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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Compliant submissions received after the Initial Submission deadline up to 3:00 p.m. Thursday of the week prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Compliant submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Planning APC Central <apccentral@lacity.org>

Appeal to the denial of a project involving a 2nd-story addition at 6500 Olympic Place

joanna meszaros <meszarosj@sbcglobal.net>
To: "apccentral@lacity.org" <apccentral@lacity.org>

Tue, Nov 26, 2019 at 11:36 AM

Hello,
Attached is my letter regarding the upcoming appeal. Hard copies will be mailed.
Sincerely,
Joanna Meszaros

Joanna Meszaros
6508 Olympic Place
Los Angeles, CA 90035

November 26, 2019

Commission Executive Assistant
20 North Spring Street, Room 272
[Los Angeles, CA 90012](#)

Re: Appeal to the Denial of 2nd Story Addition at [6500 Olympic Place](#)

Dear Sir or Madam,

My name is Joanna Meszaros and my home is next door to, west of, Jennifer Quinn's on Olympic Place. I would like to take this opportunity to express my strong opposition to Jennifer Quinn's proposal for a 2nd story addition. Unfortunately I am out of the country otherwise I would have attended the meeting. My letter will have to suffice.

South Carthay is a gem, a unique pocket of mostly single-story historic homes in the middle of this enormous city. It is remarkable that this relatively large neighborhood of lovely homes has remained mostly intact and it is solely thanks to its participation in the HPOZ. Without the HPOZ and its strict rules governing construction, South Carthay would resemble many other neighborhoods in Los Angeles with their ungainly and unsightly mixes of older houses and modern boxes.

The majority of the single-family homes in South Carthay are single-story with a few exceptions. Those on Whitworth, the street just south of Olympic Place, were originally 2-story structures as is a house on Alvira and a house on La Jolla. The three other 2-story homes in the area were altered before the existence of the South Carthay HPOZ or before it was well-enough organized to halt their construction. There is no reasonable precedent to allow for a 2nd story.

I, as the next-door neighbor, will be the one most affected. The proposed addition will be visible from Olympic Place and La Jolla with 1000sft looming over my home encroaching upon my privacy and affecting my home's value.

Earlier this year Jennifer Quinn's application for a Certificate of Appropriateness was unanimously denied by the HPOZ board, preceded by repeated denials when submitting her proposed plans. The board did what it is charged to do, uphold the rules governing South Carthay which very clearly state, no 2nd stories.

If you do not uphold the decision made by the South Carthay board then there is no point to the HPOZ. You will be setting an irreversible precedent and this will be the first of many such constructions. It will fly in the face of those who worked so very hard to establish the HPOZ and change the face of what makes the neighborhood worthy of historic preservation. South Carthay will not be the same.

Again, do you have any idea what kind of precedent you will set?

Sincerely,

Joanna Meszaros



OPPOSITION TO Case No. DIR-2019-3828-COA, CEQA No. ENV-2019-3829-CE, Site: 6500 Olympic Place

SUITE A TALENT AGENCY <suite-a@earthlink.net>

Tue, Nov 26, 2019 at 4:17 PM

To: apccentral@lacity.org

Cc: "Brad Kane, President SCNA/PICO" <bkane@kanelaw.la>, "Ron Sokoloff, SCNA Board" <ronsokoloff@gmail.com>, "HPOZ Ed Friedman, Mayoral Seat" <Efriedman@taflaw.net>, "Lisa Kaye, 1137 La Jolla" <lk@lisakaye.com>, "Jonathan Kaplan, Carthay HPOZ Meeting" <jonathan.kaplan@lacity.org>, "Lloyd Robinson, personal" <suite-a@earthlink.net>

CENTRAL LOS ANGELES AREA PLANNING COMMISSION

Commission Executive Assistant

[200 North Spring Street, Room 272](#)

[Los Angeles, CA 90012](#)

Sending Email plus Original and 7 copies for Delivery
to Commission

OPPOSITION TO PROPOSED PROJECT: [6500 OLYMPIC PLACE](#)

