

February 3, 2020

Los Angeles Department of City Planning City Clerk  
Room 395  
City Hall, 200 North Spring Street  
Los Angeles, CA 90012  
And online to [www.LACouncilComment.com](http://www.LACouncilComment.com)

Re: 6500 Olympic Place-DIR 2019-3828-COA-1A  
ENV-2019-3829-CE

Date 2/4/20

Submitted to PLUM Committee

Council File No. 20-0062

Item No. 10

Deputy Comm. from NC Rep

#10

Dear City Council Board Members, PLUM Committee and Concerned Stakeholders:

I would like to introduce myself, Lisa Kaye, PICO NC, Area Representative South Carthay CD 5 and South Carthay resident for over 20 years. As recently elected Area Representative and as a member of the South Carthay Neighborhood Association Board for the past five years, I have the best interests of our community at heart. I have heard it all from why can't I paint my house the color I want from can I install solar panels on my roof? When I ran for this position last January, I did so knowing that my main position in my campaign was the preservation of our community and that meant upholding the Historic Preservation Overlay plan adopted on December 9, 2010. As you are aware, South Carthay has a long preservation history and is one of the oldest established HPOZ in Los Angeles. Our plan and guidelines, although among some of the strictest, has successfully over the years afforded our community the ability to fairly and uniformly decide on what does and what does not conform to the preservation plan.

Although I empathize with Ms. Jennifer Gowey's plight for more "living space" in her current 2500 square foot home, and the exorbitant expense and commitment she has incurred in her repeated attempts to appeal the many layers of city planning and HPOZ denials of her application, this does not make the fact that she is allowed to pursue her personal self-interests over the guidelines and plans approved by the HPOZ and city planning. If other members of our community abide by the guidelines what is the motivation to drop the rules only for her? I feel that this process has gone sideways when one member of the community can skip-jump the system in favor of their own personal agenda. Her attempt to over-ride the multiple denials of her application by the HPOZ board and most recently with the City Area Planning Commission appeal has outraged a vast majority of our community stakeholders.

As was outlined by Central Los Angeles Planning Commission's ruling dated January 8, 2020, "While two second story rear additions were approved on Olympic Place after the 1985 adoption of the 2010 South Carthay HPOZ preservation plan, ... No addition comprising a new floor has been approved since 2010 anywhere in the South Carthay HPOZ. Besides the 1989 and 1997 additions, all 17 original one-story properties on Olympic Place and all nine original one-story properties on La Jolla Avenue retain their original single story. ... Rather than maintaining the existing roof gables and using dormer for added volume, which would create a half-story, the proposed addition creates a second story by replacing the existing roof gables with vertical walls with a nine-foot floor to ceiling height, replicating then in-foot floor-to-ceiling vertical walls of their first story."

Clearly this description compared to Ms. Gowey's assertion that it's only "4 feet 6 inches" above the existing roof line is a gross mischaracterization. Most importantly, Ms. Gowey's proposed design changes are in direct opposition of the 2010 South Carthay HPOZ plan, 8.2.10., 11, 13, namely;

1. 8.2.10: Additions should be subordinate in scale and volume in the existing house. Additions that involve more than a 50% increase in the ground floor plate are generally inappropriate.
2. 8.2.11. Additions that extend the existing side facades rearward are discouraged. Additions shall be stepped-in from the side facade
3. 8.2.13 Additions that would necessitate the elimination of significant architectural features such as chimneys, decorative windows, architectural symmetry or other impacts to the existing house are not appropriate.

With all due respect to Councilman Koretz's interpretation of the proposed changes "conforming" with HPOZ guidelines, he is mistaken. Most importantly, I believe a major reason why the Councilman has put this matter before the PLUM Committee for consideration is the impression that Ms. Gowey has gained "strong neighborhood support" based on the signatures and letters she has submitted to the file as Exhibit 2.

Ms. Gowey claims since 2016 she has received 78 letters and petition of support for her development project. Upon further investigation and review we have found the following discrepancies:

- 1- At least 15 or more signatures of the original list in support of her petition are illegible and are unable to be verified as to their legitimacy: [http://clkrep.lacity.org/online/docs/2020/20-0062\\_misc\\_4\\_01-22-2020.pdf](http://clkrep.lacity.org/online/docs/2020/20-0062_misc_4_01-22-2020.pdf)

2- There are at least 5 neighbors with duplicate signatures; one who is since deceased and the other has moved from the area. Of those remaining 3 ALL have rescinded their support (see attached Opposition Petition list). At least two neighbors were listed as "neutral" when in fact they are vehemently opposed to the project and have signed the Opposition Petition.

3- There are at least 10 individual signatures from 2016, who have since moved out of the area or sold the property;

4- To date, we have approximately 24 neighbors who have RESCINDED their signature and initial support due to a misrepresentation of the scope of the project and what it would mean to existing HPOZ dating back to 2016. Some individuals did not even recall signing the original petition request from Ms. Gowey.

Today, we have collected over 106 signatures from the community in THREE DAYS who STRONGLY OPPOSE Ms. Gowey's petition for a second story addition. Given we had little time or notice of the hearing, we would have likely gotten more signatures in opposition of this petition. This leaves Ms. Gowey's unverified list of supporters to less than 30. ***This is a significant decrease from the number that Mr. Koretz has relied on to inform his decision in requesting the PLUM Committee reverse the appeal based on "strong neighborhood support."***

As a part of my community outreach the prevailing theme among neighbors opposition to this project is not to deny Ms. Gowey more living space but centers around the feeling that, *"Why can she get approval beyond HPOZ guidelines and the HPOZ board fights me when I want to change my garage door or windows?"* One of the primary reasons people seek out homes within an HPOZ is the protection the designation provides. By reversing this appeal, we are taking the gloves off, pitting one neighbor against the other in the fight for what is or what is not sanctioned under the guidelines. What is good for one should not be at the sacrifice of others.

Either we adopt and abide by our HPOZ guidelines or we don't. Either we work within the framework of HPOZ offering flexibility where it makes sense, or we don't. Cutting favors for one person to the detriment of the entire community is not the intent of our preservation plan, nor is it the way we should administer our approval and appeals process. This precedent, if set, will have an adverse impact on our community, *as a whole*.

How will you say "Yes" to a second story request from one who has financial resources to fight the appeals process and, "No," to someone who does not? How do you say it's "Ok" to paint your house white to one and not to another? How do you tell someone they need to change their windows because it does not comply with HPOZ guidelines and allow others to do what they want? This will reinforce a subjective and bias process by which our community will likely appeal en masse. This will have a detrimental impact on South Carthay's HPOZ and on our ability to maintain our preservation plan in the midst of threats from SB 50, SB 330 and developers looking to "make good" on single-family communities. ***Do not open the door to this threat to our community by allowing one stakeholder to adversely impact the communities adopted HPOZ plan for their own personal self-interests.***

Given the overwhelming majority of our key stakeholders who strongly oppose this project, I respectfully request the PLUM committee members uphold the denial of her application and to NOT VOTE TO REVERSE the decision of the Central Los Angeles Planning Commission and HPOZ board respectively.

For the record, I submit this letter along with the attached Opposition Letters and Opposition Petition representing 106 members of your community who strongly oppose this project.



Lisa Kaye  
Area Representative South Carthay  
Land-Use Committee Board Member  
PICO NC, CD 5  
Area Resident Stake Holder  
1137 South La Jolla Avenue  
Los Angeles, CA 90035  
213-305-1898 mobile  
lk@lisakaye.com



From: Lisa Kaye lk@lisakaye.com  
Subject: OVER 100 Community Stake Holders SAY "NO!" & OPPOSE 6500 Olympic Place HPOZ South Carthay Second-Story Addition Project



Date: February 3, 2020 at 4:12 PM

To: Councilmember Paul Koretz Debbie Dyner Harris CD5 Director debbie.dynerharris@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, councilmember.cedillo@lacity.org, councilmember.price@lacity.org, councilmember.lee@lacity.org, Melissa Alofaituli Melissa.Alofaituli@lacity.org, clerk.plumcommittee@lacity.org, Joan Pelico joan.pelico@lacity.org  
Cc: Jonathan Kaplan jonathan.kaplan@lacity.org, Ken Bernstein ken.bernstein@lacity.org, Brad S. Kane bkane@kanelaw.la, Edward Friedman efriedman@tfnclaw.com, Michael Sims msims345@gmail.com  
Bcc: Lisa Kaye lkaye@greenlightjobs.com, Pat O'Toole otoolelaw@earthlink.net, SUITE A TALENT AGENCY suite-a@earthlink.net, Ann Rubin emailamr@aol.com, SANDRA NAIDITCH printsofbh@sbcglobal.net, ALR pacificpc@ca.rr.com, ron ronsokoloff@ca.rr.com, Walter Dominguez weavingthepast@yahoo.com, Linda Friedland linda\_friedland@yahoo.com, Michael Stokes 900351a@gmail.com, Carl Sunshine carl@fastmail.net, joanna meszaros meszarosj@sbcglobal.net

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With all due respect Councilman Koretz's interpretation of the proposed changes to the proposed second-story addition to 6500 Olympic Place is ill-informed. Most importantly, and I believe a major reason why the Councilman has put this matter before the PLUM Committee for consideration, is the impression that Ms. Govey has somehow gained "strong neighborhood support" based on the signatures and letters she has submitted to the file as Exhibit 2, and as stated in Councilman Koretz letter to the committee(s) dated April 4, 2019.

