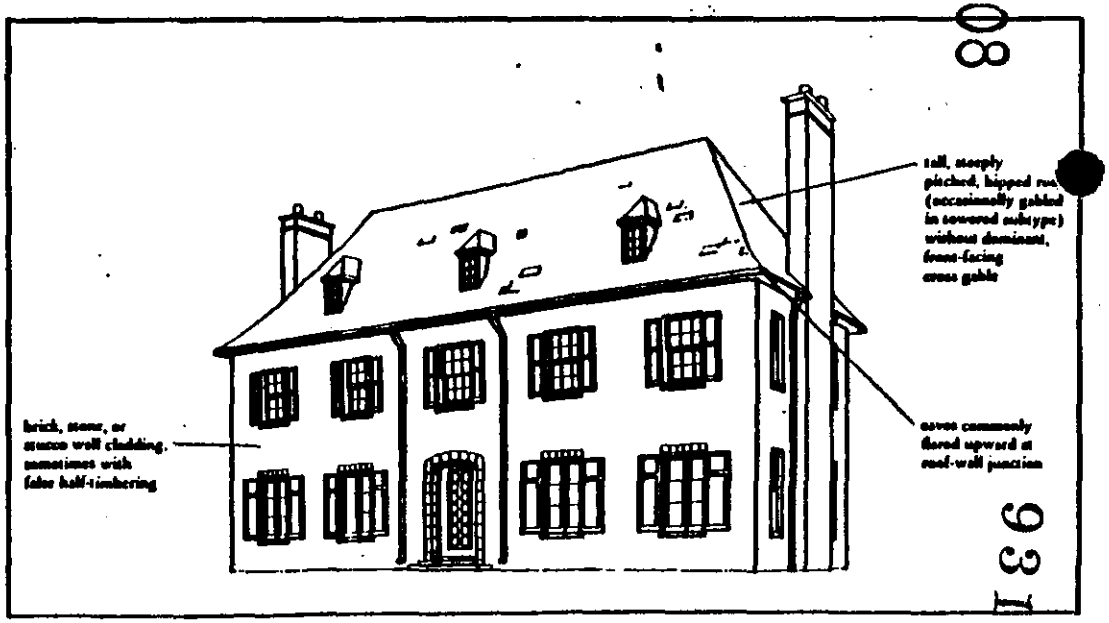
- Windows with double-hung sashes, usually with multi-pane glazing in one or both sashes.
- Facade normally with symetrically balanced windows and a center door (an off-center door is less common).
- A side gabled roof.
- A full or partial facade width front porch entry feature.
- Dormers or decorative vents in the roof.
- A chimney.
- A street facade that is constructed entirely of brick or stucco.



6922 Vivian Avenue



Principal Subtypes



1608 9314

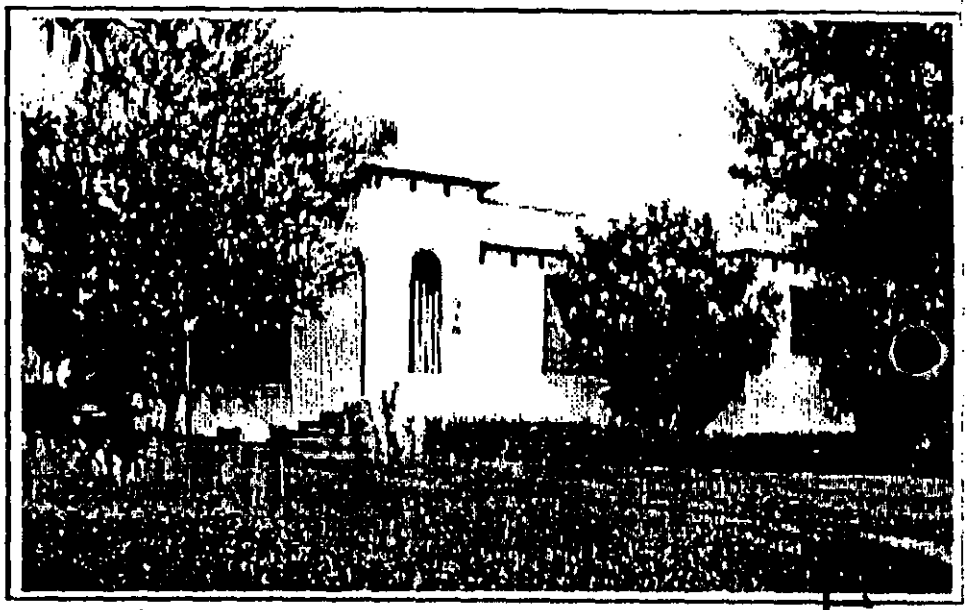
SPANISH
REQUIREMENTS

A Spanish structure must be provided with the following architectural elements.

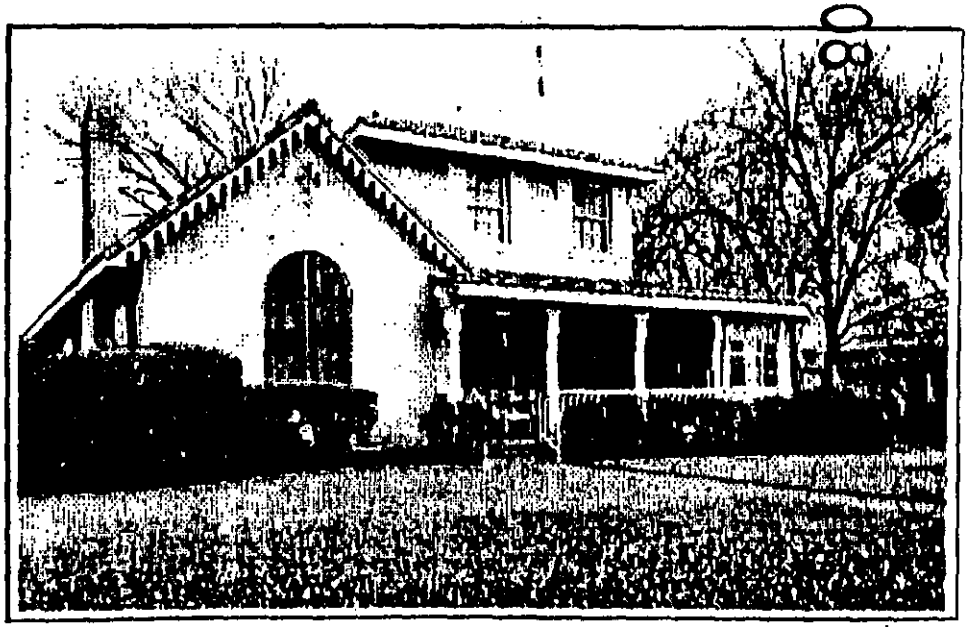
- Windows with double-hung sashes, usually with multipane glazing in one or both sashes.
- Facade normally with symetrically balanced windows and a center door (an off-center door is less common).
- A side gabled roof.
- A full or partial facade width front porch entry feature.
- Dormers or decorative vents in the roof.
- A chimney.
- A street facade that is constructed entirely of brick.