(Two Story rear Addition and the infill of a side-facing porch on a One-Story single Family Residence WITHIN THE SOUTH CARTHAY HISTORICAL PRESERVATION OVERLAY ZONE)

TO: Planning Commission Members

This proposed Addition has been, during the past six years, before the H.P.O.Z. twice for Consultation and once for formal Hearing. In each instance Community Opposition has been strongly opposed. South Carthay H.P.O.Z. is composed mainly of one story Spanish Regency style homes. South Carthay H.P.O.Z. is the second oldest HPOZ in Los Angeles. As result of strong community support our neighborhood has not been impacted by the waive of mansionization which has swept across Los Angeles. Our neighborhood remains a testament to the architectural history of the development of Los Angeles along the western corridor in 1934.

If this Addition were to be approved it would open the door wide to the addition of second stories throughout South Carthay changing for ever the traditional look of our neighborhood.

As a former two term member of the South Carthay H.P.O.Z. appointed by Los Angeles City Council President Herb Wesson and a two term member of P.I.C.O. Neighborhood Council, appointed by Los Angeles City Council Member Paul Koretz, I have canvassed our neighborhood and know first hand the general feeling of opposition.

The two attached letters reflect the prior opposition as discussed in the years prior to 2017 and again in 2019.

We stand united in this opposition with the majority of our neighbors.

Lloyd & Margaretrose Robinson

[1122 S. La Jolla Ave., Los Angeles, CA 90035](#)

Homeowners in South Carthay since 1990.

SUITE A MANAGEMENT TALENT & LITERARY AGENCY

170 S. Beverly Drive, Suite 310, Beverly Hills, CA 90212

PH: 310 278 0801 FX: 310 278 0807 EM: suite-a@juno.com

Lloyd D. Robinson, Agent / Principal

Personal Contacts: cell: 310 666 4333 em: suite-a@earthlink.net
(Signatory Agency: W.G.A. / D.G.A. / S.A.G.-A.F.T.R.A.)

2 attachments



4 3 19 Opposition Letter for 6500.docx

19K



1 29 17 Opposition to 6500 Petition for 2nd Story add.docx

19K

SUITE A MANAGEMENT

Talent & Literary Agency

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

LLOYD D. ROBINSON

Agent/Principal

OPPOSITION TO 2ND STORY ADDITION
FOR 6500 OLYMPIC PLACE: 4/3/19

Dear Jonathan:

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

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

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

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

Sincerely,

Lloyd Robinson

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

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

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

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

SUITE A MANAGEMENT

Talent & Literary Agency

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

LLOYD D. ROBINSON

Agent/Principal

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

January 29, 2017

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

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

Lloyd Robinson

cell:310 666 4333 em: suite-a@earthlink.net

Former HPOZ Board Member

Former PICO Board Member for S.C.

DOCx: HPOZ/6500 Olympic Place/ Opposition to Petition

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

November 30, 2019

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

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

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

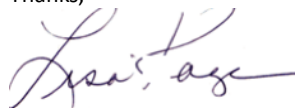
Although I can appreciate both the time and financial commitment Ms. Govey has expended to prove her case over the past few years, I do believe that adding additional height (no matter how insignificant she maintains) to existing and conforming HPOZ properties sets a bad precedent given the enforcement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

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

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

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

Thanks,



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

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

November 29, 2019

VIA E-MAIL & US MAIL

Executive Assistant
Los Angeles City Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012
apccentral@lacity.org

Re: Opposition to Appeal of Denial of Petition for Second Story at 6500 Olympic Place

Dear Members of the Los Angeles City Planning Commission:

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

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

I object to the proposed addition to the home at 6500 Olympic Place. The owner/project proponent's petition for the proposed addition was denied by the South Carthay HPOZ Board a few months ago, and the appeal of that denial is now before you. I continue to be opposed to the proposed addition and now to the owner's appeal.

A number of years ago, the owner/project proponent requested my signature for a different proposal, which I gave based on a misunderstanding of that proposed project. I do not support that past project or the current proposal. If the current owner/project proponent is relying upon my signature to support the current proposed addition, please delete my signature before making any determination regarding the appeal before you. I oppose the proposal and urge you to deny this appeal.