Let me help you set the record straight with these supported new facts.

Ms. Govey claims since 2016 she has received 78 letters and signatures in support for her development project: Upon further investigation and review we have found the following *discrepancies*.

1- At least 15 or more signatures on the original list in support of her petition are illegible and are unable to be verified as to their legitimacy: [http://clkrep.lacity.org/online/docs/2020/20-0062\\_misc\\_4\\_01-22-2020.pdf](http://clkrep.lacity.org/online/docs/2020/20-0062_misc_4_01-22-2020.pdf);

2- There are at least 5 neighbors with duplicate signatures, one who is since deceased, and the other has moved from the area. Of those remaining 3 signatures, ALL have since rescinded their support (see attached Opposition Petition list). At least two neighbors were listed as "neutral" when in fact they are vehemently opposed to the project and have signed the attached Opposition Petition as well.

3- There are at least 10 individuals who have since moved out of the area or sold the property since 2016;

4- To date, we currently have over **24** neighbors who have **RESCINDED** their signature and initial support due to a misrepresentation of the scope of the project and what it would mean to the existing HPOZ. Some honestly did not recall that they signed the original petition request from Ms. Govey back in 2016 and feel "duped".

As of today, we have collected over **106** signatures from the community in **THREE** days! These individual signatures represent our neighbors who **STRONGLY OPPOSE** Ms. Govey's petition for a second story addition. Given we had less than a week to respond to the upcoming hearing, we would have likely gotten more signatures in **OPPOSITION** of this petition had we been given more time. This brings Ms. Govey's 2016 unverified list of supporters to less than 30- hardly classifies as strong support..

***This is a significant decrease from the number that Mr. Koretz has relied on to inform his decision in requesting the PLUM Committee reverse the appeal based on "strong neighborhood support."***

You should be aware that as a part of my community outreach, the prevailing theme among neighbors opposition to this project is not to deny Ms. Govey more "living space", but centers around the feeling that, ***"Why can she get her denial reversed when the HPOZ board pushes back when I want to change my garage door or windows?"*** One of the primary reasons people seek out homes within an HPOZ community is the protection the designation provides. By reversing this decision, we are taking the gloves off, pitting one neighbor against the other in the fight for what is, or what is not sanctioned under the guidelines. What is good for one should not be at the sacrifice of others in the community.

Either we adopt and abide by our HPOZ guidelines or we don't. Either we work within the framework of the HPOZ offering flexibility where it makes sense, or we don't. Cutting favors for one person to the detriment of the entire community is not the intent of our preservation plan, nor is it the way we should administer our approval and appeals process. This precedent, if set, will have an adverse impact on our community, *as a whole*.

How will you say "Yes" to a second story request from one neighbor who has financial resources to fight the appeals process and "No" to someone who does not? How do you say it's "Ok" to paint your house white to one and not to another? How do you tell someone they need to change their windows because it does not comply with HPOZ guidelines and allow others to do what they want? This inconsistency and prejudice will reinforce a subjective and bias process by which our community will likely revolt! The reversal of this appeal will have a detrimental impact on the preservation of South Carthay's HPOZ plan and on our ability as a community, to maintain consistency in the midst of threats from SB 50, SB 330 and developers looking to "make good" on single-family communities. **Do not open the door to this threat to our community by allowing ONE stakeholder to adversely impact the communities adopted HPOZ plan for their own personal self-interests.**

Given the overwhelming majority of our key stakeholders who strongly oppose this project, I respectfully request the PLUM committee members uphold the denial of her application and to **NOT VOTE TO REVERSE** the decision of the Central Los Angeles Planning Commission and HPOZ board respectively.

For the record, I submit this response and supporting letters and Neighborhood Opposition Petition with **106 OPPOSITION** signatures and request that the attached PDF files to be submitted to the official record.

Many thanks for your consideration,

Lisa Kaye

Area Representative South Carthay, PICO NC, CD-5

Land-Use Committee Board Member

Area Resident Stake Holder

1137 South La Jolla Avenue

Los Angeles, CA 90035

213-305-1898 mobile

[lk@lisakaye.com](mailto:lk@lisakaye.com)



6500

Opposi...20.pdf



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## Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

<p><b>Petition summary and background</b></p>	<p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A 1ST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXI</p> <p><b>Requested Entitlement:</b></p> <p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A FIRST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXISTING SINGLE FAMILY RESIDENCE WITH THE SOUTH CARTHAY HPOZ.</p>
<p><b>Action petitioned for</b></p>	<p>We, the undersigned, are concerned community neighbors who urge our City Council leaders (PLUM COMMITTEE) to deny applicant's petition to build 2<sup>nd</sup> story addition in opposition of HPOZ, Area Planning Commission appeals Denial dating back to 2014.</p>

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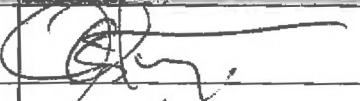



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	Printed Name	Signature	Address	Comment	Date	
	SANDRA NAIDITCH	<i>Sandra Naiditch</i>	1036 S. La Jolla	Strongly oppose	1/30/2020	
R	Marianne Boylan	<i>Marianne Boylan</i>	6512 Olympic Place	Oppose	1/30/20	
R	Joseph Boylan	<i>Joseph Boylan</i>	6512 Olympic Place	Strongly Oppose	1/30/20	
R	Josephine Kierman	<i>Josephine Kierman</i>	6518 Olympic Place	oppose	1/30/20	
R	IRVING KIERMAN	<i>Irving Kierman</i>	6518 Olympic Pl.	Opposed	1/30/20	
R	Richard Coddins	<i>Richard Coddins</i>	1030 S. La Jolla Ave	"	1/30/20	R
R	Angery Matthews	<i>Angery Matthews</i>	1026 S. La Jolla Ave.	Opposed	1/31/20	R
	MELINDA PIKE	<i>Melinda Pike</i>	1008 S. LA JOLLA AVE	OPPOSED	1-31-20	

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	Printed Name	Signature	Address	Comment	Date
R	JACK OSKOY		6527 OLYMPIC PLACE		2.1.20
R	Sue Corn		6537 OLYMPIC PLACE		2.1.20
R	MARY CORN		6534 OLYMPIC PLACE		2/2/20
R	Mahin OSKOUR		1044 So. LA JOLLA AVE		02.03.20










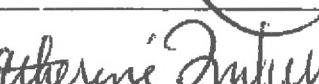
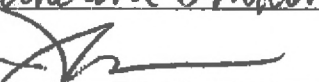
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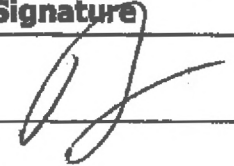
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Printed Name	Signature	Address	Comment	Date
RONALD SOKOLOFF		1068 ALVIRA ST	45 YR. RESIDENT	1/30/20
CAROLE SOKOLOFF		1068 ALVIRA ST.	45 YEAR RESIDENT	1/30/20
FRANK MATRICARDI		1056 ALVIRA	36 YR RESIDENT	1/30/20
Cathy Furer		1037 ALVIRA ST	41 yr resident	1/30/20
Hanspeter Furer		1037 ALVIRA ST	41 yr. resident	1/30/20
Edward Friedman		1047 Alvira St	37 yr "	1/30/20
Ruth Friedman		1047 Alvira St	37 yr resident	1/30/20
Catherine Intull		1063 Alvira St.	13 yr. resident	1/30/20
Jeffrey Turkell		1063 Alvira St.	" " "	1/30/20

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Printed Name	Signature	Address	Comment	Date
BARRY BARON		1167 Alviria ST	It will open the floor gates for everyone else to put a 2 <sup>nd</sup> story on their houses and ruin the neighborhood.	2/1/20
			SAY NO!	
			It violates	
			the HPOZ	


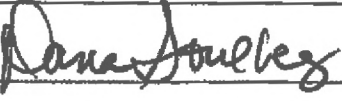

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[illegible]