Substyles

Spanish Colonial / Spanish Eclectic
Monterey
Pueblo Revival

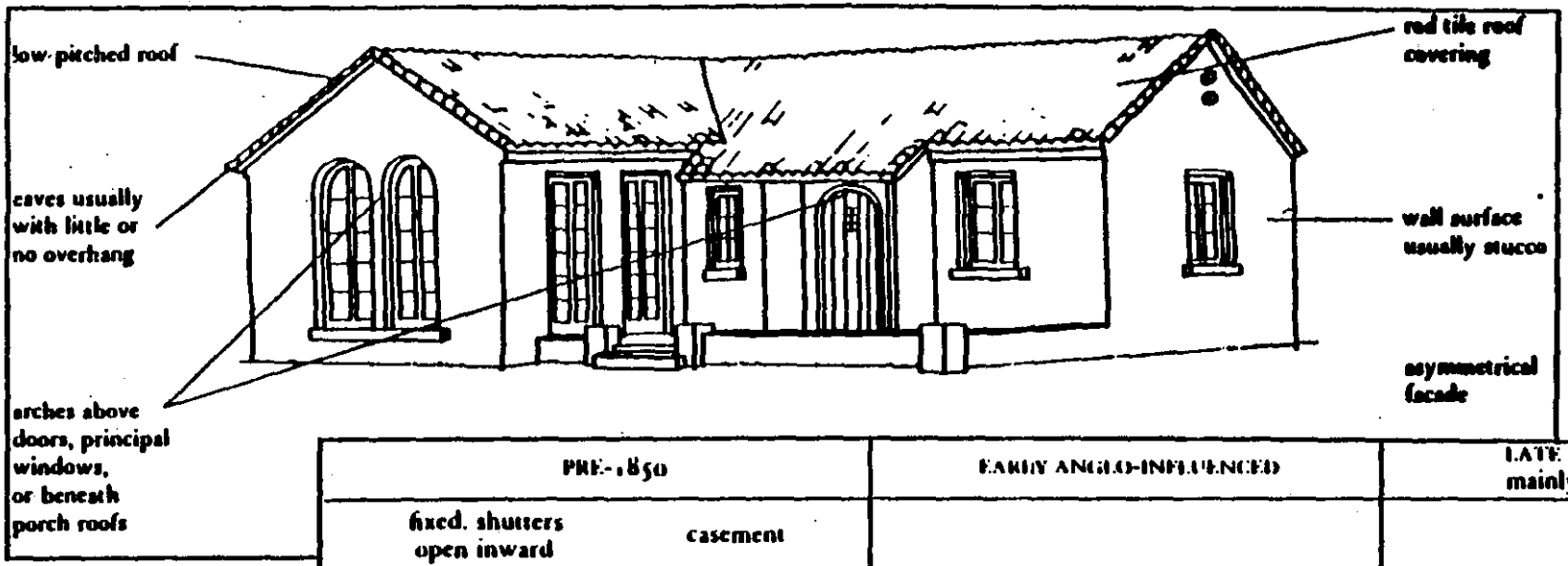


918 Valencia Avenue—Spanish Colonial

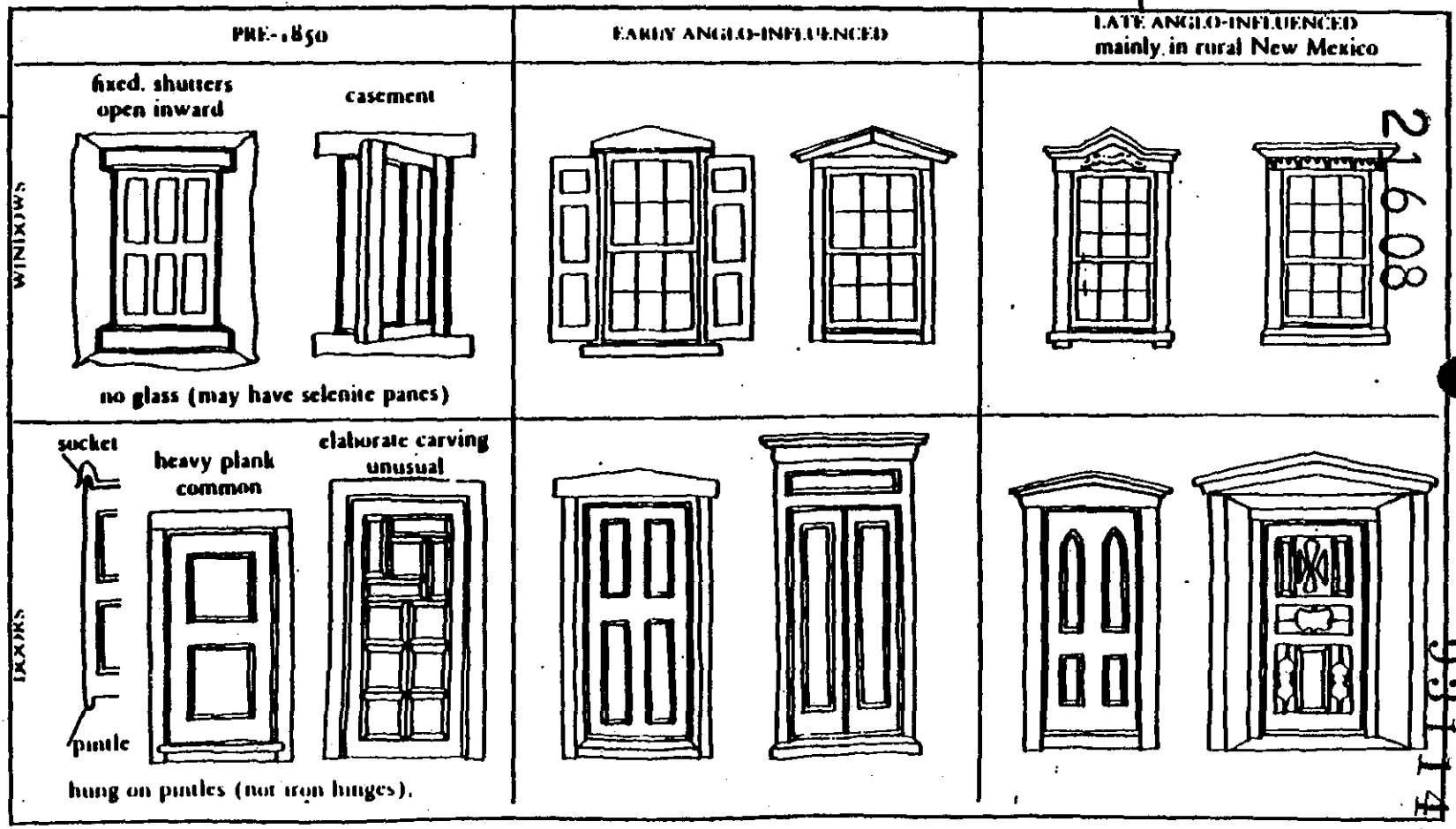


802 Clermont Avenue—Spanish Eclectic

Spanish Colonial / Spanish Eclectic Styles

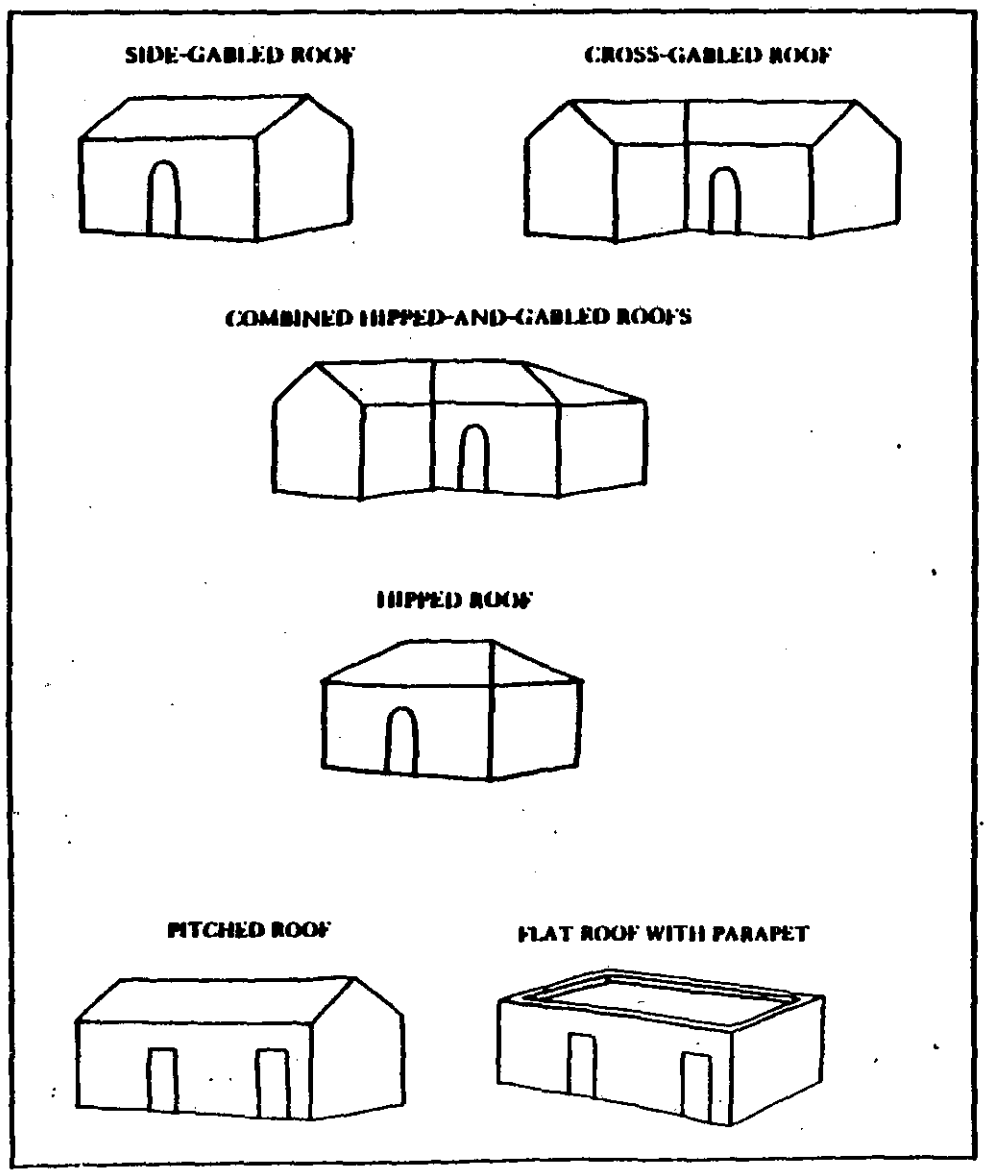


Typical Details

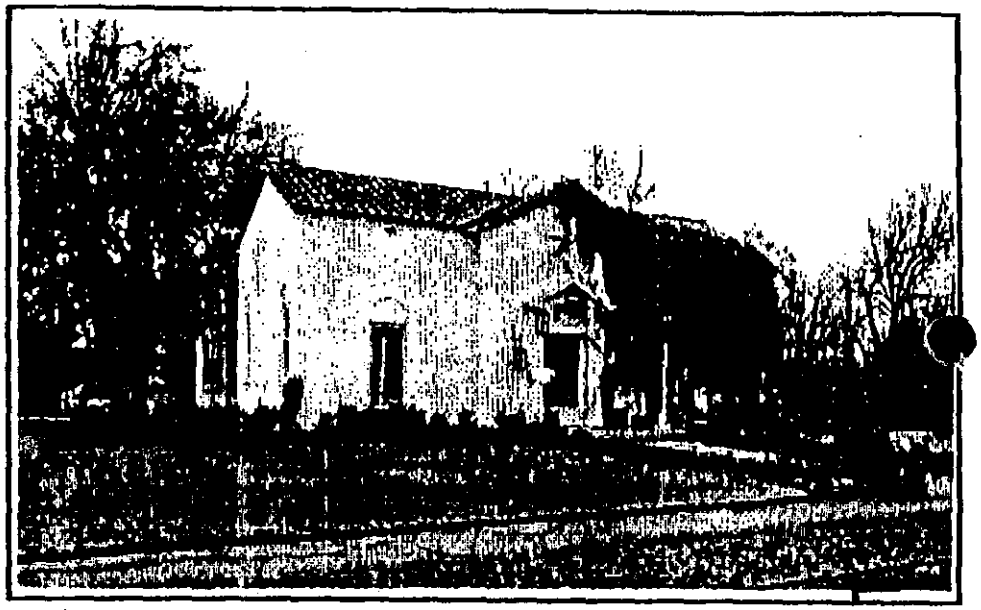


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Spanish Colonial Styles



Principal Substyles

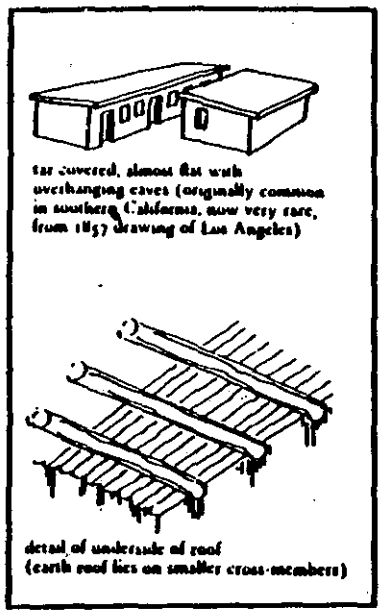


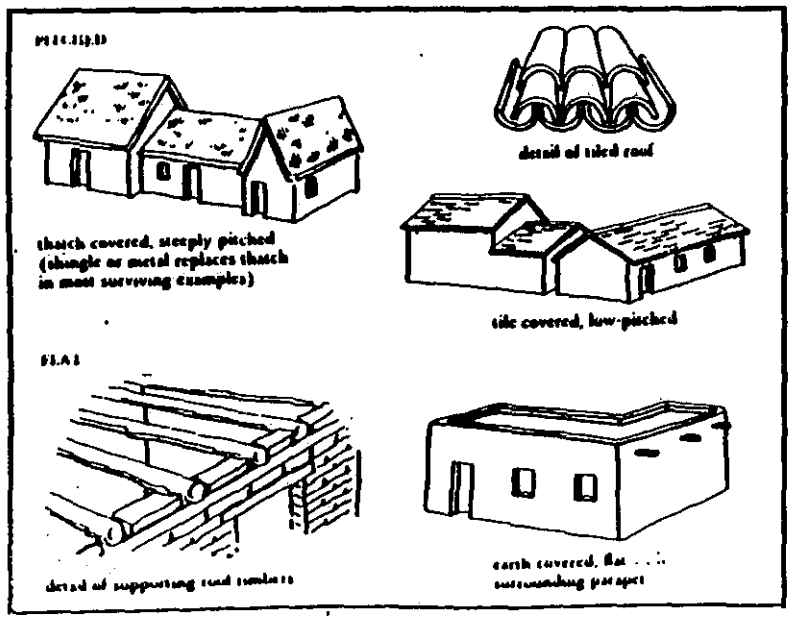
911 Clermont Avenue



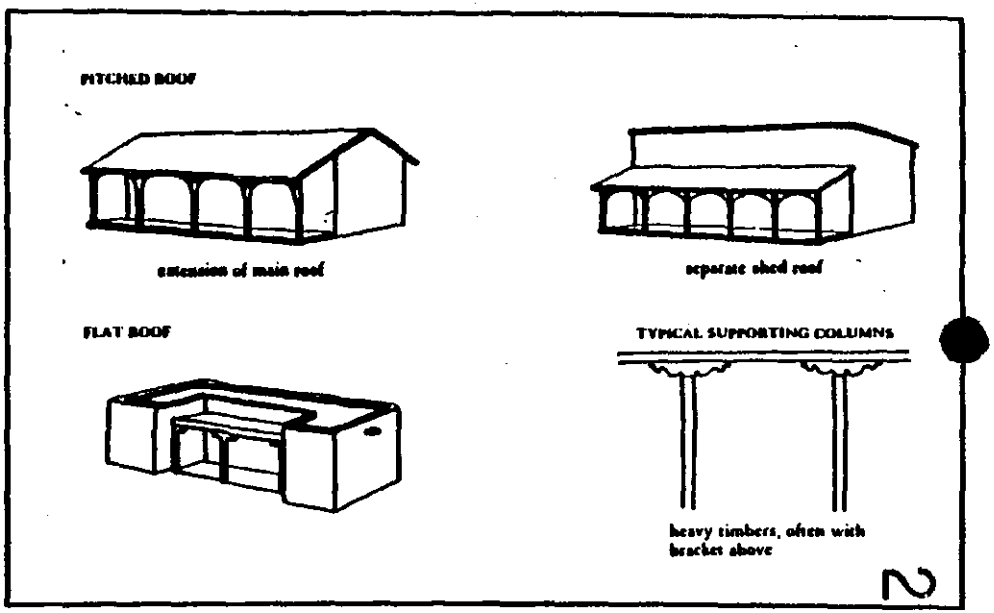
603 Monte Vista Drive

0608
0941149

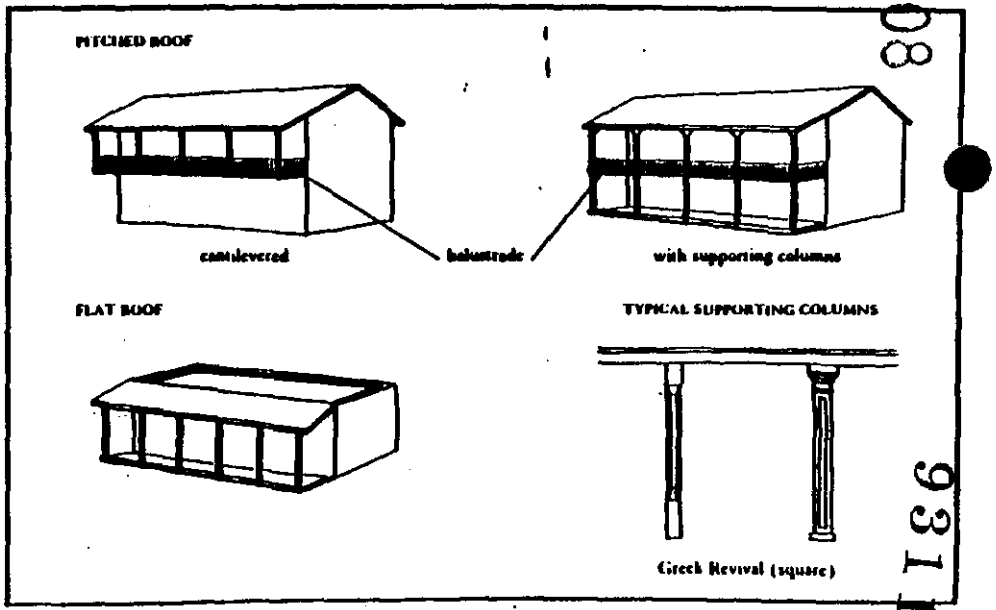




Roof Forms

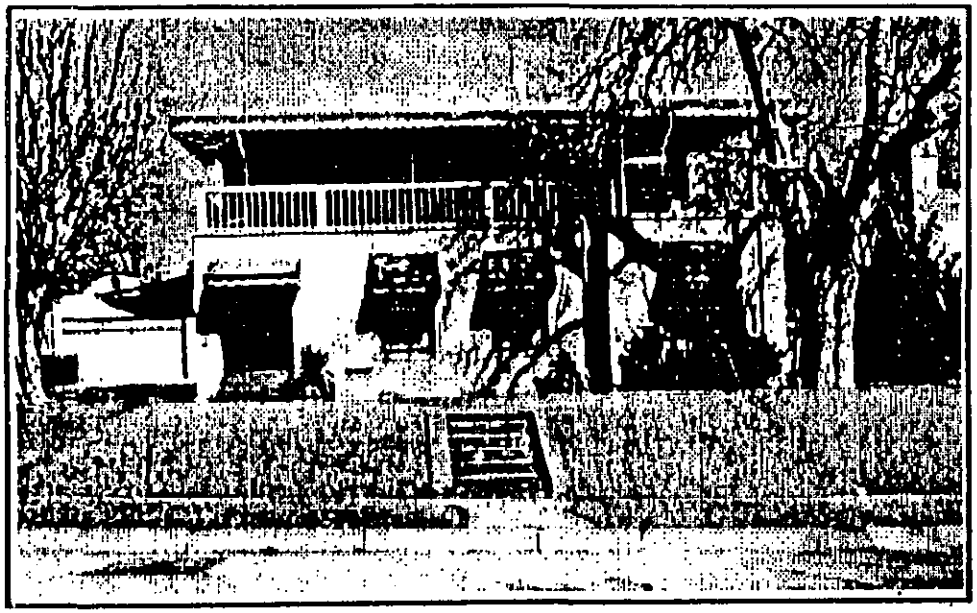


Original Porches (Rarely on front facade)

