

**Maryanne Cronin**

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**From:** Marti Martin <martimartin63@yahoo.com>  
**Sent:** Tuesday, September 25, 2018 5:02 PM  
**To:** Maryanne Cronin  
**Subject:** Fw: 535 Orizaba Ave.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

On Monday, September 24, 2018 12:16 PM, Marti Martin <martimartin63@yahoo.com> wrote:

I strongly object to a second story being added to the existing property at 535 Orizaba Ave. There are no other two story properties between 5th. and 6th. on Orizaba Ave. All of the houses on this block are eligible for historical status. This addition would destroy the look of the neighbor hood.

I understand the property doesn't quality for historical status but why let this addition ruin the look of the neighbor hood.

I fought hard for historical status in this neighbor hood and don't want to see it destroyed.

Every new buyer to this historical neighbor hood is made aware of the significance of the historical status in advance of a purchase. Please don't allow the second story to be added. Follow your own guidelines.

Sincerely,  
Marti Martin  
511 Orizaba Ave.



From: Nathan Aguayo

Address: 523 Orizaba Avenue

To: Department of Development Services

Attn: Maryanne Cronin

Re: Application HP-18-364

I would like to voice my concerns regarding the "Notice of Received Application" submitted for a second-story 552 Sq Ft addition under consideration for 535 Orizaba Av, LA 90814 in the Rose Park South Historical District. If allowed, this addition, in conjunction with the previously approved Certificate of Appropriateness (17-47CH), would dramatically increase the living space on the relatively small 4,500 Sq Ft property. The lot would have a total of 1787 Sq Ft of structures, a marked departure from the original 1,016 Sq Ft home and the single car garage currently on the property.

Taken together the structures on the lot would be highly inconsistent with the neighboring properties on the block, with massing wholly inconsistent with the intent of the Rose Park South Historical District Guidelines, potential set-back notwithstanding:

- Page 3 – "The Rose Park South area is characterized by its high concentration of intact Craftsman residences *that uniform in style, height, **massing**, and roof profile, which differentiates the area from the surrounding neighborhoods*".
- Page 35 – Infill Construction – "New construction should be generally compatible with existing contributing buildings in size, scale, setback, height, massing... overall character of the historic district".

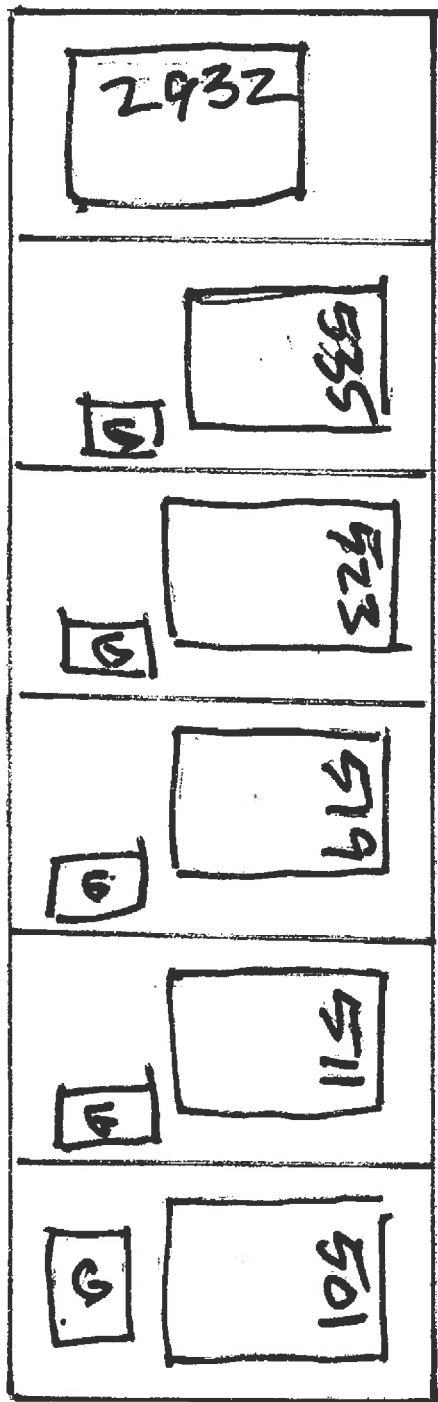
The owners of the property have been absent since making minor modifications to the interior of the house during the first two months of after purchase October 2017. Filed for the Certificate of Appropriateness for the three car garage and accessory dwelling unit and now come back with the application HP-18-364.

