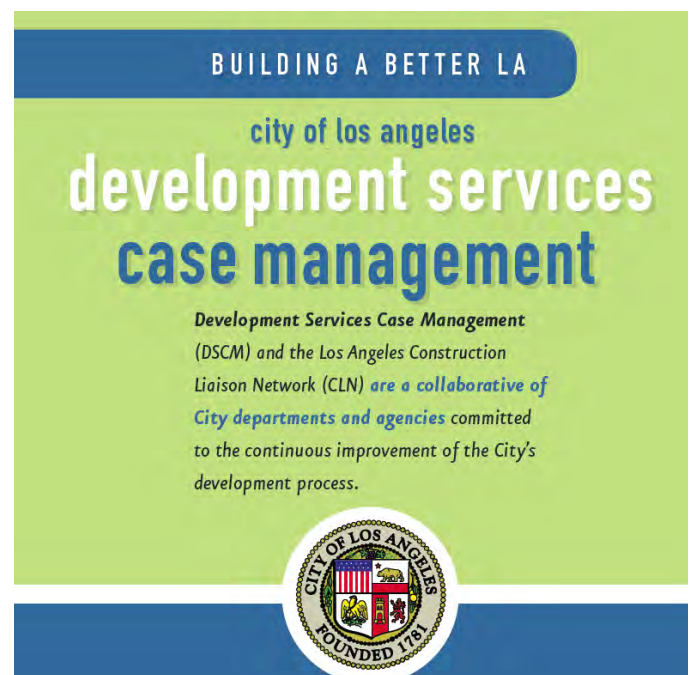


14. GIVE project input early.

ACCOMPLISHMENTS

- Launched the formation and consolidation of the City's Development Services Center. Applications for all discretionary land use approvals, including subdivisions, are now accepted at the Center's offices in Downtown Los Angeles and in the San Fernando Valley. Center staff also now clear conditions related to applications for building permits, providing an extra level of service.
- Created the Development Services Case Management (DSCM) Office at Figueroa Plaza. Planning staff collaborate with their colleagues from Building and Safety, the Bureau of Engineering, Department of Transportation, Department of Water and Power, Street Lighting and Urban Forestry to give project input early and proactively resolve conflicting issues. Trained to "cut the red tape and roll out the red carpet," DSCM staff is adept at advising applicants on the intricacies of the City's planning and permitting processes.
- Updated and significantly improved the pioneering Zoning Information and Map Access System (ZIMAS) Geographic Information System (GIS) to provide detailed information on every property in the City. This is an invaluable tool for City staff, developers, property owners, and the public in shaping proposed projects.
- Adopted the HPOZ Preservation Plans in December 2010, which ensure that all applicants within Los Angeles' 29 historic districts may evaluate their project needs through clear and detailed design guidelines, and can receive up-front input from staff and HPOZ Boards.
- Received numerous awards for its "Historic Homeowner Education Program", which includes multi-lingual outreach materials to assist applicants within the City's HPOZs.



“A hallmark of our passivity has been to offer our advice so late in the development process as to be irrelevant. We routinely hear “the plans have been finished for months” or “the cost of making that change would be prohibitive.” The Planning Department must reorganize its case intake process and **provide preliminary guidance**, or outright rejection of the case as incomplete, **within sixty days after an application is filed.**”

Do Real Planning (2007)
As Originally Issued by Los Angeles City Planning Commission

Caring for your Historic Home



Preserving L.A.'s Legacy

Fences & Gates

Basic Tips on Fencing

Front yard fences are not appropriate for lots that were originally open. Use hedges, shrubs, and trees for more attractive screening. Instead of fencing the entire yard for privacy, screen a sitting or patio area. If a fence is added to the front yard, make sure it is see-through and does not block the view of the building.

Some fence types should not be built in the front yard. These include natural wood basket weave, open concrete block walls, chain link, and split rail fences. Iron fences with brick or stone may not look good on small lots, but can be considered for larger lots.

FENCE STYLES

Picket – Wood picket fences were used with Colonial, Victorian or Craftsman styles.

Wrought Iron – Simple, dark colored wrought iron fences were used with Revival Period styles, Craftsman, and sometimes Victorian styles.

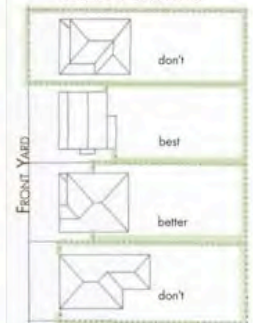
TYPES OF WROUGHT IRON FENCES



ZONING CODE REQUIREMENTS

Front yard fences must be less than 42 inches in height. If the fence is over this height, you will need to apply for a Fence Height Variance from the Department of City Planning in addition to any HPOZ review. For questions about fence height and the zoning code contact the Department of Building and Safety at (888) 524-2845.

LOCATION OF A FENCE



PROBLEMS WITH FENCES

Many people build fences for security. A fence can make you feel boxed in and make your yard feel small. Fences can cost a lot to build and maintain. A tall fence can cut out light and breezes to your house. If you feel you need a fence for safety reasons, consider securing the rear and side yards first.