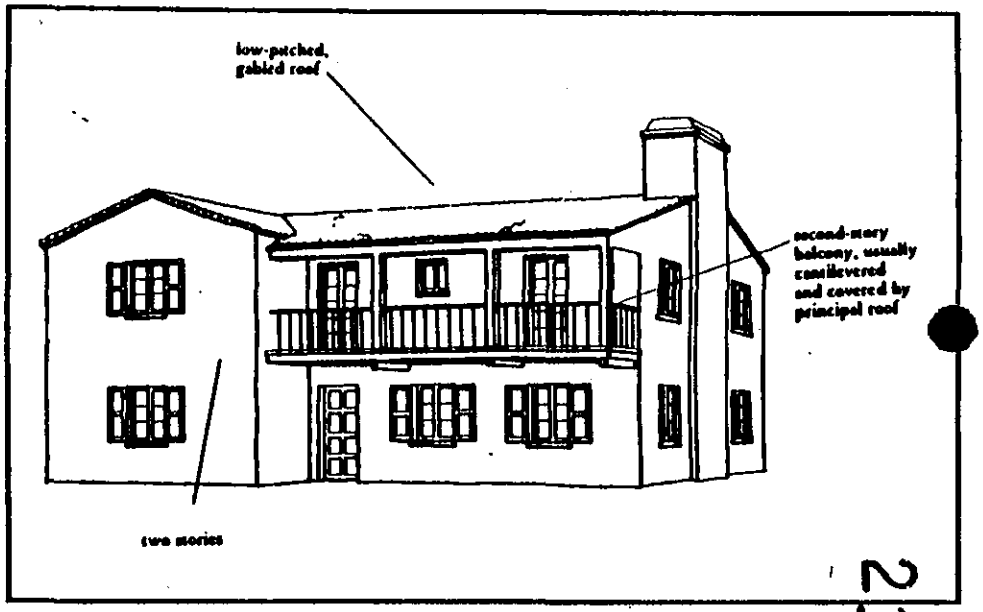


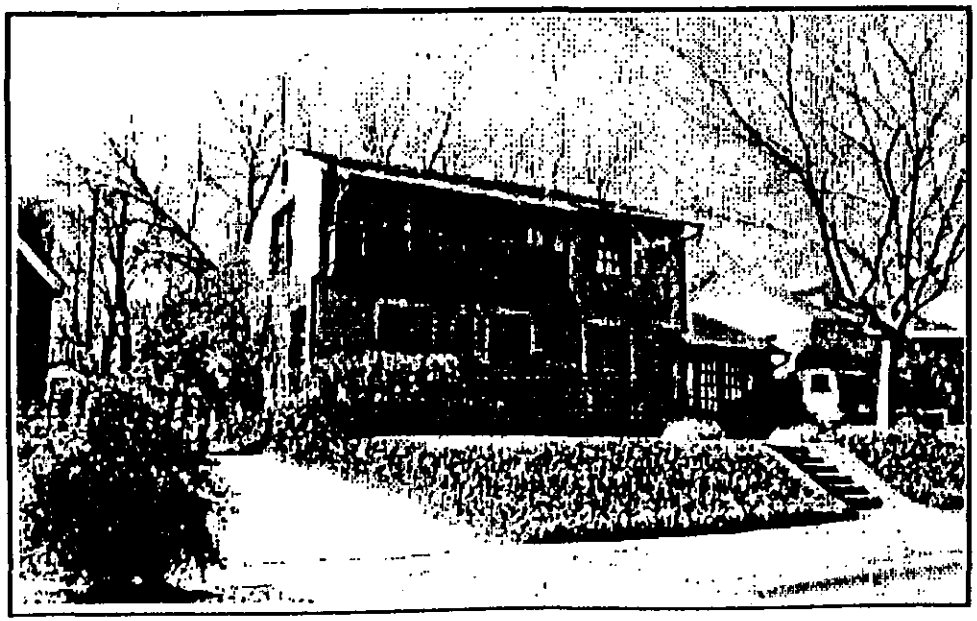
Anglo-Influenced Porches (Commonly on front facade)