Will the 52 Sq Ft added to the back of the house allow for immediate access to the second story? If so, I will also have concerns that this property may well be rented out or used as an Airbnb. If this is in the realm of possibilities, what recourse would I and my fellow neighbors have? Board comments made during the hearing on January 6, 2018 referenced *owner occupancy as a condition for the ADU*, what provisions and specific methods of *enforcement* will be put in place to assure compliance? The originally requested 3-car garage makes more sense now.

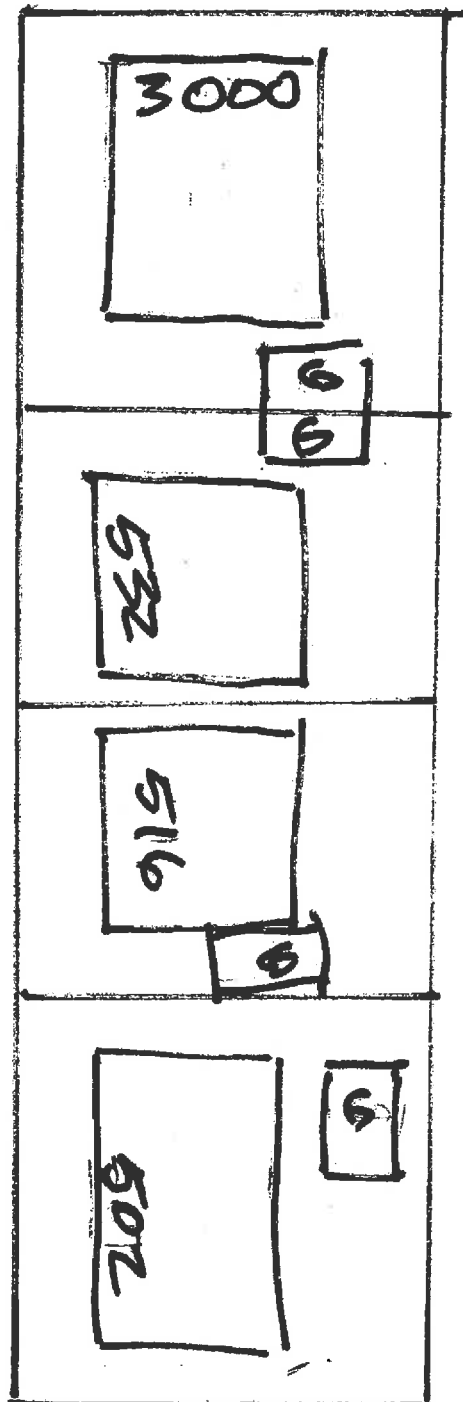
This scope of work is more consistent with properties on 6<sup>th</sup> Street where multiple-story rental units are more common or perhaps in-line with the Land Use Element Provisions that been established for the 7<sup>th</sup> St corridor between Walnut Av and Obispo Av where multiple structures are also not uncommon, however, not for *Orizaba Ave*, especially between 5<sup>th</sup> and 6<sup>th</sup> streets where the homes (pictures attached) are *single story* structures with single car garages (map attached).

