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April 12, 2013

Susan Swan, President
Hollywood United Neighborhood Council
P.O. Box 3272
Hollywood, CA, 90078

RE: 2240 Mountain Oak Dr., Case ZA 2013-444

Hi Susan,

We have reviewed the application and drawings for the above-mentioned project, and completed some community outreach in the neighborhood with the adjacent neighbors.

The Application

The application describes the project as an 803 sq ft addition to a 2085 sq ft existing home on a substandard limited hillside street with a width less than 20'. The findings state that the addition and remodel "...will not change in any significant way the existing demands placed on the circulation patterns in the area, nor result in any changes in the level of safety in the area as no real change in use, nor significant expansion in use is being requested."

The Drawings

The drawings provided do not clearly show what is new and what is existing, however, some field verification, combined with familiarity of the existing house, confirm the LA County Assessor's report of the existing home's 1642 sq ft, not the stated 2085 existing sq ft. We see a total residential floor area of 3188 sq ft; nearly a 100% sq ft increase in square footage from the existing house. The existing house has 2 bedrooms, the proposed new home will have 4 bedrooms. The proposed project is a significant expansion in use.

In general, the drawings do not reference the Oaks D limitations and it does not appear that they have been checked for conformance by the planning department, since part of the addition above the existing garage exceeds the limit of "26' in height above adjacent grade". (see drawing A2.2)

The proposed project connects the existing house and freestanding garage with a new addition that does not maintain the minimum front yard setback of 5'.

No grading quantities are indicated for the regarded rear yard.

There are 2 large empty rooms on the basement level totaling approximately 600 sq ft. Noted as underfloor areas, they are located between the building perimeter and the foundation walls, areas (see A1.1B), and not counted as residential floor area. They are located next to an interior stair that connects to the first floor and the front of the house. These underfloor areas also have one exterior wall above grade which faces the backyard. These could easily be converted for future

residential floor area, and therefore exceed the maximum FAR spelled out in the Oaks D limitations.

The drawings also show new building overhangs that extend several feet into the required front yard, and up to the property line.

The existing house has a few windows fronting the street, but only 33' of frontage with a second floor. The existing house also incorporates different materials that provide some scale to the home. The proposed addition/ remodel adds a second floor with a length of nearly 90' less than 3' from the property line. This façade is all stucco, contains few window, and no setbacks, resulting in a tall mostly blank wall.

The Neighbors

The neighbors are concerned with street blockages due to construction and additional impacts of visitor parking on the street. Neighbors below are concerned about slope stability and the amount of grading proposed.

The Oaks Homeowners Association Position

At this time we can not support the above referenced application. With the following conditions, we could support such a project:

1. The project must conform to the Oaks D limitations.
2. The project must conform to the Baseline Hillside Ordinance. Specifically we would like to see the quantities of grading proposed, and conformance to the front yard setback.
3. No more than 3 construction trucks shall be parked on Mountain Oak Drive at one time.
4. Smaller dumpster should be used in order not to block the street.
5. All of the neighbors on Mountain Oak Drive should be given 3 day advanced notice of any street closures.
6. Street closures should be kept to a minimum
7. The scale of the front façade could benefit by decreasing the amount of second floor area, varying the setback of the front wall, introducing more windows, a variety of building materials and landscaped areas. A decreased second floor area could be made up on the lowest level, and benefit from direct access to the backyard.

Best regards,

A handwritten signature in green ink, appearing to read 'Caroline', with a long horizontal flourish extending to the right.

Caroline Schweich
President