2160808
9311469

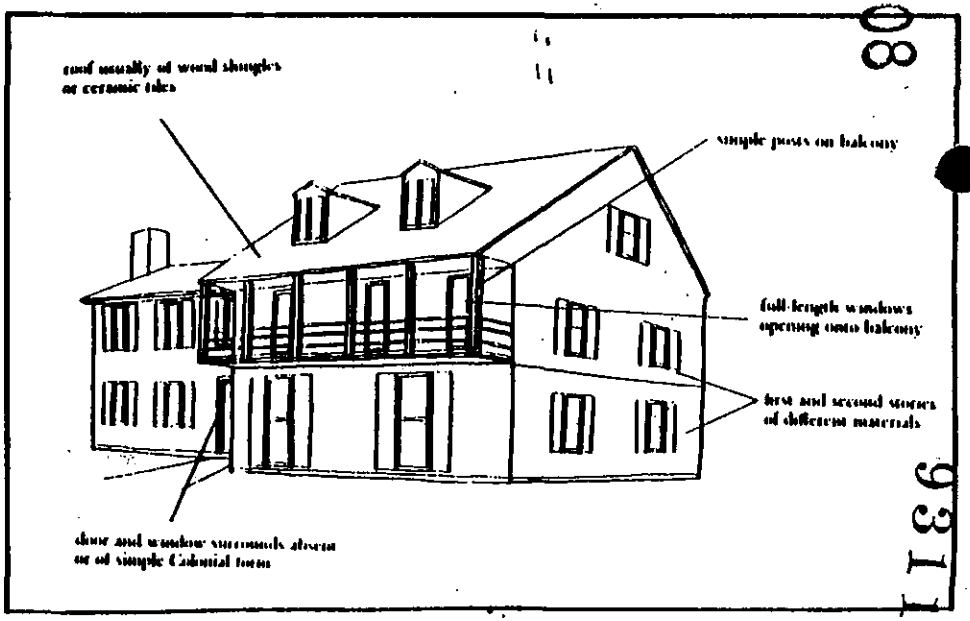


922 Valencia Avenue



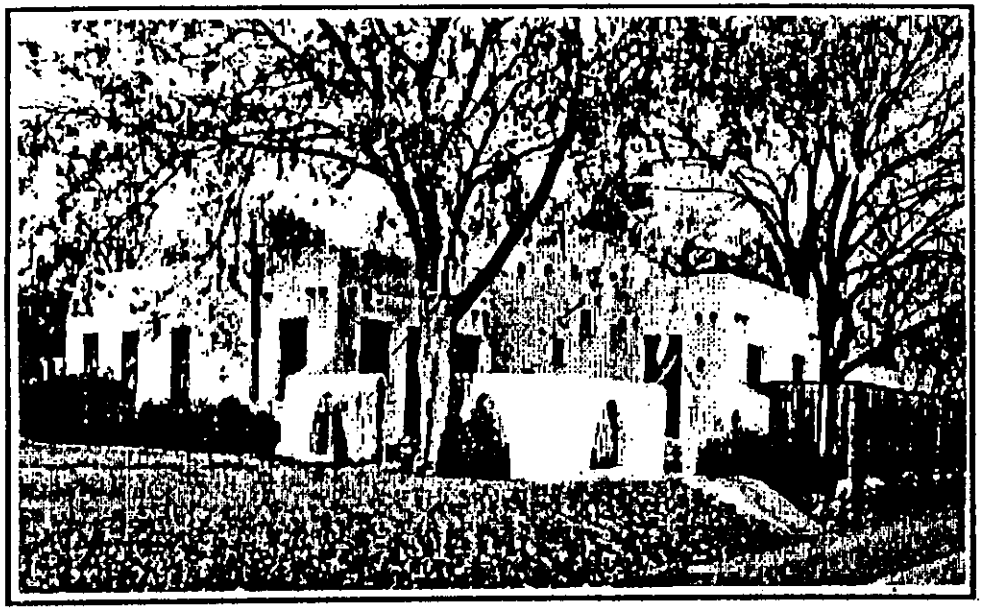


527 Newell Avenue

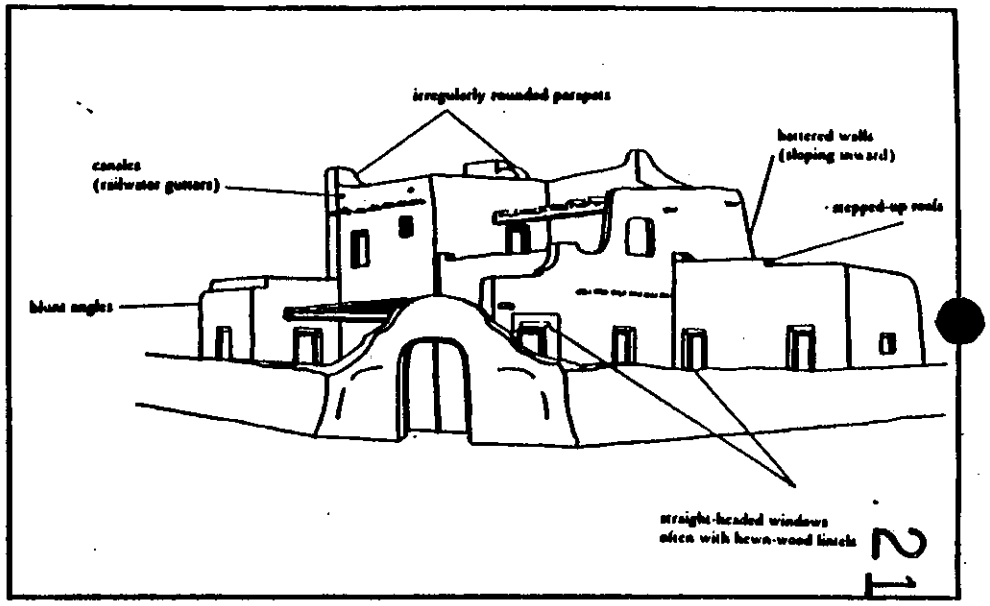


Monterey Styles—Common Details

216 08 931 46



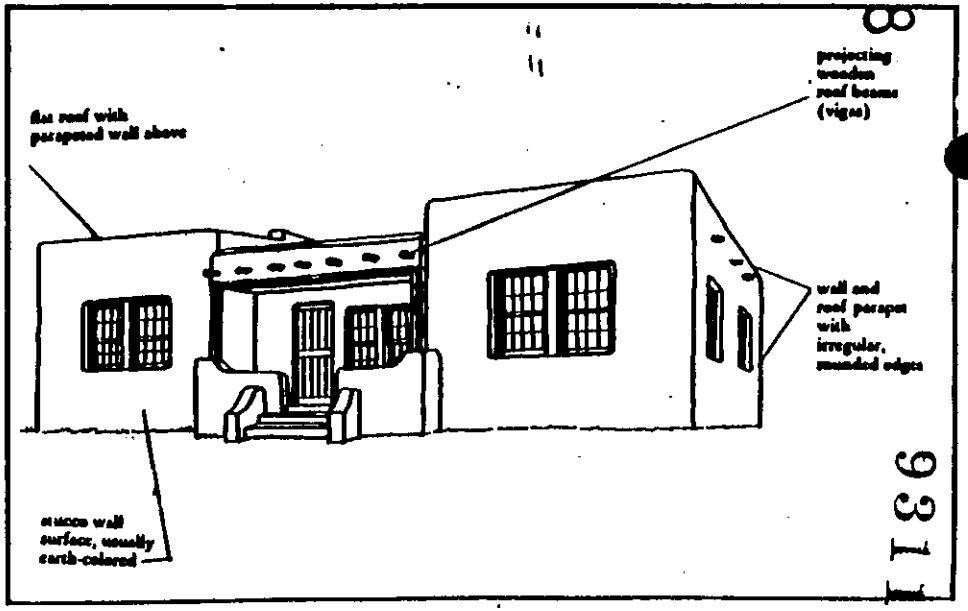
714 Cordova Avenue



216 08 931 1 49



6918 Lindsley Avenue

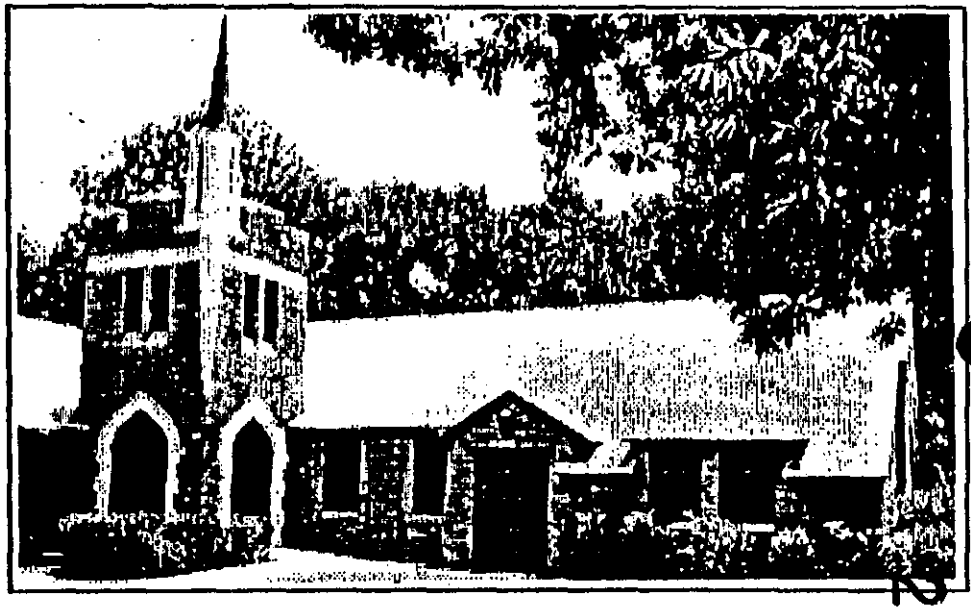


Pueblo Revival Styles

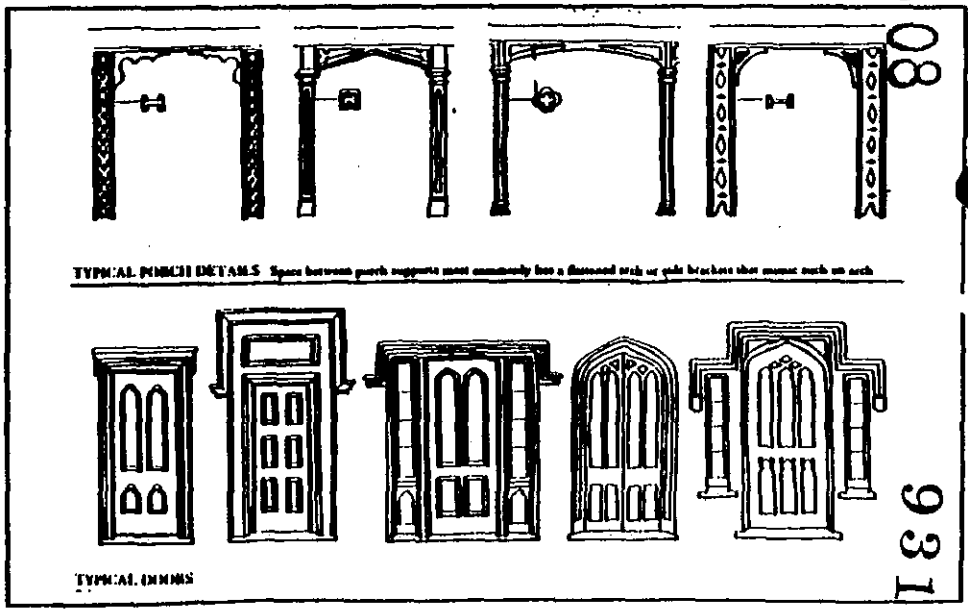
NEO-GOTHIC REVIVAL REQUIREMENTS

A Neo-Gothic Revival structure must be provided with the following architectural elements.

- Tower and spire element.
- Entry porch with cut stone pointed arches.
- Steeply pitched roof of 50° to 70°
- Tall, narrow, pointed arch windows along street facades.
- A street facade that is constructed entirely of brick, stone and/or masonry.



722 Tennison Memorial Road



TYPICAL PORCH DETAILS

TYPICAL DOORS

2116081
9811145

HOLLYWOOD/SANTA MONICA

APPENDIX

LAND USE, STORY HEIGHT, AND STRUCTURE STYLE SURVEY

Revised July 17, 1989

21608

931149

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

SANTA FE AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	Valencia Avenue			
6509	Single Family	1	Minimal Traditional	Non-Contributing
6517		1	Ranch	Non-Contributing
6523		1	Ranch	Non-Contributing
6603		1	Minimal Traditional	Contributing
6609		1	Minimal Traditional	Contributing
6615		1	Ranch	Non-Contributing
6619		1	Minimal Traditional	Contributing
6623		1	Minimal Traditional	Contributing
6627		1	Minimal Traditional	Contributing
Cross Street	Clermont Avenue			
6703	Single Family	1	Minimal Traditional	Contributing
6707		1	Minimal Traditional	Contributing
6711		1	Minimal Traditional	Contributing
6715		1	Minimal Traditional	Contributing
6719		1	Minimal Traditional	Contributing
6723		1	Minimal Traditional	Contributing
6727		1	Minimal Traditional	Contributing
Cross Street	Monte Vista Drive			
6811	Single Family	1	Minimal Traditional	Contributing
6815		1	Minimal Traditional	Contributing
6819		1	Minimal Traditional	Non-Contributing
6823		1	Minimal Traditional	Contributing
6827		1	Minimal Traditional	Contributing
Cross Street	Newell Avenue			
6903	Single Family	1	Tudor	Non-Contributing
6907		1	Minimal Traditional	Contributing
6911		Split	Minimal Traditional	Contributing
6915		1 1/2	Tudor	Contributing
6919		1	Minimal Traditional	Contributing
6923		1	Minimal Traditional	Contributing
6927		1	Minimal Traditional	Contributing
6931		1	Minimal Traditional	Contributing
6935		Split	Minimal Traditional	Contributing
6939		Split	Minimal Traditional	Non-Contributing
6943		1	Tudor	Contributing
6947		1	Minimal Traditional	Contributing
6951		Split	Minimal Traditional	Contributing
6955		Split	Minimal Traditional	Contributing

SANTA FE AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	Mistletoe Drive			
7005	Single Family	1	Minimal Traditional	Non-Contributing
7011		Split	Minimal Traditional	Contributing
7019		Split	Minimal Traditional	Contributing
7025		1	Minimal Traditional	Contributing
Cross Street	Tennison Memorial Road			
7103	Single Family	2	Minimal Traditional	Non-Contributing
7107		1	Contemporary	Non-Contributing
7111		1	Minimal Traditional	Non-Contributing
7119		1	Minimal Traditional	Non-Contributing
7120		1	Ranch	Non-Contributing
7121		2	Contemporary	Non-Contributing
7123		2	Contemporary	Non-Contributing
7129		1	Ranch	Non-Contributing
Cross Street	Santa Monica Drive			

MISTLETOE DRIVE

Address	Land Use	Stories	Style	Type
Cross Street	Alley			
6914	Single Family	1	Tudor	Contributing
6916-18	Duplex	1	Tudor	Contributing
6919	Single Family	1	Tudor	Contributing
6922		1	Tudor	Contributing
6926		1 1/2	Contemporary	Non-Contributing
6930		1	Tudor	Contributing
6934		Split	Minimal Traditional	Contributing
6938		1	Tudor	Contributing
6942	Single Family	1 1/2	Minimal Traditional	Contributing
Cross Street	Santa Fe and Blair Avenues			

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

PATRICIA AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	Alley			
6914	Single Family	1	Tudor	Contributing
6915		1	Tudor	Contributing
6918		1	Colonial Revival	Significant
6919		1	Tudor	Contributing
6922		1	Tudor	Contributing
6923		1	Tudor	Contributing
6926		1	Tudor	Contributing
6927-29	Duplex	1	Tudor	Contributing
6930	Single Family	Split	Minimal Traditional	Contributing
6931		1	Tudor	Contributing
6934		1	Tudor	Contributing
6935		1	Tudor	Contributing
6938		1	Colonial Revival	Significant
6939		1	Tudor	Contributing
6940-42	Duplex	1	Tudor	Contributing
6943	Single Family	1	Tudor	Contributing
Cross Street	Blair Avenue			

SARASOTA CIRCLE

Address	Land Use	Stories	Style	Type
Cross Street	Gurley Avenue			
1001	Single Family	2	Tudor	Contributing
1019		2	Tudor	Contributing
1023		1	Tudor	Contributing
1027		1	Tudor	Contributing
1031		1	Tudor	Contributing
1103		1	Tudor	Contributing
1107		1	Tudor	Contributing
1111		1	Tudor	Contributing
Cross Street	East Grand Avenue			

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

SANTA MONICA DRIVE

Address	Land Use	Stories	Style	Type
Cross Street	Newell Avenue			
6914	Single Family	1	Tudor	Contributing
6915		1	Minimal Traditional	Contributing
6918		1	Tudor	Contributing
6919		1	Minimal Traditional	Contributing
6922		1	Tudor	Contributing
6923		1	Minimal Traditional	Contributing
6926		1	Minimal Traditional	Contributing
6927		Split	Minimal Traditional	Contributing
6930		2 1/2	Tudor	Contributing
6931		1	Minimal Traditional	Contributing
6935		1	Minimal Traditional	Contributing
6932-34	Duplex	2 1/2	Tudor	Contributing
6938	Single Family	1	Minimal Traditional	Contributing
6939		1	Ranch	Non-Contributing
6942		1	Minimal Traditional	Contributing
6943		1	Tudor	Contributing
Cross Street	Blair Avenue			
7002	Single Family	1	Minimal Traditional	Contributing
7006		1 1/2	Colonial Revival	Significant
7010		1	Minimal Traditional	Contributing
7014		Split	Minimal Traditional	Contributing
7018		1	Tudor	Contributing
Cross Street	Tennison Memorial Road			
7103		1	Ranch	Non-Contributing
7117		1	Minimal Traditional	Contributing
Cross Street	Santa Fe Avenue			
7129	Single Family	1	Ranch	Non-Contributing
7207	Single Family	1	Craftsman	Non-Contributing

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

BLAIR AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	Santa Fe Avenue			
506	Single Family	1	Tudor	Contributing
510		1	Minimal Traditional	Non-Contributing
514		1	Tudor	Contributing
518		1	Tudor	Contributing
522		1	Ranch	Non-Contributing
602	Single Family	1	Minimal Traditional	Contributing
606		1	Ranch	Non-Contributing
610		1	Tudor	Contributing
614		1	Ranch	Non-Contributing
618		1	Tudor	Contributing
622		1	Minimal Traditional	Contributing
Cross Street	Santa Monica Drive			

LINDSLEY AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	Alley			
6914	Single Family	1	Tudor	Contributing
6915		1	Tudor	Contributing
6918		1	Spanish	Significant
6919		1	Tudor	Contributing
6921-23	Duplex	1	Tudor	Contributing
6922		1	Tudor	Contributing
6926	Single Family	1	Tudor	Contributing
6927		1	Tudor	Contributing
6928		1	Tudor	Contributing
6931		1	Tudor	Contributing
6934		1	Tudor	Contributing
6935		1	Tudor	Contributing
6938		1	Minimal Traditional	Contributing
6939		1	Tudor	Contributing
6942		1	Minimal Traditional	Contributing
6943		1	Tudor	Contributing
6945-47	Duplex	1	Tudor	Contributing
6946	Single Family	1	Minimal Traditional	Contributing

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

LINDSLEY AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	Blair Avenue			
7002	Single Family	1	Ranch	Non-Contributing
7003		1	Minimal Traditional	Contributing
7004-06	Duplex	1	Minimal Traditional	Contributing
7007	Single Family	1	Tudor	Contributing
7010		1	Tudor	Contributing
7011		1	Neo-Classical	Significant
7012-14	Duplex	1	Tudor	Contributing
7015	Single Family	Split	Minimal Traditional	Non-Contributing
7018		1	Colonial Revival	Significant
7019		1	Colonial Revival	Significant
Cross Street	Tennison Memorial Road			
7150-52	Multiple Family (2 Buildings) Town Park Apartments	2	Contemporary	Non-Contributing
Cross Street	Shadyside Lane			

