DEPARTMENT OF CITY PLANNING
APPEAL RECOMMENDATION REPORT

West Los Angeles Area Planning Commission

Date: October 19, 2016
Time: **After 4:30 p.m.**
Place: Henry Medina West Los Angeles Parking Enforcement Facility
11214 W. Exposition Blvd., 2nd Floor
Los Angeles, CA 90064

Case No.: **DIR-2016-1514-COA-1A**
CEQA No.: **ENV-2016-1515-CE**
Council No.: 11- Bonin
Neighborhood Council: Mar Vista
Plan Area: Palms- Mar Vista- Del Rey
GPLU: Low Residential
Zone: R1-1-HPOZ

Public Hearing: June 21, 2016
Appeal Status: Not further appealable pursuant to LAMC Section 12.20.3 N

PROJECT LOCATION: 3563 Meier Street

ITEM: Appeal of the decision of the Director of Planning to approve a 711 square foot one-story addition to rear and side elevation of an existing one story single family home; and restoration work including window replacement and hardscape removal in the Gregory Ain Mar Vista Tract Historic Preservation Overlay Zone (HPOZ).

APPLICANT: David Nam and Julie Cho

APPELLANT: Amanda Seward

REQUESTED ACTION: Appeal of the Director of Planning's decision to approve a Certificate of Appropriateness for a 711 square foot addition to a home in the Greogy Ain Mar Vista Tract HPOZ per LAMC 12.20.K.

RECOMMENDED ACTIONS:

1. **Deny** the Appeal.

2. **Sustain** the Determination of the Director of Planning approving a Certificate of Appropriateness pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.3 K authorizing a 711 square foot addition to the rear and side elevations of an existing contributing home on a 7,228-square foot lot in the R1-1-HPOZ zone located in the Gregory Ain Mar Vista Tract HPOZ.

3. **Find** that the project is Categorically Exempt pursuant to Article III, Class 1, Section 5 of the City of Los Angeles CEQA Guidelines. A Categorical Exemption, ENV-2016-1515-CE, was filed pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

4. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning

Ken Bernstein
Principal City Planner

Naomi Guth
City Planner

Ariane Briski, Planning Assistant
(213)978-1220

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ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300).* While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

PROJECT ANALYSIS

APPELLATE DECISION BODY

Pursuant to Section 12.20.3 K of the Los Angeles Municipal Code (LAMC), appeals of Certificate of Appropriateness (COA) cases are heard by the Area Planning Commission. The appellate decision of the Area Planning Commission is final and effective as provided in Charter Section 245.

PROJECT SUMMARY

The proposed project involves a 711 square foot one-story addition to the rear and side elevations of an existing one story single family home; and restoration work including window replacement and hardscape removal. The project site is on the northwest corner of the intersection of Meier Street and Marco Place in the R1-1-HPOZ zone within the Gregory Ain Mar Vista Tract HPOZ in West Los Angeles. On August 22, 2016, the Director of Planning approved a COA for this project.

HPOZ BACKGROUND

The Gregory Ain Mar Vista Tract, also known as Mar Vista Housing, is located in the western portion of the City of Los Angeles and consists of 52 parcels designed by architect Gregory Ain in the Modern style. The district was formally adopted as an HPOZ in May of 2003 and is the city's first post-World War II HPOZ. Built in 1948, this one-story single family residential development was shaped by the Fair Housing Administration's desire to promote home ownership among modest-income families and the need to accommodate the growing number of defense/aircraft industry employees. The average size of the houses was 1,060 square feet, exclusive of the double garage. Ain's design of the Mar Vista tract achieved individuality for each home through his placement of standard architectural elements and variations in setback and entrance location, as well as the imaginative integration of building and landscape design. Landscape architect Garrett Eckbo used a large number of planting materials from varying climates to create a park-like atmosphere along the streets, opening up space between houses to allow for more spatial social interaction, as opposed to creating boundaries and fences. Physical changes to the exterior of the property are required to be reviewed by the appointed Gregory Ain Mar Vista Tract HPOZ Board and/or Department of City Planning Staff, pursuant to the provisions of Los Angeles Municipal Code Section 12.20.3. A Preservation Plan was adopted for the Gregory Ain Mar Vista Tract HPOZ in 2010. The plan aims to create a predictable set of expectations as to the design and review of projects within the HPOZ.

PROJECT BACKGROUND

The 7,228-square-foot corner lot site is currently improved with a 980 square-foot single-story single-family residence and a 338 square foot attached garage. The subject residence is Modern in style, was built in 1948, and is a Contributing Feature in the Gregory Ain Mar Vista Tract HPOZ. At the time of the June 2002 Historic Resources Survey, no major alterations were found at the property. The property was designated as a Contributor in the HPOZ on the basis that it adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time. Minor alterations to the property include window replacements, installation of a low garden wall and box hedge, changes to the front yard hardscape, and the addition of an 8 foot cinderblock wall with corrugated metal at the top of the wall.

The project consists of a 711-square-foot single-story addition to the rear and side elevations of the primary structure and the restoration of the front façade and yard. The rear façade of the primary home will be extended four feet along the full elevation, resulting in a 192 square foot addition. A second master bedroom addition of 512 square feet will be placed along the side and rear façades of the primary home, to the rear of the garage. Restoration work will include replacing non-original windows with wood windows in the original Ain design and restoration of the original hardscape plan in the front yard.

Public Hearing

Per LAMC, 12.20.3 M, the HPOZ Board shall hold a public hearing on each application for a Certificate of Appropriateness before recommending approval, conditional approval, or denial of the application. After ten (10) days of public notice, the Gregory Ain Mar Vista Tract HPOZ Board was unable to convene a quorum for the board meeting on June 7th, 2016. A revised notice was prepared, mailed and posted for a public hearing June 21, 2016. The HPOZ Board was once again unable to convene a quorum and the HPOZ Board could not act on the project and lost jurisdiction. Because the board was unable to act, Department of City Planning Staff held the public hearing on the project.

The public hearing was held on June 21, 2016 at the Penmar Recreation Center. The applicant and representative were in attendance, as were approximately 5 neighbors and one member of the HPOZ Board. The applicants and representative described the project stating that the addition is carefully designed to be only minimally visible from the public right of way. Five people offered public comment. Three spoke in favor of the project, citing the applicant's willingness to engage with the HPOZ process and noting that the addition will only be minimally visible from the street. One person remained neutral on the project. A fifth person expressed concerns about the size of the addition, suggesting the overall square footage be reduced. The Hearing Officer asked the applicants to respond to the concerns about the overall size of the addition. The applicant elaborated that the property at 3563 Meier is one of very few homes in the district that did not have an addition before the adoption of the HPOZ. They argued that the addition is carefully designed to be compatible with the existing home and that is it is keeping with precedents set by other homes in the district.

Per LAMC Section 12.20.3.M, a designee of the Cultural Heritage Commission also makes a recommendation to approve, conditionally approve, or deny an application for a Certificate of Appropriateness. On June 23 the Cultural Heritage Commission Designee, recommended approval of the project as is, citing compliance with the goals and requirements of the Preservation Plan and the Secretary of the Interior's Standards.

Correspondence

After the public hearing, one email was received recommending denial of the project, stating that the overall size of the addition is not in keeping with the Greogry Ain Mar Vista Preservation Plan. The concerns raised in this email were similar to those expressed at the hearing, namely that the size of the addition is too large to be approved, regardless of how it is designed. After the appeal was filed, several neighbors submitted letters in support of the project, stating that the addition is well-designed and meets the intent of the Preservation Plan. These emails were organized by the applicant and submitted alongside a signed petition in support of the project. These items can be found in Exhibit F and in the original case file.

APPEAL POINTS & STAFF RESPONSE

One appeal was filed in a timely manner on September 6, 2016 by an aggrieved person, as defined by LAMC Section 12.20.3 N. The appeal is primarily in response to Preservation Plan point 8.2.10 which states, "Additions should be subordinate in scale and volume to the existing house. Additions that involve more than a 50% increase in the ground floor plate are generally inappropriate." Below is a summary of the appeal points with Staff response to each point.

Appeal Point No. 1 –*Homes in this tract were designed to be moderately sized and located in a park-like setting. An addition of this size violates this design intent because an addition this large cannot be subordinate to the original home.*

The project employs a number of sensitive design mitigations to ensure that the addition is subordinate to the original home. These mitigations are summarized in the original Letter of Determination:

"First, the majority of the addition will be located in the north west corner, as far as possible from either street elevation. Second, the 11 inch corner that bumps out from the north side façade will be entirely glass to minimize the visual impact of the bump out. Third, the addition will be in two distinct masses, ensuring that each massing remains subordinate to the primary house. One portion moves the existing west façade outward four feet, and replicates the design of this façade at the new location. This four foot expansion is approximately an 18 percent increase in the depth of the residence (from 22 feet to approximately 26 feet). Thus, this portion of the addition is subordinate to the existing house and compatible. The other portion of the addition moves the existing north side façade outward 11 feet, as well as extending the length of this façade by approximately 18 feet. The 11 foot expansion is just one foot beyond the existing width of the existing façade and garage. The 18 foot expansion toward the rear of the home is a 40 percent increase in the length of the north façade. As described above, the design of the proposed north façade replicates the existing north façade design, while the west and south facades of the extended areas are different in design."

In addition to the points listed above, the project, as conditioned, will preserve and enhance the distinctive setting of the district and character defining features of the home. The addition will be located in the rear and side yards of the lot, avoiding any impact to the front yard area. The project additionally proposes significant restoration work to the original landscape and home. Before the HPOZ was adopted a previous owner demolished the original hardscape in the front yard, replacing it with a large rounded concrete walkway and garden wall that obstructed the open, contiguous feeling of the original Eckbo landscape. The project proposes to remove these alterations and restore the original front yard hardscape plan. Similarly, many of the windows on the front façade were replaced with inappropriate aluminum windows before the HPOZ was adopted. These windows will be restored to their original material and operations.

Appeal Point No. 2 – *The Department of City Planning erred in using a calculation of "Ground Floor Plate" to evaluate the addition to the structure. Instead of using the more generous "Ground Floor Plate" calculation the Department should use the original square footage of the primary structure as a baseline for this calculation.*

Historic Preservation Overlay Zones protect much more than the habitable portion of the original house. Features like garages and attached porches are character defining features of the Gregory Ain homes, and protected alongside the primary structures. Because these elements are integral to the design they are included in the definition of "Ground Floor Plate." This term is not formally defined in the zoning code, building code, or the Gregory Ain Mar Vista Preservation Plan. Given the absence of any formal definition, Department of City Planning staff has interpreted the term to include all features under a solid roof that contribute to the architectural character of the

structure. This term is used in the majority of HPOZ Preservation Plans and interpreted consistently across HPOZs in Los Angeles. In this case the calculation included the existing home (980 square feet), the garage (338 square feet) and the existing patio (268 square feet), totaling 1,586 square feet.

The appellant calls this definition into question to argue that the size of the addition is over this 50% threshold, and should therefore not be approved. This argument fails to recognize that the language in question is a design guideline, and not a strict numeric limitation. The guideline states that exceeding the threshold is "generally inappropriate." While many designs for additions of this size would be inappropriate, this project is carefully designed as discussed in the previous statement. It was this thoughtful design that allowed the Department of City Planning staff and the Cultural Heritage Commission Designee to consider the design appropriate.

Finally, strict compliance with every guideline is not a requirement for the issuance of a Certificate of Appropriateness, per LAMC 12.20.3 K. The project was evaluated against a total of 35 guidelines and found to substantially comply with the guidelines for Residential Rehabilitation and Additions to Primary Structures.

CONCLUSION

Staff recommends denial of the appeal, and approval of the Director's Determination for the Certificate of Appropriateness for a 711 square foot one-story addition to rear and side elevations of an existing one story single family home; and restoration work including window replacement and hardscape removal. Staff also recommends that the Commission find that the project is Categorically Exempt pursuant to the California Environmental Quality Act.

Upon in-depth review and analysis of the issues raised by the Appellant for the proposed project, no errors or abuse of discretion by the Director of Planning or his/her designees were found in regards to the appeal points raised. The appeal of the Director's decision cannot be substantiated and therefore should be denied.

Exhibit A: Appeal, DIR-2016-1514-COA-1A

ORIGINAL

APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning

Regarding Case Number: Dir 2016-1514-COA

Project Address: 3563 S. Meier St., Los Angeles, CA 90066

Final Date to Appeal: Sept. 6, 2016

Type of Appeal:
- ☐ Appeal by Applicant/Owner
- ☒ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
- ☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Amanda Seward

Company:

Mailing Address: 3530 Moore St.

City: Los Angeles, State: CA Zip: 90066

Telephone: 310.439.2422 E-mail: amanda seward@artvista.net

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

  ☒ Self ☐ Other:

- Is the appeal being filed to support the original applicant's position? ☐ Yes ☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable):

Company:

Mailing Address:

City: State: Zip:

Telephone: E-mail:

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

Are specific conditions of approval being appealed? ☐ Yes ☒ No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: Amanda Lumnah Date: 9/6/2016

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for <u>each</u> appeal filed (1 original and 7 duplicates):
  - Appeal Application (form CP-7769)
  - Justification/Reason for Appeal
  - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
  - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may <u>not</u> file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an <u>individual on behalf of self</u>.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the <u>date of the written determination</u> of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: $89.00	Reviewed & Accepted by (DSC Planner):	Date: 9/6/16
Receipt No: 0202348748	Deemed Complete by (Project Planner):	Date:
☐ Determination authority notified	☐ Original receipt and BTC receipt (if original applicant)	

Case Number: DIR-2016-1514-COA

I am appealing the decision of (check one and fill in the underlying information):

☒ **Director** ☐ **Hearing Officer**

Decision Date: August 22, 2016

Public Hearing Date: _____

Hearing Officer's Name: _____

Agenda Item Number: _____

The following decision is being appealed (check all that apply):

☐ The Denial of this request

☒ The Approval of ~~this request~~ Certificate of Appropriateness for 711 sq. ft. addition to home in Gregory Ain Mar Vista Tract HPOZ Re: DIR 2016-1514-COA

☐ The following conditions of approval:

List conditions here

The reason for this appeal is as follows:

The proposed addition violates the guideline in the Gregory Ain Mar Vista Tract HPOZ Preservation Plan (the "Preservation Plan") that additions to primary structures "that involve more than a 50% increase in the ground floor plate are generally inappropriate." The HPOZ Preservation Plan specifies in two places that the original floor plan for the primary structure was approximately 1,060 sq. ft. The Preservation Plan specifies that additions to the primary structure should be subordinate in scale and volume to the existing house. See Chapter 8 of the Preservation Plan, pg. 50-51. The proposed project consists of additions to the primary structure that exceed the 50% threshold. Among the proposed additions is a second master bedroom that is about half the original floor plan of the house.

The Certificate of Appropriateness issued by the Planning Department incorrectly stated that the original ground floor plate was 1,586 sq. ft., and therefore determined, in violation of the Preservation Plan, that the proposed addition fell below the 50% threshold. Nowhere in the Preservation Plan is there any reference to an original ground floor plate of 1,586 sq. ft. Again, twice there is a reference to the size of the original homes as approximately 1,060 sq. ft. Indeed, this is well documented in every available historic resource (see attached listing for sampling) and not one includes a reference to the original ground floor plate as 1,586 sq. ft.

As was stated in the Certificate of Appropriateness, an important element of this HPOZ is the "imaginative integration of building and landscape." The essence of this tract is the utilization of moderately sized modernist homes, with flexible and innovate floor plans, placed in a park-like setting. In developing the Preservation Plan, this community carefully weighed an owner's desire to make changes and to add to the homes with the goal of preserving the character-defining features of the tract and determined that additions to the primary structure of up to 50% of the original floor plan achieved this balance. This should be respected.

As a member of HPOZ tract and preservationist, I want to see Preservation Plan upheld. Also, I was a principal drafter of the Preservation Plan.

Attachment to Appeal of Case Number DIR-2016-1514-ZOA

Sampling of Resources Specifying Size of Mar Vista Tract Homes

1948: "New Flexibility Features Modern Residence Design," *The Mirror* (November 6, 1948) - 1,050 sq. ft

1948: "One Hundred Houses," *Arts and Architecture* (May, 1948) - 1,050 sq. ft.

1949: "Modernique Homes Feature New Design and Color Combinations," *Building Contractor of California* (February,1949) - 1,060 sq ft.

1954: *Quality Budget Houses*, Reinhold Publishing Corporation - 1,030 sq. ft.

1981: Esther McCoy, "Gregory Ain's Social Housing," *Arts and Architecture* (Winter, 1981) - 1,050 sq.ft.

1984: Esther McCoy, *The Second Generation* - 1,050 sq.ft.

1998: Sam Kaplan, "Ain's Contributions Remembered," Los Angeles Times(January 24 1988) - 1,050 sq. ft.

1998: Nicolai Ourousoff, "Civic Blueprints," *Los Angeles Times* (Aug. 29, 1998) - 1,050 sq. ft.

2008: Anthony Denzer, *Gregory Ain: The Modern Home as Social Commentary*, Rizzoli New York, pg. 152 - 1060 sq. ft.

A copy of the reference is available upon request.

Exhibit B: Director’s Determination, DIR-2016-1514-COA

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

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DANA M. PERLMAN

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

http://planning.lacity.org

CERTIFICATE OF APPROPRIATENESS
GREGORY AIN MAR VISTA TRACT HISTORIC PRESERVATION OVERLAY ZONE

August 22, 2016

Property Owner/Applicant
David Nam/Julie Cho
3553 Moore St
Los Angeles, CA. 90066

Representative
Jeff Guga
Guga, LLC
3448 Ashwood Ave
Los Angeles, CA. 90066

Case No. DIR-2016-1514-COA
CEQA: ENV-2016-1515-CE
Location 3563 S Meier St 90066
Council District: 11
Community Plan Area: Palms - Mar Vista - Del Rey
Land Use Designation: Low Residential
Zone: R1-1-HPOZ
Legal Description Lot 33, TR 14444

Pursuant to Los Angeles Municipal Code Section 12.20.3 K, I hereby **approve** a Certificate of Appropriateness for the following project within the Gregory Ain Mar Vista Tract Historic Preservation Overlay Zone (HPOZ):

> A 711 square foot one-story addition to rear and side elevation of an existing one story single family home. Restoration work including window replacement and hardscape removal.

The project is found to be in compliance with the provisions and intent of the Gregory Ain Mar Vista Tract Preservation Plan as indicated in the attached Findings. Approval of the project is subject to the attached Conditions of Approval.

The last day to file an appeal regarding this determination is September 6, 2016.

PROJECT DESCRIPTION AND BACKGROUND

Project Description

The project consists of a 711-square-foot single-story addition to the rear and side elevation of the primary structure and the restoration of the front façade and yard. The rear façade of the primary home will be extended four feet along the full elevation, resulting in a 192 square foot addition. A second master bedroom addition of 512 square feet will be placed along the side and rear façade of the primary home, to the rear of the garage.

The proposed addition will be the same height as the existing house and include eaves along the rear elevation to match the existing home. The new windows on the addition will consist of four hopper/awning wood dual-glazed windows, and two fixed wood dual glazed single-lite windows. The master bedroom will be clad primarily in fixed frameless dual-glazed glass and one casement aluminum single glazed window. The studio portion of the side addition will also include fixed frameless glass and a casement window. The portion of the addition that bumps out from the side façade will be clad in fixed frameless glass to minimize the visual impact of the bump out. The addition will be finished in stucco to match the existing finish.

The restoration will include replacing non-original aluminum slider and jalousie windows with wood windows in the original Ain design. Three original fixed windows on the front façade will remain in place. Two windows that are currently sliders will be restored to hopper windows. One window that is currently fixed over jaliousie will be restored to a hopper window over an awning. Finally, two windows that are currently slider over fixed will be rehabilitated to hopper over awning. These windows were originally hopper over fixed, but the rehabilitation will restore the profile and material, even if the operation is altered.

The front door is original but was painted before the adoption of the HPOZ. It will be preserved but repainted in a dark blue color. The front yard landscape will be restored as closely as possible to the original Ekbo design based on available reference information. This will include the removal of the existing curved landscape wall, hedges, and hardscape. The original driveway and walkway will be restored. The base paint color will beF-1 "Light Grey," the trim will be F-2 "Dark Grey."

Property Profile

The 7,228-square-foot corner lot site is currently developed with a 980 square-foot single-story single-family residence and a 338 square foot attached garage. The subject residence is Modern in style, was built in 1948, and is a Contributing Feature in the Gregory Ain Mar Vista Tract HPOZ. At the time of the June 2002 Historic Resources Survey no major alterations were found at the property, and the property was designated as a Contributor in the HPOZ on the basis that it adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time. Minor alterations to the property include window replacements, installation of a low garden wall and box hedge, changes to the front yard hardscape, and the addition of an 8 foot cinderblock wall with corrugated metal at the top of the wall.



Figure 1: Image of 3563 S Meier St 90066

Background

Gregory Ain Mar Vista Tract, also known as Mar Vista Housing, is located in the western portion of the City of Los Angeles and consists of 52 parcels designed by architect Gregory Ain in the Modern style. The district was formally adopted as an HPOZ in May of 2003 and is the city's first post-World War II HPOZ. Built in 1948, this one-story single family residential development was shaped by the Fair Housing Administration's desire to promote home ownership among modest-income families and the need to accommodate the growing number of defense/aircraft industry employees. Ain's design of the Mar Vista tract achieved individuality through his ingenious placement of standard architectural elements, variations in setback and entrance location, as well as the imaginative integration of building and landscape design. Landscape architect Garrett Eckbo used a large number of planting materials from varying climates to create a park-like atmosphere along the streets, opening up space between houses to allow for more spatial social interaction, as opposed to creating boundaries and fences. Physical changes to the exterior of the property are required to be reviewed by the appointed Gregory Ain Mar Vista Tract HPOZ Board and/or Department of City Planning Staff, pursuant to the provisions of Los Angeles Municipal Code Section 12.20.3.

CONDITIONS OF APPROVAL

1. The use and development of the subject property shall be in substantial conformance with this approval and the plans submitted by the applicant, signed and dated by staff and attached to the case file as **Exhibit A**. Any changes to the project or these plans shall be approved by the Director of Planning and may require additional review by the HPOZ Board. Each change shall be identified and justified in writing. Modified plans shall be signed and dated by staff and attached to the case file as **Modified Exhibit A**, etc.

2. The project shall be executed with the following architectural features:
    a. Front yard area shall be vegetated with a low, green live plant material. Artificial turf shall not be installed.
    b. Windows "I" and "G" on the front façade (four windows total) shall be retained, with only minor scraping, painting and repair.
    c. All windows on the front façade shall be wood and single pane to match original windows in profile and material.
    d. Original window frames on the front elevation shall be repaired instead of replaced.
    e. The new fascia on the west elevation shall include a 1"x1" spacing shim on the top of the fascia to bring the drip-line away from fascia wall.
    f. Skylights shall be no more than ten inches above the roof deck.

3. *Prior to the issuance of a building permit*, the applicant shall submit the two final sets of architectural/construction drawings that have been reviewed by LADBS plan check engineers, as well as two additional sets of architectural drawings for final review and approval by Department of City Planning staff (four sets of plans total). Final drawings shall substantially resemble the Approved Exhibit (or any subsequent Modified Exhibits) and shall be stamped and dated by staff and attached to the case file as **Final Plans**.

4. *Prior to the issuance of a building permit*, The following statement shall be imprinted on the site plan, floor plan, elevations and any architectural detail sheets of any construction drawings submitted to the Department of Building and Safety:

    > NOTE TO PLAN CHECKER AND BUILDING INSPECTOR - These plans, including conditions of approval, shall be complied with and the height, size, shape, location, texture, color, or material shall not differ from what the Director of Planning has approved under DIR-2016-1514-COA. Any change to the project shall require review by the Director of Planning and recommendation, by the Historic Preservation Overlay Zone (HPOZ) Board. A request for variation shall be submitted in writing and include a specific notation of the variation(s) requested. Should any change be required by a public agency then such requirement shall be documented in writing.

5. *Prior to the issuance of a building permit*, these Conditions of Approval shall be printed on the cover sheet of all four sets of drawings submitted for review as Final Exhibits.

6. The granting of this determination by the Director of Planning does not in any way indicate compliance with applicable provisions of LAMC Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

7. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be

provided to the Department of City Planning for placement in the subject file.

8. Code Compliance. All area, height and use regulations of the zone classification for the subject property shall be complied with.

9. Definition. Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.

10. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.

11. Indemnification and Reimbursement of Litigation Costs.
Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions,

committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

Observance of Conditions – Time Limits

All terms and conditions of this Certificate of Appropriateness shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of this determination and if such privileges are not utilized within said time, the authorization shall terminate and become null and void. Privileges shall be considered utilized when a valid permit from the Department of Building and Safety has been issued and construction work has begun and been carried out without substantial suspension or abandonment of work. An approval not requiring permits for construction or alteration from the Department of Building and Safety shall be considered utilized when operations of the use authorized by the approval have commenced.

Transferability

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

Violation of These Conditions is a Misdemeanor

Section 11.00 M of the Los Angeles Municipal Code states in part: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be in charged by the City Attorney as either a misdemeanor or an infraction." Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than $1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

FINDINGS

A. 12.20.3.K.3.(a) and 12.20.3.M – Recommendations from the Gregory Ain Mar Vista Tract HPOZ Board and the Cultural Heritage Commission, and Notice and Public Hearing:

Section 12.20.3.K. of the LAMC requires that Department of City Planning staff refer applications for Certificates of Appropriateness to both the HPOZ Board and the Cultural Heritage Commission (or its designee) within a 30-day period of the application having been deemed complete. The purpose of this requirement is to allow the subject application to be discussed in a public meeting with both public and expert testimony (in the case of the HPOZ Board meeting), and to gather an expert opinion with reference to the Secretary of Interior's Standards for Rehabilitation (in the case of the Cultural Heritage Commission).

Section 12.20.3.M of the LAMC requires that before making its recommendation to approve, conditionally approve or disapprove an application pursuant to this section for a Certificate of Appropriateness, the Board shall hold a public hearing on the matter. The applicant shall notify the Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property at least ten days prior to the date of the hearing, and notice of the public hearing shall be posted by the applicant in a conspicuous place on the subject property at least ten days prior to the date of the public hearing.

The subject application was deemed complete on May 26th, 2016, Department of City Planning staff sent copies of the application with relevant materials to the HPOZ Board on May 26th, 2016. Notice was posted for the meeting at the site, and at City Hall, and mailed to abutting property owners on May 27th, 2016. After ten (10) days of public notice, the Gregory Ain Mar Vista Tract HPOZ Board was unable to convene a quorum for the board meeting on June 7th, 2016. A revised notice was prepared, mailed and posted for a public hearing June 21st, 2016. The HPOZ Board was once again unable to convene a quorum and the HPOZ Board could not act on the project and lost jurisdiction. Department of City Planning staff collected public comment on June 21st, 2016.

Five people offered public comment on June 21st, 2016. Three spoke in favor of the project, citing the applicant's willingness to engage with the HPOZ process and noting that the addition will only be minimally visible from the street. One person remained neutral on the project. A fifth person expressed concerns about the size of the addition, suggesting the overall square footage be reduced. One public comment was received by email recommending denial of the project due to similar concerns about the overall size of the addition.

Department of City Planning staff sent copies of the application with relevant materials to the Cultural Heritage Commission's designee on May 27, 2016. The Cultural Heritage Commission designee recommended approval of the project as-is, citing general compliance with the adopted Preservation Plan.