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Printed Name	Signature	Address	Comment	Date
Robert Stulberg		1123 Alvira Street Los Angeles 90035	When you buy in an HPOZ, it's a contract with the neighborhood, and they are breaching it.	2/1/20
Dana Stulberg		1123 Alvira St. LA 90035	2 <sup>nd</sup> story additions are not historical!	2/1/20
Matthew Stulberg		1123 Alvira St. LA 90035		2/1/20



## Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

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<p><b>Action petitioned for</b></p>	<p>We, the undersigned, are concerned community neighbors who urge our City Council leaders (PLUM COMMITTEE) to deny applicant's petition to build 2<sup>nd</sup> story addition in opposition of HPOZ, Area Planning Commission appeals Denial dating back to 2014.</p>

[illegible]

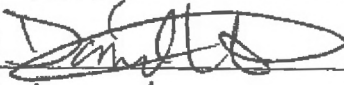

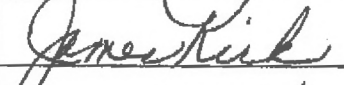
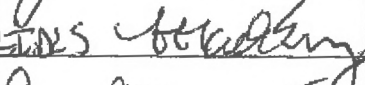
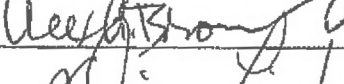
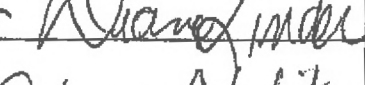


## Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

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Printed Name	Signature	Address	Comment	Date
R LOIS STONE	<i>Lois Stone</i>	1207 Alviria St. LA 90035		2-2-2020
MICHAEL STOKES	<i>[Signature]</i>	1201 ALVIRA ST.		2-2-20
Peter K. Dorman	<i>[Signature]</i>	1233 ALVIRA ST		2-2-20
Teresa Lo	<i>[Signature]</i>	1237 Alviria St.		2-2-20
April Monroe	<i>[Signature]</i>	1249 Alviria ST		2-2-20
FURRIE LEW	<i>[Signature]</i>	1244 Alviria St		2-2-20
NAV GUPTA	<i>[Signature]</i>	1234 ALVIRA ST		2/2/2020
Robert Ross	<i>[Signature]</i>	1210 Alviria St		2/2/2020

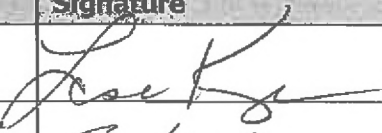
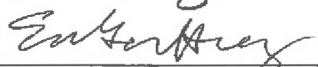

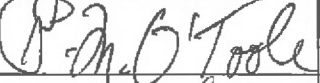
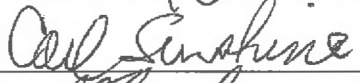

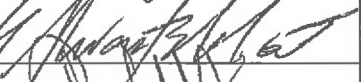
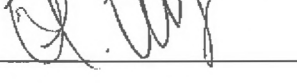
## Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

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Printed Name	Signature	Address	Comment	Date
Daniel Hich		1042 Alvirra St.		2-1-2020
Julia Furer		1009 S. Orlando Ave.		2/1/20
JAMES KIRK		1104 S. ALFRED ST.		2-1-20
MARY EVANS		1114 S. Alfred St.		2/1/2020
ALEX BROWN		1130 S. ALFRED ST.		2-1-2020
Diane Linder		1153 S. Alfred St.		2-1-2020
Ashley Nelik		1053 Alvirra St		2/2/20
Brian Greene		1050 Alvirra St.		2/2/20

## Opposition Petition to 6500 W Olympic Place South Carthay HPOZ



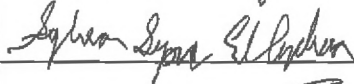

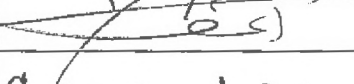
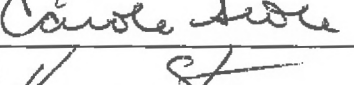
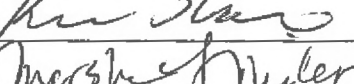
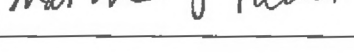
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Printed Name	Signature	Address	Comment	Date
USA Kaye		1132 S. LA JOLLA AV	oppose build	1/29/20
ED GAFFNEY		1149 S. LA JOLLA AVE	Don't wreck a beautiful part of homes	1/29/20
Kelly Bowers		1143 S. La Jolla Ave	Need to keep integrity of neighborhood	1/29/20
(R) PATRICIA M. O'TOOLE		1125 S. LA JOLLA AVE	MY SIGNATURE ON PROPOSER'S PROPOSAL IS NOT VALID	1/29/20
Carl Sunshine		1146 S La Jolla Ave.		1/29/20
(R) Marina Bernstein		1136 S. La Jolla Ave		1/29/20
(R) Steve Shvartsblat		1136 S. La Jolla Ave		1/29/20
Alyssa Weisberg		1130 S. La Jolla Ave		1/29/20

(R) = Rescinded

## Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

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Printed Name	Signature	Address	Comment	Date
Cristina Luper		1208 Solafolla Ave LA		01/30/2020
LEAH DANBERG		1131 S. La Jolla Ave		01/30/20
SYMPHONY ELLENHORN		1060 S LA JOLLA		
Nick Haringa		6531 Whitworth Dr		1/30/20
Basma		6531 Whitworth Dr		1/30/20
Carole Srole		6512 Whitworth Dr		2/1/2020
Ken Star		6512 Whitworth Dr		2/1/20
Marsha Miller		6526 Whitworth Dr		2/1/20

(e) Rosanna



# Opposition Petition to 6500 W Olympic Place South Carthage HI OZ

<p>Petition summary and background</p>	<p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A 1ST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXI</p> <p><b>Requested Entitlement:</b></p> <p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A FIRST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXISTING SINGLE FAMILY RESIDENCE WITH THE SOUTH CARTHAY HPOZ.</p>
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[illegible]

# Opposition Petition to 6500 W Olympic Place South Carthay HI OZ

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[illegible]


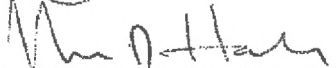
## Opposition Petition to 6500 W Olympic Place South Carthay HI 02

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[illegible]

# Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

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Printed Name	Signature	Address	Comment	Date
SAL MESSINA		6537 WHITWORTH DR	As much as I would like for them to	1/31/20
Alex Hall		6537 WHITWORTH DR.	have their 2nd floor, I feel it will open	1/31/20
			a door for others	
			to do the same.	

## Opposition Petition to 6500 W Olympic Place South Carthay HI OZ

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[illegible]



## Opposition Petition to 6500 W Olympic Place South Carthage HI 96771

<p>Petition summary and background</p>	<p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A 1ST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXI</p> <p><b>Requested Entitlement:</b></p> <p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A FIRST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXISTING SINGLE FAMILY RESIDENCE WITH THE SOUTH CARTHAY HPOZ.</p>
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[illegible]

# Opposition Petition to 6500 W Olympic Place South Carthay HI 02

<p>Petition summary and background</p>	<p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A 1ST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXI</p> <p><b>Requested Entitlement:</b></p> <p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A FIRST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXISTING SINGLE FAMILY RESIDENCE WITH THE SOUTH CARTHAY HPOZ.</p>
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[illegible]



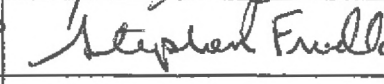
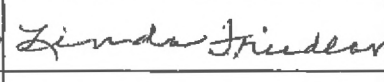
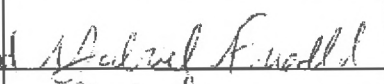
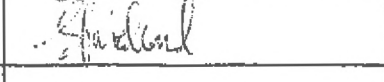
# Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

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[illegible]

# Opposition Petition to 6500 W Olympic Place South Carthay HFOZ

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Printed Name	Signature	Address	Comment	Date
Terry Snyder		1140 S. Orlando Ave LA CA 90035	NO ONE WANTS THIS EYESORE! NO ONE!!!	1/30/20
Lynn L Snyder		1140 S. Orlando Ave LA CA 90035		
STEPHEN FRIEDLAND		1130 S. ORLANDO AVE		1/30/20
LINDA FRIEDLAND		1130 S. Orlando Ave		1.30.20
Gabriel Friedland		1150 S. La Jolla Ave		1.31.20
Sheila Friedland		1130 S. La Jolla Ave.		1.31.20

# Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

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[illegible]

## Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

<b>Reason summary and background</b>	<p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A 1ST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXI</p> <p><b>Requested Entitlement:</b></p> <p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A FIRST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXISTING SINGLE FAMILY RESIDENCE WITH THE SOUTH CARTHAY HPOZ.</p>
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Printed Name	Signature	Address	Comment	Date
		1060		
R) LISA CHERI BEEBE	<i>Lisa Cheri Beebe</i>	1160		2/1/20
		1121		
		1159		
		1110		
		1117		
		1100		
		1150		



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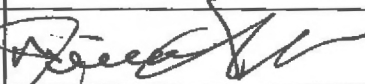


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## Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

<b>Petition summary and background</b>	<p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A 1ST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXI</p> <p><b>Requested Entitlement:</b></p> <p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A FIRST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXISTING SINGLE FAMILY RESIDENCE WITH THE SOUTH CARTHAY HPOZ.</p>
<b>Action petitioned for</b>	<p>We, the undersigned, are concerned community neighbors who urge our City Council leaders (PLUM COMMITTEE) to deny applicant's petition to build 2<sup>nd</sup> story addition in opposition of HPOZ, Area Planning Commission appeals Denial dating back to 2014.</p>

Printed Name	Signature	Address	Comment	Date
R) Mark Hess		1131 S. Orlando Ave		
R) Miriam Hess		1131 S. Orlando Ave		
David Berman		1137 S Orlando Ave		
DON BLAKE		1105 S. ORLANDO AVE		

# Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

<p><b>Petition summary and background</b></p>	<p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A 1ST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXI</p> <p><b>Requested Entitlement:</b></p> <p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A FIRST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXISTING SINGLE FAMILY RESIDENCE WITH THE SOUTH CARTHAY HPOZ.</p>
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[illegible]

# Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

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[illegible]

# Opposition Petition to 6500 W Olympic Place South Carthay HPOZ

<p>Petition summary and background</p>	<p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A 1ST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXI</p> <p><b>Requested Entitlement:</b></p> <p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A FIRST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXISTING SINGLE FAMILY RESIDENCE WITH THE SOUTH CARTHAY HPOZ.</p>
<p>Action petitioned for</p>	<p>We, the undersigned, are concerned community neighbors who urge our City Council leaders (PLUM COMMITTEE) to deny applicant's petition to build 2<sup>nd</sup> story addition in opposition of HPOZ, Area Planning Commission appeals Denial dating back to 2014.</p>

[illegible]

# Opposition Petition to 6500 W Olympic Place South Carthay Hf 02

Petition summary and background	<p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A 1ST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXI</p> <p><b>Requested Entitlement:</b></p> <p>PURSUANT TO LAMC SECTION 12.20.3.K, CERTIFICATE OF APPROPRIATENESS FOR A FIRST FLOOR ADDITION, NEW HALF-STORY ADDITION (4.5 FEET INCREASE IN OVERALL HEIGHT), COVERED PORCH ADDITION, AND REMODEL TO EXISTING SINGLE FAMILY RESIDENCE WITH THE SOUTH GARTHAY HPOZ.</p>
Action petitioned for	We, the undersigned, are concerned community neighbors who urge our City Council leaders (PLUM COMMITTEE) to deny applicant's petition to build 2 <sup>nd</sup> story addition in opposition of HPOZ, Area Planning Commission appeals Denial dating back to 2014.

Printed Name	Signature	Address	Comment	Date
Greg McIVER	6KUG	6500 W. Olympic, #8, LA, CA 90048		1-31-20
Khos Tang	KLB	1862 Alvin St.		2-1-20
Robert Morris	Robert Morris	6511 WATTWORTH 90035		2/1/20
Jessica Neumann	J. N.	1232 S. Alfred St		2/1/20
Liat Vorobiev	Liat Vorobiev	1204 S. ORLANDO AVE, LA 90035		2/2/20
Madeleine Drake	Madeleine Drake	1201 S. Orlando Ave. 90035		2/2/20



November 30, 2019

Planning Department  
Central Area Planning Commission  
C/O Etta Armstrong, Commission Executive Assistant  
200 N Spring Street Room 272  
Los Angeles, CA 90012

Re: 6500 Olympic Place Case #DIR-2019-3828-COA/December 10, 2019 Hearing  
Via: By mail (seven copies) to above address and, by electronic submission to [apccentral@lacity.org](mailto:apccentral@lacity.org)

I am writing to submit my formal opposition to the request to build a second story on a historic dwelling at 6500 Olympic Place within the South Carthay HPOZ. I serve on the South Carthay Neighborhood Association for several years and have seen numerous requests for additional space. The board has been in support of expansion based on the current HPOZ guidelines currently in place. The building of a second story addition, however on a architecturally significant historic home is not one of them. I have had numerous discussions with Jennifer Govey, owner and petitioner of 6500 Olympic Place to discuss her plans on moving forward with this request both with SCNA and the HPOZ board respectively and have been vocal about my concerns and objections. Also, Ms. Govey contends she has neighbor support from 3-4 years past when she unsuccessfully petitioned the HPOZ board and was denied application on numerous occasions. I also submit that signatures obtained by Ms. Govey must be verified as several neighbors I have spoken with either did not fully understand what they were supporting by signing the petition or are now in opposition.

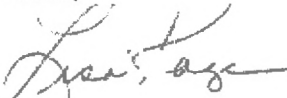
Although I can appreciate both the time and financial commitment Ms. Govey has expended to prove her case over the past few years, I do believe that adding additional height (no matter how insignificant she maintains) to existing and conforming HPOZ properties sets a bad precedent given the enforcement and ultimate preservation of our current historic guidelines. I also believe her home was built by the renowned developer/architect George Spiro Ponte and is part of a handful of historic homes that make up the South Carthay area and represent a fine example of historic Spanish Colonial Revival architecture. Another important reason to retain the original integrity of the property and not alter it's façade.

Understanding the desire for more space, I suggested she consider building back onto her property as opposed to building up and altering the roof line which will have impact on the architectural details of the home. Jennifer's home has one of the most unique and beautifully crafted roof lines seen in this style. If she were to entertain building back, she can site a successful example of this which is underway at 1117 S La Jolla and is well within HPOZ guidelines and supported by the neighborhood.

As much as I would like to see her expand her home, I would not support this at the expense of jeopardizing our South Carthay HPOZ and our neighborhood. It's hard enough getting neighborhoods to conform with existing guidelines, if passed, we will see an onslaught of folks making similar requests and how would we arbitrarily pick and choose who gets an add on and who does not? This will become a complex and untenable situation not to mention the negative impact it will have on the communities efforts to maintain our HPOZ status given the multitude of impending state legislative bills such as SB 50 and SB 330 that will have an impact on maintaining the historic integrity and distinction that is South Carthay.

For this reason, I oppose the request to build a second story and respectfully request the application/petition be denied.

Thanks,



Lisa Kaye  
1137 S La Jolla Avenue  
Los Angeles, CA 90035

August 12, 2019

South Carthay HPOZ Board  
Jonathan Kaplan  
Los Angeles Department of City Planning  
221 N. Figueroa Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Via email to [jonathan.kaplan@lacity.org](mailto:jonathan.kaplan@lacity.org)

Re: 6500 Olympic Place Request for Second-Story Addition

Dear Jonathan,

I am unable to attend the HPOZ Board meeting on August 15<sup>th</sup> due to a work commitment. However, I have had numerous discussions with Jennifer Govey, owner and petitioner of 6500 Olympic Place to discuss her plans on moving forward with this request both with SCNA and the HPOZ board respectively.

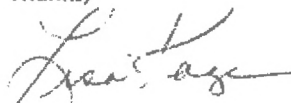
Although I can appreciate the time commitment and financial expense Jennifer has expended to prove her case over the past few years, including solicitation of signatures in the neighborhood, I do believe that adding height to existing and conforming HPOZ properties sets a bad precedent given the enforcement of our current historic guidelines. I also believe her home was built by the renowned George Ponte and is part of a handful of historic homes in the area that exhibit the Spanish Colonial Revival architecture. Another reason to retain the original integrity of the property.

Understanding the desire for more space, I suggested she consider building back onto her property as opposed to building up and altering the roof line which will have impact on the architectural details of the home. Jennifer's home has one of the most unique and beautifully crafted roof lines seen in this style. If she were to entertain building back, she can site a successful example of this which is underway at 1117 S La Jolla and is well within HPOZ guidelines and approvals.

As much as I would like to see her expand her home, I would not at the expense of jeopardizing our South Carthay HPOZ and our neighborhood. It's hard enough getting neighborhoods to conform with existing guidelines, if passed, we will see an onslaught of folks making similar requests and how would we arbitrarily pick and choose who gets an add on and who does not? This will become a complex and untenable situation not to mention the negative impact it will have on the communities efforts to maintain our HPOZ status given the multitude of impending state legislative bills sitting in the senate that will have us lose our historic integrity and distinction that is South Carthay.