SHADYSIDE LANE

Address	Land Use	Stories	Style	Type
Cross Street	Lindsley Avenue			
903-1020	Multiple Family (37 Buildings) Town Park Apartments (156 Units)	2	Contemporary	Non-Contributing

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

SAN MATEO BOULEVARD

Address	Land Use	Stories	Style	Type
Cross Street	Hammond Avenue			
6700	Duplex	1 1/2	Colonial Revival	Significant
6710	Single Family	1	Ranch	Non-Contributing
6807		1	Tudor	Contributing
6808		1	Ranch	Non-Contributing
Cross Street	Newell Avenue			
6902	Single Family	1	Minimal Traditional	Contributing
6906		1	Colonial Revival	Significant.
6910		1	Tudor	Contributing
6913-15	Duplex	1	Tudor	Contributing
6914	Single Family	1	Ranch	Non-Contributing
6917-19	Duplex	1	Tudor	Contributing
6918	Single Family	1	Tudor	Contributing
6921		1	Tudor	Contributing
6922		1	Minimal Traditional	Contributing
6927		1	Tudor	Contributing
6930		2	Tudor	Contributing
6931		1	Tudor	Contributing
6935		1	Tudor	Contributing
6938		1	Ranch	Non-Contributing
6939		1	Minimal Traditional	Contributing
6943		1	Tudor	Contributing
Cross Street	Blair Avenue			
7000	Single Family	1	Tudor	Contributing
7004		1 1/2	Tudor	Contributing
7006		1	Tudor	Contributing
7007		1	Minimal Traditional	Contributing
7010		2	Contemporary	Non-Contributing
7011		1	Tudor	Contributing
7014		2	Contemporary	Non-Contributing
7015		1	Minimal Traditional	Contributing
7018		2	Contemporary	Non-Contributing
7019		1	Ranch	Non-Contributing
Cross Street	Tennison Memorial Road			

HAMMOND AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	San Mateo Drive			
6802	Single Family	1	Tudor	Contributing
6806		1	Tudor	Contributing
6807		1	Tudor	Contributing
6810		1	Tudor	Contributing
6814		1	Tudor	Contributing
6815		1	Colonial Revival	Significant
6818-20	Duplex	1	Tudor	Contributing
6819	Single Family		Minimal Traditional	Contributing
6822		1	Tudor	Contributing
6823		1	Minimal Traditional	Contributing
6900	Single Family	1	Tudor	Contributing
6903		1	Tudor	Contributing
6906		1	Tudor	Contributing
6907		1	Tudor	Contributing
6910		1	Tudor	Contributing
6911		1 1/2	Minimal Traditional	Contributing
6914		1	Tudor	Contributing
6915		1 1/2	Colonial Revival	Significant
6918		1	Minimal Traditional	Contributing
6921		Split	Minimal Traditional	Contributing
6922		1 1/2	Minimal Traditional	Contributing
6925		1	Minimal Traditional	Contributing
6926		1	Tudor	Contributing
6929		1 1/2	Colonial Revival	Significant
6930		1	Tudor	Contributing
6934		1	Tudor	Contributing
6935		1	Colonial Revival	Significant
6938		1	Tudor	Contributing
6939		1	Minimal Traditional	Contributing
Cross Street	Blair Avenue			
7000	Single Family	1	Tudor	Contributing
7001		1	Minimal Traditional	Contributing
7004		1	Tudor	Contributing
7005		1	Colonial Revival	Significant
7010		1	Minimal Traditional	Contributing
7011		1	Minimal Traditional	Contributing
7014		1	Tudor	Contributing
7015		Split	Minimal Traditional	Contributing
7018		1	Tudor	Contributing
7019		1	Minimal Traditional	Contributing
Cross Street	Tennison Memorial Road			

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

VIVIAN

Address	Land Use	Stories	Style	Type
Cross Street	Clermont Avenue			
6802	Single Family	1	Minimal Traditional	Contributing
6804		1	Tudor	Contributing
6807		1	Minimal Traditional	Contributing
6810		1 1/2	Minimal Traditional	Contributing
6811		1	Minimal Traditional	Contributing
6814		1	Minimal Traditional	Contributing
6815		1 1/2	Tudor	Contributing
6818		1 1/2	Tudor	Contributing
6819		1	Craftsman	Non-Contributing
6822		1	Minimal Traditional	Contributing
6823		1	Tudor	Contributing
6826-28	Duplex	1	Tudor	Contributing
6827	Single Family	1	Tudor	Contributing
6830		1	Tudor	Contributing
6831		1	Tudor	Contributing
6902	Single Family	1	Tudor	Contributing
6903		1	Tudor	Contributing
6906		1	Minimal Traditional	Contributing
6907		1	Tudor	Contributing
6910		1	Ranch	Non-Contributing
6911		1	Tudor	Contributing
6914		1	Tudor	Contributing
6915		1	Tudor	Contributing
6918		1	Minimal Traditional	Contributing
6919		1	Tudor	Contributing
6922		2	French Eclectic	Significant
6923		1	Tudor	Contributing
6926		1	Tudor	Contributing
6927		1	Tudor	Contributing
6930		1	Minimal Traditional	Contributing
6931		1	Tudor	Contributing
6935		1	Ranch	Non-Contributing

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

VIVIAN

Address	Land Use	Stories	Style	Type
Cross Street	Blair Avenue			
7001		1	Tudor	Contributing
7002		1	Minimal Traditional	Contributing
7006		1	Minimal Traditional	Contributing
7010		1	Tudor	Contributing
7011		1	Minimal Traditional	Contributing
7014		1	Colonial Revival	Significant
7015		1	Tudor	Contributing
7018		1	Tudor	Contributing
7019		1	Minimal Traditional	Contributing
7021		1	Minimal Traditional	Contributing
7022		1	Minimal Traditional	Contributing
7023		1	Minimal Traditional	Contributing
7026		1	Minimal Traditional	Contributing
7030		1	Colonial Revival	Significant
Cross Street	Tennison Memorial Road			
7102	Single Family	1	Minimal Traditional	Contributing
7103		1	Minimal Traditional	Contributing
7107		1	Minimal Traditional	Contributing
7108		1	Minimal Traditional	Contributing
7111		1	Ranch	Non-Contributing
7112		Split	Minimal Traditional	Contributing
7116		Split	Minimal Traditional	Contributing
7119		1	Minimal Traditional	Contributing
7122		Split	Minimal Traditional	Contributing
7123		1	Minimal Traditional	Non-Contributing
7126		Split	Minimal Traditional	Non-Contributing
7134		Split	Minimal Traditional	Non-Contributing
7138		1	Modern	Non-Contributing
7201	Single Family	2	Minimal Traditional	Non-Contributing

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

EAST GRAND AVENUE

Cross Street	Clermont Avenue			
6803	Single Family	1	Ranch	Non-Contributing
6807		1	Minimal Traditional	Contributing
6811		Split	Minimal Traditional	Non-Contributing
6815		1	Minimal Traditional	Contributing
6819		1	Minimal Traditional	Non-Contributing
6823		Split	Minimal Traditional	Non-Contributing
6827		Split	Minimal Traditional	Contributing
6831		Split	Minimal Traditional	Non-Contributing
6903		1	Minimal Traditional	Non-Contributing
6907		1	Ranch	Non-Contributing
6911		1	Colonial Revival	Significant
6915		1	Minimal Traditional	Contributing
6919		1	Minimal Traditional	Non-Contributing
6923		1	Minimal Traditional	Contributing
6927		1	Minimal Traditional	Contributing
6931		1	Minimal Traditional	Contributing
Cross Street	Blair Avenue			
7003	Single Family	1	Minimal Traditional	Contributing
7007		1	Minimal Traditional	Contributing
7015		Split	Minimal Traditional	Contributing
7027		1	Ranch	Non-Contributing
7031		1	Minimal Traditional	Contributing
Cross Street	Tennison Memorial Road			
7115	Single Family	1	Minimal Traditional	Contributing

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

TENNISON MEMORIAL ROAD

Address	Land Use	Stories	Style	Type
Cross Street	Santa Fe Avenue			
511	Single Family	1	Contemporary	Non-Contributing
603		1	Minimal Traditional	Contributing
607		1	Minimal Traditional	Contributing
610		1	Ranch	Non-Contributing
611		1	Minimal Traditional	Contributing
615		1	Minimal Traditional	Non-Contributing
619		1	Minimal Traditional	Contributing
623	Single Family	1 1/2	Colonial Revival	Significant
Cross Street	Santa Monica Drive			
Cross Street	Lindsley Avenue			
722	Church	1 1/2	Neo-Gothic Revival	Significant
812	Single Family	1	Ranch	Non-Contributing
822		1	Craftsman	Non-Contributing
826		1	Minimal Traditional	Contributing
Cross Street	San Mateo Drive			
920	Multiple Family 203 Units	2	Contemporary	Non-Contributing
Cross Street	Hammond Avenue			
1002	Single Family	1	Minimal Traditional	Contributing
1008		1	Minimal Traditional	Contributing
Cross Street	Vivian Avenue			
1106-08	Duplex	1	Neo-Classical	Significant
1110	Single Family	1	Neo-Classical	Significant
1114		1	Neo-Classical	Significant
1118		1	Craftsman	Non-Contributing
1130		1	Colonial Revival	Significant
Cross Street	East Grand Avenue			

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

VALENCIA AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	**Santa Fe Avenue**			
402	Single Family	1	Minimal Traditional	Contributing
403		1	Colonial Revival	Significant
406		1	Tudor	Contributing
407		1	Tudor	Contributing
410		1	Tudor	Contributing
411		1	Tudor	Contributing
414		1	Tudor	Contributing
415		1	Tudor	Contributing
418		1	Tudor	Contributing
419		1	Tudor	Contributing
422		1	Tudor	Contributing
423		1	Tudor	Contributing
426		1	Tudor	Contributing
427		1	Tudor	Contributing
430		1	Tudor	Contributing
431		1	Tudor	Contributing
502	Single Family	1	Tudor	Contributing
503		1 1/2	Colonial Revival	Significant
506		1	Tudor	Contributing
507		1	Minimal Traditional	Contributing
510		1	Tudor	Contributing
511		1	Craftsman	Non-Contributing
514		1	Tudor	Contributing
515		1	Minimal Traditional	Contributing
518		1	Tudor	Contributing
519		1	Tudor	Contributing
Cross Street	**Ash Lane**			
600	Single Family	1	Tudor	Contributing
601		1	Tudor	Contributing
605		1	Craftsman	Non-Contributing
606		1	Minimal Traditional	Contributing
609		1	Craftsman	Non-Contributing
610		1	Tudor	Contributing
615		1	Craftsman	Non-Contributing
616		1	Tudor	Contributing
618		1	Tudor	Contributing
619		1	Craftsman	Non-Contributing
622		1	Tudor	Contributing
623		1	Tudor	Contributing
626		1	Colonial Revival	Significant
627		1	Tudor	Contributing

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

VALENCIA AVENUE

Address	Land Use	Stories	Style	Type
702	Single Family	1	Tudor	Contributing
703		1	Tudor	Contributing
706		1	Tudor	Contributing
707		1	Tudor	Contributing
710		1	Tudor	Contributing
711		1	Tudor	Contributing
713		1	Tudor	Contributing
714		1	Tudor	Contributing
Cross Street	Lindsley Avenue			
802	Single Family	1	Tudor	Contributing
803		1	Tudor	Contributing
806		1	Tudor	Contributing
807		1	Tudor	Contributing
810		1	Tudor	Contributing
811		1	Tudor	Contributing
814		1	Minimal Traditional	Contributing
815		1	Contemporary	Non-Contributing
818		1	Minimal Traditional	Contributing
819		1	Tudor	Contributing
822		1	Minimal Traditional	Contributing
823		1	Tudor	Contributing
901	Single Family	1	Tudor	Contributing
902		1	Minimal Traditional	Non-Contributing
907		1	Tudor	Contributing
908		1	Tudor	Contributing
911		1	Tudor	Contributing
912		1	Tudor	Contributing
915		1	Tudor	Contributing
918		1	Spanish	Significant
919		2	Tudor	Contributing
922		2	Spanish	Significant
926		2	Minimal Traditional	Contributing
930		1	Tudor	Contributing
Cross Street	Gurley Avenue			
1002	Single Family	1	Tudor	Contributing
1003		1	Tudor	Contributing
1009		1	Minimal Traditional	Contributing
1010		1	Minimal Traditional	Contributing
1013		1	Tudor	Contributing

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

 Revised July 17, 1989

VALENCIA AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	Sevilla Avenue			
1014	Single Family	1	Tudor	Contributing
1018		1	Minimal Traditional	Contributing
1021		1	Ranch	Non-Contributing
1025		1	Tudor	Contributing
1029		1	Minimal Traditional	Contributing
1102	Single Family	1	Tudor	Contributing
1103		1	Minimal Traditional	Contributing
1107		1	Minimal Traditional	Contributing
1108		Split	Minimal Traditional	Contributing
1110		1	Minimal Traditional	Contributing
1111		2	Colonial Revival	Significant
1114		1	Ranch	Non-Contributing
1115		2	Minimal Traditional	Contributing
1118		1	Tudor	Contributing
1119		1	Ranch	Non-Contributing
1122		Split	Minimal Traditional	Contributing
1123		1	Ranch	Non-Contributing
Cross Street	East Grand Avenue			