The expert of the CHC has recommended approval of the subject application. The HPOZ Board was unable to convene a quorum within 30 days of the application being deemed complete and mailed, and therefore lost jurisdiction over the project. Approval of the subject application is therefore consistent with 12.20.3.K. of the LAMC.

B. 12.20.3.K.4.(c) – Standards for Issuance of Certificate of Appropriateness for Construction, Addition, Alteration, or Reconstruction as it relates with the adopted Preservation Plan.

The proposed project, as conditioned in this Determination, substantially complies with LAMC Section 12.20.3.K.4 because the proposed project complies with and is consistent with the adopted Preservation Plan.

7.2 Setting- Landscaping, Fences, Walls, Walks and Open Space

7.2.3 *Original hardscape should be preserved in place. In-kind replacement is preferred with attention to concrete color and scoring. Unique or new paving materials should be confined to the rear yard.*
7.2.4 New hardscape within the front yard area is inappropriate.

Several landscape and handscape elements on the site had been modified prior to the adoption of the HPOZ. The previously angled concrete pathway has been replaced with a more rounded path, and a low garden wall has been added in front of the entrance. This project will restore these elements by re-paving the pathway in the original footprint and removing the garden wall. The driveway will also be re-paved with a matching cast concrete to correct for regular deterioration. No new hardscape area is proposed.

7.2.8 *Mature trees, including those within landscape parkways, should be retained in place, and should be maintained utilizing pruning techniques that will ensure their longevity.*

Existing street trees and the mature olive tree in the front yard will be retained. Some small bushes will be removed. These bushes were not a part of the original Eckbo landscape and can therefore be removed without impact to the district.

7.2.7 Drought tolerant, California native and/or low water landscape alternatives to front yard lawns are encouraged provided that such alternatives involve healthy and verdant plantings. A minimum of 60% of the front yard area should be covered with turf and plantings.
7.2.10 *When new trees or landscaping is to be introduced, special attention should be paid to historic tree planting patterns and species as specified in the original landscaping plans for the Gregory Ain Mar Vista Tract, and efforts should be made to re-introduce similar landscape elements on new planting areas where those features have been lost.*

No major alterations to the landscape are proposed at this time. The front yard landscape will be planted with turf and/or California native/low-water alternative landscaping and irrigation that is consistent with the Ekbo design.

7.2.12 *Swimming pools should be confined to an enclosed rear yard. Above-ground pools are generally inappropriate, as are excessively massive pool accoutrements that would be visible to the general public such as fountains, slides and waterfalls.*

The pool in the rear yard that was added in 1969 will be removed. No new pool is proposed at this time. Instead, the rear yard will have landscape and hardscape elements, none of which will be visible to the general public.

7.3 Windows

7.3.1 Repair windows and window hardware whenever possible instead of replacing them. Special attention should be paid to materials, hardware, method of construction and profile.

Most of the windows on the front façade were altered prior to the adoption of the HPOZ. Four windows, noted as "G" and "I" on the window schedule, remain intact. A Condition of Approval has been added to the Determination to require that these windows be retained. Another Condition of Approval has been added to ensure the window framing is repaired instead of replaced.

7.3.2 *When the replacement of windows is necessary, replacement windows should match the historic windows in size, shape, arrangement of panes, materials, hardware, method of construction and profile as specified in the original drawings.*

7.3.3 *The historic pattern of windows on a façade, and the placement of individual windows should be maintained as specified in the original drawings. Fenestration patterns on historic houses are generally most evident on front-facing facades, secondary and nonvisible facades may have less defined fenestration patterns.*

Many of the existing windows were replaced with aluminum sliders or jalousie windows before the adoption of the HPOZ. On the front façade, these windows will be restored to match the original fenestration pattern in materials and operation. A Condition of Approval has been added to this determination requiring that all windows on the front façade will be single glazed to match the material and profile of original windows. The original window openings will be retained.

Three windows on the front façade ("I" and "G") are still intact as fixed wood windows. These windows will undergo minor scraping and repair, but will otherwise remain untouched.

The project proposes to change the operation of the lower kitchen windows (window "F" on the window scheduled) from fixed to awning (matching the configuration of window "C"). The original Gregory Ain design calls for a fixed window in this location, but many of the homes in the district have made a similar modification to allow for greater ventilation. The proposed change solely affects the operation of the window; materials, size and pattern will be maintained. Therefore, altering a fixed window to become an awning window would not adversely impact the preservation of the home.

7.3.6 *When altering window sizes or placement on non-street-visible facades care should be taken so that new windows match the rhythm and scale of the existing windows on the facade. 7.3.8 Replacement windows on a non-street visible façade may vary in materials and methods of construction from the historic windows, although the arrangement of panes, size and shape should be similar.*

The window pattern on the rear (west) elevation will recall the original Ain design much more closely then the current altered pattern. Many of the windows on the rear elevation have been replaced with fixed and jalousie windows. These will be restored to hopper and awning windows, matching the window arrangement on the front façade in size, material operation and dimension. The only notable difference is that the windows on the rear façade will be dual glazed to allow for grater energy efficiency on non-street visible facades.

The windows on the north and west elevation of the new master bedroom will be significantly larger then the windows currently on the home. These windows will extend from the roofline to the ground, which is typical of the modernist "glass box" style most often associated with the architect Ludwig Mies van der Rohe. These windows were discussed at length during a consultation with the Cultural Heritage Commission Designee. The Cultural Heritage Commission noted that the large windows are still within the architectural vocabulary of modernism, even though they weren't used by Ain on these homes. In addition, the Secretary of the Interior Standards require that new additions be "compatible but differentiated" from the original construction. Therefore, this addition meets the intent of this guideline by using a different window style from the same architectural vocabulary.

7.3.12 *In the interest of energy savings, alternative methods of weatherproofing should be considered prior to consideration of the removal of original windows. Methods such as wall and roof insulation or weather-stripping may provide desired energy savings without the removal of important historic features. Contributing structures within an HPOZ are exempt from many present-day building-code requirements such as Title 24.*

The project proposes replacing the original windows with insulated glazing units that would match the original windows in appearance while increasing the energy efficiency. A Condition

of Approval has been added requiring single glazed windows on the front façade of the home. However, the windows on the rear façade will use insulated glazing to provide for greater energy efficiency.

7.4 Doors

7.4.1 *Existing front doors should be repaired when possible, rather than replaced. Special attention should be paid to the materials and design of historic doors and their surrounds.*
7.4. 2 *The size, scale, and proportions of historic doors on a façade should be maintained as specified in the original drawings.*

The front door is original but was painted before the adoption of the HPOZ, so it is no longer varnished. The front door will remain and be painted in dark blue.

A new door will be installed on the rear façade with a slightly different design but consistent size to the existing front door.

7.5 Roofs

7.5.1 Preserve the historic flat roof form eave depth, detail, and configuration
7.5.2 Roof and eave details, such as rafters, vents, built in gutters and downspouts, and other architectural features should be preserved. If these elements have deteriorated, they should be repaired in place if possible. If there elements cannot be repaired in place, material the originals in design, materials and details.
7.5.4 Roofing materials as pertains to roof coverage should be reasonably consistent in appearance with the original roofing materials. The fascia should be made of wood consistent with the specifications of the original drawings. The fascia should also at the top include a 1"x1" spacing shim to bring the drip-line away from fascia wall.

The existing flat roof will remain with the matching eave depth and fascia size on the front and rear of the main house and garage. The solar pool heater elements will be removed from the garage roof. The roof will be continuous on the new additional areas and match the original detailing, material and massing at the rear façade addition. The bedroom addition to the rear will incorporate a flat roof and the roofline will align to and be consistent with the existing house. A Condition of Approval has been added to this determination to ensure that a 1"x1" spacing shim is installed along the west (rear) elevation when the fascia is re-constructed.

7.5.6 *Skylights or solar panels should be designed and placed in such a way that they are not visible from across the street. Where skylights are found appropriate, they should protrude minimally from the roof surface and preferably not be seen from the street.*

There will be three new skylights. One over the garage which will be 33.5 X 33.5 inches, one over the bathroom towards the front façade which will be 22.5 X 22.5 inches, and one over the master bathroom which will be 25.5 X 49.5 inches. A Condition of Approval has been added to this determination to ensure that skylights will be no more than ten inches above the roof deck. They are installed away from the edge of the roof to be minimally visible and are not clearly visible from across Meier Street.

7.5.7 *Existing chimney massing, details, and finishes should be retained.*

The original chimney will be retained in place as a decorative element above the roof deck, although the throat of the chimney will be removed as the space becomes interior. The chimney was likely originally clad in stucco to match the house, not brick as currently shown. Stucco cladding will be restored. The throat of the chimney is not currently visible because it is located behind the garage. Therefore only non-visible portions of the chimney will be

removed, and visible portions of the chimney will be restored to the original appearance and materials.

7.6 Architectural Details

7.6.2 *When it is necessary to replace materials or features due to deterioration, replacement should be in kind, matching materials, texture and design.*

Architectural details such as the roof fascia, soffit vents, original gutters and downspouts will remain or be repaired. When minor replacement is necessary it will be made in-kind.

7.7 Building Materials and Finishes

7.7.1 *Original building materials should be preserved whenever possible.*

Building materials and finishes will also be preserved or repaired. When minor replacement is necessary it will be in-kind.

7.7.7 *In choosing paint or stain colors, wood trim and windows should preferably be painted white or in a color lighter than the color of the exterior walls, unless the original specifications calls for a specific color.*

The exterior elevations will be painted in a neutral palette of colors that respect the original design intent. The project proposes a trim that is slightly darker than the exterior walls, which is in keeping with the paint scheme at the time of survey, as shown in the survey photo included in this determination. The primary paint color will be a light grey, the trim will be a dark grey, and the front door will be a dark blue.

7.7.8 *In most cases, exterior paint should have a matte finish, not glossy or semi-gloss.*

The building exterior will be painted with a matte finish.

7.8 Mechanicals

7.8.5 *Mechanical apparatus that must be placed in a location potentially visible from the public way should be obscured from view where possible, including the use of landscape screening and the use of paint colors to match the surrounding environment.*

No mechanical equipment will be visible from the street. The solar pool heater and TV antennae currently on the structure will be removed from the roof. All other mechanical equipment will be located in the side and/or rear yards behind the site walls and fences, and not visible from the street or public way.

8.2 Additions to Primary Structures

8.2.1. Additions should be located at the rear of the structure, away from the street-facing architectural façade.

The addition extends in two modules, one extends along the north elevation behind the existing garage while the other is a "bump out" of the west (rear) elevation. Although the north elevation addition extends beyond the existing west façade, both areas of the proposed additions are located at the rear of the structure away from the street facing facades.

8.2.2. Additions that break the plane established by the existing roofline or side facades of the original house are inappropriate.

The addition does not break the plane of the south side façade or of the roof line. However, the addition does break the plane of the north side façade by 11 ½ inches. This bump out will occur approximately 20 feet from the front façade of the garage and 40 feet from the front property line, partially screened by a six foot high fence that will span from the house to the side property line. Further, it is proposed that glass will be used as the material at the corner of the bump out to minimize the visual impact of breaking the plane. The Cultural Heritage Commission Designee agrees that the glass corner is an appropriate mitigation for the bump out of the side façade.

8.2.4. Additions should use similar finish materials and fenestration patterns as the original structure.

The addition will be clad with the same stucco finish as the original Contributing feature. The walls and trim will be painted to match the existing structure. However, the south and east facades of the Master Suite addition will be finished in large panes of glass. As discussed in section 7.3.6 and 7.3.8, this new window pattern will serve to differentiate the new addition while keeping the addition compatible with the modernist home.

8.2.5. Additions should utilize flat roof forms that are consistent with the existing house. Attention should be paid to eave depth and flat roof pitch.

The addition will be housed under a flat roof that will be an extension of the existing flat roof. The addition to the existing rear façade will replicate the eave depth and details currently on the house. The master suite portion of the addition will not have an overhanging eave, and will instead replicate the side elevations of the home, which do not have the large overhanging eave.

8.2.6. The original rooflines of the front facade of a structure should remain readable and not be obscured by an addition.

The roof of the addition will be an extension of the existing roof at the north side façade and rear portion of the west facade. Therefore, the original rooflines of the front façade of the structure will remain readable and will not be obscured by the addition.

8.2.7. Additions should distinguish themselves from the original structure in a way that will communicate that the addition is new construction while maintaining compatibility in terms of mass, architectural detail, materials, relationship of solids to voids, and color.

The Master Suite addition will be differentiated from the original structure by its slab to fasciae glass exterior and the lack of eave on the rear elevation. The four foot "bump out" addition on the rear façade will be more subtly differentiated, since it is less of a deviation from the original design. For this portion of the addition, window patterns and eave depth will be replicated, but more modern dual glazed windows and the use of more modern construction techniques will serve to differentiate the new mass.

8.2.8. An addition that affects the original eaves and privacy walls, when found to be appropriate, should preserve the overall look of these original elements by extending them and/or incorporating them in the new design to the greatest extent possible.

The rear addition will recreate the eave and privacy wall on the rear west elevation. The addition to the north side elevation will mimic the existing north side elevation by also not having a large overhanging eave. The privacy wall that extends the south elevation for the full depth of the eave along Marco Street will be recreated at the end of the "bump out" rear addition. The second privacy wall that extends the existing north elevation will be absorbed

into the addition. A glass privacy wall (noted as a "garden wall" on the plans) will extend past the master bedroom addition, referencing this traditional detail of Ain architecture with a more modern material.

8.2.9. Additions should utilize fenestration patterns that are consistent with the existing house, though simplified window types may be an appropriate means to differentiate the addition from the original structure.

The rear elevation addition will feature hopper and awning windows to match the fenestration pattern on the front façade of the existing contributing element, which also has hopper and awning windows. The master bedroom will have a slab to fascia glazed window exterior to distinguish it from the rest of the structure and to minimize the visual impact on the north elevation. The addition along the north side facade will also have three casement windows to meet egress and differentiate it from the original structure, which did not have any casement windows.

8.2.10. Additions should be subordinate in scale and volume to the existing house. Additions that involve more than a 50% increase in the ground floor plate are generally inappropriate.

The existing house and garage are 1,318 square feet, with an additional 368 square feet of covered patio, bringing the total ground floor plate to 1,586 square feet. The 711 square-foot additions would be an addition of 45.4% to the original home. Public comment received expressed that the overall size of this addition is too large and does not meet the intent of this guideline. Technically, the addition does fall below the 50% threshold, but it does come close to the limit.

The project introduces several mitigation measures to ensure that the additions will not have an adverse impact on the structure and district. First, the majority of the addition will be located in the north west corner, as far as possible from either street elevation. Second, the 11 inch corner that bumps out from the north side façade will be entirely glass to minimize the visual impact of the bump out. Third, the addition will be in two distinct masses, ensuring that each massing remains subordinate to the primary house. One portion moves the existing west façade outward four feet, and, as described above, replicates the design of this façade at the new location. This four foot expansion is approximately an 18 percent increase in the depth of the residence (from 22 feet to approximately 26 feet). Thus, this portion of the addition is subordinate to the existing house and compatible. The other portion of the addition moves the existing north side façade outward 11 feet, as well as extending the length of this façade by approximately 18 feet. The 11 foot expansion is just one foot beyond the existing width of the existing façade and garage. The 18 foot expansion is a 40 percent increase in the length of the north façade. As described above, the design of the proposed north façade replicates the existing north façade design, while the west and south facades of the extended areas are different in design. Given the careful and thoughtful design of this project, it substantially conforms to this guideline.

8.2.11. Additions should have an orientation and window placement that harmonize with the original site-plan intent to preserve privacy between homes.

The original home features no windows on the south side elevation and only minimal windows on the north side elevation to ensure privacy between neighbors. The proposed addition will add two sections of floor-to-roof glass windows, in addition to the narrow glass corner reveal intended to conceal the bump out of the addition and two casement windows. However, the 8 foot privacy wall between the subject and neighboring property will be retained, which will reduce the visibility created by these window additions. The master suite section of the addition will be stucco on the north elevation and glass on the more private south and west elevations to maintain privacy between the two properties. No new windows are proposed for

the south elevation, though the floor-to-ceiling glass of the master suite will be visible along the south elevation. However, this new glass elevation will be located approximately 45 feet from the side property line, making any kind of privacy intrusion unlikely.

8.2.12. Additions that would necessitate the elimination of significant architectural features such as chimneys, architectural symmetry or other impacts to the existing house are not appropriate

The addition will not eliminate significant architectural features such as architectural symmetry or chimneys. The existing chimney will be restored to reflect the original design of the building. It will be preserved in place above the roof as a decorative element.

D. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article IIV, Section 5, Class 1, Category b of the City CEQA Guidelines. The addition is under 10,000 square feet in a location that is not environmentally sensitive. Notice of Exemption No. ENV-2016-1515-CE was issued on April 28, 2016.

APPEAL PERIOD

The Determination in this matter will become effective 15 days after the date of mailing, unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/ incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this grant and received and receipted at a public office of the Department of City Planning on or before the prescribed date or the appeal will not be accepted. Department of City Planning public offices are located at:

Figueroa Plaza
201 North Figueroa Street, #400
Los Angeles, CA 90012
(213) 482-7077

6262 Van Nuys Blvd, 3rd Floor
Van Nuys, CA 91401
(818) 374-5050

The applicant is further advised that all subsequent contact with this office regarding this grant must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

APPROVED BY:

VINCENT P. BERTONI
Director of Planning

Reviewed By:

Ken Bernstein, AICP
Manager, Office of Historic Resources

Naomi Guth,
City Planner

Prepared By:

Ariane Briski,
Planning Assistant
(213) 978-1220

cc: Gregory Ain Mar Vista Tract HPOZ Board
Mar Vista Neighborhood Council
Council District 11

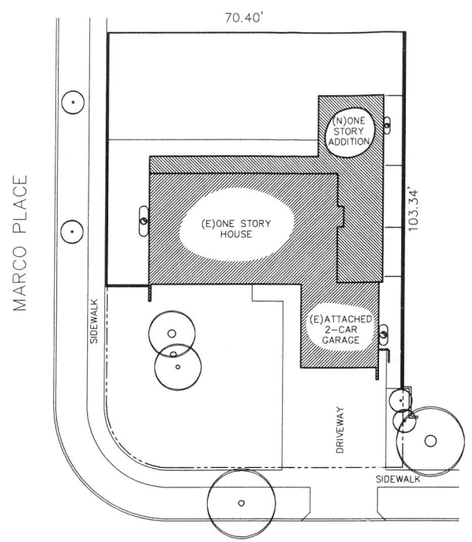
Exhibit C: Project Plans (Exhibit A of Director’s Determination)

PLOT PLAN

1/16" = 1'-0"

NORTH

THIS PLOT PLAN IS NOT A SURVEY AND CANNOT BE USED AS SUCH. PLOT PLAN SHOWS GENERAL RELATIONSHIPS BETWEEN SITE FEATURES BASED ON PUBLICLY AVAILABLE INFORMATION.



LEGAL DESCRIPTION=
TR-NO 14444 LOT 33
BLOCK NONE ARB NONE

CONTRACTOR SHALL STAKE SITE PROPERTY LINES AND SURVEY ALL RELEVANT SITE CONDITIONS PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO DESIGNER BEFORE THE COMMENCEMENT OF WORK.

PROJECT VICINITY

NORTH N.T.S.



PROJECT LOCATION

NORTH N.T.S.



PROJECT DIRECTORY

PROJECT LOCATION:
3563 MEIER STREET
LOS ANGELES, CA 90066

PROJECT OWNER:
DAVID NAM
JULIE CHO
3553 MOORE ST.
LOS ANGELES, CA 90066

DESIGN:
guga, LLC
3448 ASWOOD AVE.
LOS ANGELES, CA 90066
P:310.745.3545
F:310.745.3012

STRUCTURAL ENGINEER:
C.W.HOWE PARTNERS INC.
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P:310.838.0383
F:310.838.5380

FLOOR AREA CALCULATIONS

ZONE: R1-1-HPOZ

LOT AREA: 7,228.2 sq. ft.

FAR (FLOOR AREA RATIO)= RFA/ LOT SIZE

F.A.R.=1,718/ 7,228.2= 24% < 50%

1) ZONING CODE 'FLOOR AREA' PER LAMC 12.03:

(E) HOUSE = 980 sq. ft.
(E) GARAGE = 338 sq. ft.
(E) PATIO = 268 sq. ft.
TOTAL = 1586 sq. ft.

(N) ADDITION = 711 sq. ft (720/1586=45.4%<50%)

TOTAL AREA = 2,297 sq. ft.

EXHIBIT A
page 1 of 15
CASE # DIR-2016-1511-COA
Planner A. Brisk
Office of Historic Resources
Department of City Planning
Los Angeles
Date AUG 22 2016

DRAWING INDEX

SHEET #	SHEET TITLE	AS BUILT 7/15/2015	COORDINATION 8/19/2015	PRELIM. PRICING 9/25/2015	HPOZ REVIEW 2/16/2016	HPOZ COA FILING 4/28/2016
	ARCHITECTURAL					
A-0.1	PROJECT DATA, PLOT PLAN	●	●	●	●	●
A-0.2	GENERAL NOTES & SYMBOLS	●	●	●	●	●
A-0.3	PROPOSED RENDERINGS				●	●
A-0.4	PROJECT MATERIALS					●
A-1.0	EXISTING SITE PLAN	●	●	●	●	●
A-1.1	PROPOSED SITE PLAN		●	●	●	●
A-2.0	EXISTING GROUND LEVEL PLAN	●	●	●	●	●
A-2.1	EXISTING ROOF PLAN	●	●	●	●	●
A-2.2	PROPOSED GROUND LEVEL PLAN		●	●	●	●
A-2.3	PROPOSED ROOF PLAN		●	●	●	●
A-3.0	EXISTING ELEVATIONS	●	●	●	●	●
A-3.1	PROPOSED ELEVATIONS		●	●	●	●
A-4.0	EXISTING SECTION	●	●	●	●	●
A-4.1	PROPOSED SECTIONS		●	●	●	●
A-4.2	PROPOSED WALL SECTIONS		●	●	●	●
	STRUCTURAL					
S-1.0	GENERAL NOTES & SPECIFICATIONS			●		
S-1.1	GENERAL NOTES & SPECIFICATIONS			●		
S-2.0	FOUNDATION PLAN			●		
S-3.0	ROOF FRAMING PLAN			●		
S-4.0	STRUCTURAL DETAILS			●		
S-5.0	STRUCTURAL DETAILS			●		
S-6.0	STRUCTURAL DETAILS			●		
	SURVEY					

PROJECT DATA

AUTHORITY HAVING JURISDICTION:
LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

APN: 4246001011

LEGAL DESCRIPTION=
TR 14444 LOT 33 BLOCK NONE ARB NONE

ZONE= R1-1-HPOZ

CONSTRUCTION TYPE: TYPE V-B

OCCUPANCY: R-3
LOT SIZE= ± 7,228.2 SQ. FT.

FRONT YARD SETBACK = 20'-0"
SIDE YARD SETBACK = 5'-0"
REAR YARD SETBACK = 15'-0"
ALLOWABLE BUILDING HEIGHT = 30'

SCOPE OF WORK: RENOVATION AND 711 SQ. FT. ADDITION TO (E) HOUSE. NEW BEDROOM, STUDY AND NEW BATHROOM PER PLAN.

