



Mason Schuler

Support	05-21-2024 09:00 am
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626 Sunset Dr - Strongly support for the following reasons:

Parking Improvements: The proposed garage setback and reconfigured guest parking space are smart solutions given the small lot size. This should improve the current parking situation, where the residents currently take up existing street parking as they have no other option, reducing the strain on public parking spaces in our very busy 8th St corridor, where guest parking is already at an extreme premium. This alone should be enough to approve the revised plans that clearly try to balance around legacy requirements that most likely were not written to with properties like this in mind.

Allowing this plan appears to make good 'common sense' when looking at the lot size, the existing space, the changes made when the side walk was constructed which removed the prior street parking on 8th, contributing to the parking situation. I personally appreciate the sidewalk that was put in for the broader community, and making this adjustment is an easy opportunity to support a resident/homeowner making a completely reasonable request.

Creative Use of Space: The project's approach to open space, especially by using space up against a multi-family that will not inhibit any other neighbors. By reconfiguring the required open space and making good use of the roof deck, the plan looks like it improves the space for the owners and maximizes the limited lot are in a simple non-intrusive way.

While the existing house dates back to 1923, the historical resource report shows that it doesn't hold significant historical or architectural value. One look at the house while driving by will also confirm, that this makes way for an updated build that can better serve our community's needs without losing any heritage, or specific architectural history.

Alignment with PLAN Hermosa: The proposed home fits well with the goals and policies of PLAN Hermosa. In accordance with life post-covid to those who work remotely, it promotes LOCAL urban living, mimics the neighborhood's character without building a large overpowering building as so many other approved projects, and provides much-needed private open space while improving public safety on 8th, removing the patio extending into the right-of-way.

This proposed plan allows for a creative space that supports raising a local family, keeping long time residents local, supported and contributing in a way that keeps Hermosa, Hermosa.

Regards - Mason