For this reason, I oppose the request to build a second story addition regardless of height.

Thanks,



Lisa Kaye  
1137 S La Jolla Avenue  
Los Angeles, CA 90035

1146 S La Jolla Ave  
Los Angeles, CA 90035

1/28/20

City Clerk  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

I am writing regarding Case No. DIR-2019-3828-COA-1A (Council file No. 20-0062) regarding 6500 Olympic Place.

As a resident of the South Carthay HPOZ, I strongly object to approval of this project. The attempt to add a second story is in direct contradiction to Preservation Plan of the South Carthay HPOZ Guideline 3, which states:  
"Additions that comprise a new floor (for instance a new second floor on a single-story house) are not appropriate."

The owners have been aware of this condition on property within our HPOZ from the time they purchased their property. If they are granted an exception, then others will surely request the same and the historic appearance and ambience of our neighborhood will be destroyed.

The existing house is already large for the neighborhood at 2500 square feet. The owners propose to add another 1100 square feet, which would make the structure much bulkier, out of scale, and out of style with surrounding houses.

If the owners wish to live in such a large structure with two stories, they can purchase a house on the nearby block of Whitworth that already has such homes, without violating our guidelines and destroying the character of our neighborhood. One such property happens to be for sale at this very moment. That block of Whitworth is the only portion of our HPOZ where two-story single-family houses would be appropriate.

I strongly urge you to uphold the decision of the CLAAPC to maintain our Preservation Plan, and to reject this appeal.

Sincerely,

Carl Sunshine

February 3, 2020

City Clerk, Room 395  
City Hall, 200 North Spring Street  
Los Angeles, CA 90012

Re: DIR-2019-3828-COA-1A  
ENV-2019-3829-CE  
Council District 5/6500 W. Olympic Pl.

## OPPOSITION

To Whom It May Concern:

In regard to the above captioned matter, I am **opposed** to the proposed second story development at 6500 W. Olympic Pl. ("**Project**") for reasons detailed in my letter to the Planning Commission dated November 27, 2019, a copy of which is attached hereto.

*If* the city were to reverse the prior denial and proceed with the process of issuing a Certificate of Appropriateness, a full EIR would be required under the California Environmental Quality Act ("CEQA"). **A full EIR is required for this Project because there is substantial evidence it will have a significant effect on the environment.**<sup>1</sup>

The following facts<sup>2</sup> show that the Project will have a significant effect on the environment:

1. **The Project will alter the architecture of a house that has been designated for preservation for its unique and architecture.**

The Project involves a home in the South Carthay Historic Zone ("**HPOZ**"), which was implemented by the City of Los Angeles to protect and preserve the Spanish colonial architecture of the neighborhood.<sup>3</sup> "South Carthay is a positive historical asset to the City of Los Angeles as a result of its unique concentration of mid 1930's residential housing, which is both **intact** and creates a powerful sense of time and place."<sup>4</sup> [emphasis added] Furthermore, and importantly, **this particular house is a contributing structure under the HPOZ** (i.e., it was one of the houses that qualified South Carthay for the HPOZ designation).

Adding a second story significantly modifies the original Spanish Colonial Revival style architecture of the house. **It is an indisputable fact that the house would no longer be an original, intact example of the architecture and style that the HPOZ was designed to preserve** (the HPOZ rules explicitly prohibit 2<sup>nd</sup> story additions). Even if the addition is done to mimic Spanish style architecture, it is still indisputable fact that

the house would no longer be an original, intact example of the architecture and style that the HPOZ was designed to preserve.

By effectively eliminating an intact example of Spanish revival architecture, the Project effectively **diminishes** this important historical architectural resource. The HPOZ was designed to protect the neighborhood's unique structures because their architectural significance was deemed extremely valuable. The Project diminishes this valuable resource, and therefore has a significant effect on the environment.

2. The experts from the HPOZ Board and the Central Los Angeles Planning Commission denied the Project because of its significant negative effects on the environment.

In the expert opinion of the HPOZ Board members (which include an architect) and the Planning Commission, the Project was denied because based on all the facts presented, the Project did not conform to the HPOZ prohibition against second story additions, impermissibly altered a historical home, and did not fit in with the historical architecture and character of the neighborhood.

For the reasons provided above, the City cannot issue a Negative Declaration (or Mitigated Negative Declaration) for the Project, and a full EIR is required.

Sincerely,

  
Aaron Friedland

Attachement

November 27, 2019

VIA FED EX (7 copies) AND EMAIL (apccentral@lacity.org)

Central Los Angeles Area Planning Commission  
c/o Etta Armstrong, Commission Executive Assistant  
200 North Spring Street  
Room 272, Los Angeles 90012

RE: Case #DIR-2019-3828-COA/6500 Olympic Pl.  
Second Story Addition/South Carthay HPOZ  
**OPPOSED**

I am a longtime owner of the duplex at 1031-1033 S. Alfred St. in South Carthay. I oppose the 2nd story addition proposed at 6500 Olympic Pl.

The South Carthay preservation plan calls for preserving single story Spanish colonial architecture. The preservation plan specifically states that no second floor additions can be allowed. The proposed second story is in direct conflict with the legally binding plan that applies to the homes in South Carthay.

**Please enforce the HPOZ's very clear prohibition on 2nd story additions** -- it does not matter how the 2nd story is designed or how many signatures the appellant gathers on a petition. The 2nd story is a clear, direct violation of the terms of the HPOZ plan.

Furthermore, to allow the proposed second story at 6500 Olympic Pl. would surely mean that all future requests to add a second story would have to be approved. This would dramatically change the character of South Carthay.

**I bought my home specifically because it is in an HPOZ protected area.** Everyone in the HPOZ must live by its clear rules and general intent to preserve the architecture and feel of the neighborhood. Just because the appellant hires lawyers and consultants to try to evade the rules does not mean they should be exempt from the clear, legally binding rules of the neighborhood.

I have attached an October 5, 2016 letter from Michael Olecki, another South Carthay resident, written to the HPOZ board in opposition to this project. It eloquently and clearly lays out reasons no second story should be added, with specific citations to the South Carthay HPOZ preservation plan, and notes the fact that **this project has been repeatedly turned down by the HPOZ board.** I concur with all of Mr. Olecki's points. I provide his letter to the Commission to further explain the reasons this project should not be built.

Please do not allow the second floor to be constructed at 6500 Olympic Pl.

Sincerely,

  
Aaron Friedland  
(415) 637-0704



## ENDNOTES

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<sup>1</sup> “If there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment, an environmental impact report shall be prepared.”

Cal Public Resource Code, §21080(d)

<sup>2</sup> Substantial evidence includes fact, a reasonable assumption predicated upon fact, or expert opinion supported by fact.

Cal Public Resource Code, §21080(e)

<sup>3</sup> The important historic and architectural values which the South Carthay Historic Preservation Overlay Zone was intended to preserve and enhance are catalogued in a document prepared by the City of Los Angeles' Bureau of Engineering and Roger G. Hathaway and Associates in January 1983 for the City's Cultural Heritage Board and the City's Planning Department, and entitled “Cultural Resource Documentation Report, Historic Preservation Overlay Zone, South Carthay.”

<sup>4</sup> *Id.* at page 11.

EDWARD FRIEDMAN  
1047 Alvira Street  
Los Angeles, CA 90035  
(323) 630-6637 (c)

February 3, 2020

To: PLUM Committee  
Re: DIR-2019-3828-COA-1A  
ENV-2019-3829-CE  
Property at 6500 Olympic Place, Los Angeles, CA 90035

I am the Chairperson of the Board serving the Carthay Circle, South Carthay and Carthay Square Historic Preservation Overlay Zones (the "Board"). My wife and I have been residents of the South Carthay neighborhood for over 35 years.

The following is my response to the attempt to reverse the decisions of the Central Area Planning Commission and the Planning Director that rejected the proposed second story addition to the referenced property (the "Property") owned by Jennifer Quinn Gowey and Eric Gowey ("Appellants").