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

CORDOVA AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	**Santa Fe Avenue**			
402	Single Family	1	Minimal Traditional	Contributing
403		1	Minimal Traditional	Contributing
406		1	Tudor	Contributing
407		1	Tudor	Contributing
410		1	Tudor	Contributing
411		1	Tudor	Contributing
414		1	Tudor	Contributing
415		1	Colonial Revival	Significant
418		1	Tudor	Contributing
419		1	Tudor	Contributing
422		1	Tudor	Contributing
423		1	Craftsman	Non-Contributing
426		1	Tudor	Contributing
501	Single Family	1	Minimal Traditional	Contributing
502		1	Tudor	Contributing
503		1	Minimal Traditional	Contributing
506		1	Tudor	Contributing
507		1	Tudor	Contributing
510		1	Tudor	Contributing
511		1	Tudor	Contributing
514		1	Tudor	Contributing
515		1	Colonial Revival	Significant
518		1	Tudor	Contributing
519		1	Tudor	Contributing
522		1	Tudor	Contributing
523		1	Craftsman	Non-Contributing
526		1	Tudor	Contributing
527		1	Minimal Traditional	Contributing
Cross Street	**Ash Lane**			
602	Single Family	1	Minimal Traditional	Contributing
603		1	Tudor	Contributing
606		1	Minimal Traditional	Contributing
607		1	Tudor	Contributing
609		1	Minimal Traditional	Contributing
610		1	Tudor	Contributing
612		1	Craftsman	Non-Contributing
615		1	Tudor	Contributing
617		1	Tudor	Contributing
618		1	Tudor	Contributing
621		1	Craftsman	Non-Contributing
622		1	Tudor	Contributing
626		1	Tudor	Contributing
627		1	Tudor	Contributing

CORDOVA AVENUE

Address	Land Use	Stories	Style	Type
702	Single Family	1	Tudor	Contributing
703		1	Tudor	Contributing
706		1	Tudor	Contributing
707		1	Tudor	Contributing
710		1	Tudor	Contributing
711		1	Tudor	Contributing
714		1	Spanish	Significant
715		1	Tudor	Contributing
Cross Street	Lindsley Avenue			
802	Single Family	1	Tudor	Contributing
803		1	Tudor	Contributing
806		1	Tudor	Contributing
807		1	Ranch	Non-Contributing
810		1	Tudor	Contributing
811		1	Minimal Traditional	Contributing
814		1	Tudor	Contributing
815		1	Tudor	Contributing
817		1	Craftsman	Non-Contributing
818		1	Tudor	Contributing
822		1	Tudor	Contributing
823		1	Colonial Revival	Significant
902	Single Family	1	Tudor	Contributing
903		1	Tudor	Contributing
906		1	Minimal Traditional	Contributing
907		1	Tudor	Contributing
910		1	Minimal Traditional	Contributing
911		1	Tudor	Contributing
914		1	Tudor	Contributing
915		1	Tudor	Contributing
919		1	Tudor	Contributing
920		1	Tudor	Contributing
923		1	Tudor	Contributing

CORDOVA AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	Sevilla Avenue			
1002	Single Family	1	Tudor	Contributing
1003		1	Tudor	Contributing
1006		1	Tudor	Non-Contributing
1007		1	Tudor	Contributing
1010		1	Tudor	Contributing
1011		1	Tudor	Contributing
1014		1	Minimal Traditional	Contributing
1018		1	Tudor	Contributing
1019		1	Tudor	Contributing
1022		1	Minimal Traditional	Contributing
1025		1	Tudor	Contributing
1102	Single Family	1	Ranch	Non-Contributing
1103		1	Tudor	Contributing
1106		1	Ranch	Non-Contributing
1109		1 1/2	Colonial Revival	Significant
1110		1	Ranch	Non-Contributing
1111		1	Minimal Traditional	Contributing
1114		1	Ranch	Non-Contributing
1117		Split	Ranch	Non-Contributing
1118		1	Minimal Traditional	Contributing
1121		1	Minimal Traditional	Contributing
1122		1	Minimal Traditional	Contributing
1125		1	Minimal Traditional	Contributing
1126		1	Minimal Traditional	Contributing
1130		1	Minimal Traditional	Contributing
Cross Street	East Grand Avenue			

CLERMONT AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	Santa Fe Avenue			
402	Single Family	1	Tudor	Contributing
403		1	Minimal Traditional	Contributing
404		1	Tudor	Contributing
405		1	Neo-Classical	Significant
406		1	Tudor	Contributing
407		1	Tudor	Contributing
408		1	Tudor	Contributing
410		1	Tudor	Contributing
411		1	Tudor	Contributing
416		1	Tudor	Contributing
419		1	Tudor	Contributing
420		1	Craftsman	Non-Contributing
423		1	Tudor	Contributing
427		1	Tudor	Contributing

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

CLERMONT AVENUE

Address	Land Use	Stories	Style	Type
500	Single Family	1	Colonial Revival	Significant
502		1	Minimal Traditional	Contributing
503		1	Minimal Traditional	Contributing
506		1	Tudor	Contributing
507		1	Craftsman	Non-Contributing
510		1	Craftsman	Non-Contributing
511		1	Tudor	Contributing
514		1	Tudor	Contributing
517		1	Craftsman	Non-Contributing
518		1	Minimal Traditional	Contributing
519		1	Minimal Traditional	Contributing
522		1	Tudor	Contributing
523		1	Tudor	Contributing
Cross Street	Ash Lane			
602	Single Family	1	Tudor	Contributing
603		1	Ranch	Non-Contributing
606		1	Tudor	Contributing
607		1	Tudor	Contributing
610		1	Tudor	Contributing
611		1 1/2	Tudor	Contributing
614		1	Minimal Traditional	Contributing
615		1	Tudor	Contributing
618		1	Tudor	Contributing
619		1	Tudor	Contributing
622		1	Tudor	Contributing
623		1	Tudor	Contributing
626		1	Tudor	Contributing
627		1	Tudor	Contributing
702	Single Family	1	Tudor	Contributing
703		1	Tudor	Contributing
706		1	Tudor	Contributing
707		1	Tudor	Contributing
710		1	Tudor	Contributing
711		1	Tudor	Contributing
714		1	Tudor	Contributing
715		1	Tudor	Contributing

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

CLERMONT AVENUE

Address	Land Use	Stories	Style	Type
Cross Street	Lindsley Avenue			
802	Single Family	2	Spanish	Significant
803		1	Tudor	Contributing
807		1	Minimal Traditional	Contributing
810		1	Minimal Traditional	Contributing
811		1	Tudor	Contributing
814		1	Minimal Traditional	Contributing
815		1	Tudor	Contributing
818		1	Tudor	Contributing
819		1	Tudor	Contributing
823		1	Tudor	Contributing
835		1	Tudor	Contributing
904	Single Family	1	Tudor	Contributing
911		2	Spanish	Significant
912		1	Tudor	Contributing
916		1	Tudor	Contributing
Cross Street	Sevilla Avenue			
1001	Single Family	1	Tudor	Contributing
1006		2	Colonial Revival	Significant
1007		1	Ranch	Non-Contributing
1011		1	Tudor	Contributing
1014		1	Tudor	Contributing
1019		1	Tudor	Contributing
1023		1	Ranch	Non-Contributing
1025		1	Tudor	Contributing
1028		1	Ranch	Non-Contributing
1103	Single Family	1	Tudor	Contributing
1107		1	Tudor	Contributing
1115		1	Tudor	Contributing
1119		1	Tudor	Contributing
1123		1 1/2	Tudor	Contributing
1127		1	Minimal Traditional	Contributing
Cross Street	East Grand Avenue			

HOLLYWOOD / SANTA MONICA CONSERVATION DISTRICT
Land Use, Story Height and Structure Style Survey

MONTE VISTA DRIVE

Address	Land Use	Stories	Style	Type
Cross Street	Santa Fe Avenue			
402	Single Family	1 1/2	Minimal Traditional	Contributing
403		1	Tudor	Contributing
406		1	Tudor	Contributing
407		1	Tudor	Contributing
411		1	Tudor	Contributing
412		1	Tudor	Contributing
414		1	Tudor	Contributing
415		1	Tudor	Contributing
419		1	Tudor	Contributing
420		1	Tudor	Contributing
422		1	Tudor	Contributing
423		1	Tudor	Contributing
426		1	Tudor	Contributing
427		1	Tudor	Contributing
428		1	Tudor	Contributing
431		1	Tudor	Contributing
502	Single Family	1	Tudor	Contributing
503		1	Tudor	Contributing
506		1	Tudor	Contributing
507		1	Tudor	Contributing
510		1	Tudor	Contributing
511		1	Tudor	Contributing
515		1	Tudor	Contributing
516		1	Tudor	Contributing
519		1	Tudor	Contributing
522		1	Tudor	Contributing
523		1	Minimal Traditional	Contributing
Cross Street	Ash Lane			
602	Single Family	1	Tudor	Contributing
603		1	Spanish	Significant
606		1	Tudor	Contributing
607		1	Tudor	Contributing
611		1	Tudor	Contributing
615		1	Tudor	Contributing
619		1	Tudor	Contributing
620		1	Tudor	Contributing
623		1	Tudor	Contributing
626		1	Tudor	Contributing
627		1	Tudor	Contributing

MONTE VISTA DRIVE

702	Single Family	1	Tudor	Contributing
703		1	Tudor	Contributing
706		1	Tudor	Contributing
707		1	Tudor	Contributing
710		1	Tudor	Contributing
711		1	Tudor	Contributing
714		1	Minimal Traditional	Contributing
715		1	Tudor	Contributing

Cross Street Lindsley Avenue

802	Single Family	1	Tudor	Contributing
803		1	Tudor	Contributing
805		2	Colonial Revival	Significant
810		1	Tudor	Contributing
811		1	Tudor	Contributing
815		1	Tudor	Contributing
816		1	Ranch	Non-Contributing
819		1	Tudor	Contributing
820		1	Tudor	Contributing
823		1	Tudor	Contributing
902	Single Family	1	Tudor	Contributing
903		1	Tudor	Contributing
907		1	Tudor	Contributing
908		1	Tudor	Contributing
910		1	Tudor	Contributing
911		1	Colonial Revival	Significant
915		1	Ranch	Non-Contributing
918		1	Ranch	Non-Contributing
919		1	Tudor	Contributing
923		1	Tudor	Contributing

Cross Street San Mateo Drive

NEWELL AVENUE

Cross Street	Santa Fe Avenue			
403	Single Family	1	Tudor	Contributing
406		1	Minimal Traditional	Contributing
407		1 1/2	Minimal Traditional	Contributing
410		1	Minimal Traditional	Contributing
411-13	Duplex	1 1/2	Tudor	Contributing
414	Single Family	1 1/2	Minimal Traditional	Contributing
415-17	Duplex	1	Tudor	Contributing
419	Single Family	Split	Minimal Traditional	Contributing
Cross Street	Mistletoe Avenue			
501	Duplex	1	Tudor	Contributing
502	Single Family	1	Minimal Traditional	Contributing
506		1	Minimal Traditional	Contributing
507		1	Minimal Traditional	Contributing
510		1	Minimal Traditional	Contributing
511		1	Tudor	Contributing
514		1	Colonial Revival	Significant
515		1	Tudor	Contributing
518		1	Tudor	Contributing
519		1	Tudor	Contributing
522		1	Tudor	Contributing
523		1	Tudor	Contributing
Cross Street	Patricia Avenue			
527		2	Spanish	Significant
531		1	Tudor	Contributing
533		1	Tudor	Contributing
Cross Street	Ash Lane			
600	Single Family	1	Tudor	Contributing
603		1	Tudor	Contributing
606		1	Tudor	Contributing
607		1	Neo-Classical	Significant
610-08	Duplex	1	Tudor	Contributing
611	Single Family	1	Tudor	Contributing
615		1	Tudor	Contributing
616		1	Tudor	Contributing
622		1	Tudor	Contributing

