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February 4, 2020

Los Angeles City Council
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, California 90012

Date 2/4/20
Subject PLUM
Council File # 20-0062
Item # 10
Staff CD 5 - Staff

Re: 6500 Olympic Place, Council File: 20-0062, Case Number: DIR-2019-3828-COA

Dear Colleagues:

The preservation of historic resources has been a high priority for me for many years. I have strongly supported the designation of neighborhoods and properties for protection as historic or cultural resources and have taken actions to ensure that historic preservation guidelines are followed when homeowners need to remodel or make improvements. I assisted Carthay Square in becoming an HPOZ in 2017, and I pushed for the removal of the provision from SB50 that would allow redevelopment in HPOZs.

I write to you in support of the proposed, *revised* Project which has evolved over a long period of time with numerous, significant revisions made in response to prior HPOZ Board and staff requests starting in 2011 and then again in response to consultation meetings with staff in 2016 and 2019. The applicants have continuously been told by individuals on the Board on multiple occasions that if they just make minor adjustments to the dimensions and design of the project, it can be brought to approvable standards, both during and after HPOZ Board meetings. As requested by staff and the Board, the Applicant has made numerous design changes, reduced the height and scale of the addition to bring it into compliance with the South Carthay HPOZ Preservation Plan and garnered strong neighborhood support.

I believe this proposal substantially complies with the South Carthay HPOZ Preservation Plan, which states in Section 8.2, *Additions to Primary Structures*:

"Additions that are small in size, located to the rear of existing structures, and that replicate existing building patterns such as roof forms and fenestration, tend to be more successful than those that do not."

The guidelines in that subsection are adhered to by this Project, such as the location of the addition within the rear half of the existing dwelling, a proposal that does not significantly break the plane of the existing structure, and the use of identical finishes and architectural features to the existing Spanish Colonial home. The addition preserves the entire roofline on the primary/north, east, and west facades, and results



in an increase in overall height by only 4 ft. 6 in. By combining low height and setbacks, the proposed Project retains the primary/north façade and the secondary east and west facades, “preserving the look and scale” of the original dwelling and falling directly within the Preservation Plan addition guidelines, as well as the Secretary of the Interior's Standards for Rehabilitation.

In regard to Guideline 3, “Additions that comprise a new floor (for instance a new second floor on a single-story house) are not appropriate,” a recent Report by SWCA Environmental Consultants and Nelson White, M.S.H.P., its Architectural Historian, discussed this issue and determined that the Project, as revised, substantially complies with that guideline. As set forth in the SWCA Report, the revised Project would add an

“...addition above a rear portion of the subject property. The addition would rise 4 feet, 6 inches above the primary façade ridgeline and would be horizontally set back from that ridgeline 5 feet, 5 inches. The addition would also be situated behind the ridgeline of the east façade, and on the west façade, it would be stepped-in 3 feet, 8 inches from the edge of the roof. The low height and setbacks would retain the primary (north) façade and the secondary east and west façades, thus “preserving the look and scale” of the original dwelling”.

By preserving the look and scale of the original structure, the Project is appropriate under the Preservation Plan as exemplified by the photo of a white Spanish colonial revival with second-story addition associated with Guideline 8.2 of the Preservation Plan.

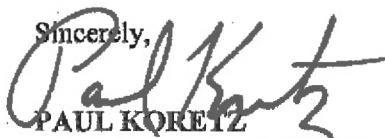
In addition, the Project would not result in any substantial visual impacts on surrounding properties or the public street as illustrated by the Project revisions discussed. These revisions include lowering the Project’s roof height by ten feet in response to requests by the prior HPOZ Board and City Planning staff to limit the view of the addition. There are photos showing the views of the existing residence and proposed two-story addition which do not reflect any significant visual impacts, and photos showing other existing nearby second-story homes which make the proposed Project compatible in scale with the surrounding neighborhood homes.

While mindful that there are some neighbors opposed to the revised Project, there is strong support from the immediate neighborhood who will be the most impacted. My office has received over 75 letters and petition signatures in support which were collected by the Applicant at the request of the prior South Carthay HPOZ Board and staff.

It is also important to note that the Applicant has been responsive to various requests by the prior South Carthay HPOZ Board and staff in reducing the size and height of the proposed improvements.

Based on the long history of this Project, the numerous revisions made including the reduction of size and height, and the strong neighborhood support, I support the revised Project.

If you have any questions or concerns regarding this letter, please contact my Planning Deputy, Aviv Kleinman at 818-971-3088.

Sincerely,

PAUL KORETZ
Councilmember, 5th District