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA

TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS

STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE

3563 S. MEIER ST. LOS ANGELES CA 90066

TITLE
PROJECT DATA, PLOT PLAN, NOTES

PROJECT NUMBER

SCALE

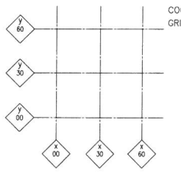
DATE
4/18/16

ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER
A-0.1

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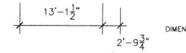
SYMBOLS

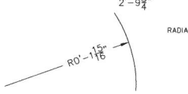


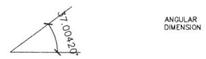




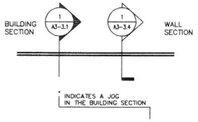




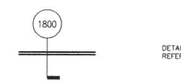


















ABBREVIATIONS

A.B.	Anchor Bolt
A.C.	Asphaltic Concrete
Acces.	Accessories
A.D.	Area Drain
Adj.	Adjustable or Adjacent
A.F.F.	Above Finish Floor
A.P.	Access Panel
AGGR.	Aggregate
Alt.	Alternate
Approx.	Approximate
Arch't	Architect(ural)
Alum. Anod.	Aluminum Anodized
Bd.	Board
Bitum.	Bituminous
Bldg.	Building
Blk.	Block
Blkg.	Blocking
Blkt.	Blanket
Bm.	Beam
B.N.	Boundry Nail
B.O.	Bottom of
B.S.	Both Sides
Brdg.	Bridging
Brkt.	Bracket
B.T.U.	British Thermal Unit
Ca.	Carpet
Cab.	Cabinet
C.B.	Catch Basin
C.G.	Corner Guard
C.J.	Control Joint
C.L.	Centerline
Cl.	Closet
Clg.	Ceiling
Clr.	Clear
C.M.U.	Concrete Masonry Unit
Cntr.	Counter
C.O.	Cleanout
Col.	Column
Conc.	Concrete
Conn.	Connection
Const.	Construction
Cont.	Continuous
C.T.	Ceramic Tile
Ctr.	Center
C.W.	Cold Water
D.	Diameter
Dbl.	Double
Dept.	Department
Det.	Detail
D.F.	Douglas Fir
Dim.	Dimension
Dir.	Direction
Disp.	Dispenser or Disposal
Dn.	Down
Dr.	Door or Drain
D.S.	Downspout
D.S.P.	Dry Standpipe
Dwg.	Drawing
Dwr.	Drawer
E.	East
Ea.	Each
E.F.	Each Face
E.J.	Expansion Joint
El.	Elevation, vertical
Elast. Mem.	Elastomeric membrane
Elec.	Electric
Electl.	Electrical
Elev.	Elevator
Emerg.	Emergency
Encl.	Enclosure
Eng.	Engineer
E.P.B.	Electrical Panel Board
Eq.	Equal Space
Equip.	Equipment
E.W.C.	Electric Water Cooler
EX.	Cut from, previously
Exc.	Excavate
(E)	Existing
Exp.	Expansion
Ext.	Exterior
F.A.	Fire Alarm
F.B.	Flat Bar
F.B.O.	Furnish by Owner
F.C.	Finish Ceiling
F.D.	Floor Drain
F.E.C.	Fire Extinguisher Cabinet
Fdn.	Foundation
F.F.	Finish Face of Floor
F.H.C.	Fire Hose Cabinet
F.H.S.	Flat Head Screw
Fin.	Finish
Fix.	Fixed
Fixt.	Fixture
Fl.	Floor
F.L.	Flow Line
Flex.	Flexible
Flash.	Flashing
Flour.	Fluorescent
F.O.	Face Of
F.O.M.	Face of Masonry
F.O.S.	Face of Stud
Ft.	Feet or Foot
Ftg.	Footing
Fur.	Furring
Fut.	Future
Ga.	Gauge
Galv.	Galvanized
G.B.	Grab Bar
Gen.	General
G.C.	General Contractor
Gl.	Glass or Glazed
Gnd.	Ground
Gr.	Grade
G.S.	Gravel Stop
G.S.M.	Galvanized Sheet Metal
Gyp.	Gypsum
Gyp.Bd.	Gypsum Board
GWB	Gypsum Wall Board
H.B.	Hose Bibb
H.C.	Handicap or Hollow Core
Hdr.	Header
Hdwd.	Hardwood
Hdwr.	Hardware
H.M.	Hollow Metal
H.M.F.	Hollow Metal Frame
Horiz.	Horizontal
H.P.	High Point
Htg.	Heating
Hr.	Hour
Ht.	Height
H.W.	Hot Water
I.D.	Inside Diameter
In.	Inch
Incl.	Included, ing
I.E.	Invert Elevation
Info.	Information
Insul.	Insulation
Int.	Interior
Intrm.	Intermediate
Inv.	Invert
Jst.	Joist
Jt.	Joint
K.J.	Key Joint
K.P.	Kick Plate
L.	Length
Lam.	Laminated
Lav.	Lavatory
Lbs.	Pounds
Lev.	Level
Lin.	Lineal
L.H.	Left Hand
L.L.	Live Load
L.P.	Low Point
Lt.	Light
Louv.	Louver
Mach.	Machine
Mat'l.	Material
Max.	Maximum
M.B.	Machine Bolt
M.C.	Medicine Cabinet
Mech.	Mechanical
Memb.	Membrane
Met.	Metal
Mfr.	Manufacturer
Min.	Minimum
Misc.	Miscellaneous
M.L.	Metal Lathe
M.O.	Masonry Opening
Mtd.	Mounted
N.	North
N.G.	Natural Grade
N.I.C.	Not In Contract
No.	Number
N.T.S.	Not to Scale
O.A.	Overall
Obs.	Obscure
O.C.	On Center
O.D.	Outside Diameter
O.H.	Over Head
Oper.	Operable
Opng.	Opening
Opp.	Opposite
Ot.	Outlet
P.A.	Planting Area
Pav.	Paving
P.C.	Portland Cement
P.L.	Property Line
P.Lam.	Plastic Laminate
Plas.	Plaster
Plmg	Plumbing
Plt.	Plate
Plywd.	Plywood
Pr.	Pair
P.S.F.	Pounds per Sq. Ft.
P.T.	Pressure Treated
Pt.	Point
Ptd.	Painted
P.T.R.	Paper Towel Receptacle
P.V.C.	Poly Vinyl Chloride
Q.T.	Quarry Tile
Qty	Quantity
R.	Riser or Radius
R.A.	Return Air
Rec.	Recessed
Recp.	Receptacle
Ref.	Reference
Reinf.	Reinforced
Reg.	Register, regulation, or regular
Req'd	Required
Resil.	Resilient
Rev.	Revision or Reversed
Rfg.	Roofing
R.H.	Robe Hook or Right Hand
Rm.	Room
R.O.	Rough Opening
R.R.	Roof Rafters
S.	South or Sink
S.A.	Supply Air
S.A.D.	See Architectural Drawings
S.C.	Solid Core
S.Cl	Self Closing
S.C.D.	Seat Cover Dispenser
Sched.	Schedule
Scup.	Scupper
S.D.	Storm Drain, Soap Dispenser or Smoke Detector
S.E.D.	See Electrical Drawings
S.F.	Sub Floor
Sgl.	Single
Sh.	Shelf
Shr.	Shear
Sht.	Sheet
Shtg.	Sheathing
Sim.	Similar
S.L.D.	See Landscape Drawing
S.M.	Sheet Metal
S.M.D.	See Mechanical Drawing
S.M.S.	Sheet Metal Screw
S.N.D.	Sanitary Napkin Dispenser
S.N.R.	Sanitary Napkin Receptacle
S.P.D.	See Plumbing Drawing
Spec.	Specifications
Spkr.	Speaker
Sq.	Square
S.S.D.	See Structural Drawing
S.S.	Select Structural or Stainless Steel
Std.	Standard
Stl.	Steel
Stor.	Storage
Struct'l	Structural
Susp.	Suspended
Sym.	Symmetrical
T.	Tread
T.B.	Towel Bar
T.C.	Top of Curb
Tele.	Telephone
Temp.	Tempered
T&B	Top and Bottom
T&G	Tongue and Groove
Thk.	Thick
Thres.	Threshold
T.O.	Top of
T.O.C.	Top of Concrete
T.O.D.	Top of Deck
T.O.P.	Top of Parapet
T.O.Sl	Top of Slab
T.O.St	Top of Steel
T.O.W.	Top of Wall
T.P.	Top of Paving
T.P.H.	Toilet Paper Holder
TS	Tubular Steel
T.V.	Television
Typ.	Typical
U.B.C.	Uniform Building Code or Applicable Local Building Code
U.L.	Underwriters Laboratory
U.N.O.	Unless Noted Otherwise
Ur.	Urinal
V.	Void
Var.	Varies
V.B.	Vapor Barrier
V.C.T.	Vinyl Composition Tile
Vent.	Ventilation
Vert.	Vertical
V.G.	Vertical Grain
V.I.F.	Verify in Field
Vol.	Volume
W.	West or Wide Flange
W/	With
W.C.	Water Closet
Wd.	Wood
W.F.	Wall Furnace
W.G.	Wire Glass
W.H.	Water Heater or Weep Hole
W/O	Without
Wom.	Women
W.P.	Waterproof
Wp.M.	Waterproof Membrane
W.S.	Weatherstripping
Wsct.	Wainscot
Wt.	Weight
W.W.F.	Welded Wire Fabric
&	And
∠	Angle
@	At
C	Channel
⌀	Diameter or Round
P	Property Line
#	Number or Pound

MATERIALS

- CONCRETE
- PLASTER, SAND, CAST STONE
- PLYWOOD
- WOOD FRAMING (CONT. MEMBER)
- WOOD FRAMING (NON-CONT. MEMBER)
- FINISH WOOD
- STONE
- FERROUS METAL (2 LINES)
- UNIT MASONRY
- GLASS
- LARGE SCALE EARTH
- ROCK FILL
- BATT INSULATION
- RIGID INSULATION
- GYP. BOARD
- ACOUSTICAL TILE
- CARPET
- FIRE PROOFING

GENERAL NOTES

1. PRIOR TO BIDDING AND CONSTRUCTION, STUDY AND COMPARE CONTRACT DOCUMENTS AND REPORT TO THE DESIGNER IN WRITING ERRORS, INCONSISTENCIES, DISCREPANCIES, OR OMISSIONS. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTIONS OF THE DESIGNER, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST AND RESULTING ERROR, DAMAGE, OR DEFECTS. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF THE WORK.
2. INSPECT EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO MOVEMENT OR DAMAGE DURING DEMOLITION, CUTTING AND PATCHING. AFTER UNCOVERING THE WORK, INSPECT CONDITIONS AFFECTING INSTALLATION OF NEW WORK. IF UNCOVERED CONDITIONS ARE NOT AS ANTICIPATED, IMMEDIATELY NOTIFY THE DESIGNER AND SECURE NEEDED DIRECTIONS. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
3. PROVIDE REQUIRED PROTECTION PRIOR TO COMMENCING WORK, INCLUDING BUT NOT NECESSARILY LIMITED TO SHORING, BRACING AND SUPPORT TO MAINTAIN STRUCTURAL INTEGRITY OF THE EXISTING WORK. THE CONTRACTOR SHALL CAREFULLY PROTECT EXISTING FINISHES TO REMAIN SUCH AS WALL COVERING, CARPET. CEILINGS AND DOORS.
4. ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST ACCIDENT. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK, THE OWNER'S PROPERTY AND NEIGHBORING PROPERTIES FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THEIR WORK.
5. DO NOT ALLOW ACCUMULATION OF SCRAP, DEBRIS, WASTE MATERIAL AND OTHER ITEMS NOT REQUIRED FOR CONSTRUCTION OF THIS WORK. MAINTAIN THE PROJECT IN NEAT AND ORDERLY CONDITION AT ALL TIMES. PROJECT AREA SHALL BE BROOM CLEAN AT THE END OF EACH WORK DAY.
6. DETERMINE CONDITION OF EXISTING UTILITY SERVICES AT THE SITE AND CONSULT WITH REPRESENTATIVE OF APPLICABLE UTILITIES, INCLUDING GAS. WATER, POWER. SEWER, TELEPHONE, DATA, AND CABLE TELEVISION AND DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES PRIOR TO COMMENCING WORK OR CONNECTING UTILITIES
7. ALL GRADING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH LOCAL BUILDING CODE. ALL EXCAVATED MATERIAL RESULTING FROM GRADING SHALL BE REMOVED FROM THE SITE BY CONTRACTOR.
8. SLOPE ALL DECK AND FINISHED GRADE SURFACES AWAY FROM NEW AND EXISTING STRUCTURES AND VERIFY THAT ALL AREAS AFFECTED BY CONSTRUCTION ARE POSITIVELY DRAINED.
9. PROVIDE ACCESS AND VENTILATION IN ACCORDANCE WITH APPLICABLE SECTION OF THE LOCAL BUILDING CODE (AND AS SHOWN ON THE DRAWINGS) TO CRAWL SPACES AND PLUMBING CHASES. CONFIRM LOCATIONS OF ALL SUCH ITEMS WITH DESIGNER PRIOR TO CONSTRUCTION.
10. GLASS DOORS, ADJACENT PANELS AND GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE APPROVED FOR IMPACT HAZARD BASED ON THE LOCAL CODE. UNLESS NOTED OTHERWISE IN PLANS, ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
11. THE DESIGNER WILL SUBMIT CONTRACT DOCUMENTS FOR "PLAN CHECK" AND MAKE ANY NECESSARY CORRECTIONS. CONTRACTOR WILL SECURE AND PAY FOR THE BUILDING PERMIT AND ALL OTHER PERMITS, LICENSES, INSPECTIONS AND THE LIKE, INCLUDING POSTING AND BEARING THE COST OF BONDS REQUIRED, INSURANCE OF THE WORK AND RELATED CONSTRUCTION COVERED BY THE CONTRACT AND WHICH ARE LEGALLY REQUIRED AT THE TIME THE BIDS ARE RECEIVED.
12. SHOP DRAWINGS SHALL BE PROVIDED TO THE DESIGNER FOR ALL CUSTOM FABRICATED ITEMS PRIOR TO THE CONSTRUCTION OF SUCH ITEMS. WORK SHALL NOT COMMENCE ON THESE ITEMS UNTIL THE SHOP DRAWINGS HAVE BEEN FULLY APPROVED BY THE DESIGNER AND OWNER
13. ENSURE THAT NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT. TOOLS, MACHINERY OR ANY OTHER ITEM.
14. WORK PERFORMED AND MATERIALS USED SHALL BE OF THE SAME STANDARD OF QUALITY AS THE EXISTING FINISHED BUILDING AS A MINIMUM UNLESS NOTED OR SCHEDULED OTHERWISE.
15. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS.
16. CONTRACTOR SHALL STAKE SITE PROPERTY LINES AND ALL RELEVANT SITE CONDITIONS PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO DESIGNER BEFORE THE COMMENCEMENT OF WORK.

LADBS PLAN NOTES

1. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES (6707)
2. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES) (6709.2)
3. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THEN ⅝", AND A HOOK-SHAPED OR EXPANDING LUG DEADBOLT SHALL HAVE A MIN. THROW OF ¾" (6709.2)
4. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRED SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.
5. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. ⅜" HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS ELECTRONICALLY OPERATED. (6711)
6. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILL-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)
7. IN B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 INCHES BUT LESS THAN 48 INCHES, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGULARY-RESISTENT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLS (6714)
8. GLAZED OPENING WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS, OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISION OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OF WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)
9. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)
10. OTHER OPERABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B,F,M, AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM ⅜" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)
11. ANY RELEASE FOR METAL BARS, GRILLS, GRATES, OR SIMILAR DEVISES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHED FROM THE CLOSEST THROUGH SUCH METAL BARS, GRILLS, GRATES, OR SIMILAR DEVISES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (91.6715.4)
12. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ANY DIMENSION. (91.6716)
13. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSET OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION.
14. ALL BEDROOMS, CORRIDORS AND BASEMENT TO HAVE SMOKE DETECTORS POWERED BY HOUSE CURRENT WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
15. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADOPTED FOR LOW WATER CONSUMPTION.
16. PROVIDE 70 INCH HIGH NON ABSORBENT WALL ADJACENT TO SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURES.
17. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPARATE PLUMBING PERMIT IS REQUIRED.
18. WATER HEATER MUST BE STRAPPED TO WALL.
19. ALL GLAZING IN HAZARDOUS LOCATIONS TO BE LAMINATED SAFETY GLASS OR TEMPERED GLASS.LAMINATED SAFETY GLASS SHALL MEET OR EXCEED THE FOLLOWING: ANSI Z-97.1 AND 16, CFR 1201 CAT. II, AND ASTM C1172-91.
20. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. 91.6706
21. WOOD FLUSH-TYPE DOORS SHALL BE 1 ⅜"THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1DOOR STOPS OF IN SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.91.6709.4
22. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE-PINS. HINGES SHALL HAVE MIN. ¼" DIA. STEEL JAMB STUD WITH ¼"MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-½" LONG. 91.6709.5
23. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN ⅝", ND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF ¾". 916709.2
24. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOOR KNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS DEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.
25. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST ⅜" IN. THICK WITH SHAPED PORTIONS NOT LESS THAN ¼"THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ.IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES.STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 ⅜ INCHES AND 3 INCHES IN WIDTH. 91.6709.1
26. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 91.6710
27. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 91.6717.1
28. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION
29. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 91.6717.2
30. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. 91.6716
31. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
32. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED).
33. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6

EXHIBIT A
page 2 of 15
CASE # DIR-2016-1514-COA
Planner A. Brien
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date AUG 2 2 2016

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA
TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS
STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE
3563 S. MEIER ST. LOS ANGELES CA 90066

TITLE
GENERAL NOTES & SYMBOLS

PROJECT NUMBER

SCALE
AS NOTED
DATE
4/18/16
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER
A-0.2

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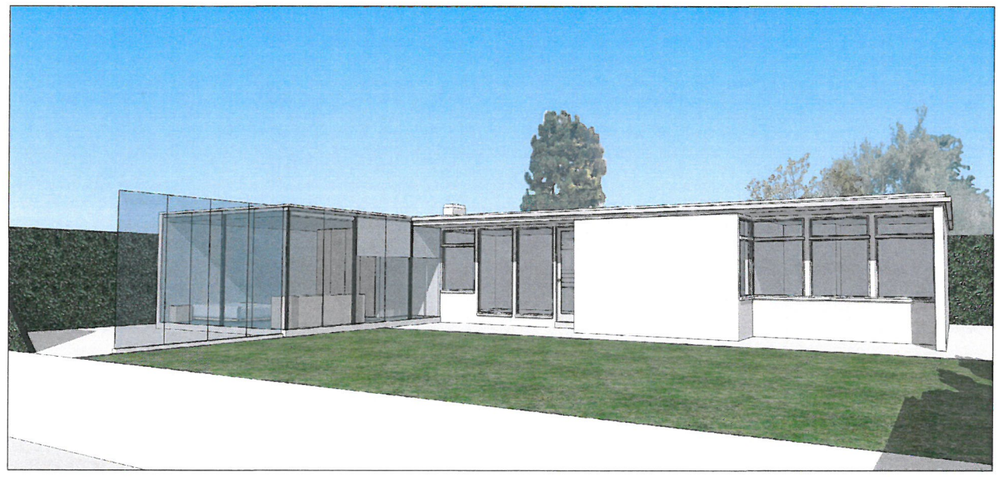


VIEW FROM MARCO PL.

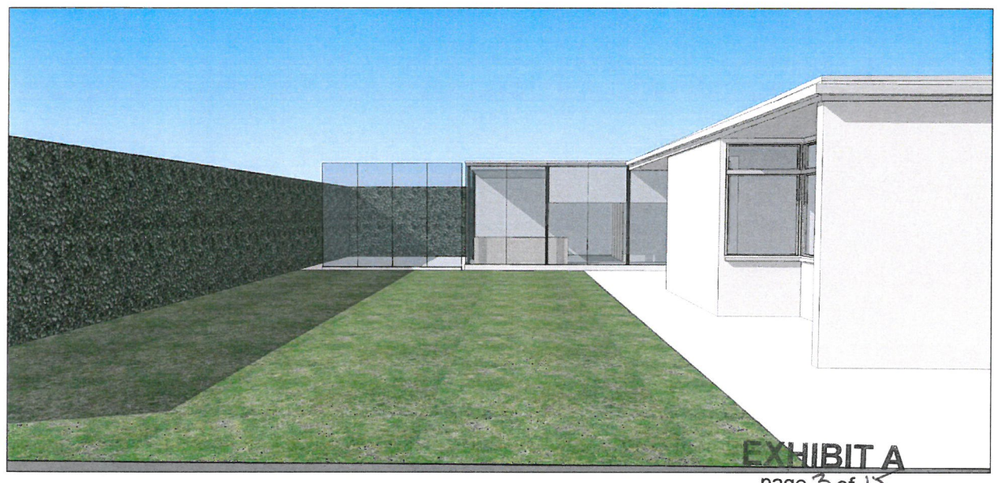


VIEW FROM MEIER ST.

LANDSCAPE SHOWN FOR REFERENCE ONLY– NO LANDSCAPE WORK PROPOSED THIS PERMIT



SOUTHWEST FACE OF ADDITION



SOUTHERN FACE OF ADDITION

EXHIBIT A
page 3 of 15
CASE # DIR-2016-1514-COA
Planner A. Bosk
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date AUG 22 2016

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA

TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS

STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE

3563 S. MEIER ST. LOS ANGELES CA 90066

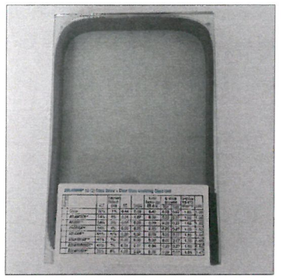
TITLE
PROJECT RENDERINGS

PROJECT NUMBER

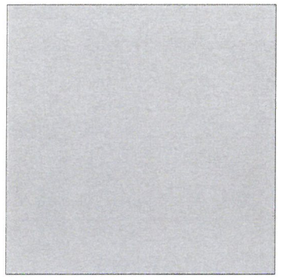
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DATE
4/18/16
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER
A-0.3

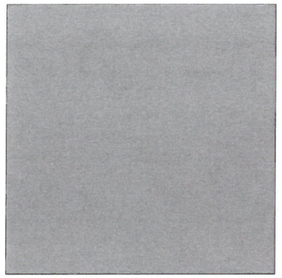
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LOW-E^2 GLAZING



STUCCO: F-1
MATCH EXISTING FINISH

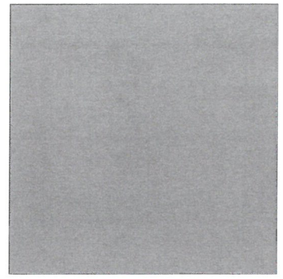


WOOD TRIM: F-2

HOUSE MATERIALS | 4
1:1



HARDSCAPE: CAST CONCRETE



PAINTED WOOD FENCE



GRASS (TURF)

LANDSCAPE MATERIALS | 5
N.T.S.



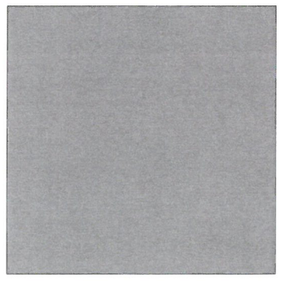
EXISTING STUCCO FINISH

REFER TO ELEVATIONS FOR MATERIAL DESIGNATIONS

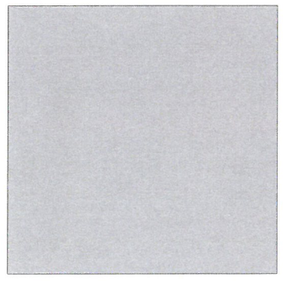
EXISTING CONDITIONS | 3
1:1



FRONT DOOR: DARK BLUE F-3

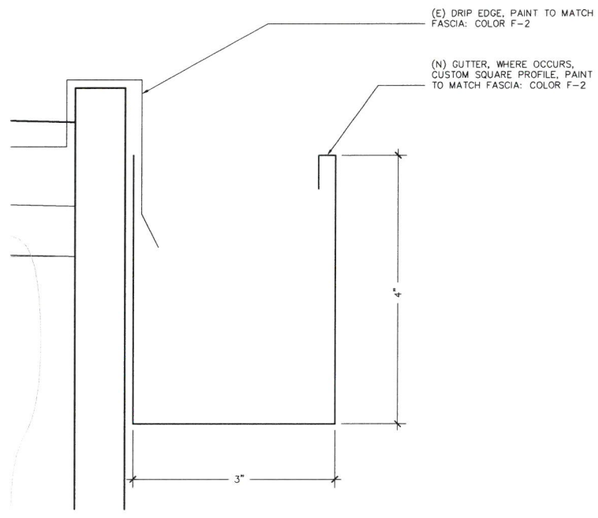


TRIM: DARK GREY F-2



BASE: LIGHT GREY F-1

HOUSE COLORS | 2
1:1



GUTTER PROFILE | 1
1:1

EXHIBIT A
page 4 of 15
CASE # DIR-2016-1514-COA
Planner A. Brisk
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date AUG 22 2016

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA

TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS

STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE

3563 S. MEIER ST. LOS ANGELES CA 90066

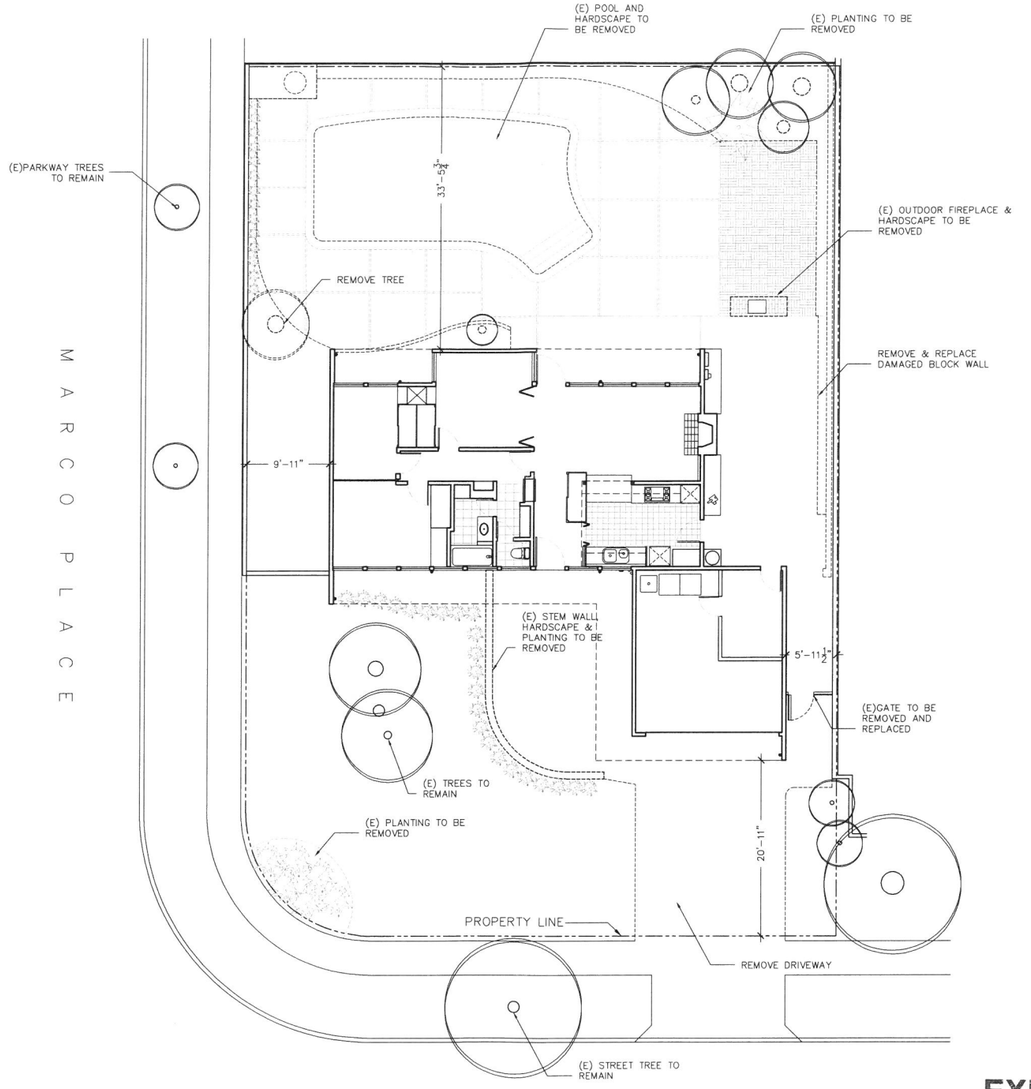
TITLE
PROJECT MATERIALS

PROJECT NUMBER

SCALE
NONE
DATE
4/18/16
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER
A-0.4

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NOTE: NO PROTECTED TREES WILL BE REMOVED OR DAMAGED AS PART OF THIS PROJECT.

EXHIBIT A
page 5 of 15
DIR-2016-1514-COA
CASE #.....
Planner A. Brisk.....
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date.....