Further, I encourage you to require confirmation that all signatures offered by the appellant in support of this appeal are those of current residents of South Carthay. My understanding is that many of the signatures were collected several years ago, and the signatories may no longer be owners and/or residents in the South Carthay neighborhood.

Very truly yours,



Patricia M. O'Toole

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

November 22, 2019

To: Area Planning Commission
Re: Case No. DIR-2019-3828-COA

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

The following is my response to the appeal filed by the Appellants Jennifer Quinn Gowey and Eric Gowey ("Appellants") from the denial of a Certificate of Appropriateness (the "COA") with regard to their proposed construction of a second story addition to their home at 6500 W. Olympic Place (the "Property").

The August 15, 2019 meeting of the Board, at which the Board unanimously refused to recommend approval of the COA, was the fourth appearance of Appellants before the Board (and the predecessor board which handled the South Carthay HPOZ before being merged into a board handling the three Carthay neighborhoods). Each of those appearances was for a consultation, and at each of those hearings the boards made it clear to Appellants that the 2010 South Carthay Preservation Plan (the "Plan") stated that second story additions "are not appropriate". [While Appellants continually refer to their proposed project as "a one-half (1/2 story addition)", that characterization is wholly disingenuous. They are currently living in a one-story house with a high roof line in one location. Although they are looking to add a second story which for all purposes will function as a second story, they maintain that they are adding only a half story because it will project only a half story above the highest part of their roof.]

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

Appellants misstate the evidence that was presented at the hearing on August 15. There was no evidence that the Plan was not intended to prohibit second-story additions. The plain language of the Plan makes clear that second-story additions would not be permitted. Also, although the Plan must prevail over the individual views of residents, it remains that there was

not overwhelming support of the neighborhood for the project. Some neighbors spoke in favor of the project; others spoke against it. The vast majority of the residents of South Carthay were not present. In my view, one of the most persuasive arguments made by a neighbor and former chairperson of the South Carthay HPOZ was in the form of a letter from Michael Olecki which was first presented at one of the consultations in 2016 and again introduced at the August 15, 2019 hearing. The letter from Mr. Olecki, since deceased, is attached hereto as Exhibit A.

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

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Edward Friedman', with a stylized, sweeping flourish extending to the right.

EDWARD FRIEDMAN

EXHIBIT A

[see attached]

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

October 5, 2016

James Caccavo
Chair, South Carthay HPOZ Board
email: JimCaccavo@propertyinjax.com

Edward Friedman, Esq.
Secretary, South Carthay HPOZ Board
email: EFriedman@taflaw.net

Sharon Christie
Board Member, South Carthay HPOZ Board
email: Sharonc110@gmail.com

Trevor Behner
Board Member, South Carthay HPOZ Board
email: TrevorB@FisherPartners.net

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

Dear Members of the South Carthay HPOZ Board:

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

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

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

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

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

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

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

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

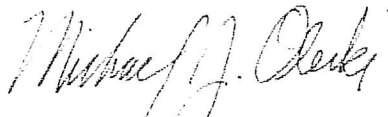
* * *

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

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

Thank you.

Respectfully submitted,

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

Michael J. Olecki

cc: Blair Smith
(By email)

BLAIR.SMITH@LACITY.ORG

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

November 26, 2019

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

RE: Case #DIR-2019-3828-COA, 6500 Olympic Place
Central Los Angeles Planning Commission/December 10, 2019

This applicant has four times been told **NO**, twice by the original South Carthay HPOZ Board and twice by the recently created Joint Carthay HPOZ Board. The reason is simple: The South Carthay HPOZ Preservation Plan specifically precludes second-story additions on single-family homes.

I moved to what is now South Carthay in 1974. The neighborhood had no name. It was a series of residential Streets with no identity. It was a neighborhood "at risk". In 1980 some of us started a neighborhood Association; I am still its treasurer. We gave the neighborhood the name of South Carthay; we began an aggressive neighborhood watch; street trees were planted. The Neighborhood Association became the vehicle for the formation of the HPOZ. In retrospect, the HPOZ was our greatest achievement. South Carthay has become a highly sought after neighborhood because architectural integrity has been preserved by the HPOZ. I give you this history because you need to know it did not come easily. There were many battles to establish a neighborhood identity and the HPOZ.