6TH

ST



DR 1234 A AV



[G] = SINGLE CAR GARAGE 5TH

ST

501 Orizaba Ave

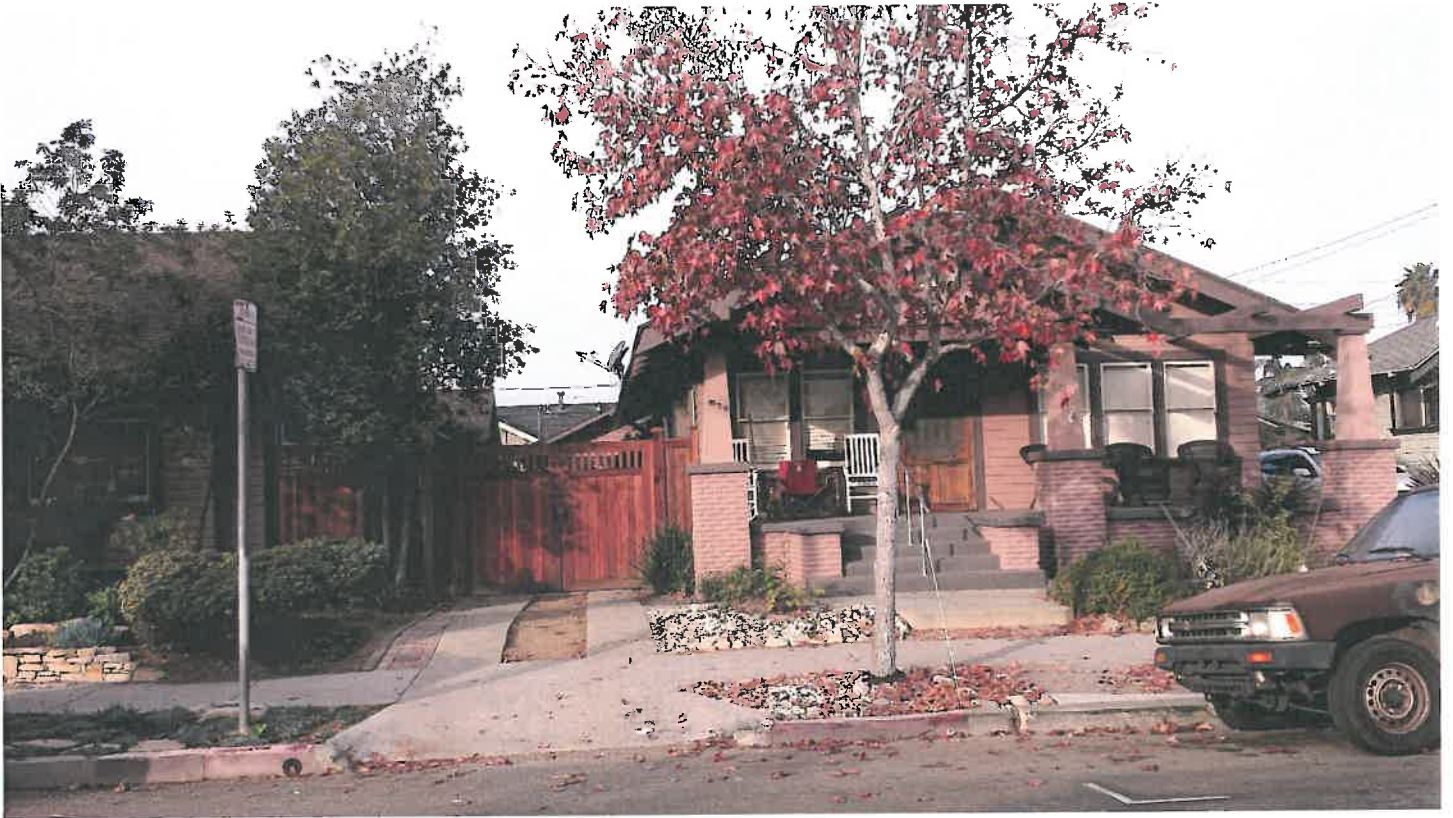


502 Orizaba Ave





511 Orizaba Ave



516 Orizaba Ave





519 Orizaba Ave



523 Orizaba Ave





532 Orizaba Ave



535 Orizaba Ave





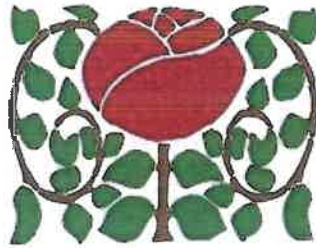
2932 East 6<sup>th</sup> St



3000 East 6<sup>th</sup> St







October 9, 2018

RE: Second COA at 535 Orizaba Ave – 18-364  
Rose Park South Historic District

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After review of the proposed COA- 18-364 , the historic district liaisons of Rose Park Neighborhood requests that the proposed COA-18-364 at 535 Orizaba Ave be denied.