For many years, throughout this country, there has been a recognition by people of all political beliefs that we have been watching a significant loss of faith in our basic institutions, including local, state and federal government. The marriage of money and politics and political cronyism has been a major cause of that loss. These very proceedings are a good example of why people more frequently feel that they no longer have control of their neighborhoods and communities. This Committee has been asked to ignore and set aside (i) the unanimous action of an HPOZ board made up of members of the local neighborhood, that (ii) was based on specific language of the 2010 South Carthay Preservation Plan (to wit: second story additions "are not appropriate") that was adopted by a democratic vote of the residents of South Carthay, that (iii) was joined in by the staff of the City's Planning Department and adopted by the City's Planning Director, and which determination (iv) was unanimously upheld by the Central Area Planning Commission. Following those events, one would reasonably assume that the applicable guidelines, rules and procedures adopted by the neighborhood and the City had been applied fairly and lawfully and had led to a just result that all stakeholders in the community would accept. But no, Councilmember Koretz decided to intervene on behalf of a single resident of the South Carthay neighborhood, and against the broader interests of the community, to have this neighborhood issue resolved by this PLUM Committee. Whereas I would have earlier imagined that Mr. Koretz would have been a vocal supporter for historic preservation and local control, his recent action on behalf of Appellants and his earlier support of their project was a surprise. Then I discovered by searching the City's database of campaign contributions and other online resources that Mr. Koretz has received campaign contributions in excess of \$4,000 from the Applicants' attorney (Robert Glushon) and Mr. Glushon's family, and that Mr. Glushon has been a prominent political supporter of the Councilmember. Since Mr. Koretz has never before

opposed any previous action of the Carthay HPOZ Board to my knowledge, one can only imagine what has motivated this particular intervention.

Councilmember Koretz seems to believe that his judgment ought to substitute for that of the Board, the expertise of the Planning Department staff and the Planning Director, and the thoughtful and judicious consideration of the Area Planning Commission. He also seems to believe that his interpretation of the 2010 South Carthay Preservation Plan (the "Plan") should trump that of those who were appointed to carry out its provisions. In that regard, the Committee should consider the following:

1. The August 15, 2019 meeting of the Board, at which the Board unanimously refused to recommend approval of a Certificate of Appropriateness, was the fourth appearance of Appellants before the Board (and the predecessor board which handled the South Carthay HPOZ before being merged into a board handling the three Carthay neighborhoods). Each of those earlier appearances was for a consultation, and at each of those hearings the boards made it clear to Appellants that the Plan clearly stated that second story additions "are not appropriate". [While Appellants and even Councilmember Koretz have referred to Appellants' project as "a one-half (1/2 story addition", that characterization is wholly disingenuous. Appellants are currently living in a one-story house with a high roof line in one location. Although they are looking to add a second story which for all purposes will function as a second story, they maintain that they are adding only a half story because it will project only a half story above the highest part of their roof.]

2. The South Carthay HPOZ has one street (Whitworth Drive) which has a single block that was developed in the 1930s with 2-story homes, and several blocks which form the east and west boundaries of the neighborhood that were developed at that time primarily with duplexes. The remainder of the HPOZ, with a few exceptions, has only one-story single family homes. Although there are a few two-story homes not located on Whitworth, each of those was built or remodeled prior to the adoption of the Plan in 2010. Allowing Appellants to construct a second story addition would not only adversely affect their immediate neighbors, but would create a terrible precedent under the Plan that would end up destroying the character of this neighborhood which has prevailed for nearly 90 years.

3. Appellants have misstated the evidence that was presented at the hearing on August 15, 2019. There was no evidence that the Plan was not intended to prohibit second-story additions. The plain language of the Plan makes clear that second-story additions would not be permitted. Also, although the Plan must prevail over the individual views of residents, it remains that there was not overwhelming support of the neighborhood for the project. Some neighbors spoke in favor of the project; others spoke against it. The vast majority of the residents of South Carthay were not present. In my view, one of the most persuasive arguments made by a neighbor and former chairperson of the South Carthay HPOZ was in the form of a letter from Michael Olecki which was first presented at one of the consultations in 2016 and again introduced at the August 15, 2019 hearing. The letter from Mr. Olecki, since deceased, is attached hereto as Exhibit A.

Appellants have other options if their desire is to add square footage to their home. They can expand toward the rear of their property, which would generally be permitted under the Plan. Alternatively, like many other growing families, they can look for a larger house in another neighborhood. There is no compelling reason to permit Appellants to permanently alter one of the beautiful historic homes in South Carthay, in violation of the Plan and which would set a precedent that would ultimately undermine the rationale and purpose of the Plan.

Finally, this Committee should appreciate the concern of the South Carthay neighborhood and the Board that their desire to preserve the historic character of South Carthay looks to be thwarted by this appeal to the City Council. Just as the City Council was justifiably concerned that SB 50 would shift zoning authority from local control to the State, and as a result voted 12-0 to oppose that measure, we also want to preserve our right to implement the Plan without being overruled by the Council. I don't think that is too much to ask.

Very truly yours,



EDWARD FRIEDMAN

cc: South Carthay Neighborhood Association  
Pico Neighborhood Council  
Carthay HPOZ Board  
Los Angeles Planning Department  
Los Angeles Times

Michael J. Olecki  
1050 South La Jolla Ave.  
South Carthay

October 5, 2016

James Caccavo  
Chair, South Carthay HPOZ Board  
email: [JimCaccavo@propertyinjax.com](mailto:JimCaccavo@propertyinjax.com)

Edward Friedman, Esq.  
Secretary, South Carthay HPOZ Board  
email: [EFriedman@taflaw.net](mailto:EFriedman@taflaw.net)

Sharon Christie  
Board Member, South Carthay HPOZ Board  
email: [Sharoncl10@gmail.com](mailto:Sharoncl10@gmail.com)

Trevor Behner  
Board Member, South Carthay HPOZ Board  
email: [TrevorB@FisherPartners.net](mailto:TrevorB@FisherPartners.net)

**Re: 6500 Olympic Place  
Consultation  
"Second-story addition to a one-story structure on a corner lot"**

Dear Members of the South Carthay HPOZ Board:

Because I will be out of state (and therefore unable to attend Thursday's meeting), I write to provide public comment on the consultation for a "second-story addition to a one-story structure on a corner lot" (6500 Olympic Place, the "Property"). As discussed in more detail below, I request that the Board dissuade the Property's owner, the "Quinn 2012 Irrevocable Trust for the benefit of Jennifer C. Quinn," from attempting to submit an application to add a second-story addition.

My wife (Karen Bodner) and I have lived in our home directly across the street from the Property since 1991. I am the former Chair of the South Carthay HPOZ Board. We bought our home specifically because of the HPOZ protections, particularly the prohibition on second-story additions to single-story structures. Indeed, before buying our home, we had lengthy discussions with then-Chair (and co-founder of the HPOZ) Fred Naiditch. It was very important to us – and to many others who bought here in reliance on the HPOZ status – that our new neighborhood not experience the type of second-story building that was happening in the neighborhood we were attempting to flee. We had seen first-hand how second-story additions and other overbuilding harm the livability, and architectural appeal, of a charming neighborhood.

James Caccavo *et al.*

October 5, 2016

Page 2

The South Carthay HPOZ Preservation Plan addresses this issue head-on, leaving no room for guesswork on the issue of second-story additions to single-story structures:

**3. Additions that comprise a new floor (for instance a new second floor on a single-story house) are not appropriate.**

See South Carthay HPOZ Preservation Plan, Ch. 8, at p. 57 (emphasis supplied). Because the Board's mission is to determine whether proposed additions to structures are appropriate, the Preservation Plan provides the straightforward answer here: no, a second-story addition to a single-story structure IS NOT. See also Ch. 8 of Preservation Plan (descriptions of the types of additions that *are* appropriate).

Beyond that, this is the Property owner's second (or third) attempt to seek approval for such a second-story. In 2011, the Board sent a strong message that such a second-story would be inappropriate. Although the Board members have changed, in part, since 2011, the preservation plan has not. A change in Board members should not be a means to achieve a different result. If anything, HPOZ preservation is about consistency and continuity.

6500 Olympic Place is a stellar example of the architecture that makes South Carthay special. It is also a prominent corner property at the intersection of two streets of single-story homes. It is also *already* a large structure, being several hundred square feet larger than almost all the surrounding homes. A second-story would create a remarkably *inconsistent* exclamation point in a place where it does not belong (despite the applicant's apparent contention that a second-story would provide "consistency" on corner lot properties). There may be ways for the Property's owner to achieve greater living space, but a second-story is not an appropriate one.

Finally, we understand that the applicant has gone door-to-door with a petition regarding the issue. Although there are a number of reasons why such a petition is unpersuasive, the most pertinent are that those signing the petition may not be familiar with the express prohibitions in the Preservation Plan, may simply have been trying to be friendly during a neighbor's face-to-face request, or may have signed based on hearing information that is *inconsistent* with or irrelevant to the HPOZ requirements. The HPOZ process provides for public comment if an actual application were to be submitted, and I am confident that a large number of residents – including some who actually signed the petition – will express their opposition to any second story addition at that time.