SITE PLAN | 1 | NORTH
1/8"=1'-0"

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA

TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS

STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE

3563 S. MEIER ST. LOS ANGELES CA 90066

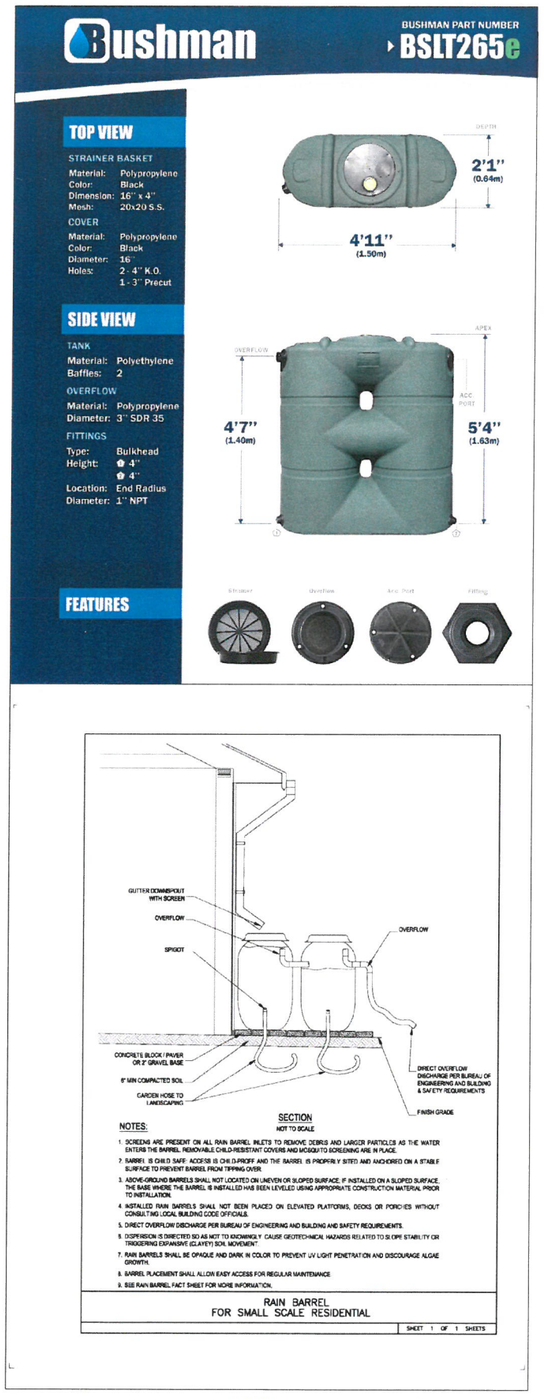
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EXISTING SITE/LANDSCAPE PLAN SHOWING DEMOLITION

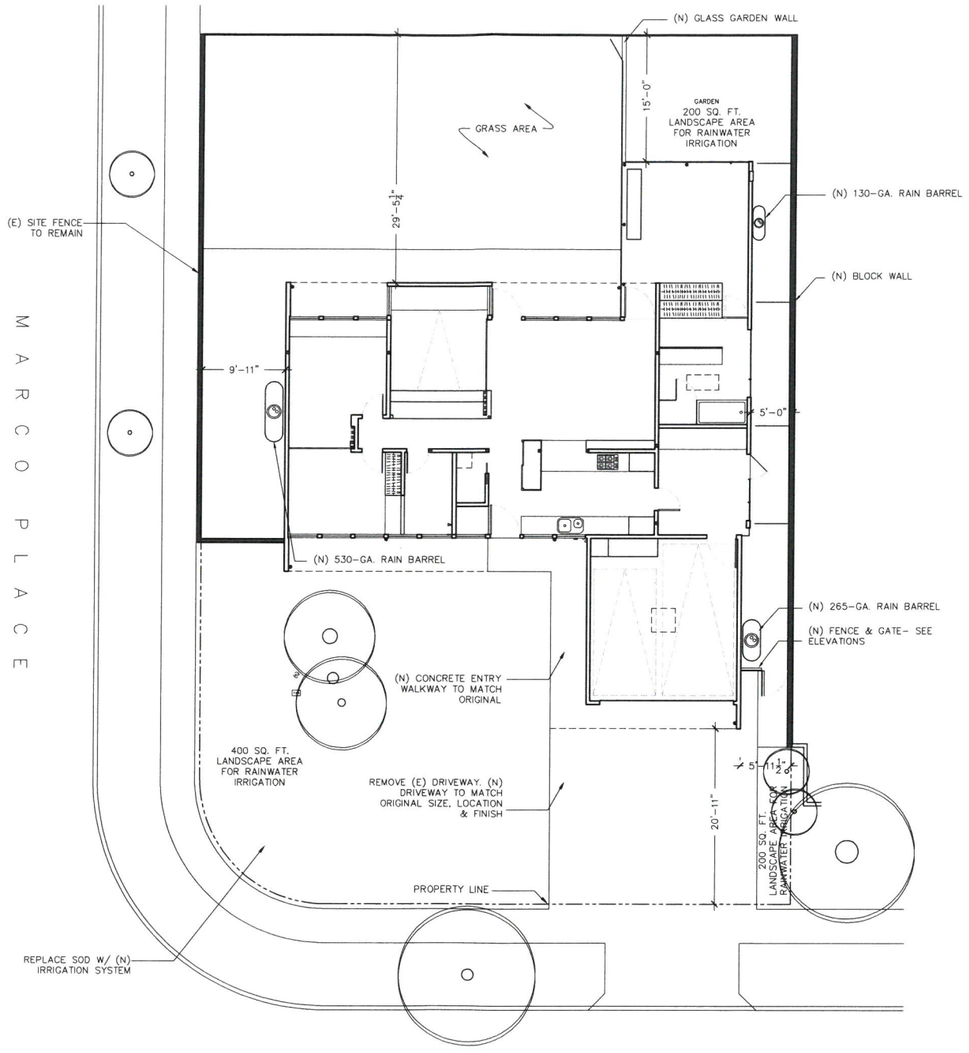
PROJECT NUMBER

SCALE
1/8"=1'-0"
DATE
4/18/16
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER
A-1.0

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NOTE: NO PROTECTED TREES WILL BE REMOVED OR DAMAGED AS PART OF THIS PROJECT.

EXHIBIT A
page 6 of 15
CASE # DIR-2016-1514-COA
Planner A. Brioski
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date 9/07/2016 AUG 22 2016

SITE PLAN | 1 NORTH
1/8"=1'-0"

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA
TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS
STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE
3563 S. MEIER ST. LOS ANGELES CA 90066

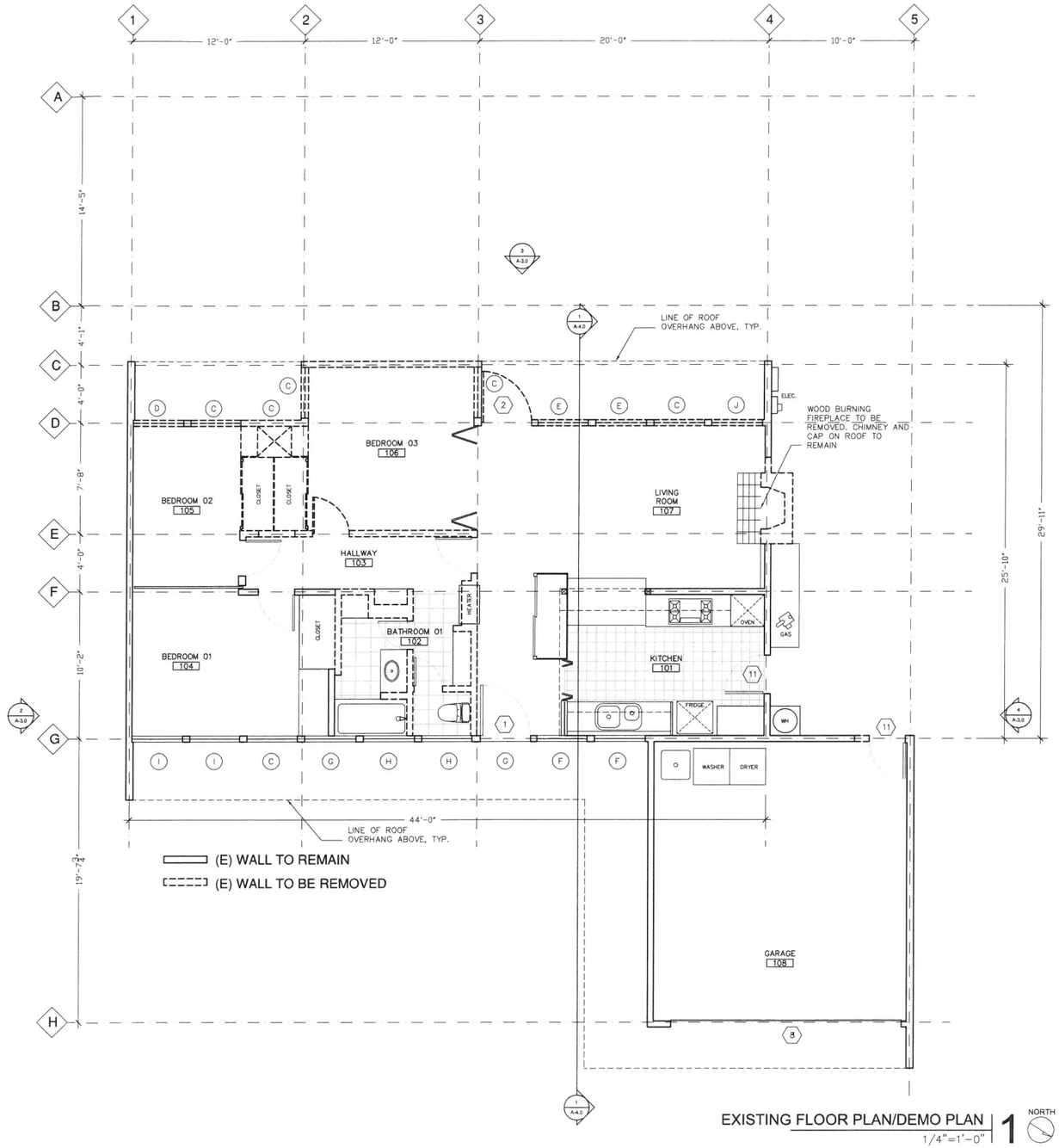
TITLE
PROPOSED SITE/LANDSCAPE PLAN

PROJECT NUMBER
SCALE 1/8"=1'-0"
DATE 4/18/16
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER
A-1.1

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REFER TO A-2.3 FOR EXISTING & PROPOSED DOOR & WINDOWS SCHEDULES



EXISTING FLOOR PLAN/DEMO PLAN
1/4"=1'-0"

NORTH

EXHIBIT A
page 7 of 15
CASE # DIR-2016-1514-COA
Planner A. Brioki
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date AUG 2 2016

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA

TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS

STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE

3563 S. MEIER ST. LOS ANGELES CA 90066

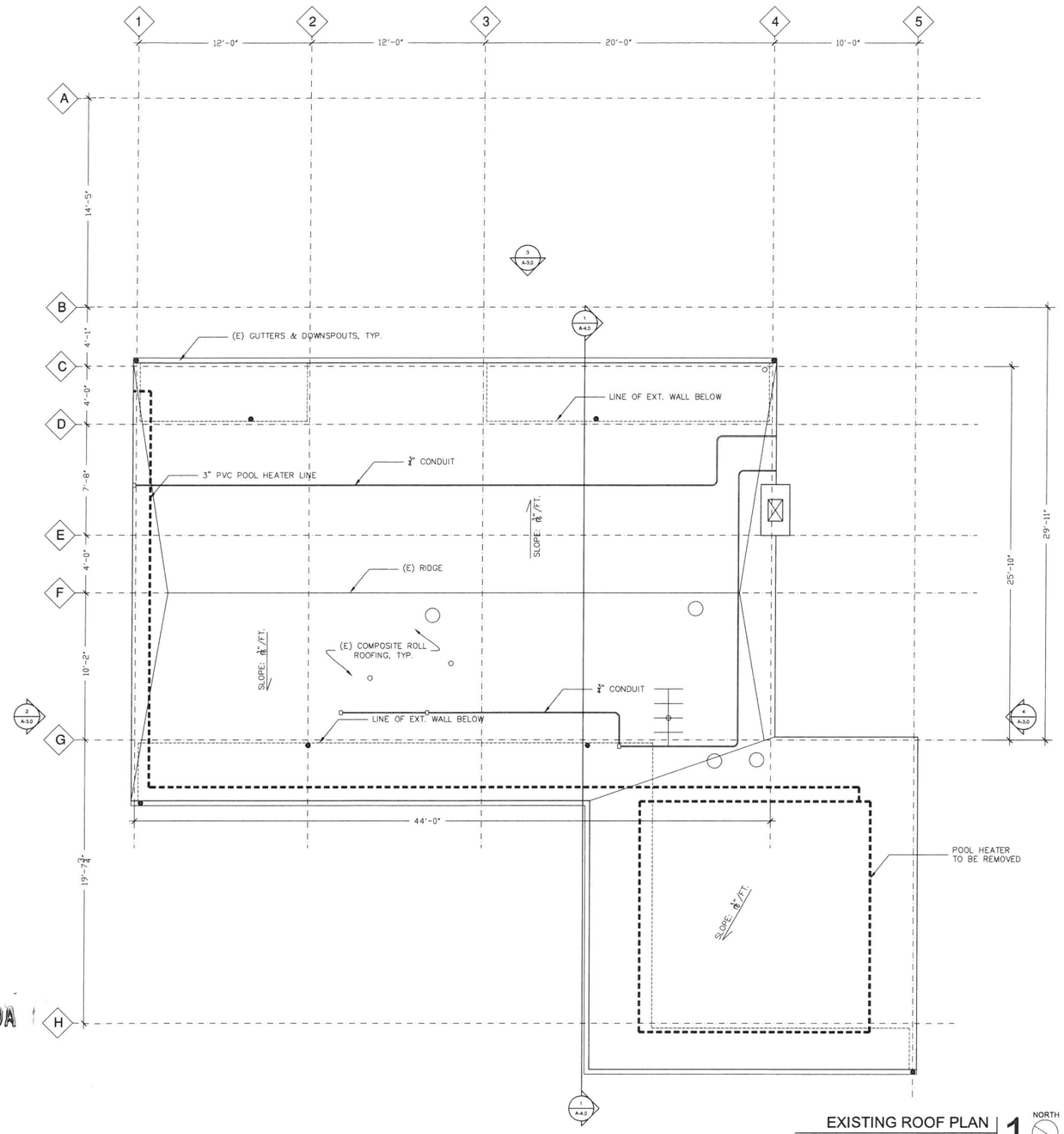
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EXISTING FLOOR PLAN
DEMOLITION PLAN

PROJECT NUMBER

SCALE
1/4"=1'-0"
DATE
4/18/16
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER
A-2.0

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EXISTING ROOF PLAN | 1
1/4"=1'-0"

NORTH

EXHIBIT A
page 8 of 15
CASE # DIR-2016-1514-COA
Planner A. Brown
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date AUG 22 2016

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA

TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS

STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE

3563 S. MEIER ST. LOS ANGELES CA 90066

TITLE
EXISTING ROOF PLAN

PROJECT NUMBER

SCALE
1/4"=1'-0"
DATE
4/18/16
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER
A-2.1

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PROPOSED DOOR SCHEDULE

CODE	SIZE	TYPE	(E) MATERIAL	(N) MATERIAL	QUAN.	REMARKS
EX	VARIES	VARIES	VARIES	VARIES		EXISTING NOT CHANGED
1	3'6"X6'8"	EXTERIOR	WOOD	WOOD	1	EXISTING DOOR TO REMAIN AND BE REPAINTED
2	3'6"X6'8"	EXTERIOR SINGLE LIGHT	WOOD, TEMPERED GLAZING	WOOD, TEMPERED GLAZING	1	
3	3'0"X6'8"	SOLID CORE	WOOD	WOOD	1	
4	2'6"X6'8"	SOLID CORE	WOOD	WOOD	4	
5	2'6"X6'8"	SOLID CORE	WOOD	WOOD	1	SLIDER- USE HAFELE HARDWARE
6	7'5 1/2"X8'2"	SLIDING/STACKING	WOOD	WOOD	1	HAWA VERIOTEC 150/H -FLUSH MOUNTED TOP TRACK
7	8'4"X8'2"	SLIDING/STACKING	WOOD	WOOD	1	HAWA VERIOTEC 150/H -FLUSH MOUNTED TOP TRACK
9	3'0"X6'8"	SOLID CORE	WOOD	WOOD	1	OFFSET PIVOT
10	3'0"X6'8"	GLASS PIVOT EXTERIOR	GLASS	GLASS	1	
11	3'6"X6'8"	EXTERIOR SINGLE LIGHT	WOOD, TEMPERED GLAZING	N/A REMOVED	1	REFER TO DEMO/EXISTING PLAN A-2.0

ALL DOOR HARDWARE TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. DOOR HINGES TO BE PROVIDED BY CONTRACTOR – OWNER TO DETERMINE FINISH.
ALL SLIDING AND POCKET DOORS TO USE HAFELE SLIDING HARDWARE –CONTRACTOR TO PROVIDE AND INSTALL ALL.
3 ½" FRAMES UNLESS OTHERWISE NOTED. TRIM TO MATCH EXISTING HOUSE U.O.N.
V.I.F. ALL ALL DOOR & WINDOW ROUGH OPENINGS & FRAME DEPTHS FOR CONSISTENCY WITH EXISTING CONDITIONS, STRUCTURAL PLANS & DESIGN INTENT. NOTIFY DESIGNER OF ANY DISCREPANCIES. OWNER AND/OR DESIGNER TO SIGN OFF ON ALL WINDOW AND DOOR ORDERS.

EXISTING & PROPOSED WINDOW SCHEDULE

CODE	SIZE (W x H)	SILL HEIGHT	(E) TYPE	(N) TYPE	(E) MATERIAL	(N) MATERIAL	(E) GLAZING	(N) GLAZING	QUAN.	REMARKS
EX	VARIES	VARIES								EXISTING TO REMAIN
A	VARIES	0"	N/A NEW	FIXED	N/A NEW	FRAMELESS	N/A NEW	DUAL GLAZED	17	CUSTOM GLAZING SASH
B	2'1"X3'0"	3'4"	N/A NEW	CASEMENT	N/A NEW	CLR. ALUM.	N/A NEW	SINGLE GLAZED	3	M.W.C. 1000-SERIES (EMER. EGRESS WINDOW)
C	3'6"X5'5	2'6"	FIXED/JALOUSIE	HOPPER/AWNING	WOOD, ALUM. PAINTED FINISH	WOOD, PAINTED FINISH	SINGLE GLAZED	DUAL GLAZED	6	STACKED SI HOPPER OVER SO AWNING
D	3'6"X5'5	2'6"	FIXED	HOPPER/AWNING	WOOD, ALUM. PAINTED FINISH	WOOD, PAINTED FINISH	SINGLE GLAZED	DUAL GLAZED	1	STACKED SI HOPPER OVER SO AWNING
E	3'6"x7'5"	0'6"	FIXED	FIXED	WOOD, PAINTED FINISH	WOOD, PAINTED FINISH	SINGLE GLAZED	DUAL GLAZED	2	STACKED SI HOPPER OVER FIXED
F	3'6"X4'1½"	3'9½"	SLIDER/FIXED	HOPPER/AWNING	WOOD, ALUM. PAINTED FINISH	WOOD, PAINTED FINISH	SINGLE GLAZED	DUAL GLAZED	2	STACKED SI HOPPER OVER SO AWNING
G	3'6"X1'3	6'8"	FIXED	FIXED	WOOD, PAINTED FINISH	WOOD, PAINTED FINISH	SINGLE GLAZED	DUAL GLAZED	2	
H	3'6"X1'3	6'8"	SLIDER	HOPPER	ALUMINUM	WOOD, PAINTED FINISH	SINGLE GLAZED	DUAL GLAZED	2	
I	3'6"X5'5	2'6"	FIXED	FIXED	WOOD, PAINTED FINISH	WOOD, PAINTED FINISH	SINGLE GLAZED	DUAL GLAZED	2	
J	3'6"X5'5	2'6"	FIXED/JALOUSIE	REMOVED	WOOD, ALUM. PAINTED FINISH	N/A REMOVED	SINGLE GLAZED	N/A REMOVED	0	REFER TO DEMO/EXISTING PLAN A-2.0

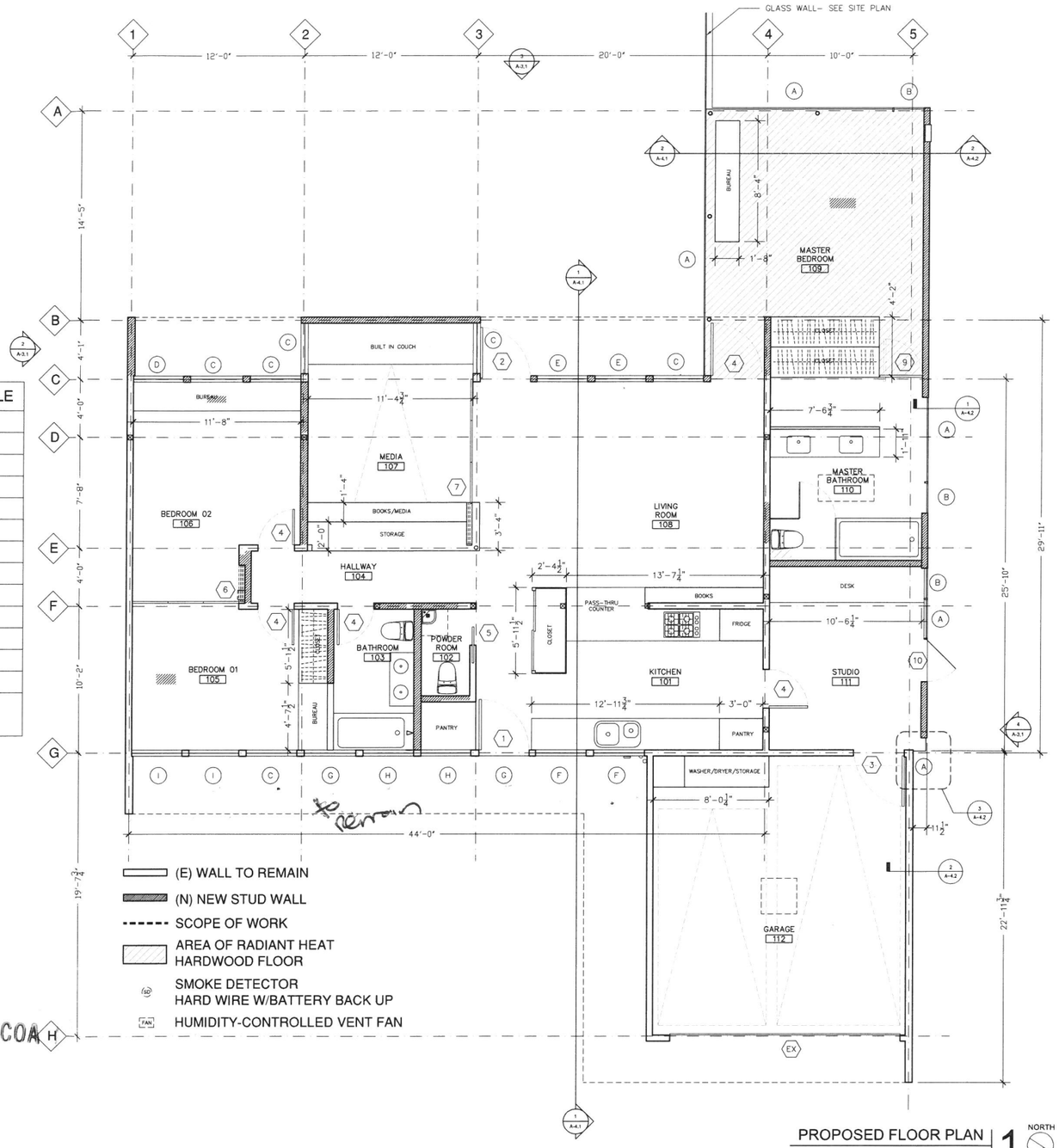
FOR WOOD WINDOWS C TO I MATCH ALL DETAILS TO EXISTING.
FOR OPERABLE SASHES, MATCH SASH TO ORIGINAL
AIN/MAR VISTA TRACK DETAILS. EXAMPLE WILL BE PROVIDED.

ALL INTERIOR HARDWARE TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. DOOR HINGES TO BE PROVIDED BY CONTRACTOR – OWNER TO DETERMINE FINISH.
V.I.F. ALL ALL DOOR & WINDOW ROUGH OPENINGS & FRAME DEPTHS FOR CONSISTENCY WITH EXISTING CONDITIONS, STRUCTURAL PLANS & DESIGN INTENT. NOTIFY DESIGNER OF ANY DISCREPANCIES. OWNER AND/OR DESIGNER TO SIGN OFF ON ALL WINDOW AND DOOR ORDERS.

PROPOSED FINISH SCHEDULE

ROOM NO.	NAME	FLOOR	WALL	CEILING	REMARKS
101	KITCHEN	(E) CONCRETE	PAINTED GYP.	PAINTED GYP.	(N) POLISHED CONCRETE W/RADIANT HEAT
102	POWDER ROOM	(E) CONCRETE	PAINTED GYP.	PAINTED GYP.	(N) POLISHED CONCRETE W/RADIANT HEAT
103	BATHROOM	(N) TILE	PAINTED GYP./TILE	PAINTED GYP.	RADIANT HEAT
104	HALLWAY	(E) CONCRETE	PAINTED GYP.	PAINTED GYP.	(N) POLISHED CONCRETE W/RADIANT HEAT
105	BEDROOM 01	(E) CONCRETE	PAINTED GYP.	PAINTED GYP.	(N) POLISHED CONCRETE W/RADIANT HEAT
106	BEDROOM 02	(N) CONCRETE	PAINTED GYP.	PAINTED GYP.	(N) POLISHED CONCRETE W/RADIANT HEAT
107	MEDIA ROOM	(N) CONCRETE	PAINTED GYP./TILE	PAINTED GYP.	(N) POLISHED CONCRETE W/RADIANT HEAT
108	LIVING ROOM	(N) CONCRETE	PAINTED GYP.	PAINTED GYP.	(N) POLISHED CONCRETE W/RADIANT HEAT
109	MASTER BEDROOM	(N) HARDWOOD	PAINTED GYP.	PAINTED GYP.	RADIANT HEAT
110	MASTER BATHROOM	(N) CONCRETE	PAINTED GYP./TILE	PAINTED GYP.	(N) POLISHED CONCRETE W/RADIANT HEAT
111	STUDIO	(N) CONCRETE	PAINTED GYP.	PAINTED GYP.	(N) POLISHED CONCRETE W/RADIANT HEAT
112	GARAGE	(N) CONCRETE	PAINTED GYP.	PAINTED GYP.	(N) POLISHED CONCRETE W/RADIANT HEAT

(N)HARDWOOD FLOOR TO BE 5" WIDE, PREMIUM WHITE OAK WITH CUSTOM FINISH.
MATCH ALL BASE MOLDING AND TRIM IN RENOVATED AREAS TO EXISTING.
ALL GYPSUM BOARD FINISHES TO BE LEVEL 5.
ALL BATHROOMS, KITCHEN, CLOSETS, WASHROOMS, TRIM AND DOORS TO HAVE BENJIMAN MOORE SEMI GLOSS FINISH WATER BASED PAINTS. ALL OTHER AREAS TO HAVE BENJIMAN MOORE MATTE FINISH WATER BASED PAINTS. APPLICATON TO INCLUDE ALKYD PRIMER ON DOORS AND TRIM, WATER BASED PRIMER ON WALLS, AND MINIMUM TWO COATS OF PAINT. COLOR SELECTION TBD BY OWNER.
ALL TILE AND STONE FINISHES TO INCLUDE FABRICATION, INSTALLATION AND APPROPRIATE GROUT/STONE SEALING IN BID.