Summary of response: This owner received approval for a two-story structure which was challenged by us and the neighborhood. This approved structure has not been built. If built it will alter forever the contributing character of this property along Orizaba. This approved construction demolishes a contributing structure to add a newly built 668 square foot garage, which will be the first floor to 567 square feet “Accessory Dwelling Unit”. In no way does that fill the image of the ‘rear cottage’ or ‘granny flat’ considered with the term Accessory Dwelling Unit.

The proposed COA – 18-364 describes an enlarged footprint of the primary residence with a second story. IF approved – which we hope is not the case – this would significantly and severely alter the original and contributing nature of the property. A small single-story home with a single car garage on a small parcel.

Further – along this block of Orizaba. None of the homes that face the Orizaba are two-story. This new application not only changes the entire nature of the contributing property, but it alters permanently the nature and character of this intact block. The City's Historic District Guideline for Rose Park South states "*the majority of buildings are one story...* "

If the city staff recommends approval and the CHC agrees this then would be a break in intent and adherence to the Rose Park South Historic District Guidelines. Including these specifics:

1. Roofing – the entire property would have a new, completely new roofline. There is no precedent for this. Guideline 3.14 Page 10
2. Addition - Is the proposed second story considered an addition? If so, the Guidelines on page 28 are very specific. Front additions are not permitted. Side additions are discouraged within the Rose Park South Historic District. Rear Additions - adding a single-story addition to the rear of a residence is acceptable for all properties within the Rose Park South Historic District, provided that it is sensitively designed and is not highly visible from the public right-of-way. The design and placement of rear additions may be subject to zoning and other City requirements not listed within these guidelines. It is our considered point of view it



would be largely impossible to add a second story on the primary residence without engulfing the space. Thus, there is no acceptable design for a second story on the primary residence.

To summarize by the review and reaction of our historic district liaison, Wendy Griffin “this is a charming block of Mission-style single-floor homes. The house in question is very small and nondescript. Adding a second floor to the primary residence, in addition to a 3-car garage with a second story ADU would completely change the historic look of the street. I cannot see how the proposed changes could possibly fit in the historical guidelines.”

There have been many COA applications from Rose Park South - both major and minor over the last decade and since the inception of the district in 2001. There have been instances when the property owners have been unhappy with the outcome, and at times the nearby residents. But we work to resume a positive neighborhood life. As historic district liaisons we have the thankless task of trying to ensure understanding and participation in this preservation program. In this instance and unfortunately, the owner-applicants have failed to engage the neighbors or the neighborhood in this effort.

These considerations have been reviewed and agreed to by two of our historic district liaisons: Gretchen Swanson and Wendy Griffin, Ph.D.

Respectfully submitted,

Gretchen Swanson  
Rose Park South Liaison

## Maryanne Cronin

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**From:** Jesse Cleland <jesse@nowlinfenceinc.com>  
**Sent:** Saturday, October 13, 2018 8:17 AM  
**To:** Maryanne Cronin  
**Subject:** 535 Orizaba Ave.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Maryanne,

My name is Jesse Cleland my wife and I are neighbors of Nathan the homeowner nextdoor to 535 Orizaba. The property propsing to built the extension on the garage and to the house. We support Nathan in his opposition of this addition and his request for privacy. I'm concerned about how the addition would cramp our small strip of rosepark south being that this area of orizaba between 6th and 5th is a good example of single family homes all lined up in a row, something I love about our home. Also concerned about who and how many additional residents will be moving in and out of 535 Orizaba if the addition did go through.

We are not in favor.

Thank you for your time!

Jesse Cleland  
Cell- 562-208-6700  
Office- 714-808-1100 ext. 224  
Fax-714-808-1109  
Direct Fax-714-678-5875

Nowlin Fence Inc.  
945 S. East Street  
Anaheim, CA 92805