In 1988 my growing family moved within the HPOZ to gain a bedroom and a bathroom. When our situation changed, we did not expect the neighborhood to change for us. Likewise, the applicant needs to find a solution that does not involve destroying the HPOZ. There are 3,000 square foot homes in nearby neighborhoods. Of course, they are not the wonderful Spanish style homes, and neighborhoods are not so charming or historically intact. Well? She wants it both ways: to enjoy a neighborhood with architectural and historical integrity---and to change it!

Over the years, many applicants have had second-story additions denied by the Board or were advised in staff consultations that second-story additions are not allowed by the Preservation Plan. The Preservation Plan was adhered to and the neighborhood has benefited.

If this project is approved, the door will have been opened to second-story-additions by any owner or speculator/developer. Based on the precedent they would have solid legal grounds to demand approval. The character of the neighborhood will have been dramatically changed, and the purposes of the HPOZ defeated.

Please deny this application.
Sincerely,

Steve Friedland

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

October 5, 2016

James Caccavo
Chair, South Carthay HPOZ Board
email: JimCaccavo@propertyinjax.com

Edward Friedman, Esq.
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Consultation
"Second-story addition to a one-story structure on a corner lot"**

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

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

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

* * *

James Caccavo *et al.*

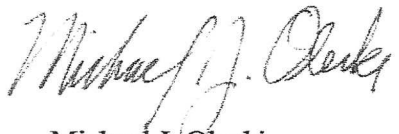
October 5, 2016

Page 3

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Michael J. Olecki

cc: Blair Smith
(By email)

BLAIR.SMITH@LACITY.ORG

DAY OF HEARING SUBMISSIONS

#Item 6

Committees:

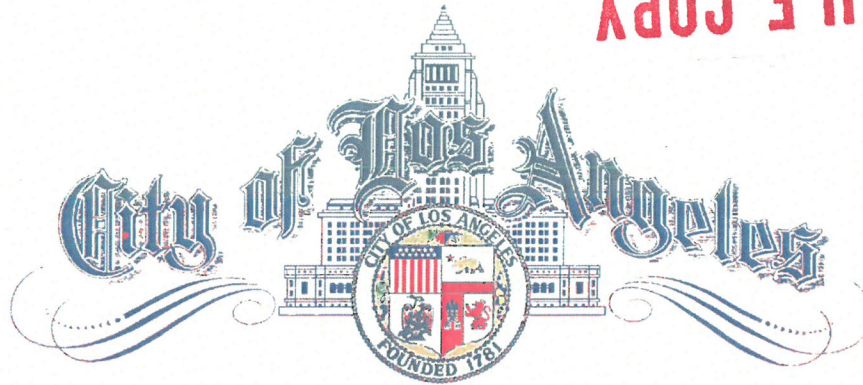
Chair
Personnel & Animal Welfare

Vice Chair
Transportation

Member
Budget & Finance
Energy & Environment

Website: <http://cd5.lacity.org>
Email: Paul.Koretz@lacity.org

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PAUL KORETZ
Councilmember, Fifth District

City Hall Office:
200 N. Spring Street
Room 440
Los Angeles, CA 90012
(213) 473-7005
(213) 978-2250 Fax

Valley Office:
15760 Ventura Blvd.
Suite 600
Encino, CA 91436
(818) 971-3088
(818) 788-9210 Fax

West L.A. Office:
6380 Wishire Blvd.
Suite 800
Los Angeles, CA 90048
(323) 866-1828
(323) 852-1129 Fax

April 4, 2019

Los Angeles Department of City Planning
Office of Historic Resources
Carthay Circle, South Carthay and Carthay Square
Historic Preservation Overlay Zones Board

Re: 6500 Olympic Place

Dear Board Members and Staff:

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DEC 10 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

As you know, the preservation of historic resources has been a high priority for me and my staff. I have strongly supported the designation of neighborhoods and properties for protection as historic or cultural resources and have taken actions to ensure that historic preservation guidelines are followed when homeowners need to remodel or make improvements.