\* \* \*



James Caccavo *et al.*

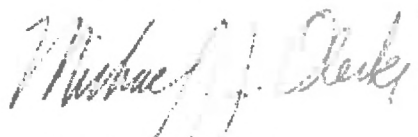
October 5, 2016

Page 3

In summary, we urge the Board to cite the Preservation Plan in encouraging the Property's owner to avoid pursuing a proposal that is *per se* inappropriate.

Thank you.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Michael J. Olecki". The signature is written in a cursive, flowing style with some loops and flourishes.

Michael J. Olecki

cc: Blair Smith  
(By email)

Steve Friedland  
1130 S. Orlando Ave  
Los Angeles CA 90035  
323-898-4454

January 30, 2020

Dear Neighbors,

As you are probably aware, one of our neighbors at 6500 Olympic Place (South-west corner of Olympic Place and La Jolla) has been trying for several years to get approval for a second-story on a one-story house. South Carthay HPOZ guidelines clearly do not allow this.

The South Carthay HPOZ Board twice told her NO, once at a "consultation" and once to her application. The newly constituted Carthay HPOZ Board (combined three Carthay HPOZ Boards) did the same. She appealed to the Central Area Planning Commission and was again told NO.

Somehow she has gotten Paul Koretz to bring this to the City Council for a "categorical exemption". She, and Paul Koretz claim "overwhelming" support for her action based on a list of signatures that she has accumulated over the past four years. Many were gotten from people not aware of the whole story; several have notified us that they wish their names removed; some were duplicates; some have moved and/or died.

We just were notified of a PLUM Committee (City Council) hearing to be held Tuesday, February 4. We wish to counter her argument of "overwhelming support" with our own petition.

We would appreciate it if you (and all members of the household) complete the petition page and return it to me in the bin at my front door before Sunday.

Any questions, give me a call.

Thanks.

**From:** Sharon K Christie <sharonc110@gmail.com>

**Sent:** Saturday, March 30, 2019 6:30 AM

**To:** Brad Kane <bkane@kanelaw.la>

**Cc:** Linda Friedland <linda\_friedland@yahoo.com>; Kaye Lisa <lk@lisakaye.com>; Michael Stokes <90035la@gmail.com>; Kelly Delaat <kdelaat@ca.rr.com>; Carl Sunshine <carl@fastmail.net>; Chuck Marquardt <chuck@seeingredla.com>

**Subject:** Re: Upcoming HPOZ Board Meeting/6500 Olympic Place

Hi Brad,

I am still in NY for another 4 weeks. As indicated my business has required more physical presence in NY. When I was a former board member I reviewed the request, considered both sides. My decision was to reject the proposal because it did not comply with the South Carthay guidelines. To make an exception was not in the best interest of the community since it would then open up to all residents the option to put a 2nd story on and result in precedent to change the neighborhood. I voted against and my position is the same today.

Kindly,

Sharon

Sharon Christie

Michael J. Olecki  
1050 South La Jolla Ave.  
South Carthay

October 5, 2016

James Caccavo  
Chair, South Carthay HPOZ Board  
email: [JimCaccavo@propertyinjax.com](mailto:JimCaccavo@propertyinjax.com)

Edward Friedman, Esq.  
Secretary, South Carthay HPOZ Board  
email: [EFriedman@taflaw.net](mailto:EFriedman@taflaw.net)

Sharon Christie  
Board Member, South Carthay HPOZ Board  
email: [Sharonc110@gmail.com](mailto:Sharonc110@gmail.com)

Trevor Behner  
Board Member, South Carthay HPOZ Board  
email: [TrevorB@FisherPartners.net](mailto:TrevorB@FisherPartners.net)

**Re: 6500 Olympic Place  
Consultation  
"Second-story addition to a one-story structure on a corner lot"**

Dear Members of the South Carthay HPOZ Board:

Because I will be out of state (and therefore unable to attend Thursday's meeting), I write to provide public comment on the consultation for a "second-story addition to a one-story structure on a corner lot" (6500 Olympic Place, the "Property"). As discussed in more detail below, I request that the Board dissuade the Property's owner, the "Quinn 2012 Irrevocable Trust for the benefit of Jennifer C. Quinn," from attempting to submit an application to add a second-story addition.

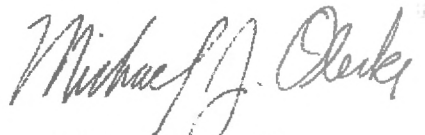
My wife (Karen Bodner) and I have lived in our home directly across the street from the Property since 1991. I am the former Chair of the South Carthay HPOZ Board. We bought our home specifically because of the HPOZ protections, particularly the prohibition on second-story additions to single-story structures. Indeed, before buying our home, we had lengthy discussions with then-Chair (and co-founder of the HPOZ) Fred Naiditch. It was very important to us – and to many others who bought here in reliance on the HPOZ status – that our new neighborhood not experience the type of second-story building that was happening in the neighborhood we were attempting to flee. We had seen first-hand how second-story additions and other overbuilding harm the livability, and architectural appeal, of a charming neighborhood.

James Caccavo *et al.*  
October 5, 2016  
Page 3

In summary, we urge the Board to cite the Preservation Plan in encouraging the Property's owner to avoid pursuing a proposal that is *per se* inappropriate.

Thank you.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Michael J. Olecki". The signature is fluid and cursive, with the first name "Michael" being the most prominent.

Michael J. Olecki

cc: Blair Smith  
(By email)

From: **Brad Kane** bkane@kanelaw.la  
Subject: FW: Upcoming HPOZ Board Meeting/6500 Olympic Place  
Date: February 3, 2020 at 1:28 PM  
To: Lisa Kaye lk@lisakaye.com



Brad S. Kane  
Kane Law Firm  
1154 S. Crescent Hts. Blvd.  
Los Angeles, CA 90035  
Tel: (323) 697-9840  
Fax: (323) 571-3579

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**From:** SUITE A TALENT AGENCY <suite-a@earthlink.net>  
**Sent:** Sunday, March 31, 2019 6:51 PM  
**To:** Brad Kane <bkane@kanelaw.la>  
**Subject:** Fw: Upcoming HPOZ Board Meeting/6500 Olympic Place

Brad:

All SCNA need to be alerted to this incredibly bad precedent for a Contributing Property. If allowed any home in South Carthay will be able to add a partial or full Second Story which will greatly change our yard privacy and our utilization. Imagine the same as South Eastern Beverly Hills. The last HPOZ Board turned it down for this reason. Nothing has changed and there has been no such addition for many years.

Lloyd

**From:** Jonathan Kaplan  
**Sent:** Friday, March 29, 2019 1:48 PM  
**To:** Jonathan Kaplan  
**Cc:** Melissa Alofaituli  
**Subject:** Upcoming HPOZ Board Meeting/6500 Olympic Place

Hello -

This is Jonathan Kaplan, the City of Los Angeles Planner for the Carthay Circle, South Carthay and Carthay Square HPOZs. I'm writing to let you know that a project involving a 2nd-story addition at 6500 Olympic Place will be presented to the Carthay HPOZ Board for consultation next week. The project has been modified



**From:** Sharon K Christie <sharonc110@gmail.com>  
**Sent:** Thursday, August 1, 2019 5:11 PM  
**To:** Brad Kane <bkane@kanelaw.la>  
**Subject:** Fwd: August 15 HPOZ Board Meeting/6500 Olympic Place

hi Brad,  
can you bring this to the attention of the residents to let them know about the repetition to put a new 2nd story on their home. when on the board I voted against since this would set a precedent for everyone else to put on 2nd floors so at that point we may as well go 6 floors! i am against.  
hope all is well... here in NY.

**SHARON K. CHRISTIE**  
**631-943-0624**

**From:** Sharon K Christie <sharonc110@gmail.com>  
**Sent:** Saturday, March 30, 2019 6:30 AM  
**To:** Brad Kane <bkane@kanelaw.la>  
**Cc:** Linda Friedland <linda\_friedland@yahoo.com>; Kaye Lisa <lk@lisakaye.com>; Michael Stokes <90035la@gmail.com>; Kelly Delaat <kdelaat@ca.rr.com>; Carl Sunshine <carl@fastmail.net>; Chuck Marquardt <chuck@seeingredla.com>  
**Subject:** Re: Upcoming HPOZ Board Meeting/6500 Olympic Place

Hi Brad,  
I am still in NY for another 4 weeks. As indicated my business has required more physical presence in NY. When I was a former board member I reviewed the request, considered both sides. My decision was to reject the proposal because it did not comply with the South Carthay guidelines. To make an exception was not in the best interest of the community since it would then open up to all residents the option to put a 2nd story on and result in precedent to change the neighborhood. I voted against and my position is the same today.