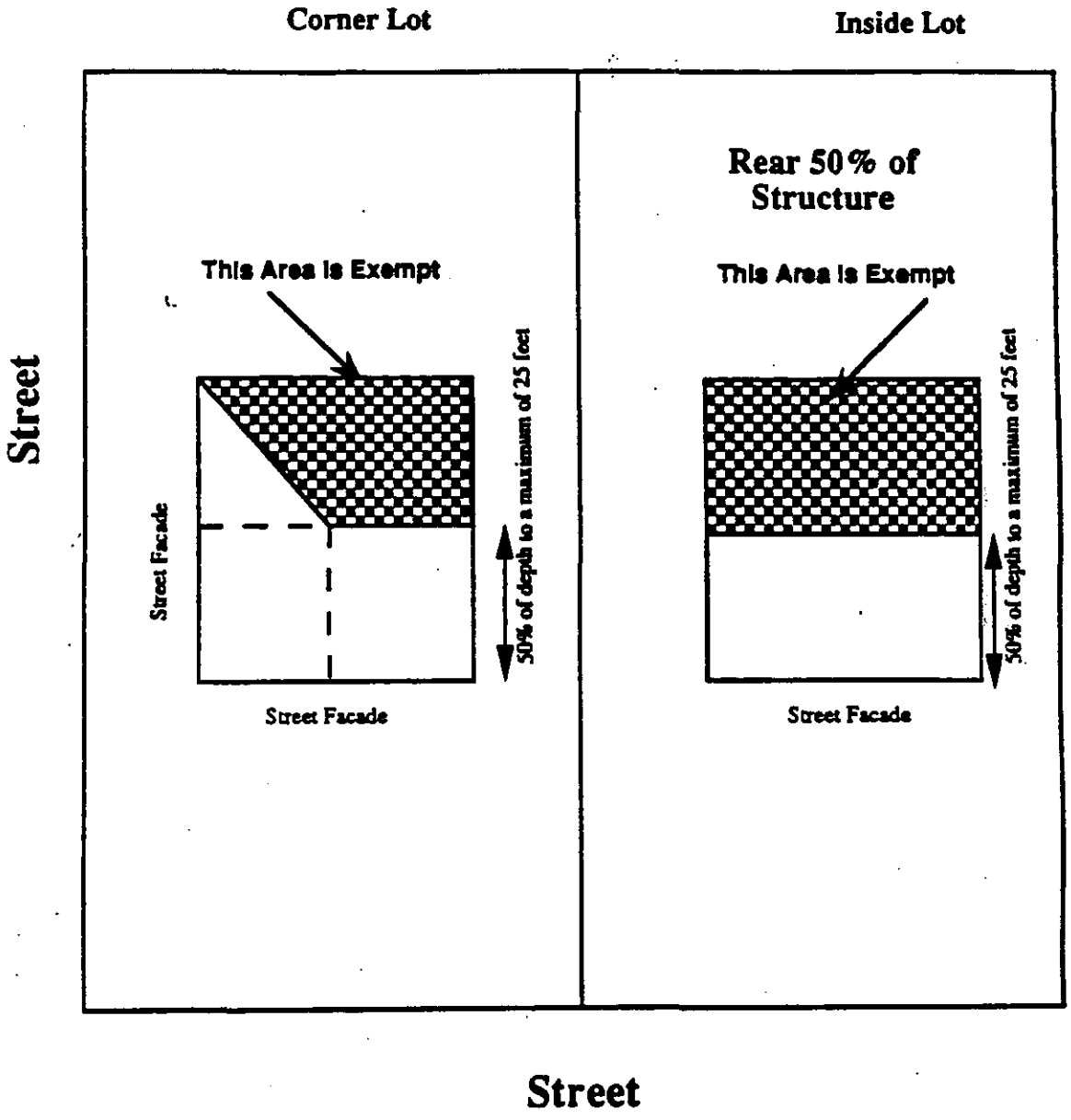
NEWELL AVENUE

Cross Street	Santa Monica Drive			
702	Single Family	1	Minimal Traditional	Contributing
703		1	Tudor	Contributing
705-07	Duplex	1	Tudor	Contributing
706	Single Family	1	Tudor	Contributing
710		1	Minimal Traditional	Contributing
711		1	Tudor	Contributing
714		1	Ranch	Non-Contributing
715		1	Minimal Traditional	Contributing
716-18	Duplex	1	Tudor	Contributing
719-21	Duplex	1	Tudor	Contributing
722	Single Family	1	Tudor	Contributing
723		1	Tudor	Contributing
725		1	Tudor	Contributing
726		1	Tudor	Contributing
Cross Street	Lindsley Avenue			
802	Single Family	1	Tudor	Contributing
803		1	Craftsman	Non-Contributing
805		1	Tudor	Contributing
806		1	Tudor	Contributing
809		1	Tudor	Contributing
810		1	Tudor	Contributing
812-14	Duplex	1	Tudor	Contributing
815	Single Family	1	Tudor	Contributing
816		1	Ranch	Non-Contributing
819		1	Ranch	Non-Contributing
821	Duplex	1 1/2	Minimal Traditional	Contributing
Cross Street	San Mateo Avenue			

CONSERVATION DISTRICT No. 6

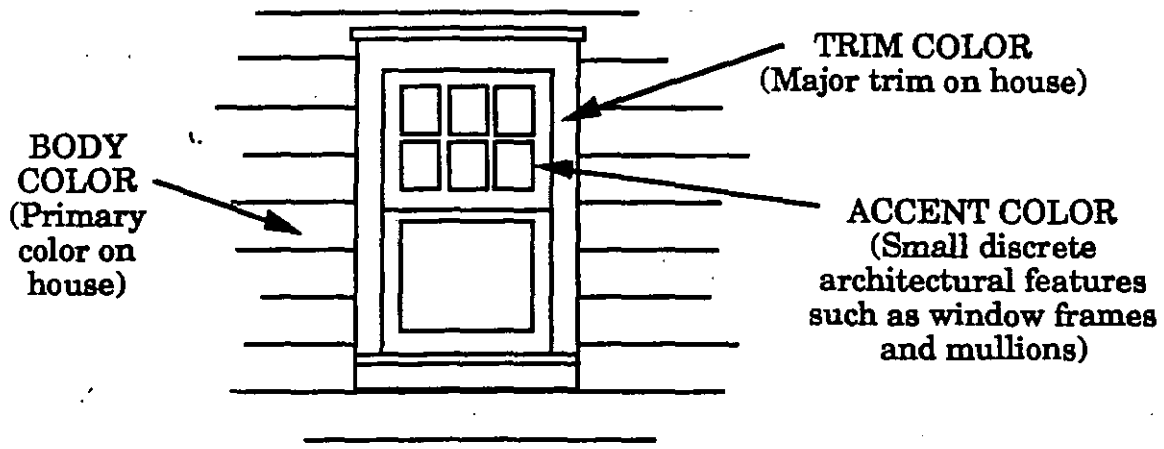
Exhibit "B"