I write to you in support of the proposed, *revised* Project which has evolved over a long period of time with numerous revisions in response to prior HPOZ Board and staff requests starting in 2011 and then again in 2016.

The South Carthay HPOZ Preservation Plan states in Section 8.2, *Additions to Primary Structures*, states that "*Additions that are small in size, located to the rear of existing structures, and that replicate existing building patterns such as roof forms and fenestration, tend to be more successful than those that do not.*" The guidelines in that subsection are adhered to for the most part by this project, such as the location of the addition to the rear of the structure, a proposal that does not significantly break the plane of the existing structure, and the use of identical finishes and architectural features to the existing Spanish Colonial home.

In regard to Guideline 3, "*Additions that comprise a new floor (for instance a new second floor on a single-story house) are not appropriate,*" a recent Report by SWCA Environmental and Nelson White, its Architectural Historian, discussed this issue and determined that the Project, as revised, substantially complies with that guideline. As set forth in the SWCA Report, the revised Project would "*add a half-story addition above a rear portion of the subject property. The addition would rise 4 feet, 6 inches above the primary façade ridgeline and would be horizontally set back from that ridgeline 5 feet, 5 inches. The addition would also be situated*



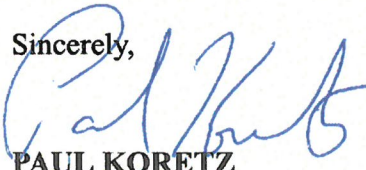
behind the ridgeline of the east façade and on the west façade it would be stepped-in 3 feet, 8 inches from the edge of the roof. The low height and setbacks would retain the primary (north) façade and the secondary east and west façades, thus "preserving the look and scale" of the original dwelling". I believe this proposal significantly complies with the South Carthay HPOZ Preservation Plan.

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

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

Based on the long history of this Project, the numerous revisions made including the reduction of size and height, and the strong neighborhood support, I support the revised Project. If you have any questions or concerns regarding this letter, please contact my planner, Aviv Kleinman at 818-971-3088.

Sincerely,



PAUL KORETZ

Councilmember, 5th District

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Proposed Findings by Applicants/Appellants
Central Area Planning Commission
DIR-2019-3828-COA

DEC 10 2019

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The Director of Planning erred and abused its discretion for the following reasons:

1. **The Preservation Plan includes a photo showing an example of a Second Story Addition that "is appropriate."**

The South Carthay Historic Preservation Overlay Zones (HPOZ Preservation Plan) is inconsistent in that there is language which states that second story additions are not appropriate yet the Preservation Plan includes a photo example of a second story addition that is appropriate.

2. **Based on evidence presented, the proposed Second Story Addition would not result in any substantial visual impacts on surrounding properties or the public street.**

There was substantial evidence presented including numerous Project revisions and lowering of roof height as was requested by the prior HPOZ Board and City Planning staff; photos showing the views of the existing residence and proposed second story addition which do not reflect any significant visual impacts; photos showing other existing second story homes which make the proposed Project compatible in scale with the surrounding neighborhood homes; and evidence of support from 78 neighbors as well as support from the City Council Office.

3. **The Project is exempt under Class 3, Category 1 of the City's CEQA Guidelines as one single-family residence.**

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Central Los Angeles Area Planning Commission
200 North Spring Street, 900121.2.18
CITY PLANNING DEPT.
AREA PLANNING COMMISSION

To Whom It May Concern:

"Few things can alter the appearance of a historic structure more quickly than an ill-planned addition." With guidance from the City Planning Department and South Carthay's HPOZ Board, Jennifer, Eric and their architects carefully crafted a design that is barely noticeable from the street, a design that is supported by our family, the majority of our South Carthay residents, preservationists, Councilman Koretz, the Secretary of the Interior's Standards, and our South Carthay Preservation Plan.

