



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.

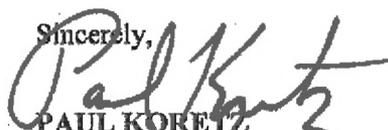
In addition, the Project would not result in any substantial visual impacts on surrounding properties or the public street as illustrated by the Project revisions discussed. These revisions include lowering the Project’s roof height by ten feet in response to requests by the prior HPOZ Board and City 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