Kindly,  
Sharon

Sharon Christie

PATRICIA M. O'TOOLE  
1125 S. LA JOLLA AVENUE  
LOS ANGELES, CALIFORNIA 90035

August 12, 2019

VIA E-MAIL

South Carthay HPOZ Board  
c/o Jonathan Kaplan  
Los Angeles Dept. of City Planning  
221 N. Figueroa Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012  
jonathan.kaplan@lacity.org

Re: Petition for Second Story at 6500 Olympic Place

Dear Mr. Kaplan and Members of the South Carthay HPOZ Board:

I am a 31-year resident of South Carthay, and have owned the property at 1125 S. La Jolla Avenue for 22 years. I rented in the 1200 block of S. La Jolla Avenue for nine years prior to purchasing my home.

At the time I purchased my home, many old neighborhoods in Los Angeles were undergoing significant changes due to demolition of older homes, construction of multi-story additions to older homes, and replacement of older homes with much larger homes that were often oversized for their lots and out of character with the historic architecture of their neighborhoods. I purchased my home specifically because the architectural character and ambience of the neighborhood was guaranteed to be preserved by South Carthay's HPOZ designation.

I object to the proposed addition to the home at 6500 Olympic Place. A number of years ago, the current owner and project proponent requested my signature for a different addition, which I gave based on a misunderstanding of that proposed project. I do not support that past project or the current proposal. If the current owner and project proponent is relying upon my signature to support the current proposed addition, please delete my signature before making any determination regarding the proponent's or the project's compliance with HPOZ regulations or the South Carthay HPOZ regulatory plan. I oppose the proposal.

Very truly yours,

/S/

Patricia M. O'Toole

From: SUITE A TALENT AGENCY suite-a@earthlink.net  
Subject: 6500 Olympic Place HPOZ Application: Lloyd Robinson Opposition, Please read at 8/15th Hearing  
Date: August 13, 2019 at 1:39 PM  
To: Jonathan Kaplan jonathan.kaplan@lacity.org  
Cc: Lisa Kaye, 1137 La Jolla lk@lisakaye.com, Ron Sokoloff, SCNA Board ronsokoloff@gmail.com,  
Brad Kane, President SCNA/PICO bkane@kanelaw.la, SCNA Steve Friedland, Board Member linda\_friedland@yahoo.com,  
Patricia O'Toole, Esq. otoolelaw@earthlink.net

Dear Jonathan:

Please read my letter of Opposition at the  
Hearing as I will not be able attend the Hearing.

Many thanks,

Lloyd Robinson

cell: 310 666 4333 (text) em: [suite-a@earthlink.net](mailto:suite-a@earthlink.net)

**LETTER OF OPPOSITION:**

Thank you for including me in the link for this  
most vexatious application. As a prior member  
of the South Carthay H.P.O.Z. Board, this matter  
first came to our attention several years ago.

The Board Unanimously made clear our strong  
opposition. The matter thereafter came again before  
the Board and was singularly rejected.

The addition of a Second Story to the rear of this  
single story property and or over the garage facing  
La Jolla would set a dangerous precedent to the  
overall restrictive requirements of our HPOZ.

If granted this application would set a precedent for  
breaching the very purpose of our HPOZ.

Every single story home within our HPOZ could then  
apply for a second story addition or second story  
expansion of their garage.

Such expansions would impact on all surrounding  
property and set off a round of building additions  
much like that experienced in the South  
Eastern Quadrant of Beverly Hills.

While applications for ground floor rear creep of 250 sq.ft.  
have been accommodated a second story is quite a  
different matter.

As 25 year residents I can assure you that all home  
purchasers were induced to buy in the area because  
of the existence of our HPOZ which has protected  
our neighborhood from the mansionization which  
has swept through the Westside.

Sincerely,

Lloyd Robinson

cell: 310 666 4333 (text) em: [suite-a@earthlink.net](mailto:suite-a@earthlink.net)

1122 S. La Jolla Ave., Los Angeles, CA 90035

From: Jonathan Kaplan

Sent: Tuesday, August 13, 2019 9:47 AM

From: **Brad Kane** bkane@kanelaw.la   
Subject: FW: 6500 Olympic Place Appeal Hearing Notice - December 10, 2019 Hearing  
Date: November 14, 2019 at 11:48 AM  
To: Aviv Kleinman aviv.kleinman@lacity.org, Lisa Kaye lk@lisakaye.com, Steve Friedland (linda\_friedland@yahoo.com)  
linda\_friedland@yahoo.com, Sokoloff Ron ronsokoloff@gmail.com  
Cc: kevin.nahal@lacity.org, Debbie Dyner Harris debbie.dynerharris@lacity.org



Aviv,

The South Carthay HPOZ denied a request to build a second story at 6500 Olympic Place, because the SC HPOZ's plan states that second story additions are "inappropriate", which means prohibited. The SCNA opposes the second story addition, because it violates the plan and would lead to numerous other exceptions.

Unfortunately, Council Member Koretz's office wrote a letter in support of the second story addition without knowledge of the plan's prohibition on second story additions. Is it possible for Council member Koretz office to revisit the issue, withdraw the letter of support and/or oppose the appeal.

Best,

Brad

Brad S. Kane  
President  
South Carthay Neighborhood Association  
1154 S. Crescent Hts. Blvd.  
Los Angeles, CA 90035  
Tel: (323) 697-9840  
Fax: (323) 571-3579

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**From:** Jonathan Kaplan <jonathan.kaplan@lacity.org>  
**Sent:** Tuesday, November 12, 2019 11:51 AM  
**To:** Jonathan Kaplan <jonathan.kaplan@lacity.org>  
**Subject:** 6500 Olympic Place Appeal Hearing Notice

Hello -

This is Jonathan Kaplan, the City of Los Angeles Planner for the Carthay Circle, South Carthay and Carthay Square HPOZs. I'm writing to inform you that an appeal to the denial of a project involving a 2nd-story addition at 6500 Olympic Place will be presented to the Central Los Angeles Area Planning Commission on December 10, 2019.

# **SUITE A MANAGEMENT**

## ***Talent & Literary Agency***

(Signatory Agency: W.G.A./ D.G.A./ S.A.G.-A.F.T.R.A.)

**LLOYD D. ROBINSON**

**Agent/Principal**

**OPPOSITION TO 2<sup>ND</sup> STORY ADDITION  
FOR 6500 OLYMPIC PLACE: 4/3/19**

Dear Jonathan:

Thank you for including me in the link for this most vexatious application.

This matter first came to the attention of the HPOZ when I was a Board Member. We made clear our strong and unanimous opposition. The addition of a Second Story to the rear of this single story property would set a dangerous precedent to the overall restrictive requirements of our HPOZ. If granted, any single story home within our HPOZ could apply for a second story addition or expansion.

Such expansion would impact on all surrounding property, including those across La Jolla, and set off a round of building additions much like the South Eastern Quadrant of Beverly Hills.

Unfortunately I am in Palm Springs and can not attend tomorrows meeting. Please read my opposition into the record.

Sincerely,

Lloyd Robinson

cell: 310 666 4333 (text) em: [suite-a@earthlink.net](mailto:suite-a@earthlink.net)

1122 S. La Jolla Ave., Los Angeles, CA 90035

**DOCx: HPOZ/4-3-19/Opposition for 6500 Olympic Place**

**170 S. Beverly Drive, Suite 310, Beverly Hills, CA 90212  
PH: 310 278 0801 FX: 310 278 0807 EM: [suite-a@juno.com](mailto:suite-a@juno.com)**

# **SUITE A MANAGEMENT**

## ***Talent & Literary Agency***

(Signatory Agency: W.G.A./ D.G.A./ S.A.G.-A.F.T.R.A.)

**LLOYD D. ROBINSON**

**Agent/Principal**

**Opposition to 2nd story Petition for Amendment  
or Exemption from South Carthay HPOZ Plan  
for 6500 Olympic Place**

**January 29, 2017**

**I support the S.C.N.A. Opposition  
to this 2nd Story Addition Petition  
for 6500 Olympic Place.**

**During my 6 years on the HPOZ Board this  
proposal was presented twice over a four  
year period and soundly rejected both times.  
This current Petition is nothing more than  
an end run to thwart the intent and purpose  
of our HPOZ Plan.**

**Lloyd Robinson**

**cell:310 666 4333 em: [suite-a@earthlink.net](mailto:suite-a@earthlink.net)**

**Former HPOZ Board Member**

**Former PICO Board Member for S.C.**

**DOCx: HPOZ/6500 Olympic Place/ Opposition to Petition**

**136 El Camino Drive, Suite 410, Beverly Hills, CA 90212  
PH: 310 278 0801 FX: 310 278 0807 EM: [suite-a@juno.com](mailto:suite-a@juno.com)**