Jennifer and Eric were guided by our City Planning Department to design an addition that is appropriate, has a limited view, and does not "loom" over any neighbor homes. Their addition is clearly a visual 1/2 story, unlike the various 2nd story addition homes that surround their Spanish Revival home. The Gowey's proposed addition does not radically alter the appearance of their home to passersby, it is set-back preserving the look and scale of their original home, and clearly does not maximize their buildable floor area. The design for their beautiful and small addition allows for all significant historic material to be maintained while the original roofline of the front facade remains distinctly readable and unobscured by the proposed addition which is located at the rear of their structure, away from the street-facing architectural façade.

We, and the majority of those who live in this South Carthay, know that Chapter 8, Residential Additions, uses the term "not appropriate" but we also know that it does not mean prohibited, it never has. Prohibitive language simply isn't used in preservation which means that there is an appropriate way to build a 2nd story addition in South Carthay. That is why the photographs of "appropriate" and "not appropriate" 2nd story additions are so significant and cannot simply be "ignored" by the City Planning Department and HPOZ Board. Our Preservation Plan was created by our community along with the Office of Historic Resources and Planning Department 10 years ago and, now, all of the sudden, the City is calling for us all to "ignore" part of the Preservation Plan... we will not. This family was guided by our City Planning Department and HPOZ Board to build a 2nd story addition that IS appropriate using these photos and the published HPOZ FAQs that were on the Department of City Planning website. Jennifer and Eric have been guided by the words of our City Planner and HPOZ Board; They and their architects did exactly what City Planner Staff and our HPOZ Board told them to do. Essentially, the City Planning Department is denying their own design on the dime and time of this poor family while ignoring the monumental support the Gowey's gathered at their request.

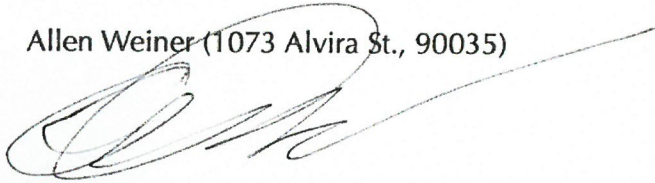
South Carthay has a "local hysterical society", as Ken Bernstein calls them, made up of about 15 nit-picky purists who, for the most part, hold or have held positions of power in our community. This little club of opposition to the Gowey's addition does not represent us or the majority of our neighborhood. Ken Bernstein says it best: *"perhaps some preservationists may need to change their mindset...nit-picky purists can perpetuate outdated perceptions and hackneyed wisecracks, preservationists must not wallow solely*

in nostalgia or convey an instinctual resistance to change... The preservation community should continue to articulate an expansive planning vision that embraces innovation, exciting new architecture, and the opportunities of well-managed growth..."

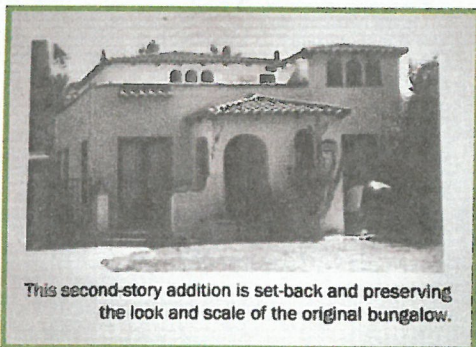
The Gowey's have been led on a wild goose chase and deprived of all "well-managed growth". The Director of Advocacy at the LA Conservancy, Adrian Scott Fine, believes that "The fears about HPOZs are way out of proportion to reality." Unfortunately, for this family and for far too many of us, the fear is real and this restrictive monopoly honed by the nit-picky purists has become a misguided ritual of "no" bestowed upon our stakeholders by the HPOZ Board. There is a true desire held by most families in South Cathay to have a district that is livable and sustainable based on the true nature of preservation which includes flexibility, a truth that our HPOZ Board and Department of City Planning have rejected subsequently ignoring our Preservation Plan's Mission Statement. The Gowey's proposed addition is beautifully woven into the historic fabric of our neighborhood. We would like for our Area Planning Commission to grant the Gowey's a Certificate of Appropriateness so they can move forward.

Thank you,

Allen Weiner (1073 Alvira St., 90035)



**South Carthay Preservation
Plan
Chapter 8 Additions
photo of an appropriate 2nd
story addition**



**Gowey home digitally altered... only
4.6 feet above their ridge-line**