Graphics

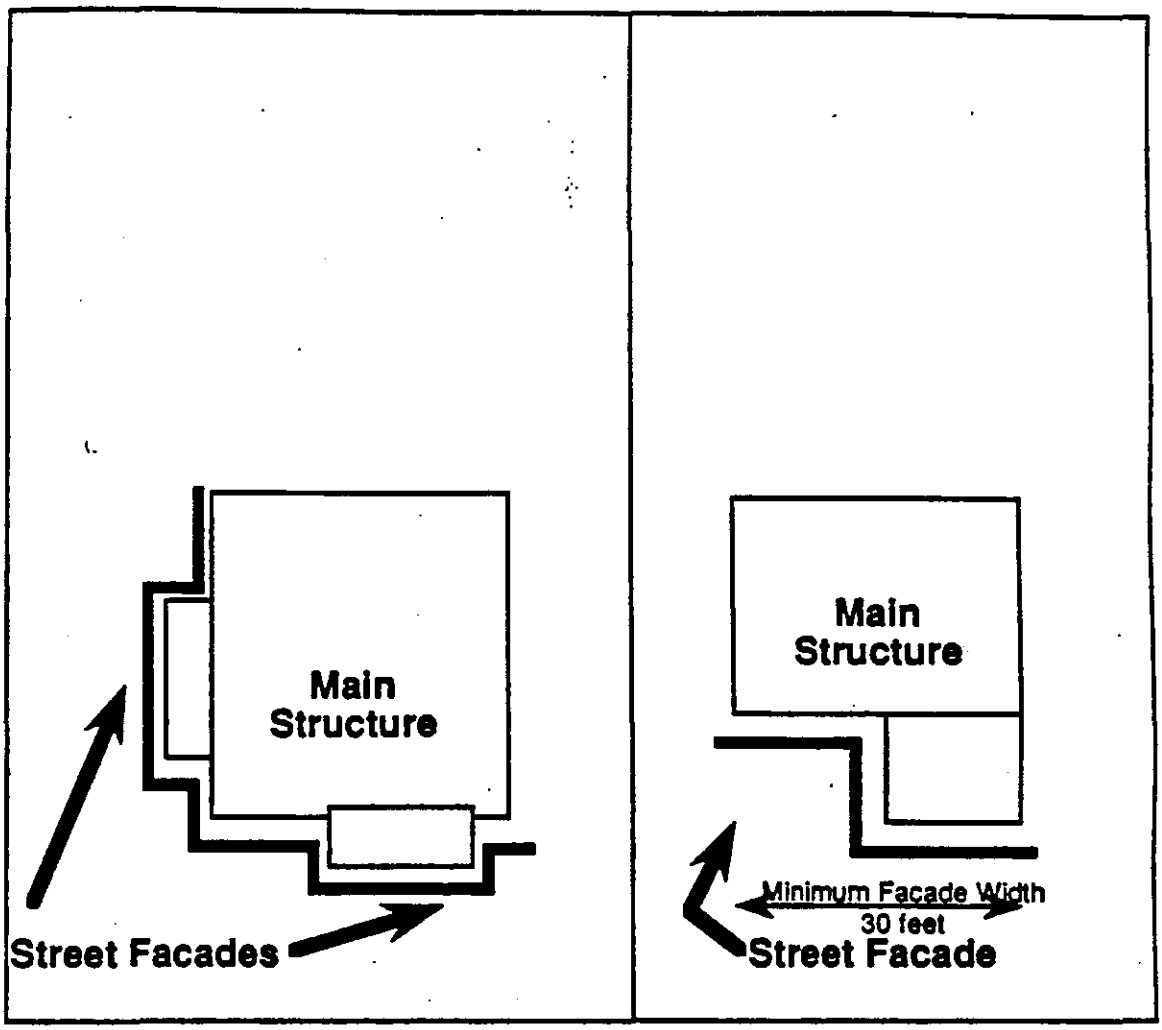


Architectural Provisions Apply to These Areas

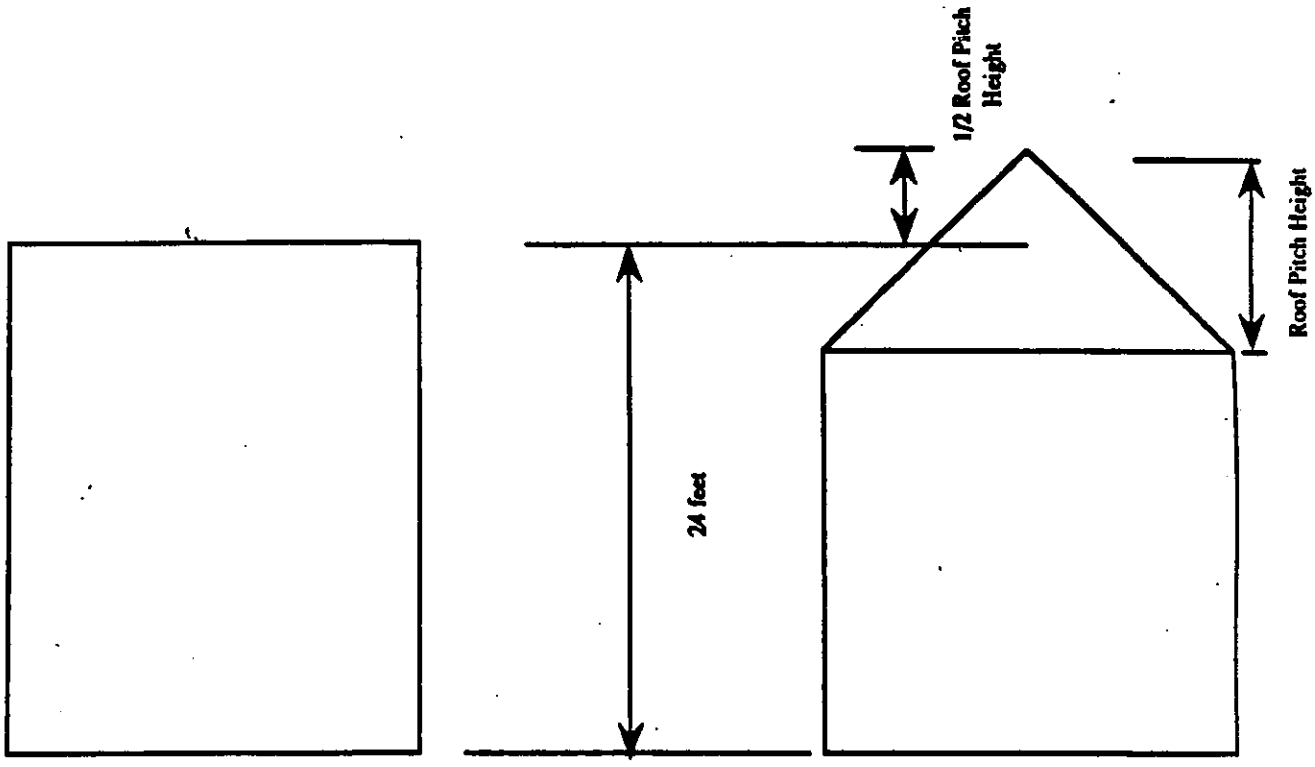
931149



Paint Color Locations



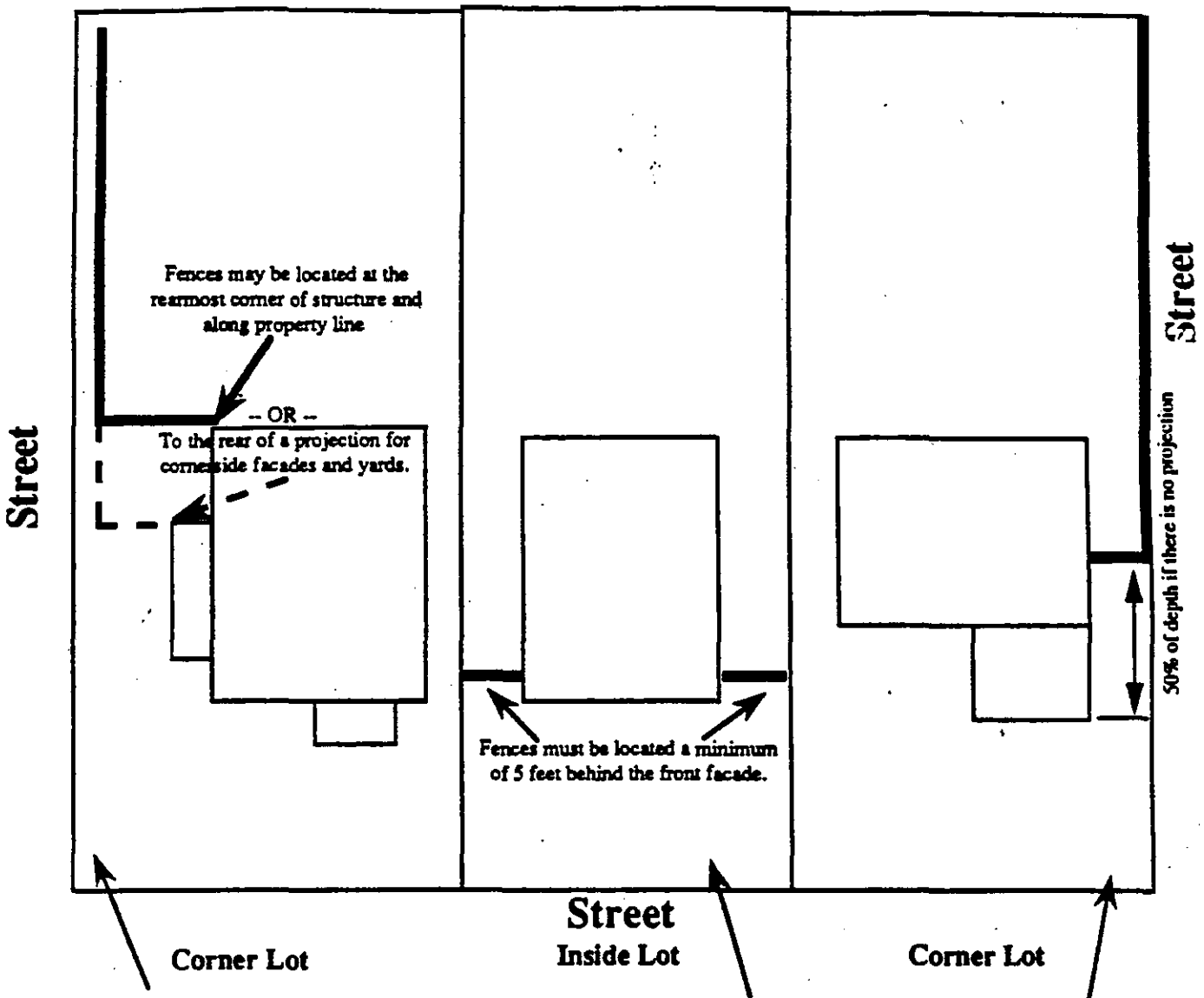
Location of Street Facades



Measurement of Building Height

931149

21608



No Fences, Hedges Used As Fences, or Walls are Permitted in the Required Front Yard

Location of Fences

CONSERVATION DISTRICT No. 6

Exhibit "C"

Subarea Property Descriptions

SUBAREA PROPERTY DESCRIPTIONS

SUBAREA I:

BEING all of City Block 2606, bounded by Tenison Memorial Road, Santa Monica Drive, G.C. & S.F. Railroad, and Lindsley Avenue;

BEING all of City Block 2707, bounded by Tenison Memorial Road, Santa Fe Avenue, and Santa Monica Drive;

BEING all of City Block 2708, bounded by Tenison Memorial Road, G.C. & S.F. Railroad, Santa Monica Drive, and Santa Fe Avenue;

BEING all of City Block 7/2720, bounded by Santa Fe Avenue, Monte Vista Drive, G.C. & S.F. Railroad, and Tenison Memorial Road;

BEING all of City Blocks A/2784, 2784 and A/2785, bounded by Santa Fe Avenue, G.C. & S.F. Railroad, and Monte Vista Drive;

BEING all of City Block 18/2726, bounded by Tenison Memorial Road, Santa Monica Drive, Blair Boulevard, and Santa Fe Avenue;

BEING all of City Block 17/2725, bounded by Tenison Memorial Road, Lindsley Avenue, Blair Boulevard, and Santa Monica Drive;

BEING all of City Block 16/2717, bounded by Tenison Memorial Road, San Mateo Boulevard, Blair Boulevard, and Lindsley Avenue;

BEING all of City Block 15/2716, bounded by Tenison Memorial Road, Hammond Avenue, Blair Boulevard, and San Mateo Boulevard;

BEING all of City Block 14/2715, bounded by Tenison Memorial Road, Vivian Avenue, Blair Boulevard, and Hammond Avenue;

BEING all of City Block 13/2714, bounded by Tenison Memorial Road, East Grand Avenue, Blair Boulevard, and Vivian Avenue;

BEING all of City Block 1/2709, bounded by Blair Boulevard, East Grand Avenue, San Mateo Boulevard, and Vivian Avenue;

BEING all of City Block 2/2710, bounded by Blair Boulevard, Vivian Avenue, San Mateo Boulevard, and Hammond Avenue;

BEING all of City Block 3/2711, bounded by Blair Boulevard, Hammond Avenue,

and San Mateo Boulevard;

BEING all of City Block 12/2713, bounded by Blair Boulevard, San Mateo Boulevard, Newell Avenue, and Lindsley Avenue;

BEING all of City Block 11/2724, bounded by Blair Boulevard, Lindsley Avenue, Newell Avenue, and Santa Monica Drive;

BEING all of City Block 10/2723, bounded by Blair Boulevard, Santa Monica Drive, Newell Avenue, and Patricia Avenue;

BEING all of City Block 9/2722, bounded by Blair Boulevard, Patricia Avenue, Newell Avenue, and Mistletoe Drive;

BEING all of City Block 8/2721, bounded by Mistletoe Drive, Newell Avenue, and Santa Fe Avenue;

BEING all of City Block 6/2719, bounded by Newell Avenue, Ash Lane, the alley between City Blocks 6/2719 and 2/2218 and 10/2218, and Santa Fe Avenue;

BEING all of City Block 5/2718, bounded by Newell Avenue, Lindsley Avenue, the alley between City Blocks 5/2718 and 9/2217, and Ash Lane;

BEING all of City Block 4/2712, bounded by Newell Avenue, San Mateo Boulevard, the alley between City Blocks 4/2712 and 2227, and Lindsley Avenue;

BEING all of City Block 28/2227, bounded by San Mateo Boulevard, Monte Vista Drive, Lindsley Avenue, and the alley between City Blocks 28/2227 and 2712;

BEING all of City Block 9/2217, bounded by Lindsley Avenue, Monte Vista Drive, Ash Lane, and the common line between City Blocks 9/2217 and 5/2718;

BEING all of City Blocks 10/2218 and 2/2218, bounded by Ash Lane, Monte Vista Drive, Santa Fe Avenue, and the common line between City Blocks 2/2218, 10/2218 and 6/2719;

BEING all of City Blocks 1/2215 and 7/2215, bounded by Monte Vista Drive, Ash Lane, Clermont Street, and Santa Fe Avenue;

BEING all of City Block 8/2216, bounded by Monte Vista Drive, Lindsley Avenue, Clermont Street, and Ash Lane;

BEING all of City Block 26/2226, bounded by Monte Vista Drive, San Mateo Boulevard, Clermont Street, and Lindsley Avenue;

BEING all of City Block 6/2214, bounded by Clermont Street, Ash Lane, Cordova Street, and Santa Fe Avenue;

BEING all of City Block 5/2213, bounded by Clermont Street, Lindsley Avenue, Cordova Street, and Ash Lane;

BEING all of City Block 24/2224, bounded by Clermont Street, Sevilla Street, Cordova Street, and Lindsley Avenue;

BEING all of City Block 24/2225, bounded by Clermont Street, San Mateo Boulevard, East Grand Avenue, Cordova Street, and Sevilla Street;

BEING all of City Block 23/2223, bounded by Cordova Street, East Grand Avenue, Valencia Street, and Sevilla Street;

BEING all of city Block 22/2222, bounded by Cordova Street, Sevilla Street, Valencia Street, and Lindsley Avenue;

BEING all of City Block 4/2212, bounded by Cordova Street, Lindsley Avenue, Valencia Street, and Ash Lane;

BEING all of City Block 3/2211, bounded by Cordova Street, Ash Lane, Valencia Street, and Santa Fe Avenue;

BEING all of City Block 21/2221, bounded by Valencia Street, East Grand Avenue, Sarasota Circle, and Gurley Avenue;

BEING all of City Block 19/2219, bounded by Sarasota Circle, East Grand Avenue, the common line between City Blocks 19/2219 and 40/1614, and Gurley Avenue;

BEING all of City Block 20/2220, bounded by Valencia Street, Gurley Avenue, the common line between City Blocks 20/2220 and 37/1614, and Lindsley Avenue;

BEING all of City Block 1/2209, bounded by Valencia Street, Lindsley Avenue, the common line between City Blocks 1/2209 and 35/1615, and Ash Lane;

BEING all of City Block 2/2210, bounded by Valencia Street, Ash Lane, the common line between City Blocks 2/2210 and 33/1615, and Santa Fe Avenue;

BEING part of the City Blocks B/2704 and 2702 at the east corner of Tenison Memorial Road and Vivian Avenue and further described as follows:

BEGINNING at the intersection of the northeast line of Tenison Memorial Road and the southeast line of Vivian Avenue;

THENCE in a northeasterly direction along the southeast line of Vivian Avenue, a distance of 560 feet to a point for corner on a common property line, said point being 35 feet northeast of the northeast line of Lot C in City Block B/2704;

THENCE in a southerly direction along said common property line, a distance of 105.52 feet to a point for corner at the easternmost corner of Lot C in City Block B/2704;

THENCE South 46°03'00" West along the common line between City Blocks B/2704 and 2702, a distance of 325 feet to a point for corner on the northeast line of Lot 6 in City Block 2702;

THENCE South 45°00'00" East along the northeast line of said Lot 6, a distance of 255.1 feet to a point for corner on the northwest line of East Grand Avenue;

THENCE in a southwesterly direction along the northwest line of East Grand Avenue, a distance of approximately 200.66 feet to a point for corner on the northeast line of Tenison Memorial Road;

THENCE in a northwesterly direction along the northeast line of Tenison Memorial Road, a distance of 380 feet to a point on the southeast line of Vivian Avenue, the PLACE OF BEGINNING;

BEING all of City Block A/2704 at the north corner of Tenison Memorial Road and Vivian Avenue, fronting approximately 344.3 feet on the northeast line of Tenison Memorial Road, and fronting approximately 398 feet on the northwest line of Vivian Avenue;

BEING all of City Block C/2704, fronting 275.2 feet on the northwest line of Vivian Avenue, beginning at a point approximately 298 feet northeast of the northeast line of Tenison Memorial Road; and

BEING all of City Block 2705 at the east corner of Tenison Memorial Road and Lindsley Avenue, fronting 391.75 feet on the northeast line of Tenison Memorial Road, and fronting 530.65 feet on the southeast line of Lindsley Avenue.

SUBAREA II:

BEING all of City Blocks 2/2703, D/2704 and E/2704 combined, having frontage on the northeast line of Tenison Memorial Road, at its intersection with San Mateo Boulevard, and also fronting on the southwest line of Shadyside Lane between Lindsley Avenue and Vivian Avenue;

BEING part of City Block 1/2703 and further described as follows:

BEGINNING at the intersection of the southwest line of the G.C. & S.F. Railroad and the southeast line of Lindsley Avenue;

THENCE in a southeasterly direction along the southwest line of the G.C. & S.F. Railroad, a distance of approximately 997.99 feet to a point for corner;

THENCE South 45°00'00" West, a distance of 127.15 feet to a point for corner on the northeast line of Shadyside Lane;

THENCE in a northwesterly direction along the northeast line of Shadyside Lane, a distance of approximately 1018.06 feet to a point for corner on the southeast line of Lindsley Avenue;

THENCE in a northeasterly direction along the southeast line of Lindsley Avenue, a distance of 60 feet to a point on the southwest line of G.C. & S.F. Railroad, the PLACE OF BEGINNING.