PROPOSED FLOOR PLAN | 1 NORTH
1/4"=1'-0"

EXHIBIT A
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CASE # DIR-2016-1514-COA
Planner A. Brooks
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date AUG 22 2016

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA
TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS
STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE

3563 S. MEIER ST. LOS ANGELES CA 90066

TITLE
PROPOSED FLOOR PLAN

PROJECT NUMBER

SCALE
1/4"=1'-0"
DATE
8/01/16
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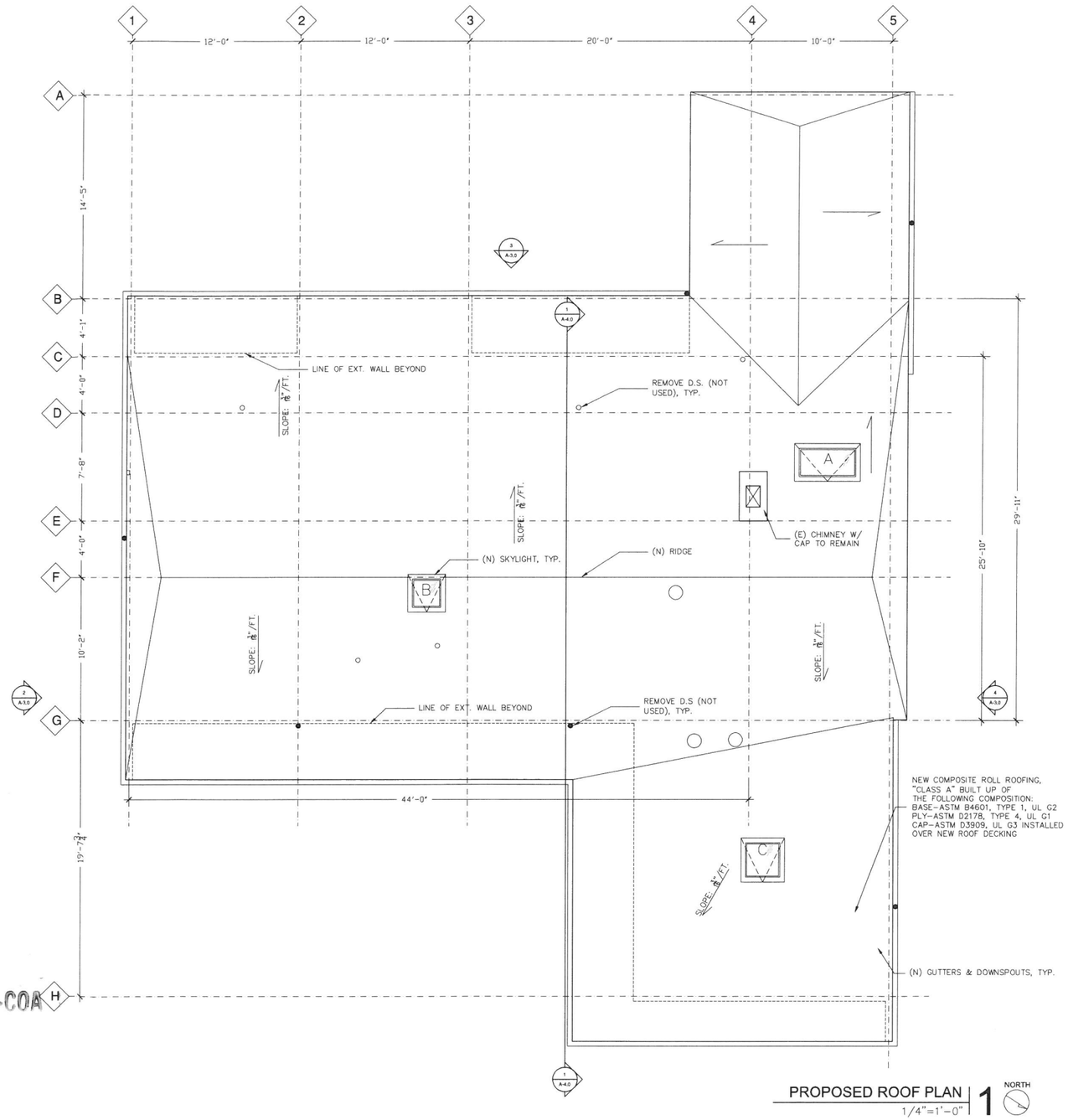
SHEET NUMBER
A-2.2

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PROPOSED SKYLIGHT SCHEDULE

CODE	SIZE (FRAME APERTURE)	MAKER	MODEL	MATERIAL	QUAN.	REMARKS
A	21½"X45½"	VELUX	VCE 2246	CLEAR ANODIZED	1	ELECTRIC VENTING SKYLIGHT LARR# 25885
B	21½"X21½"	VELUX	VCE 2222	CLEAR ANODIZED	1	ELECTRIC VENTING SKYLIGHT LARR# 25885
C	29½"X29½"	VELUX	VCE 3030	CLEAR ANODIZED	1	ELECTRIC VENTING SKYLIGHT LARR# 25885

VERIFY SKYLIGHT SLOPE AND CURB HEIGHT WITH MANUFACTURER'S SPECIFICATIONS AND NOTIFY DESIGNER OF ANY DISCREPANCIES. CONFIRM COMPLIANCE WITH STRUCTURAL ENGINEERING, PROPER DRAINAGE AND ADEQUATE WATERPROOFING.



PROPOSED ROOF PLAN | 1
1/4"=1'-0"

EXHIBIT A
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Planner A. Brooks
Office of Historic Resources
Department of City Planning
City of Los Angeles
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guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA
TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS
STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE

3563 S. MEIER ST. LOS ANGELES CA 90066

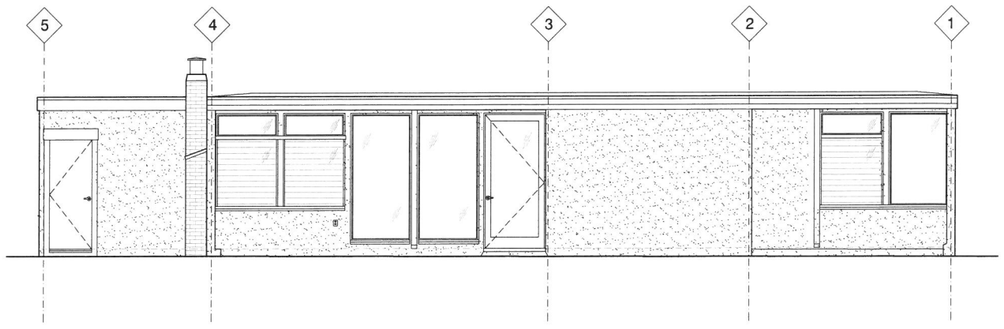
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PROJECT NUMBER

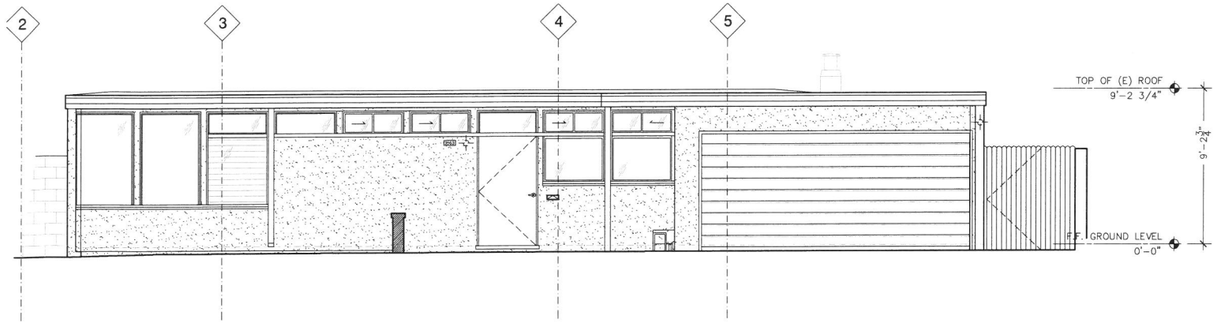
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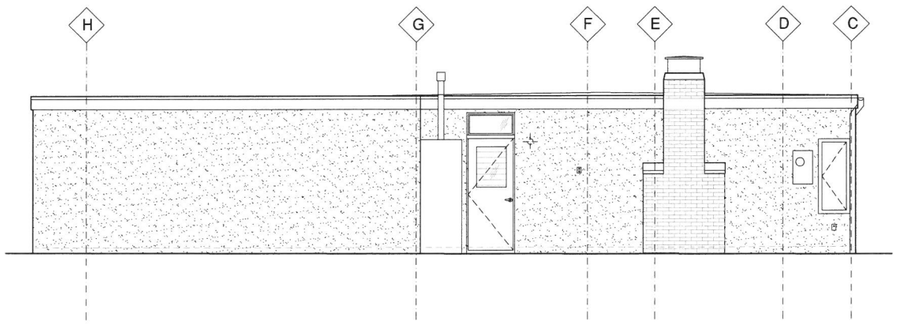
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WEST ELEVATION | 3
1/4"=1'-0"



EAST ELEVATION | 1
1/4"=1'-0"



NORTH ELEVATION | 4
1/4"=1'-0"

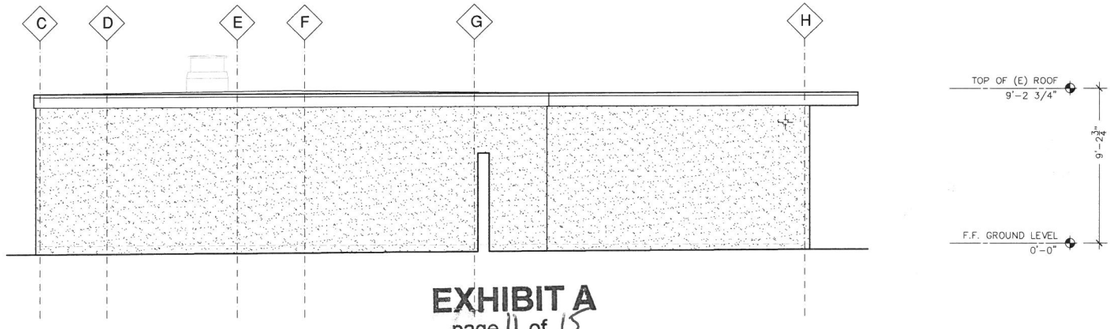


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CASE #.....
Planner A. Brisk.....
Office of Historic Resources
Department of City Planning
City of Los Angeles
AUG 22 2016

SOUTH ELEVATION | 2
1/4"=1'-0"

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA

TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS

STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE

3563 S. MEIER ST. LOS ANGELES CA 90066

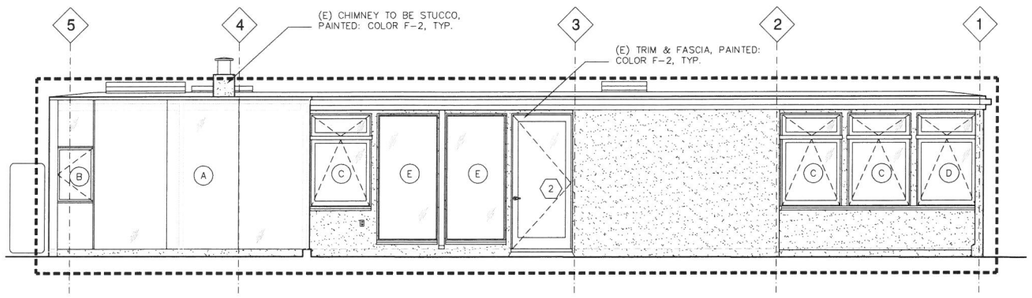
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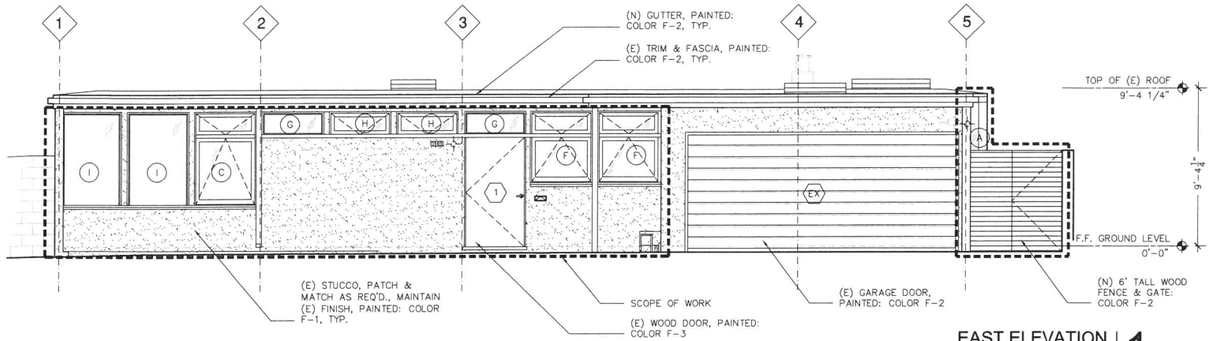
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4/18/16
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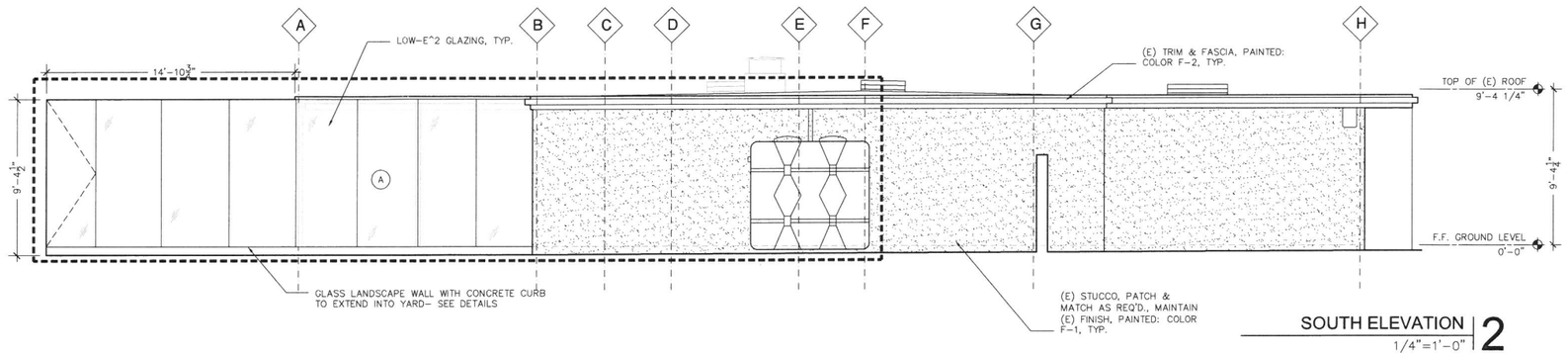
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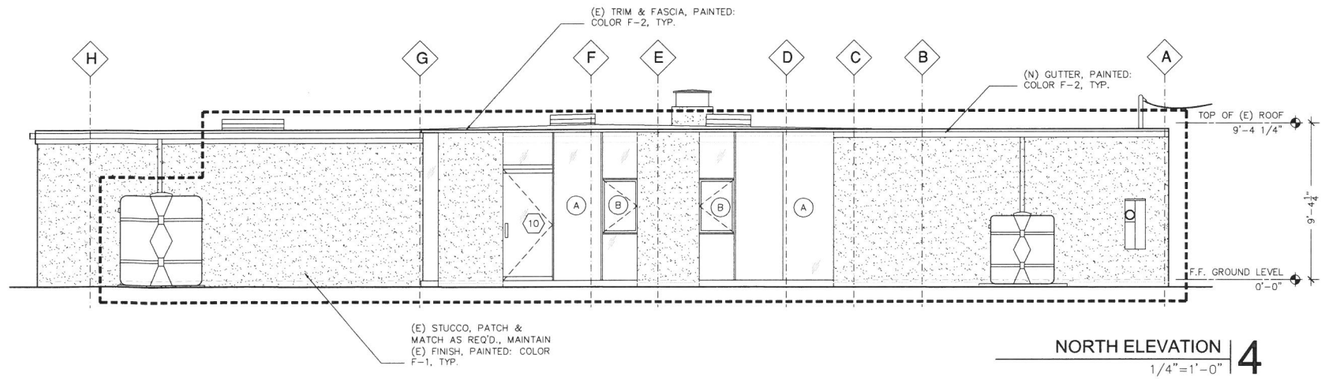
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1/4"=1'-0"



EAST ELEVATION | 1
1/4"=1'-0"



SOUTH ELEVATION | 2
1/4"=1'-0"



NORTH ELEVATION | 4
1/4"=1'-0"

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CASE # DIR-2016-1514-COA
Planner A. Borski
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date AUG 22 2016

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA

TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS

STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE

3563 S. MEIER ST. LOS ANGELES CA 90066

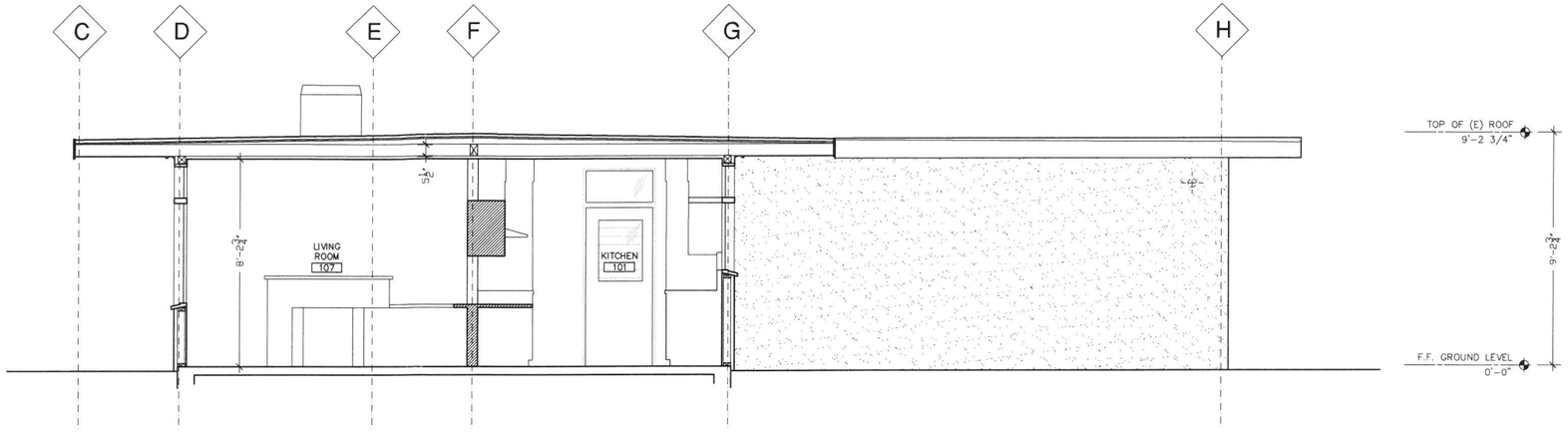
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DATE
8/01/16
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER
A-3.1

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SECTION 1
3/8"=1'-0"

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CASE # DIR-2016-1514-COA
Planner A. Brish
Office of Historic Resources
Department of City Planning
City of Los Angeles
Date AUG 2.2.2016

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA
TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS
STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE

3563 S. MEIER ST. LOS ANGELES CA 90066

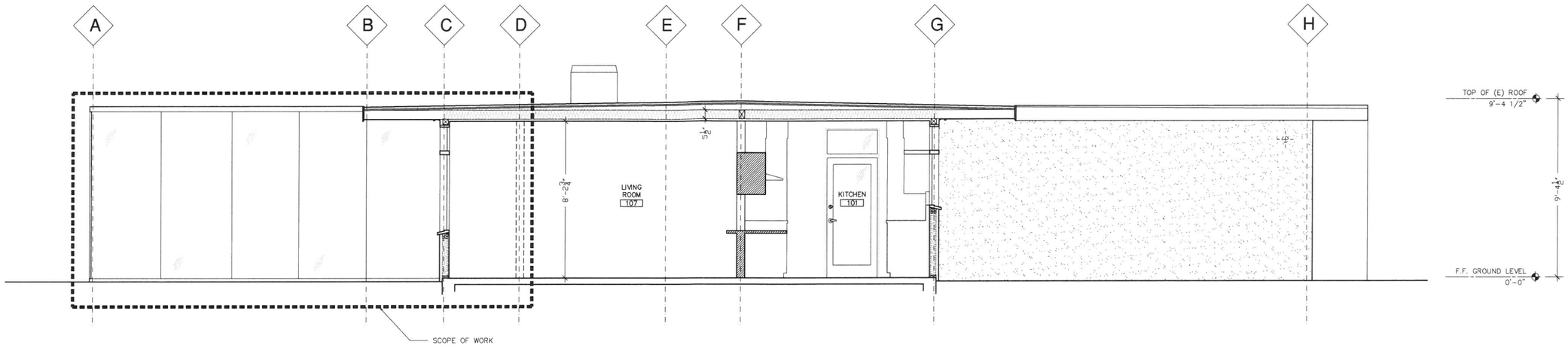
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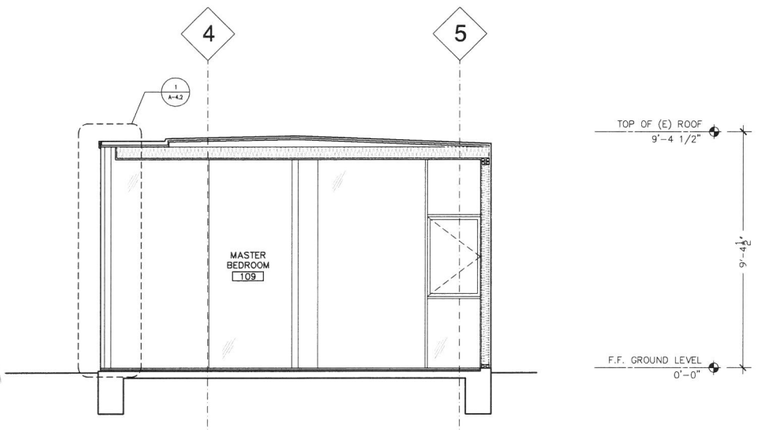
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3/8"=1'-0"
DATE
4/18/16
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER
A-4.0

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SECTION 1
3/8"=1'-0"



SECTION 2
3/8"=1'-0"

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CASE # DIR-2016-1514-COA
Planner A. Brisbi
Office of Historic Resources
Department of City Planning
City of Los Angeles
AUG 22 2016

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA
TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS

STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

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3563 S. MEIER ST. LOS ANGELES CA 90066

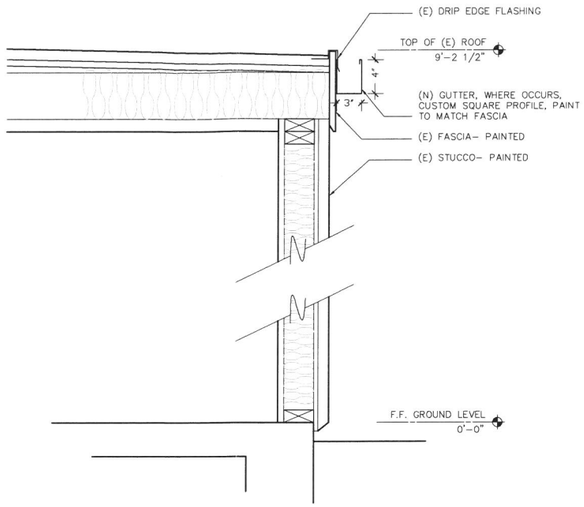
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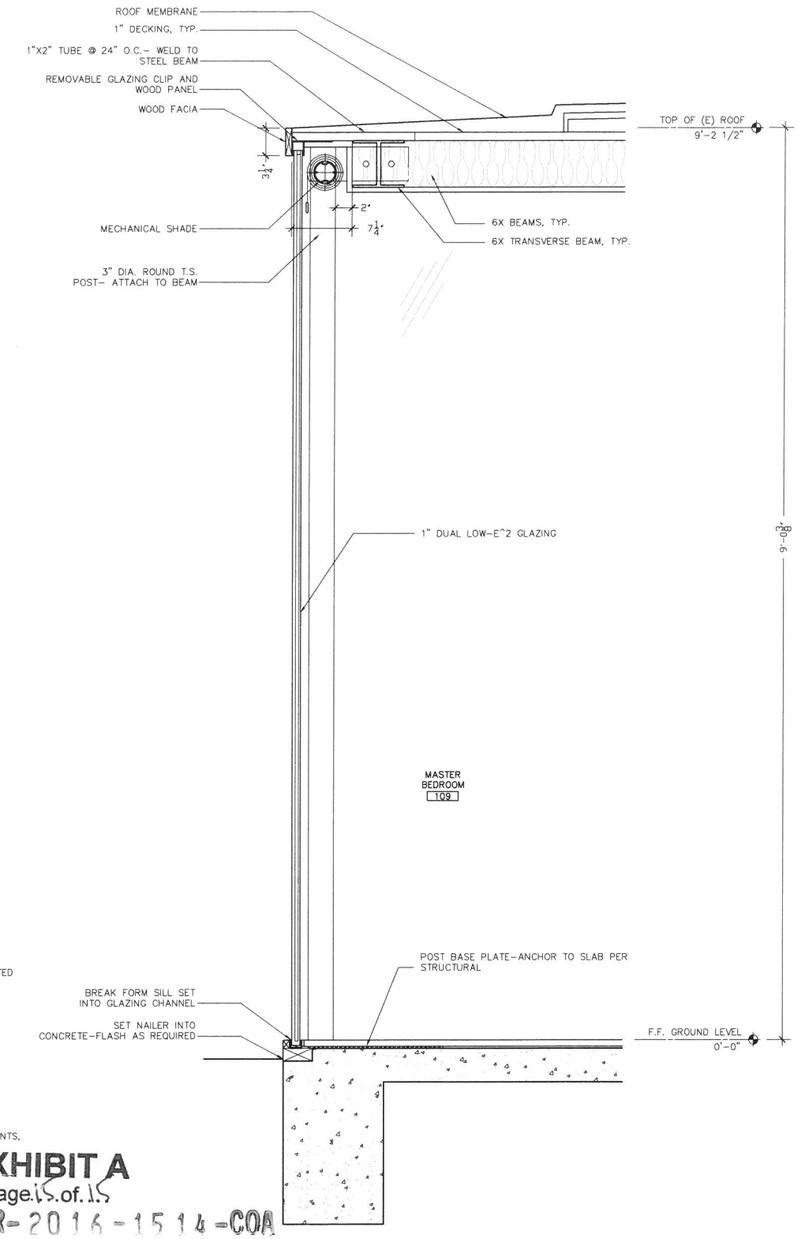
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ORIGINAL SHEET SIZE: 24" x 36"

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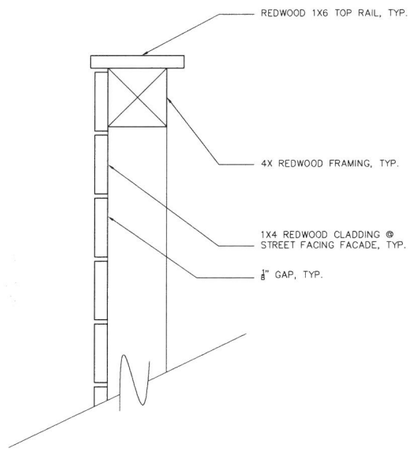
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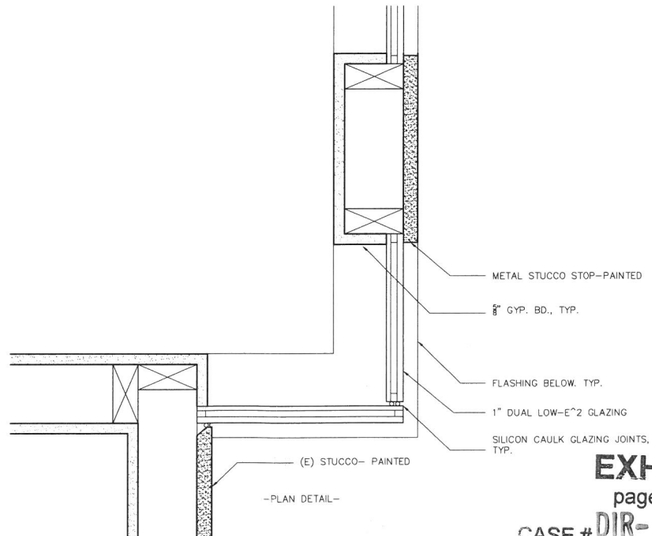
(E) WALL SECTION | 2
1 1/2"=1'-0"



GLASS WALL SECTION | 1
1 1/2"=1'-0"



WOOD FENCE & GATE,TYP. | 4
3"=1'-0"



GLASS WALL CORNER | 3
3"=1'-0"

