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ARROYO SECO NEIGHBORHOOD COUNCIL (ASNC) Governing Board

LETTER OF SUPPORT

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Case Number: ZA-2020-1680-ZAD-SPP
Project Address: 3622 East Roseview Avenue
Los Angeles, California 90065
Project Applicant: Ricardo Moura

Date: April 26, 2021

Dear Ms. Nashya Sadono-Jensen and Mr. Dylan Lawrence:

This will advise that at a regularly held public meeting via Zoom of the Arroyo Seco Neighborhood Council (ASNC) on April 26, 2021 it was moved and passed **to write a letter of support of the proposed project at 3622 East Roseview Avenue, Los Angeles, California 90065.**

The project is a new single-family dwelling presented to the ASNC Planning and Land Use Committee (PLUC) on April 5, 2021 by Ricardo Moura. The drawings presented were dated 3/1/2021 and were more current than the files found on the LACP web portal.

The project as presented is a 3,018 sqft, 2-story home with 4 bedrooms and 4 baths, 2 car garage and covered parking space. The ASNC PLUC takes no exception to the proposed project size, as it is within the allowable FAR of 0.47 (3,018 sqft). Other characteristics of the project include an overall height of 42'-6", with 625 cu.yds. cut and 613 cu.yds. export, along with 2 retaining walls. The existing property contains 2 protected walnut trees, which will be removed and replaced 4:1. The design presents a stucco plaster exterior building façade, possessing tonal colors used to help break-up the massing.

The applicant acknowledged the ASNC PLUC's concern regarding the proposed gate and fence (6-ft height) located within the front yard setback and stated they will update their drawings to relocate it further inboard of the property, away from the front yard setback, to comply with the LAMC Section 12.22C.20.(f).

There were no public comments received during the ASNC PLUC meeting.

Sincerely,

Drew Paonessa, President

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