

Molinar, Tess

From: Nina Chomsky <nrchomsky@aol.com>
Sent: Wednesday, August 12, 2020 1:55 PM
To: Molinar, Tess
Subject: Planning Commission Meeting 8/12/3030; Agenda Item 4.B. Mansionization

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Please deliver to the Planning Commission for today's meeting -- Thank you.

Linda Vista-Annandale Association

Re: Planning Commission Meeting 8/12/3030; Agenda Item 4.B. Mansionization

Chair Williams and Commissioners:

The Linda Vista-Annandale Association supports adoption of Mansionization rules to limit and control out-of-character and out-of-scale neighborhood development in most of Pasadena's single family neighborhoods..

Although we are perceived as a Hillside area, in fact, a significant percentage of our neighborhood is considered "flat" (about 15-20%) and is being altered in accordance with underlying Zoning in a manner that is out of scale, out of character, and with unacceptable impacts on adjacent neighbors and potential historic resources and streets. And, the time is NOW – we have several streets at a tipping point where character,

scale, and valuable architecture and design are about to be lost forever.

The Staff comments are a start, but we have questions::

1. Why is there so much emphasis on ministerial review? Such review may allow for no accountability. At a minimum, all ministerial reviews should include Notification to a wide area with sufficient time for neighborhood review, and the inclusion of an Appeal process; and a neighborhood information meeting to take comments on impacts that may not be apparent to staff. In general, we support public review of any project other than the most insignificant projects, particularly in the LVAA area where the distinction between Hillside and "flat" is almost indistinguishable.
2. What is the proposed Notice area?
3. As to compatibility, what are the design standards to be applied and who determines this?
4. What happened to the very informative and complete consultant Report from the first review of Mansionization? A number of important principles and solutions were analyzed, and it seems that this Report would be very helpful this time around.

Thank you for your consideration of our concerns.

Nina Chomsky, President, Linda Vista-Annandale Association