EXHIBIT A
page 15 of 15
CASE # DIR-2016-1514-COA
Planner A. Brian
Office of Historic Resources
Department of City Planning
City of Los Angeles
AUG 22 2016

guga
DESIGN
3448 ASHWOOD AVE.
LOS ANGELES, CALIFORNIA 90066 USA
TEL +310 745 3545
FAX +310 745 3012

CONSULTANTS

STRUCTURAL ENGINEERING:
CW HOWE & ASSOCIATES
4358 SEPULVEDA BLVD.
CULVER CITY, CA 90230
P 310 838 0383
F 310 838 5380

MEIER STREET RESIDENCE

3563 S. MEIER ST. LOS ANGELES CA 90066

TITLE
WALL SECTIONS/DETAILS

PROJECT NUMBER

SCALE
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DATE
4/18/16
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER
A-4.2

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Exhibit D: HPOZ Map

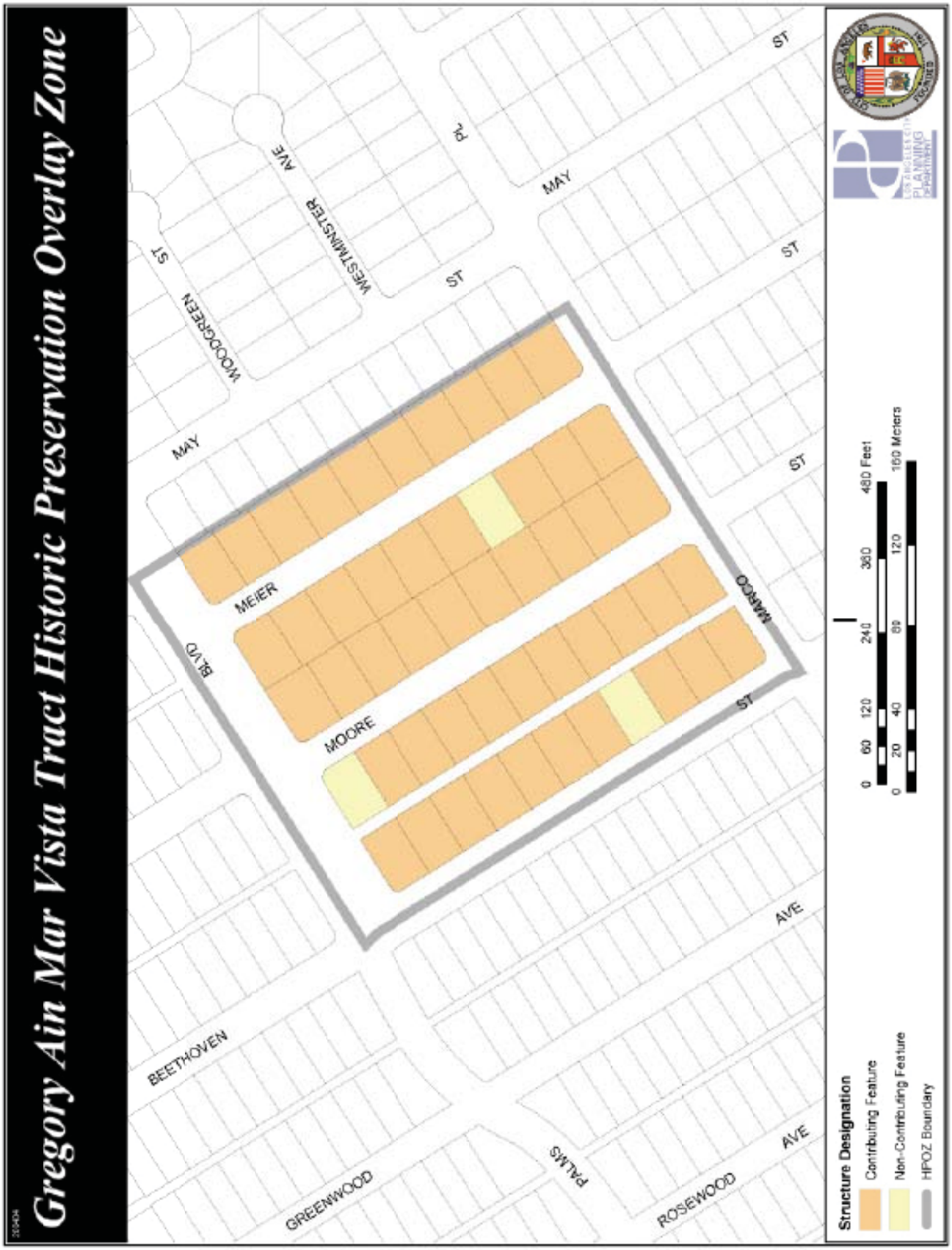
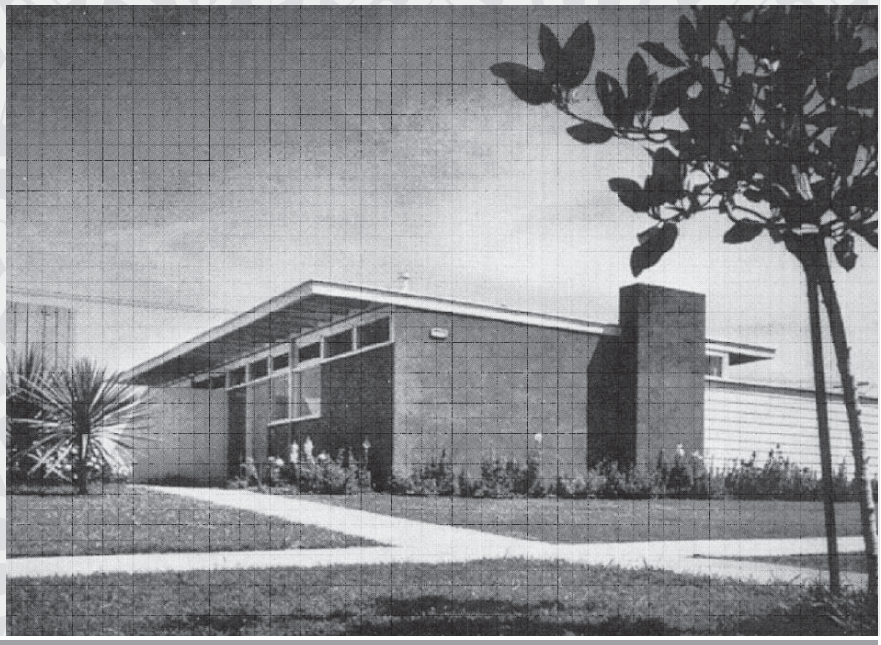

Gregory Ain Mar Vista Tract Historic Preservation Overlay Zone
MAY
WOODGREEN ST
WESTMINSTER AVE
PL
ST
MEIER
MOORE
BLVD
MARCO
BEETHOVEN
GREENWOOD
PALMS
ROSEWOOD
AVE
0 60 120 240 360 480 Feet
0 20 40 80 120 160 Meters
Structure Designation
Contributing Feature
Non-Contributing Feature
HPOZ Boundary

Exhibit E: Gregory Ain Mar Vista Tract Preservation Plan- Relevant Sections

Gregory Ain

Mar Vista Tract HPOZ



Preservation Plan

City of Los Angeles
Adopted December 9, 2010

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Residential Rehabilitation

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Residential Additions

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Residential In-fill

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Definitions

7.2 **Setting - Landscaping, Fences, Walls, Walks, and Open Space**

The site design of an historic structure is an essential part of its character. This design includes the streetscape in which the site is set, the planting strip along the street, setbacks, drives, walks, retaining walls, the way a structure sits on its lot in relation to other structures and the street, and other landscaping elements. While some of the historic structures in the HPOZ may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the structures within them.

Traditionally, residential structures were sited on their lots in a way that emphasized a progression of public to private spaces. Streetscapes led to planting strips, planting strips to sidewalks, sidewalks to yards and front walkways, which led to porches and the private spaces within a house. Preservation of these progressions is essential to the preservation of the historic residential character of structures and neighborhoods. Preservation of these progressions is often essential to the maintenance of historic neighborhood streets as functioning resource around which a neighborhood interacts.

Guidelines

1. Landscaping within the front yard should maintain the open and verdant appearance of the original Mar Vista Tract landscape plan.
2. Front yard landscape features that diminish the contiguous appearance of properties in the HPOZ are discouraged. Such features may include fences, hedges or massive/voluminous plantings.
3. Original hardscape should be preserved in place. In-kind replacement is preferred with attention to concrete color and scoring. Unique or new paving materials should be confined to the rear yard.
4. New hardscape area within the front yard is inappropriate.
5. Front yard fences are discouraged. However, traffic and noise conditions along Beethoven Street may warrant a case-by-case consideration of fences or other buffering techniques. In lieu of fences, applicants are encouraged to consider the following: Voluminous plantings within the parkway (shrubs that grow in the range of 12 to 36 inches) will substantially reduce vehicular noise; Voluminous plantings along the front property boundary (shrubs that grow in the range of 12 to 36 inches) will substantially reduce vehicular noise and may achieve the desired effect of limiting unwanted intrusion and can be executed in a manner that maintains the open verdant appearance of the neighborhood;



The Garrett Eckbo landscaping on Moore Street complements the varied setbacks to create a three-dimensional park-like setting.



Original landscaping shared by two properties provides a green buffer zone between public and private space. Garrett Eckbo used landscaping such as bushes and small trees to create privacy for front-facing bedroom windows.



An arch of original Bottlebrush Trees unifies the landscaping of two adjacent properties.



Mirror image landscaping on neighboring properties features original Coral Trees and symmetrical walkways.



The original zigzagging walkways up to these perpendicularly placed homes allow for lush landscaping between the entrances.



Original palm tree landscaping join adjacent properties.



Lemon eucalyptus trees compliments this home. Notice the original zigzag walkway configuration from garage to canopied entrance.



Front and side areas should be reserved for planting materials and lawn.

6. When a front yard fence is found to be an appropriate alteration to a property (via a Certificate of Appropriateness) such a fence will likely be 42 inches in height or less; will be comprised of simple rectilinear forms and no more than two materials; and will provide a substantial amount of transparency.

7. Drought tolerant, California native and/or low-water landscape alternatives to front lawns are encouraged provided that such alternatives involve healthy and verdant plantings. A minimum of 60% of the front yard area should be covered with turf or plantings.

8. Mature trees, including those within landscape parkways, should be retained in place, and should be maintained utilizing pruning techniques that will ensure their longevity.

9. When mature trees are diseased; have outgrown their location and are causing substantial property damage; or may cause personal harm, they should be replaced in substantially the same location and in substantially the same species with a minimum 24-inch box tree. Trees planted as part of the Garret Eckbo landscape plan should be replaced in identical location and species when replacement is warranted.

10. When new trees or landscaping is to be introduced, special attention should be paid to historic tree planting patterns and species as specified in the original landscaping plans for the Gregory Ain Mar Vista Tract, and efforts should be made to re-introduce similar landscape elements on new planting areas where those features have been lost.

11. Landscaping should not be so lush or massive that public views of the house or streetscape are significantly obstructed, unless re-introducing a planting pattern in accordance with the original landscaping plans for the tract.

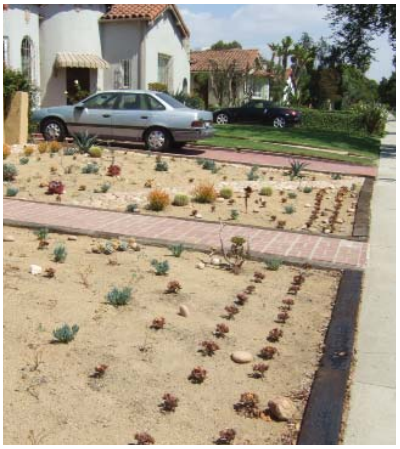
12. Swimming pools should be confined to an enclosed rear yard. Above-ground pools are generally inappropriate, as are excessively massive pool accoutrements that would be visible to the general public such as fountains, slides and waterfalls.

13. Topography in the Mar Vista Tract is generally flat; earthwork that attempts to create topography is inappropriate.

14. New physical features within a front yard, such as ponds, fountains, gazebos, recreational equipment, sculptural elements, etc. are generally discouraged. When appropriate, such features should be diminutive in scale and style and visually deferential both to the residential structure onsite and to similar physical features that were constructed during the Period of Significance.

15. In addition to compliance with the City's sign regulations (LAMC 12.21 A 7), any signs used for a home-based business or church

structure in a residential area should be designed with sensitivity for the historic context. Such signs should be minimal in size, should not conceal any significant architectural or landscape features, and should be constructed of materials and colors that are appropriate to the style of the house and the Period of Significance. Illuminated signs and digital signs are not permitted by the City in residential areas and would be inappropriate in an HPOZ.





Low-water landscapes can be lush and inviting (such as the image at right) and remain consistent with the look of the neighborhood as a whole. The image at left is arid and would be inappropriate for the Mar Vistra Tract.



Original lemon eucalyptus trees and jacaranda trees compliment the architecture in front and side yard.



Original palm tree landscaping remains in this shared front yard.



The original entrance side privacy wall and gate separate public space from private at the end of the walkway of this home, perpendicular to the street.



Original landscaping elements and garage/driveway configuration remain on these adjacent properties.



Front window configuration of house parallel to street: Full row of clerestory windows, two ½ height kitchen windows and three ¾ bedroom windows.



On some homes two of the clerestory windows were omitted to allow for kitchen cabinet storage space up to ceiling height.



Side walls on homes parallel to the street were left blank with no windows to allow for privacy between neighbors. Notice the extended side privacy wall next to the bedroom windows.



On perpendicular homes, two bedroom windows were placed on the side wall facing the rear to allow privacy between side neighbors. Extra clerestory windows make up for the missing third bedroom window.



Perpendicularly situated home with double bedroom windows on short wall towards the street. Notice the extended privacy wall left.

7.3 **Windows**

Windows are an integral part of a historic structure's design. The placement of window openings on a façade, also known as fenestration, the size of openings, and how openings are grouped, are all of great importance. Of equal importance are the construction, material and profile of individual windows. Important defining features of a window include the sill profile, the height of the rails, the pattern of the panes and muntins, the arrangement of the sashes, the depth of the jamb, and the width and design of casing and the head. The color and texture of the glazing are also important.

Inappropriate replacement of windows can compromise the integrity of a building and have a serious negative effect on the character of a structure. Generally, historic windows should not be replaced unless they cannot be repaired or rebuilt. If windows must be replaced, the replacement windows should match the originals in dimension, material, configuration and detail as specified in the original drawings. Because it is often difficult to find off-the-shelf windows that will match historic windows in these details, replacing historic windows appropriately often requires having windows custom built.

Maintaining historic windows makes good economic sense, as they will typically last much longer than modern replacement windows. Problems with peeling paint, draftiness, sticking sashes, and loose putty are all problems that are easy to repair. Changing a sash cord, re-puttying a window, or waxing a window track are repairs that most homeowners can accomplish on their own to extend the life of their windows.

Guidelines

1. Repair windows and window hardware whenever possible instead of replacing them. Special attention should be paid to materials, hardware, method of construction and profile.

2. When the replacement of windows is necessary, replacement windows should match the historic windows in size, shape, arrangement of panes, materials, hardware, method of construction and profile as specified in the original drawings.

3. The historic pattern of windows on a façade, and the placement of individual windows should be maintained as specified in the original drawings. Fenestration patterns on historic houses are generally most evident on front-facing facades, secondary and non-visible facades may have less defined fenestration patterns.

4. Adding new windows, filling-in historic windows, or altering the size of historic windows on a street-visible facade is inappropriate.

5. Conjectural elements such as new decorative windows or window ornamentation should be avoided if such features were not originally part of the structure.

6. When altering window sizes or placement on non-street-visible facades care should be taken so that new windows match the rhythm and scale of the existing windows on the facade.

7. If a window is missing entirely, replace it with a new window in the same design as specified in the original drawings, or or as evidenced on similar houses in the neighborhood.

8. Replacement windows on a non-street-visible facade may vary in materials and method of construction from the historic windows, although the arrangement of panes, size, and shape should be similar.

9. Window screens should match the existing window trim in finish color.

10. Awnings and shutters are inappropriate on frint-visible facades.

11. Burglar or safety bars are discouraged. In cases where bars may be found appropriate, such as installation on a non-street-visible façade, bars should use minimal ornamentation and should be painted to match the predominant window trim.

12. In the interest of energy savings, alternative methods of weather-proofing should be considered prior to consideration of the removal of original windows. Methods such as wall and roof insulation or weather-stripping may provide desired energy savings without the removal of important historic features. Contributing structures within an HPOZ are exempt from many present-day building-code requirements such as Title 24.



Homes parallel to the street have master bedroom windows facing side privacy walls on each side, and a blank rear wall. The living room window configuration features two ¾ height windows, two full-size floor-to-ceiling windows and a glazed door.



Perpendicular home with living room towards the street. Because of the staggered garage, the living room's two operable windows are placed on the short wall facing the street. (See below)



Operable living room windows facing street on perpendicularly situated home with staggered garage.



Operable ¾ height windows open outwards and rely on a friction hinge.



Detail of open ¾ height windows.



Detail of closed ¾ height windows.



Detail of operable ¾ height windows and clerestory window sill..



Clerestory windows open inwards.



Detail of operable clerestory window with original wood screen.



L to R: Operable clerestory window with screen, door transom, and fixed clerestory window .



Detail of clerestory window sill.



Detail of fixed clerestory windows.



Detail of fixed floor-to-ceiling living room windows.



Original veneered entrance door with transom, doorknob, lock, light fixture, door bell and pot metal mail drop.



Entrance door and left-side kitchen window configuration.



Detail of entrance frame and transom sill.



Door detail: Original entrance light.

7.4 **Doors**

The pattern and design of doors are major defining features of a structure. Changing these elements in an inappropriate manner has a strong negative impact on the historic character of the structure and the neighborhood. Doors define character through their shape, size, construction, glazing, embellishments, arrangement on the façade, hardware, detail and materials, and profile. In many cases doors were further distinguished by the placement of surrounding sidelights, transoms, or other architectural detailing. Preservation of these features is also important to the preservation of a house's architectural character.

Replacing or obscuring doors can have a serious negative effect on the character of a structure. Generally, historic doors and their surrounds should not be replaced unless they cannot be repaired or rebuilt. If doors must be replaced, the replacement doors and their surrounds should match the originals in dimension, material, configuration and detail. Because it is often difficult to find standard doors that will match historic doors in these details, replacing historic doors appropriately often requires having doors custom built or requires searching for appropriate doors at architectural salvage specialty stores.

Maintaining historic doors makes good economic sense, as they will typically last much longer than modern replacement doors. Problems with peeling paint, draftiness, sticking, and loose glazing, are all problems that are often quite easy to repair. Applying weather stripping, re-puttying a window, or sanding down the bottom of a door are repairs that most homeowners can accomplish on their own. Installing a metal security door which blocks your door from view is inappropriate, and should be avoided.

Guidelines

1. Existing front doors should be repaired when possible, rather than replaced. Special attention should be paid to the materials and design of historic doors and their surrounds.

2. The size, scale, and proportions of historic doors on a façade should be maintained as specified in the original drawings.

3. Filling in or altering the size of historic doors, especially on street-visible facades, is inappropriate.

4. Adding doors to street-visible historic facades is inappropriate.

5. When original front doors are not present, replacement doors should maintain the simple uncluttered appearance typical of Early Modernist architecture. Appropriate replacement doors will use few or no panels (glass panels may be appropriate), will provide simple rectilinear features and simple hardware. Replacement front doors should not alter the size of the original door opening. Replacement

doors that replicate the appearance and hardware of the original doors are preferred.

6. Original front doors were given a natural finish. Painting front doors is discouraged.

7. Original hardware, including, door knobs and latches or locks should not be removed. Repairing original hardware is preferable; if replacing hardware is necessary, hardware that is similar in design, materials, and scale should be used.

8. Screen doors that are consistent with the architectural style and compatible with the door size, such as a roll-up screen, may be appropriate. Metal security doors, especially on front doors are inappropriate.

9. In the interest of energy savings, alternative methods of weather-proofing should be considered prior to consideration of the removal of an original door. Methods such as wall and roof insulation or weather-stripping existing doors or lights within doors may provide desired energy savings without the removal of important historic features.



Original entrance door hardware: Lock, doorknob, door bell, and pot metal mail box.


Entrance doorway seen from the inside


Original kitchen entrance door/window (left) and rear garage entrance (right).


Interior view of kitchen entrance door/window configuration.



Flat roofs on homes and garages in the Gregory Ain Mar Vista Tract.



Detail of exposed eave rafters on Beethoven Street.



Detail of exposed eave rafters on Moore Street west side.



A 1”x1” flashing spacing shim protects the wood fascia from rain water. Eave rafters were covered on the East side of Moore Street and on Meier Street.

7.5 **Roofs**

The roof is a major character-defining feature for most historic structures. Similar roof forms repeated on a street help create a sense of visual continuity for the neighborhood. Roof pitch, materials, size, orientation, eave depth and configuration, and fascia detail are all distinct features that contribute to the overall integrity of an historic roof. The location and design of chimneys as well as decorative features such as dormers, vents and finials are also often character defining roof features.

Typical to Mid-century Modern design, all homes int he Marv Vista Tract were designed with flat roofs.

Guidelines

1. Preserve the historic flat roof form eave depth, detail, and configuration.

2. Roof and eave details, such as rafters, vents, built in gutters and downspouts, and other architectural features should be preserved. If these elements have deteriorated, they should be repaired in place if possible. If these elements cannot be repaired in place, match the originals in design, materials, and details.

3. When original details have been lost and must be replaced, designs should be based on the original tract house drawings with specifications. If no original drawings exist, the design of replacement details should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood.

4. Roofing materials as pertains to roof coverage should be reasonably consistent in appearance with the original roofing materials. The fascia should be made of wood and consistent with the specifications of the original drawings. The fascia should also at the top include a 1”x 1” spacing shim to bring the drip-line away from the fascia and wall.

5. Replacement roof materials, where in-kind replacement is not possible, should convey a scale, texture, and color similar to those used originally.

6. Skylights or solar panels should be designed and placed in such a way that they are not visible from across the street. Where skylights are found appropriate, they should protrude minimally from the roof surface and preferably not be seen from the street.

7. Existing chimney massing, details, and finishes should be retained.



Omission of the flashing shim may cause deterioration of the fascia and water damage



Detail off entrance side roof vents.



Detail of fixed clerestory windows.



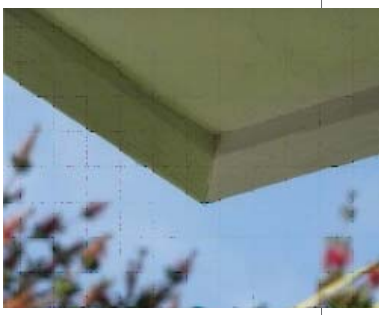
Rear roof vents. Omission of a 1”x1” flashing spacing shim may cause water to enter the house through these vents



Flat roof extending into entrance walkway canopy.



One of two original front side gutter downspouts comes down between the two kitchen windows.



Detail of mitered fascia and beveled drip edge.



The fascia’s beveled drip edge leads any rain water away from the stucco wall.



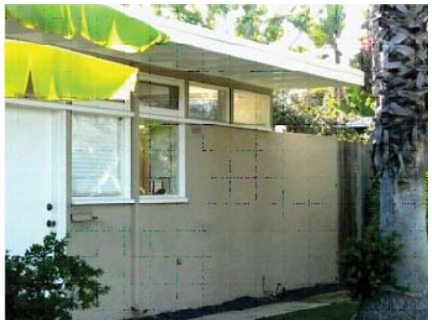
Chimney configuration facing street.



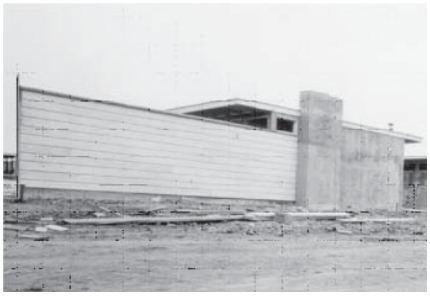
Detail of 1”x1” roof flashing spacing shim.



Architectural detail: Front entrance and side entrance concrete walkways.



Architectural detail: Street side privacy wall for kitchen utility area.



Architectural detail: Horizontal boards extend from chimney into privacy wall/fence.



Architectural detail: Rear privacy walls

7.6 **Architectural Details**

Architectural details showcase superior craftsmanship and architectural design, add visual interest, and distinguish certain building styles and types. Decorative details should be maintained and repaired in a manner that enhances their inherent qualities and maintains as much as possible of their original character.

Guidelines

1. Preserve original architectural features. Deteriorated materials or features should be repaired in place, if possible. For instance, deteriorated wood details can be repaired with wood filler or epoxy in many cases.

2. When it is necessary to replace materials or features due to deterioration, replacement should be in kind, matching materials, texture and design.

3. When original details have been lost and must be replaced, designs should be based on the original drawings with specifications. If no original drawings exist, the design of replacement details should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood.

4. Materials, such as masonry, which were not originally painted or sealed, should remain unpainted.

5. Original building materials and details should not be covered with inappropriate materials such as stucco, vinyl siding, or other materials.

6. Architectural detail that did not originally appear on a structure should not be added to a structure. For example, decorative spindle work should not be added to a Mid-Century Modern tract house.

7. Decorative detail that is expressed through the pattern of materials used in the construction of the house, such as masonry patterns, should be preserved or replaced in kind. Covering or painting these details in a manner that obscures these patterns is inappropriate.



Architectural detail: Illuminated street numbers in “aluminum” pot metal frame.



Architectural detail: Garage door design.



Architectural detail: Rear glass door



Architectural detail: Living room window configuration.



“V”-shaped support stands for the walkway canopy – an important architectural detail.



The recessed garage configuration with trellis was intended for a climbing plant.



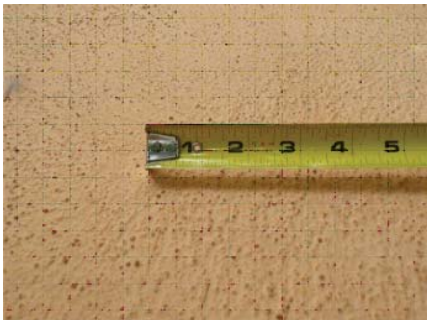
Original zigzag concrete walkway with canopy from garage to entrance.



Architectural detail: Front bedroom privacy wall.



Mar Vista tract stucco finish



Close-up of Mar Vista tract stucco finish



Wood siding, originally extending into wood fence.



Mar Vista Tract materials and finishes: Stucco wall finish, wood trim and windows, stucco and wood panel privacy walls and fences.

7.7 **Building Materials and Finishes**

The characteristics of primary building materials, including the scale of units, the materials used, and the texture and finish of the material, contribute to the historic character of a building.

Before you replace exterior building materials, make sure that replacement is necessary. In many cases, patching in with repair materials is all that is needed. Replacement of deteriorated building materials requires careful attention to the scale, texture, pattern, and detail of the original material. The three-dimensionality of wood moldings and trim, the distinctive texture of weatherboards, and the bonding pattern of masonry walls are all important to duplicate when replacement is necessary. When repairing or refreshing stucco finishes, it is important to understand the role the texture of the stucco finish plays in the design of the structure. Care should be taken to replicate the original finish when stucco work is needed. Replacing or concealing exterior wall materials with substitute materials is not appropriate. For example, placing synthetic siding or stucco over original materials results in a loss of original fabric, texture, and detail. In addition, such surfaces may conceal moisture or termite damage or other causes of structural deterioration from view.

Guidelines

1. Original building materials should be preserved whenever possible.
2. Repairs through consolidation or “patching in” are preferred to replacement.
3. If replacement is necessary, replacement materials should match the original in material, scale, finish, details, profile, and texture.
4. Building materials not originally painted should not be painted.
5. Original building materials should not be covered with other finishes such as vinyl for example.
6. If resurfacing of a stucco surface is necessary, the surface applied should match the original in texture and finish.
7. In choosing paint or stain colors, wood trim and windows should preferably be painted white or in a color lighter than the color of the exterior walls, unless the original specifications calls for a specific color.
8. In most cases, exterior paint should have a matte finish, not glossy or semi-gloss.
9. New materials such as pre-cast concrete or foam plant-ons are inappropriate and should not be applied to building facades.

7.8 **Mechanicals**

The usefulness of historic structures in the modern world is often increased by updating these structures with modern heating and cooling systems, electrical systems, satellite television or broadband internet systems, solar panels, and other mechanical appurtenances that require the location of equipment outside of the historic structure itself. While the location of one of these elements may not seem to make a significant negative impact on a structure or neighborhood, the visible location of many of these elements along the streetscape can have a significant negative effect on the historic character of a neighborhood.

With careful planning, many mechanical appurtenances can be located where they cannot be seen from the public way. Air conditioning units can be placed in the rear yard or through rear windows. Satellite television dishes can usually be placed in the rear yard or on a rear elevation of the roof. Junction boxes can be placed on rear facades. Wiring for cable or telephone equipment or electrical lines can be run through the interior walls of a structure instead of along visible facades.

Even when mechanical equipment must be placed in a visible location in the side or front yards, landscaping or paint treatments can help to conceal these incompatible elements.

Guidelines

1. Satellite television dishes and other mechanical appurtenances should be located in the rear yard, in a location not visible from the public way, whenever possible. Small dishes or other appurtenances (under 2' in diameter) may be located on lower rear roof surfaces, on rear yard accessory structures, on rear facades, or in the rear yard.

2. Mechanical appurtenances that are physically mounted on an historic structure must be attached using the least invasive method, without damaging significant architectural features.

3. Mechanical apparatus not mounted on the structure should be located in rear or side yard areas not visible from the public way whenever possible. In addition, consider placing such apparatus out of sight and sound of neighboring homes, if at all possible.

4. Mechanical apparatus not mounted on the structure may be installed in areas visible from the public way if there is no other technically and economically feasible location for installation and if appropriate landscape screening is proposed and installed as a part of the project. Consult with the City Planning Department for City setback requirements.

5. Mechanical apparatus that must be placed in a location potentially visible from the public way should be obscured from view where possible, including the use of landscape screening and the use of paint colors to match the surrounding environment.



The aesthetic of the Mar Vista Tract flat roofs is sensitive to installation of mechanical apparatus.



Careful placement of ducting and AC-unit made this installation invisible from the street.



Installation of mechanicals visible from the public way should be avoided if possible.



Satellite television dishes and other mechanical appurtenances should be located in the rear yard.



Landscape screening and the use of paint colors to match the surrounding environment should be used if an installation must be placed in public view.



Solar panels should not be placed upon rooftops that are visible to the general public.

6. Utilities should be placed underground where feasible.

7. Electrical masts, headers, and fuse boxes should be located at the rear of a structure where possible.

8. Solar panels should not be placed upon rooftops that are visible to the general public. Location upon detached garages in many instances will be appropriate, or upon rear-facing roofs that are minimally visible from a public street. Solar panels should be low in profile, and should not overhang or alter existing rooflines.

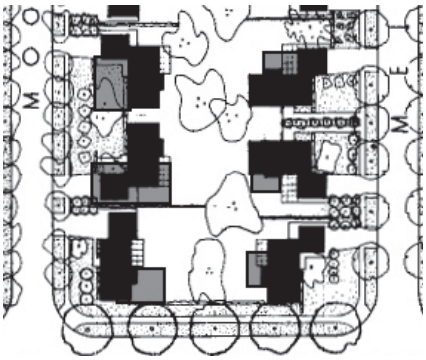
Chapter 8 Residential Additions

8.1 Introduction

Few things can alter the appearance of an historic structure more quickly than an ill-planned addition. Additions can not only radically change the appearance of a structure to passersby, but can also result in the destruction of much of the significant historic material in the original structure. New additions within an HPOZ are appropriate, as long as they do not destroy significant historic features, or materials, and are compatible with both the neighborhood and the building to which they are attached.

Careful planning of additions will allow for the adaptation of historic structures to the demands of the current owner, while preserving their historic character and materials.

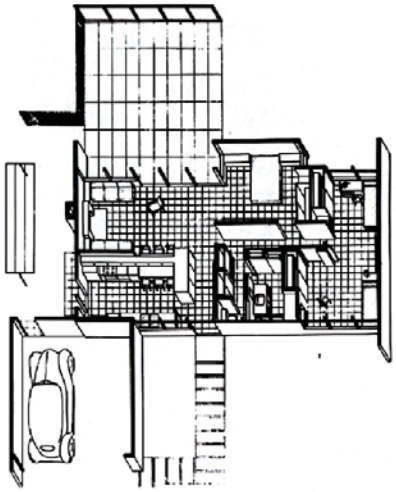
The purpose of this section is to ensure that the scale, height, bulk, massing, and architectural detail of attached additions on main and secondary structures is compatible with the existing context of the historic structure and compatible with the other "contributing structures in the neighborhood".



The additions shown in gray on the left side of the block would be inappropriate because they affect the front facade, break the visible side planes, or are out of scale. The additions shown on the right side of the block are diminutive in scale and would be minimally visible.

8.2 Additions to Primary Structures

While additions to primary structures may be appropriate, special care should be taken to ensure that the addition does not disrupt the prevailing architectural character of the district or of the structure itself. 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. Great care should be taken with additions so as not to communicate a false sense of history within the district with respect to the size and arrangement of structures. For example, a massive second-story addition that maximizes buildable floor area on a single story house in the Mar Vista Tract would be inappropriate regardless of whether or not the addition is adorned with architectural features that appear to be historic.



Typical original floor plan for the 1060 sq ft Mar Vista Tract homes.

Guidelines

1. Additions should be located at the rear of the structure, away from the street-facing architectural façade.
2. Additions that break the plane established by the existing roofline or side facades of the original house are inappropriate.
3. Second-story additions are inappropriate.
4. Additions should use similar finish materials and fenestration patterns as the original structure.



A second-story addition on a single story Mid-Century Modern home in a district comprised of similarly sized single-story Mid-Century Modern homes would be inappropriate



This home had a wing added in the rear. Attention was taken to roof height and style so that it would not be visible from the street.



Additions should use similar finish materials as the original structure. Above an example of the original stucco.



Original eaves and privacy walls



Rear fenestration patterns.

5. Additions should utilize flat roof forms that are consistent with the existing house. Attention should be paid to eave depth and flat roof pitch.

6. The original rooflines of the front facade of a structure should remain readable and not be obscured by an addition.

7. Additions should distinguish themselves from the original structure in a way that will communicate that the addition is new construction while maintaining compatibility in terms of mass, architectural detail, materials, relationship of solids to voids, and color.

8. An addition that affects the original eaves and privacy walls, when found to be appropriate, should preserve the overall look of these original elements by extending them and/or incorporating them in the new design to the greatest extent possible .

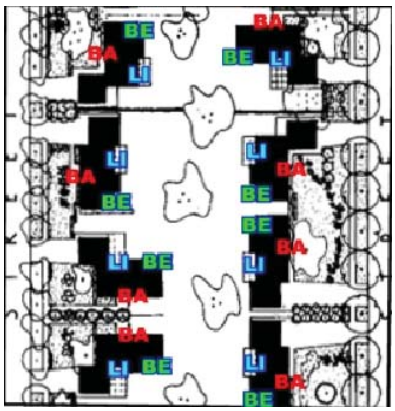
9. Additions should utilize fenestration patterns that are consistent with the existing house, though simplified window types may be an appropriate means to differentiate the addition from the original structure.

10. Additions should be subordinate in scale and volume to the existing house. Additions that involve more than a 50% increase in the ground floor plate are generally inappropriate.

11. Additions should have an orientation and window placement that harmonize with the original site-plan intent to preserve privacy between homes.

12. Additions that would necessitate the elimination of significant architectural features such as chimneys, architectural symmetry or other impacts to the existing house are not appropriate

13. Additions that would require the location of designated parking areas within the front yard area are inappropriate..



Site plan example indicating bathrooms (BA), living rooms (LI), and bedrooms (BE).

Exhibit F: Correspondence Received After Appeal, Submitted by Applicant

Correspondence and Exhibition

3563 Meier Street

Address any Communication to:

WEST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 532
Los Angeles, CA 90012
(213) 978-1300

NOTICE OF PUBLIC HEARING

√ INTERESTED PARTIES
√ APPELLANT
√ APPLICANT
√ CULTURAL HERITAGE COMMISSION
√ GREGORY AIN MAR VISTA HPOZ BOARD

Concerning Property at:
3563 S Meier Street

Case No.: DIR-2016-1514-COA-1A
CEQA: ENV-2016-1515-CE
Community Plan: Palms - Mar Vista – -Del Rey
Council District No.: 11- Bonin

Hearing Date: **Wednesday, October 19, 2016**
Hearing Time: after 4:30 P.M.
Hearing Place: Henry Medina West Los Angeles Parking Enforcement Facility
11214 W. Exposition Blvd.,
2nd Floor
Los Angeles, CA 90064

The West Los Angeles Area Planning Commission invites you to attend a hearing regarding the property highlighted above. The law requires that owners and renters near this site be notified of this hearing. If you do not wish to attend the hearing, you may ignore this notice.

The hearing involves an appeal of the entire decision of the Director of Planning to approve plans for a 711 square foot one-story addition to the rear and side elevation of an existing one story single family home; and restoration work including window replacement and hardscape removal. Categorical Exemption No. ENV-2016-1515-CE was issued as the environmental clearance for the request.

Planning Staff: Ariane Briski (213) 978-1220

APPLICANT: David Nam and Julie Cho
Representative: Jeff Guga, Gaga LLC

APPELLANT: Amanda Seward

Description of proposed project from applicants written for petition to the Mar Vista Tract neighborhood.

BACKGROUND

I am a graphic designer teaching design history and studio classes in the graduate and undergraduate programs at Otis College of Art and Design as well as running my own graphic design studio. My husband is an architect and partner at Frank Gehry's office.

As some of you know, we are currently residing at Ruth Handel and Lloyd Scott's home at 3553 Moore Street in the tract with our two young girls. We have been living here for almost four years now. We have waited for years for our chance to buy an Ain home. Our first Ain residence was in Silver Lake's Avenel Co-op in 2008. We had our first child there. We moved when we realized that we needed a bigger space and also needed to be closer to both of our work. How amazing and serendipitous that the Moore street house was available!! And when we were able to purchase Meier street last July it was truly a dream come true.

Needless to say, when we acquired the house, our biggest "design challenge" was to be able to live in the home with our 2 girls while still preserving the Ain ethos. We knew from living at the Avenel Co-op, which was the same exact floor plan but with a common wall between units, that we could not live there long term with our 2 children.

THE PLANS

We designed the plans to not exceed more than what most of the neighborhood already have in their homes: pushing out the house an extra 4 feet as well as adding an additional bedroom and office towards the back, away from the street so the character-defining traits of the original house is intact from the street. The total addition is 711 square feet.

We are restoring the front hardscape and landscape back to the Eckbo tradition, replacing all the windows to be consistent with the original design, and attempting to salvage the Eckbo landscaping. We are taking off the pool heater above the garage to keep the roof site line clean and without obstruction.

To retain the integrity of the Ain design, we are proposing to build off his 4 foot module, maintaining the bay spacing on the rear elevation. The addition springs from one of Ain's column grids— not the best for the layout, but we wanted to respect the Ain design, and privelege the reading of his elevation from the rear yard. No one will see this but us, but for us it was important. We wanted the addition to be as abstract and minimal as possible, so there would never be any confusion as to what was original. This approach to preservation architecture respects the historic architecture without muddying it, while still being subservient to it.

THE HPOZ PROCESS

Despite our initial trepidation of the HPOZ approval process, we believed in the principals behind the HPOZ and wanted to thoughtfully approach the process. We had two pre-consultations with the HPOZ board before our escrow closed and had three follow up meetings with the HPOZ. The process has been long, a year and a half, but we gained a better understanding of the guidelines and their intentions, and our proposed project is better for it.

We had our public hearing initially scheduled for June 7 but unfortunately there wasn't quorum so we had to reschedule. We met on June 21, in which a few of the neighbors came to express their thoughts and concerns on the project. It was a productive meeting and we were able to have an open conversation on our plans and finally submit our application to the city for COA approval.

THE APPROVAL PROCESS

After the public hearing, we were told it would take approximately 2 weeks to approve our application. However, there was a public comment submitted after the hearing, requesting denial of our project. What would have been a 2-week approval process turned into a 2-month process as the city had to send the application to their supervisors desk to review.

Finally on August 22, we received approval from the city that our plans were approved with a 2-week appeal period to end on Tuesday, September 6.

THE APPEAL

On Wednesday, September 7, we were told that there was an official appeal submitted to the city on Sept 6, late in the afternoon, requesting denial of our project based on the HPOZ guideline that "additions that involve more than a 50% increase in the ground floor plate are generally inappropriate".

The appellant cites that this "ground floor plate" of the home is 1060 sq feet. It is true that the house is originally a 1060 sq foot house (not including the garage). However, at the beginning of the HPOZ process, we discussed this very language. The technical "ground floor plate" as defined by the city includes the eaves and the garage (see attached PDF). With this definition in mind, the proposed addition is under the 50% rule.

This was discussed in depth at 2 of the HPOZ meetings. Had the drafters of the guidelines wanted to keep the 50% rule based on the original 1060 sq feet, they would have explicitly said so. However, understanding that MOST of the houses in the tract now have floor plates that are well over 1060 sq feet, this guideline was designed to be ambiguous for a reason. We discussed that this is why the word "generally" is used in "generally inappropriate"—that there might exceptions to this case that the board would determine. Our planner also stated that the renovation plans did not have to be in complete accordance with the guidelines and that this is what the purpose of the HPOZ board is for, to help the homeowner make decisions according to the guideline. These are guidelines not laws.

The appeal states that the proposed addition goes against the Ain vision of keeping an "imaginative integration of landscape and building". However we believe that our plans are addressing that very idea.

IN CONCLUSION

Frank Gehry was educated at USC in the 50s by Gregory Ain, whom Frank credits with opening his eyes and mind to everything outside of architecture. Ain instructed him that architecture is more than buildings, and emphasized an embracing of all of the humanities, noting that architecture is a social act. Despite some concerns from colleagues that said that living within a context that upheld a nearly 70 year old vision for living would be stifling, we bought a home in this fantastic neighborhood. In the four years we have lived here, we have seen a vibrant and thriving community unlike any other we have experienced—much of that is a testament to Gregory Ain's and Garrett Eckbo's vision. This was shown in full force at our amazing block part in the middle of September. It was a true representation of the Ain/Eckbo ideal in application.

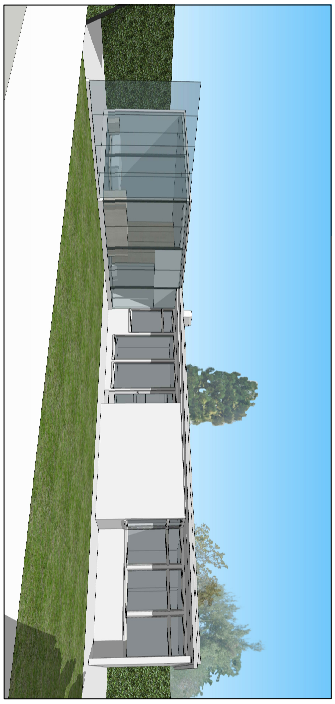
We believe in this home and neighborhood and are putting everything we have into it. We don't need a huge house, we just need enough to live with our girls. I do hope you will strongly consider supporting our plans. At this point, we are so delayed in our schedule and days really do matter in trying to get the project started before the new year.

Thank you so much for your time and attention to this matter.

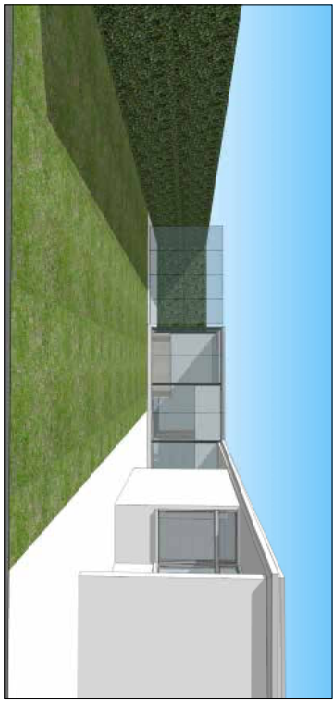
Julie and David Nam *3553 Moore Street*



VIEW FROM MEIER ST.



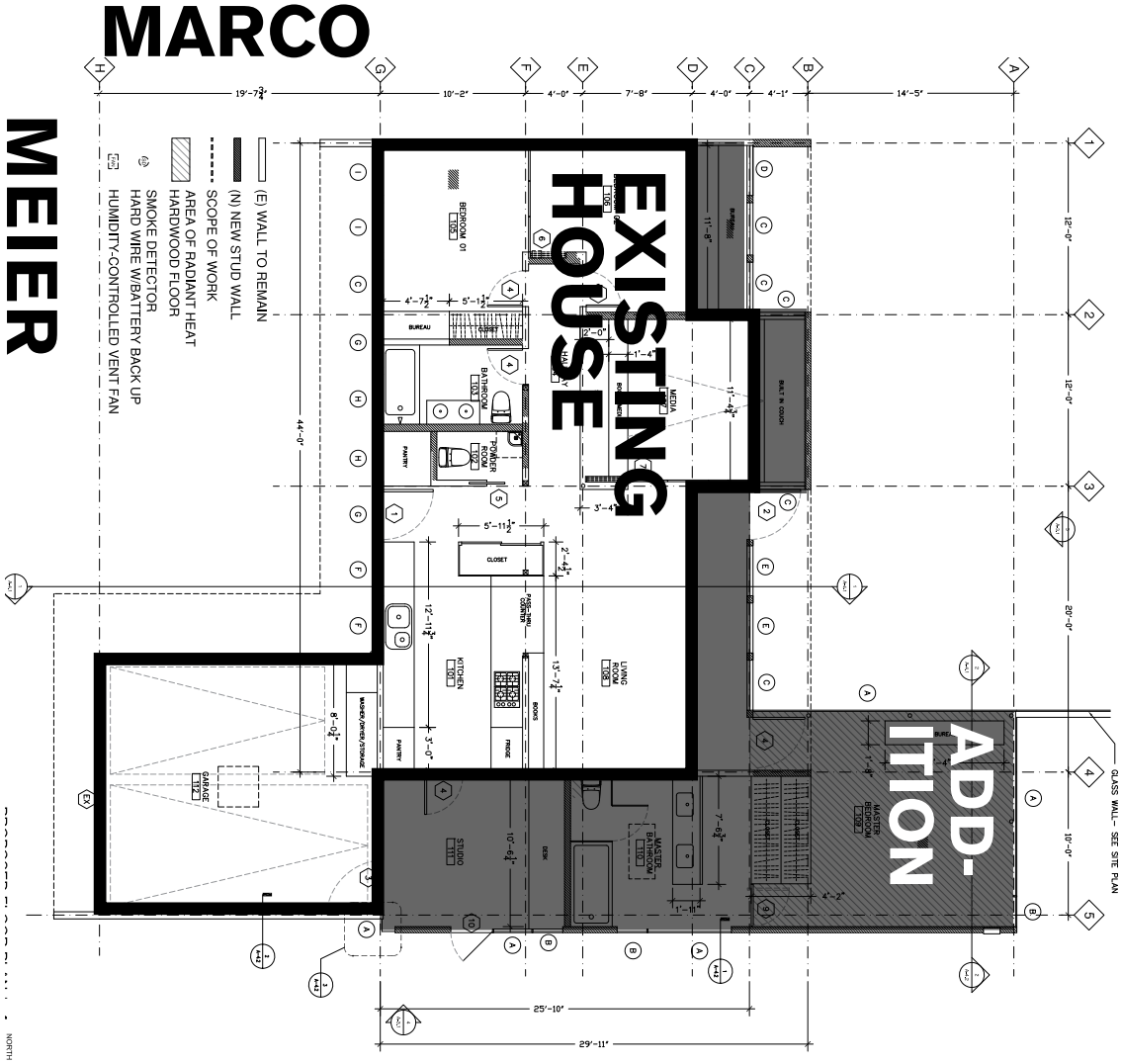
SOUTHWEST FACE OF ADDITION



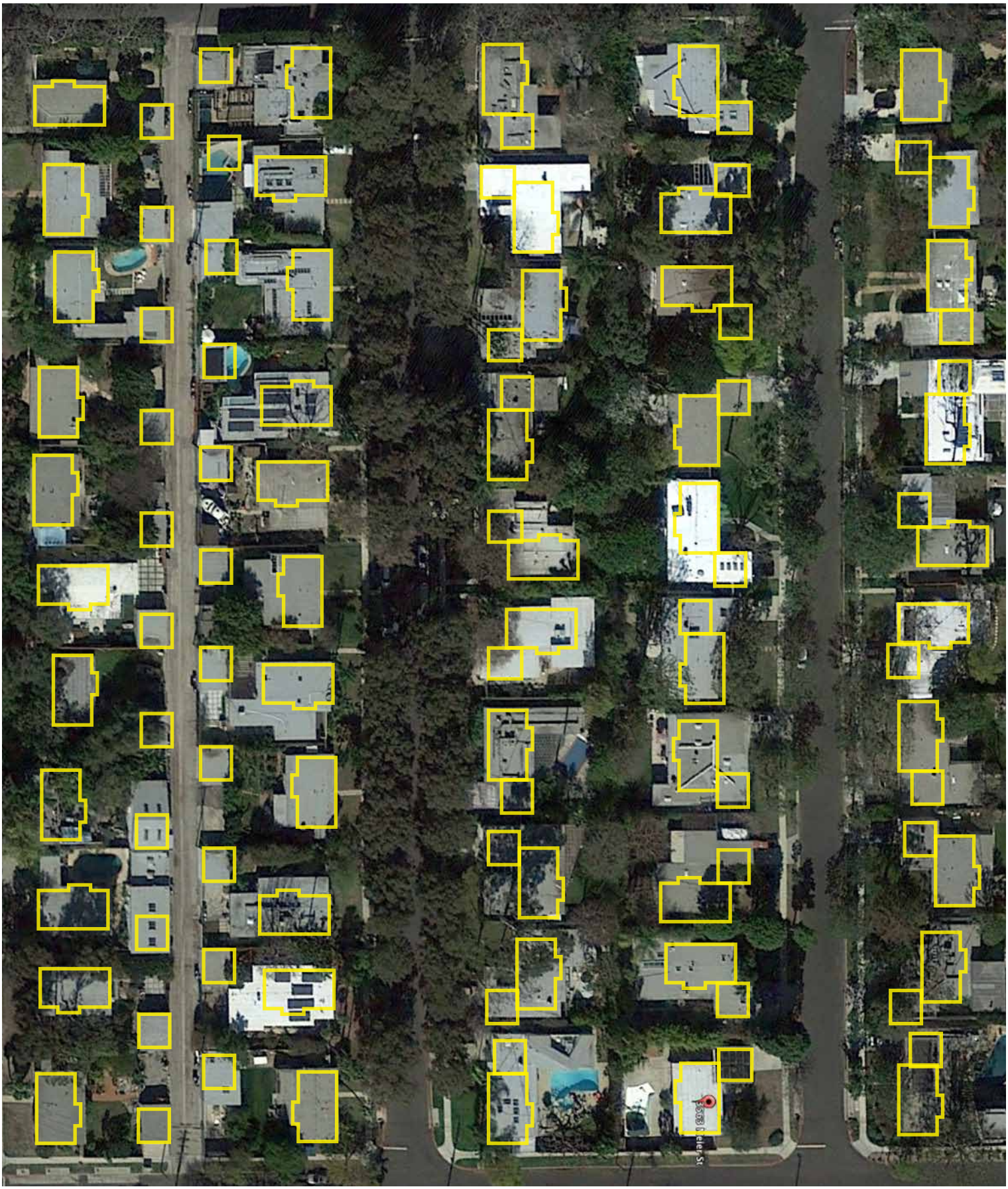
SOUTHERN FACE OF ADDITION



VIEW FROM MARCO PL.



Comparative Overlay—
The yellow outline is of the original Gregory Ain plan from 1948 overlaid on a 2016 Google satellite map of the neighborhood.



PETITION FOR SUPPORT FOR 3563 MEIER STREET

Dear Friends and Neighbors—

We are asking for your support as we enter the final stage of our HPOZ process. We need your help to receive a definitive approval on the renovation of our Gregory Ain home in the Mar Vista Tract at 3563 Meier Street. As most of you know, we have been in a lengthy HPOZ process for a Certificate of Appropriateness approval on our 711 square foot renovation of the exisiting structure. We need this approval in order to begin renovations on the house.

We closed escrow on our home in July 2015 and have since been engaged with the city and the board on our plans for our renovation. We were approved on August 22 by the city however we received an appeal on September 6, citing that our renovation is inappropriate in scope, despite the fact that we have been through 5 separate HPOZ meetings and the city has approved us. This now means we are delayed as the city has to present their findings to a separate commission called the West Area Planning Commission. The appellant will also be present at this meeting to explain their reasons for appeal.

The West Area Planning Commission will ultimately approve or deny our plans.

We need as much support as possible to convince the APC to approve our project! If you could please sign your name on the lines provided to offer your support for our renovation we would be so grateful!

We need to gather signatures by October 5 in time for the October 19 meeting. Every signature counts!

More information on the project is at the end of this document. Thank you SO much for your support.

Julie and David Nam,
new residents to 3563 Meier Street,
current residents of 3553 Moore Street

	NAME	ADDRESS	PHONE NUMBER
1	Russell Smith	3500 Moore St.	(310) 313-1211
2	Kim Cheselka	3507 Moore St LA CA	310-383 5636
3	Sagiv Oren	3515 Moore st	310-2028966
4	Brad Neal	3521 Moore St LA	(310) 9363050
5	Mike Soan	3527 Moore St LA	3106636094
6	Cindy Vance	3536 Moore St. LA	310-390-7038
7	Steve Vance	3536 Moore St	310-390-5266

NAME	ADDRESS	PHONE NUMBER
BECKY & TED NICOLAOU	3556 MOORE ST LA 90066	310-397-1084
Darlene + Bob	~~3560~~ 3550 moore St.	310-403-6820
Myra Boime	3559 Moore St	310-3975059
Ruth Cordish	3542 Moore ST	310 390 4235
Lorraine Alperhranel	3522 Moore St	(310) 391-3975
JOHN K. GOODMAN	3514 MOORE	310 ~~402~~-4323
Dianne Vanderlip	3508 Moore	323 981.0516
Cydnistar	3565 Moore St	917-439-6469

NAME	ADDRESS	PHONE NUMBER
L		
X		
X		
X		
X		
X Marsha + John de Haas	3544 BEETHOVEN ST	(310) 391-9947
X Gertrude Pomish	3520 Beethoven	390 5408
X HUGH BOYLE	3512 BEETHOVEN ST	310 397 2440
V DUIS	3506 BEETHOVEN ST	310 570 0249

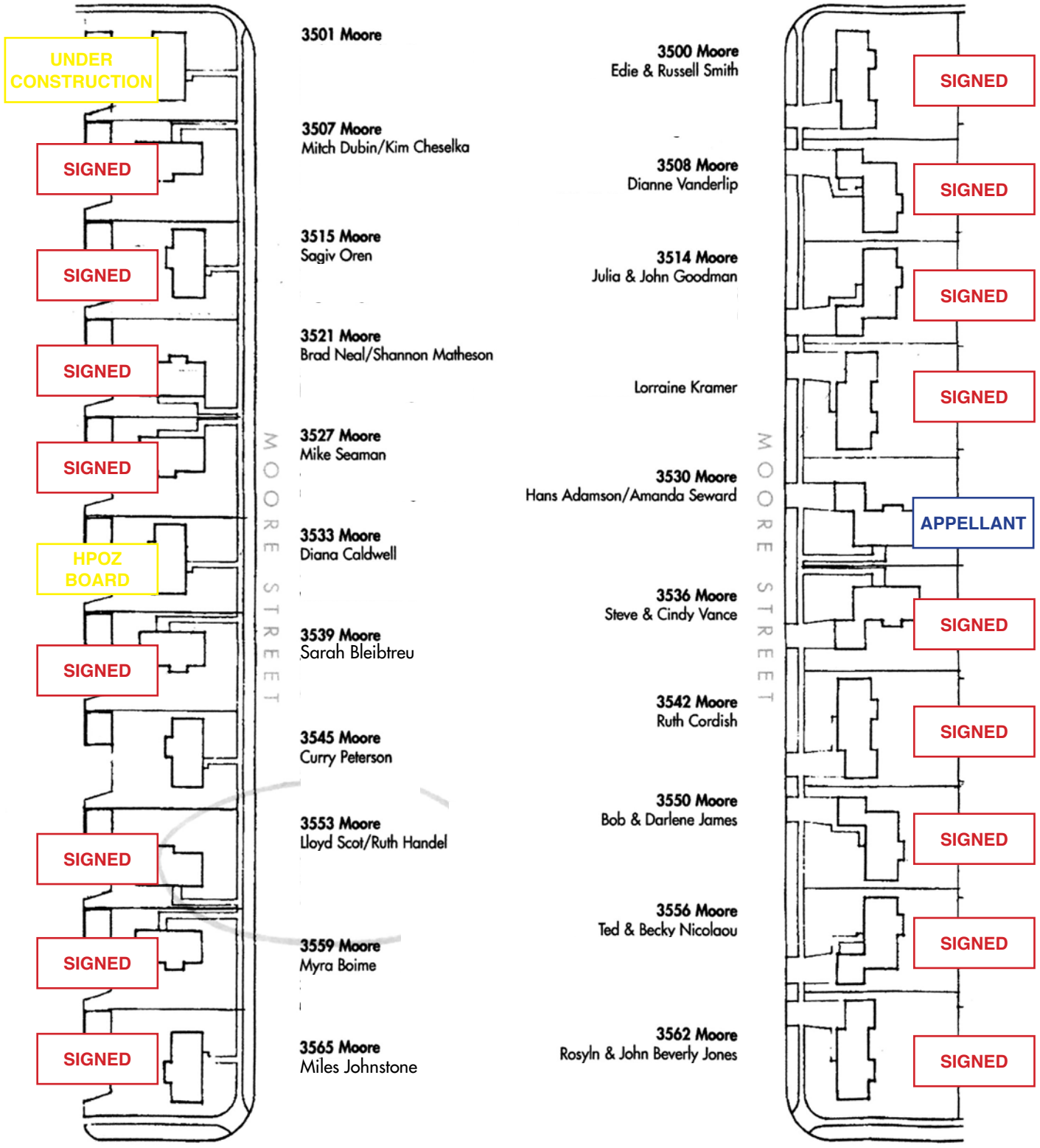
	NAME	ADDRESS	PHONE NUMBER
20	[illegible]	3557 MEIER STREET	310.345.9912
21	X Bonnie Jones	3508 Meier St	310-390-2756
22	X Pontus Willfors	3522 Meier Str	(310) 570-7758
23	X [illegible]	3514 MEIER ST	310 502 5933
24	X [illegible]	3542 Meier St.	323-219-2266
25	X les Major Pascale Vaquette	3550 Meier St	(310) 9155712
26	X [illegible]	3500 Beethoven St.	908-68-6[illegible]
27	X Alicia Zimbo	3500 BEETHOVEN ST	617 549 7847
28	X Roman Ashlo	3562 Meir	310-391-3002
29	Scot + Claude Heywood	3552 Beethoven St	(310) 398-8308
30	X James B. Kornbluth	3551 Meir	398-9094
31	X [illegible]	3557 Meier St.	3/345.9900
32	X [illegible]	3543 Meier St.	
33	X [illegible]	3500 Meir St	(310) 397 1587

	NAME	ADDRESS	PHONE NUMBER
34	X Christine Sariol	3531 Meier St	3109152022
35	Octavia Leclerc-Jones	3523 Meier St	3104879259
36	X ~~BERNARD~~ BELLHA	3520 MEIER ST	310 500 2200
37	X GOKTUG SARIOL	3531 MEIER ST.	3109152022
	X		

	NAME	ADDRESS	PHONE NUMBER
38	DocuSigned by: Ruth Handel B2E2D7F5959A41D...	3553 Moore Streetaddress	310-801-2792 phone
39	DocuSigned by: Lloyd So 3EE8159F5BD1469...	address3553 Moore Street	phone310-560-0484
40	DocuSigned by: Jeffrey and Esther Melczer 28F01F2F0EB843B...	address 3501 Meier St.	phone 323`333`1799
41	DS MD	address3507 Moore St.	phone310-383-4556
42	DocuSigned by: John Beverly Jones C9BC562C48F2474...	address3562 Moore St.	phone310.390.4544
43	DocuSigned by: RL Jones 18A5A0C5F16E44C...	address3562 Moore st	phone310-390-4544

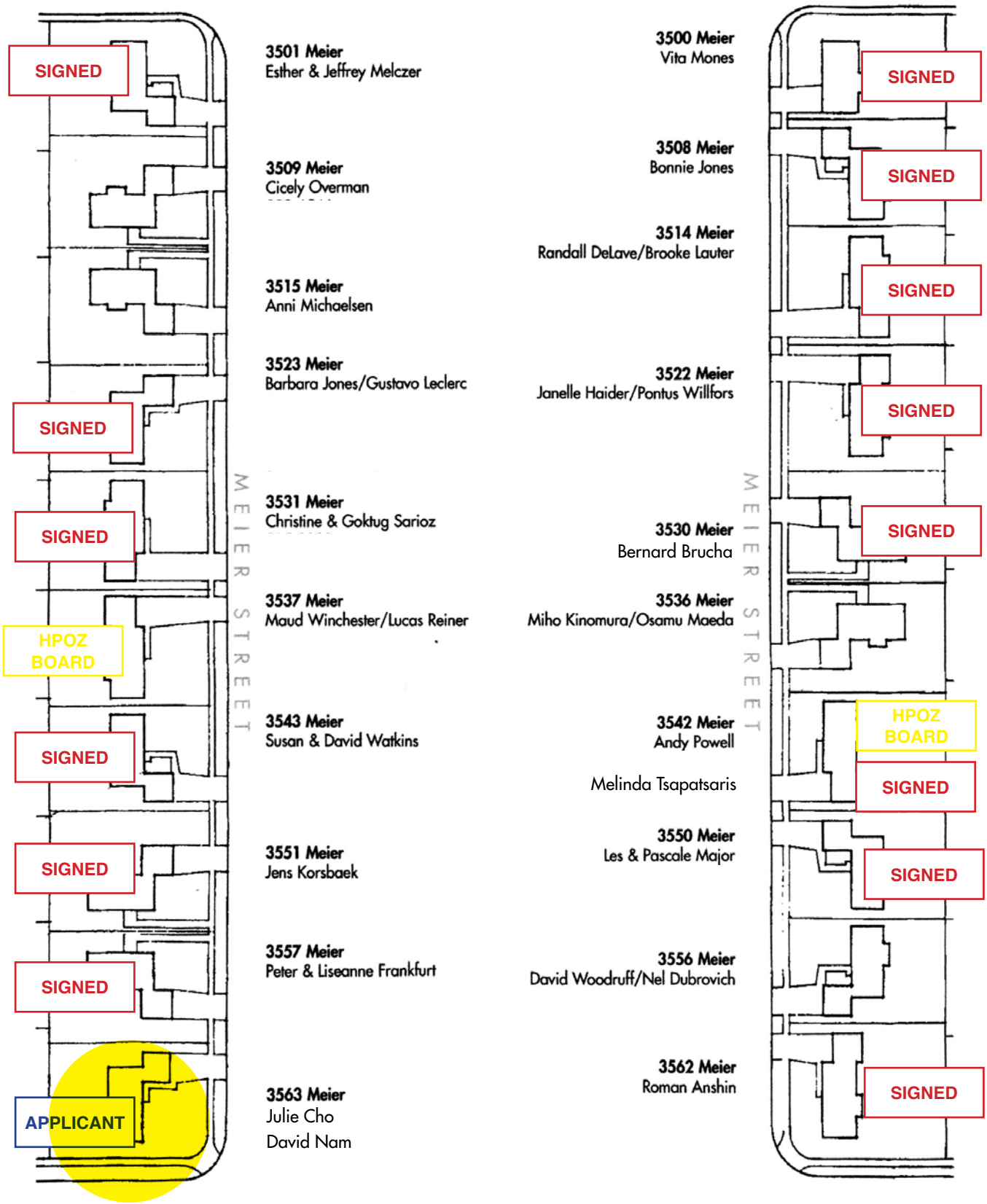
Map of households in neighborhood that have signed in support of the petition—37 out of 46 homes have signed in support (exempt houses are HPOZ members, the appellant, vacant homes and houses under construction)

Moore Street



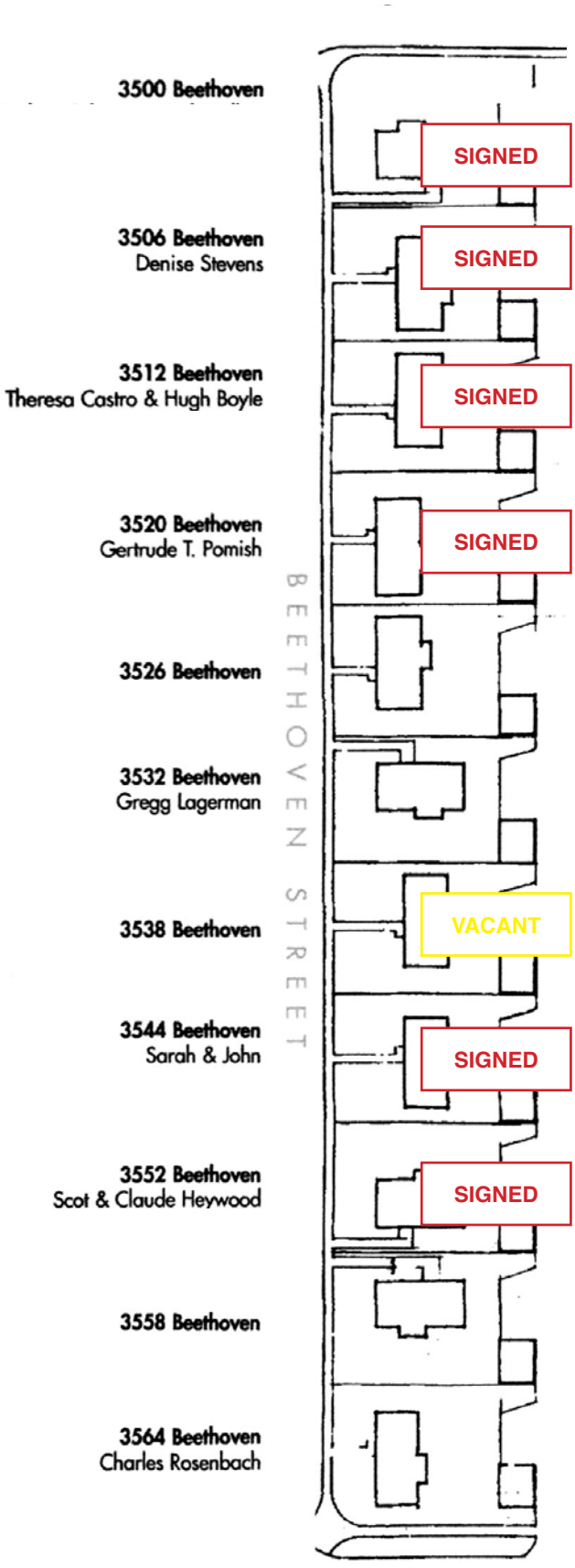
To make additions or changes, please call Cindy Vance at 390-7038 or email at cindy@thinkmodern.com
Alll area codes are 310 unless otherwise noted.

Map of households in neighborhood that have signed in support of the petition—37 out of 46 homes have signed in support (exempt houses are HPOZ members, the appellant, vacant homes and houses under construction)



Map of households in neighborhood that have signed in support of the petition—37 out of 46 homes have signed in support (exempt houses are HPOZ members, the appellant, vacant homes and houses under construction)

Beethoven Street



Letters and emails in support of the proposed project.

From: **Becky Nicolaou** becnic1@verizon.net
Subject: Fwd: Gregory Ain
Date: October 4, 2016 at 5:21 PM
To: Julie Cho julie.cho00@gmail.com

BN

Sent from my iPhone

Begin forwarded message:

> **From:** Myra Boime <mboime@hotmail.com>
> **Date:** October 4, 2016 at 5:16:13 PM PDT
> **To:** "ariane.briski@lacity.org" <ariane.briski@lacity.org>
> **Cc:** becky becnic <becnic1@verizon.net>
> **Subject: Gregory Ain**
>
> I am writing in support of Julie and David. David is a renowned architect and works with Frank Gehry. Julie teaches design at Ottis.
> They have chosen to live in the Gregory Ain community because they love this neighborhood.
> Their design honors and preserves the integrity of the Gregory Ain neighborhood.
>
> Myra Boime
> 3559 Moore Street
> Los Angeles, CA 90066

From: **LISEANNE FRANKFURT** lfrankfurt@mac.com
Subject: Support for the Cho/Nam Addition
Date: October 5, 2016 at 7:59 AM
To: Julie Cho julie.cho00@gmail.com
Cc: David Nam d.nam00@gmail.com, peter frankfurt peterf@imaginaryforces.com

Dear Ms. Briski,

I am writing in full support of our neighbors, Julie Cho and David Nam, and the addition that they have proposed for their Gregory Ain house on Meier Street. My husband Peter and I have lived directly next door to their house for over 21 years. Having known Julie and David as renters in the HPOZ tract on Moore Street, and having attended the meeting where their plans were thoroughly presented and discussed, I couldn't feel more confident that their renovation is completely in the spirit of the Ain tract, and also completely within the guidelines set forth by the HPOZ covenant.

In no way does their plan go against what was the initial motivation for preserving these special houses. As a neighbor, I support them one hundred percent. I have seen their plans, had the opportunity to listen to them and their architect answer questions at the HPOZ board meeting. I am frankly appalled that a neighbor who wasn't even present at the meeting would have the gall to enter an appeal. It's unfortunate to have such an aggressive and negative force in the neighborhood. I would like to suggest an amendment to the process, requiring anyone who puts forth an appeal to have attended the meeting. I believe that any and all concerns regarding this renovation/addition were discussed in detail, and would have eliminated the chances for such a costly delay and frustrating process that has certainly NOT been in the spirit of our wonderful community.

Sincerely,
Liseanne Frankfurt
3557 Meier Street
Los Angeles, CA 90066

From: **John Beverly Jones** jbev@me.com
Subject: Choo Mieer St - HPOZ Project
Date: October 4, 2016 at 5:57 PM
To: Julie.cho00@gmail.com, ariane.briski@lacity.org

BJ

Hi Julie and Arianne
I've attached a PDF of our letter of support for the Choo Meier St. project. I've also pasted the text of the letter below. Please let me know if you need anything further.
All the Best,
Bev.

Roz & Bev. Jones
3562 Moore St.
Los Angeles, CA 90066
310.390.4544
jbev@me.com

October 4, 2016

Dear Julie and David,

Just a brief note to show our support for your renovation on Meier St. We are thrilled to have a family with your sensibilities renovating Sam and Harriett's home. Especially since we will share a back garden fence. We have no doubt that your construction will be in total keeping with the spirit of Gregory Ain and that the work will be completed with minimum impact on the neighborhood.

It's time for the HPOZ to approve your project. I would be happy to share my opinion with anyone if it will help you finally move forward.

Sincerely,
Bev & Roz

Roz & Bev. Jones
3562 Moore St.
Los Angeles, CA 90066
310.390.4544
jbev@me.com

October 4, 2016

Dear Julie and David,

Just a brief note to show our support for your renovation on Meier St. We are thrilled to have a family with your sensibilities renovating Sam and Harriett's home. Especially since we will share a back garden fence. We have no doubt that your construction will be in total keeping with the spirit of Gregory Ain and that the work will be completed with minimum impact on the neighborhood.

It's time for the HPOZ to approve your project. I would be happy to share my opinion with anyone if it will help you finally move forward.

Sincerely,
Bev & Roz

From: **Kim Cheselka** kimcheselka@me.com
Subject: Fwd: Gregory Ain Website Inquiry
Date: October 4, 2016 at 5:39 PM
To: Julie Cho julie.cho00@gmail.com

KC

Begin forwarded message:

From: Kim Cheselka <kimcheselka@me.com>
Subject: **Gregory Ain Website Inquiry**
Date: October 4, 2016 at 4:03:13 PM PDT
To: ariane.briski@lacity.org

Dear Ariane Briski,

I am writing in support of David Nam and Julie Cho and their plans for their home at 3563 Meier St.
While i understand the necessity of limitations on changes to the Ain homes, we need to be able to have a dialogue which includes a modicum of flexibility.

We can't expect this community to attract a diverse group of buyers if we make the process of renovation prohibitively expensive and time consuming.

In a small community such as ours we have the ability for a variety of voices to be heard, not just one.

I believe that David and Julie are respecting the ethos and architecture of Gregory Ain to an extreme and am happy to have them become a part of our neighborhood.

I am saddened that this has not been an easier experience for them.

This process has to become more sensible if we want to remain a diverse community financially and culturally.

Sincerely,

Kim Cheselka/Mitch Dubin

Melinda A. Tsapatsaris
3542 Meier Street
Los Angeles, CA 90066
October 4, 2016

To whom it may concern,

As a homeowner in the Gregory Ain Mar Vista Tract Historical zone, I would like to express my unwavering support for the 711 square foot addition to the home at 3563 Meier Street for Julie Cho and David Nam.

The plans and preservation contribute positively to the future of the neighborhood, and the 3563 addition will not only add to the rich architecture of the Mar Vista Tract, but will restore key elements of the public view.

Gregory Ain himself stood for innovation, community, and progressive social beliefs. Not only do Julie and David totally *get* and honor the development's modern and original design features—but they deeply value and embody what Gregory Ain strove for with this development: community, inclusivity, and diversity.

Julie and David have been transparent, collaborative, and cooperative throughout their entire process. As such, I strongly advocate for their project to be approved so that they can move forward accordingly.

Warmly,
Melinda A. Tsapatsaris

From: **Peter Frankfurt** peter.frankfurt@imaginaryforces.com
Subject: Letter of Support
Date: October 4, 2016 at 11:25 AM
To: Julie Cho Julie.cho00@gmail.com, David Nam d.nam00@gmail.com

PF

Dear Ms. Briski,

I am writing you to express my enthusiastic support for the renovation/addition that David Nam and Julie Cho have proposed for their home at 3563 Meier Street. My wife Liseanne and I have lived next door to the property for 21 years. We feel privileged to be part of the Ain Tract community and truly enjoy both the beauty of Ain's and Ekkbo's scheme and camaraderie of the neighborhood. I was a skeptical but ultimately enthusiastic supporter of the HPOZ process, conscious of it's worth but worried about its implementation. Liseanne and I have watched how David and Julie worked out the details of their plan; they have been consistently open and transparent about what they hoped to do. They amended their plan several times in answer to concerns from some of their neighbors. The process was quite slow as is often the case when dealing with the HPOZ. We attended a public hearing over the summer (nearly two years after closing on the house) where they and their architect presented their revised proposal to the Board of Appropriateness and we registered our support. It really is a beautiful and deeply considered scheme that meticulously meets all of the criteria set forth in the Ain Tract HPOZ guidelines. I was delighted to hear that the Board and the city had approved the proposal. I was similarly aghast when i found out that a single neighbor had lodged a complaint in literally the last hours of the review process, thus setting back David and Julie and adding yet more time and expense to what has become a really arduous process. I ask you, Ms. Briski to approve the 3563 plan so David and Julie and the community of the Ain Tract can peacefully and productively move forward. Thanks for your consideration, Peter Frankfurt

Attn: Ariane Briski
Re: Remodel of Meier Street home of Julie Cho and David Nam
Date: October 4nd, 2016
From: Ruth Handel, 3553 Moore Street, Los Angeles, CA 90066

The AIN HPOZ was created specifically to protect our neighborhood from façade remodeling and 2nd stories.

Very quickly after being created, the HPOZ became a fractious, unhappy situation in our neighborhood due very specifically to the over-reaching efforts of a few self-appointed Ain-arbiters who reside in our neighborhood. Suddenly every bit of home remodeling and tree planting was suspect. The arbiters were busy peering over walls, standing guard over trees, and threatening action.

After a decade of people hiding in their homes, there had seemingly been a détente. In recent years we have seen amazing work done to homes, including the rebuilding and restoration of homes on Moore Street, and refurbishing of homes on Meier and Beethoven. We have also seen front yards re-landscaped, garages torn down and replaced, and hardscape installed without much fuss.

Our newest homeowners, David Nam and Julie Cho, have prepared plans for the upgrading of their home on Meier. After going through all the appropriate channels and presenting their plans repeatedly at HPOZ meetings and to the city, they have been approved. At the ***ultimate moment*** of the approval period, Amanda Seward put forth an appeal stopping their plans.

While David and Julie followed all protocols and received approval, Amanda did not attend the review meeting where the issue she objects to was discussed, nor did she approach the couple to discuss their plan. Instead, at the 11th hour, at the last moments of the waiting period, she filed her appeal, causing Julie and David to undertake another presentation of the plan, and commence another long review period. Amanda is questioning the square footage of the plan, which was already reviewed by the board and approved. She also apparently stated that she would not withdraw her appeal until there were assurances that a new HPOZ plan would include her conditions on square footage.

#1. AMANDA IS NOT THE DECIDER OF OUR NEIGHBORHOOD PLAN.
#2. OUR HPOZ WAS FORMED TO PROTECT FACADES AND AVOID SECOND STORIES.
#3. Why did Amanda wait until the last moment to file her appeal? I would be hard-pressed to believe that this was the only open minute, but rather that this was a calculated effort on her part to stop the Nam's remodel effort and force a lengthy appeals process.

The Gregory Ain and Garrett Eckbo ethos was of a neighborhood connectedness

—open lawns, shared fruit, windows to the street! These actions are the opposite of modernism and this intent of the design. ***What's more, this aggressive action may unite the neighborhood AGAINST further restrictions by the HPOZ.***

I have attached a letter from a former resident of the neighborhood, who grew up in the house that I own, which we bought from her parents, and that the Nam's are renting, on Moore Street. L describes the home being enlarged and how they used that extra space for their piano, office, and bedrooms. How wonderful the neighborhood was, with frequent parties. She added the owners realized how special and wonderful their homes were.

David Nam is an architect, and the couple the most Ain-living people on the planet. They are living in their second Ain space, and have purchased the third. Clearly he understands "plans" and Ain's architecture. They are Ain Tract homeowners trying to upgrade their home just as MANY of the homes in the neighborhood have been enlarged and upgraded.

As a homeowner in the tract I am extremely concerned that one person can stop work and will be actively encouraging our HPOZ to include language that stops this type of harassment.

Ruth Handel
3553 Moore Street
310-801-2792

SEPTEMBER 19TH, 2016 EMAIL FROM THE FORMER RESIDENT WHO GREW UP IN MY HOME ON MOORE STREET HIGHLIGHTING THE BENEFITS OF EXPANDING HER HOME, AND COMPLIMENTING THE REMODEL THAT WE DID, IN THE AIN STYLE.

Hey Ruth!
Sorry that I didn't get to write to you to answer your Aim Tract questions before the block party but I was gone for the weekend!
So here goes!
#1: My background on Moore St. is: I moved in when I was 4 years old...and left to go to college when I was 18 (1956-1970).
There was incredible camaraderie...the kids who lived on the block were always outside "playing... and our parents were good friends as well...
I remember that on a weekend evening, some of

the families would get together weekly before dinner for "happy hour"...and we would rotate between the different homes to host!

#2: Homeowners that I remember were very aware that these few blocks of homes were different from the other homes just a few blocks away... very special...architecturally, way ahead of their time...and mostly, when the homeowners remodeled, they tried to stay within the Ain style.

#3: …Of course, we often visited my parents for the years between 1970 to 1998,

#4: I remember some of the houses being painted darker colors on the outside...but my parents always kept ours beige-ish...inside and out!
We never used the sliding wall...but I remember that my parents always kept it in its original state because they "might" use it some day!
Before they added on the master bedroom, we only had the 2 bedrooms. After the remodel, they used the bedroom facing the yard as an office...and the den became a sort-of extension of the living room (they were also musicians so they had a grand piano in there).
And my kids loved to pick the guavas in front when we came to visit!
Yes, there was definitely an awareness that those homes were unusual...and special!

Thanks for sending those photos of the house now!... you really kept to the Ain philosophy!...it looks great!

The block party must have been a blast!
Was there anyone there from my generation?!
Take care.
L



AIN LETTER FINAL_Ruth HAndel

Adobe Sign Document History 10/04/2016

Created:	10/04/2016
By:	julie cho (julie.cho00@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAN3fqBZ_g0S4Xi0ez3sWnS6a-8Uz7NyB6

"AIN LETTER FINAL_Ruth HAndel" History

Document uploaded by julie cho (julie.cho00@gmail.com) from Acrobat
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Document emailed to ruth handel (ruthhandel1@me.com) for signature
10/04/2016 - 9:00:18 AM PDT

Document viewed by ruth handel (ruthhandel1@me.com)
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Document e-signed by ruth handel (ruthhandel1@me.com)
Signature Date: 10/04/2016 - 9:07:52 AM PDT - Time Source: server- IP address: 50.136.242.226

Signed document emailed to julie cho (julie.cho00@gmail.com) and ruth handel (ruthhandel1@me.com)
10/04/2016 - 9:07:52 AM PDT

Goldcoast Properties www.thegoldcoastproperties.com
1716 Main street. Suite 2 • Venice, CA 90291 • Te: 310. 452.1200 • Fax: 310. 450.9098

October 4, 2016

Re: 3563 Meir Street

To whom it may concern:

My name is Brad Neal and I live at 3521 Moore Street in the Gregory Ain Tract with my partner of 20 years and our 12 year old son. Three years ago we did a complete renovation of our home. I am writing to you in support of Julie Cho and David Nam's application to renovate their new home at 3563 Meir Street. I have reviewed the drawings and have visited the site and I am fully supporting this thoughtful and appropriate renovation of their Ain home.

I have spoken to 3 dozen Ain residents either telephonically or in person and I found that all of them are in support of this project too.

Please feel free to contact me directly if you have any questions.

Most Sincerely,

Brad Neal
310 936 3050