

Varsh, Tess

From: Suzanne Weiss < >
Sent: Sunday, March 14, 2021 2:13 PM
To: Varsh, Tess
Subject: HDP #6837 (801 S. San Rafael Ave) COMMENTS - March 18, 2021 Special Meeting of Board of Zoning Appeals

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

To: Board of Zoning Appeals

Subject: Agenda Item 2b. Special Meeting March 18, 2021

HDP #6837 (801 S. San Rafael Ave) COMMENTS

My name is Suzanne B. Gifford Weiss. I live at . in Pasadena.

I. YOU MUST REQUIRE REASONABLE MITIGATION MEASURES FOR THE REQUESTED DEMOLITION

I write in a probable futile attempt to convince City staff to properly apply the provisions of the existing planning and zoning codes. A failure to understand the rules and to reasonably exercise discretion has already resulted in that carbuncle on the face of South San Rafael Avenue (masked as a huge "garage") plopped in the front lawn of the historically significant former John Van de Camp home.

II. THE APPLICANT 'S USE OF THE PROPERTY CANNOT INTERFERE WITH THE ADJACENT PROPERTY OWNER'S USE

The right to use one's property as permitted by the Pasadena regulations does not permit this proposed activity - which involves jack-hammering and extreme ground disturbances-to interfere, permanently or temporarily, with the quiet (and legal) use and enjoyment of the adjacent property at 815 South San Rafael owned by Mrs. DeWitt.

III. ANY DAMAGE TO MODEL TRAINS AT THE DE WITT PROPERTY IS EFFECTIVELY IRREPARABLE

Any demolition activity which would damage or destroy any part of the unique and invaluable model train collection in the building adjoining 801 South San Rafael must be prohibited. The

reasonable monitoring and mitigation measures proposed by Mrs. DeWitt will not interfere with demolition. But they *will* prevent damage to her property. Her request must be granted.

IV. AS FOR THE CONSTRUCTION ITSELF: AN EXAMPLE OF FAILURE TO CONSIDER "THE REASON FOR THE RULE"-- THE SHOWER!

It is ludicrous to believe that a shower is required in a structure in which sleeping is prohibited (an "office?" a "Playroom?") especially when there are so many showers and bathtubs already on the premises. And the shower is, inexplicably, in the office building, rather than in the gym building, where it would at least make some sense. More importantly, there is no way, realistically, the covenant prohibiting sleeping in these structures can be enforced. Require removal of the shower.

V. WHY MY COMMENTS ARE CREDIBLE AND SHOULD BE HEEDED

I am personally familiar with the train collection, having known Bob DeWitt for some 30 years before his death. I have seen the collection many times and can testify to its rarity and fragility. And, because of my almost 45 years of legal practice, most of which was in the public sector--including 36 years as counsel to public transportation agencies and, in the early years, as a Deputy City Attorney for the City of Pasadena--I am familiar with the dynamics of permitting processes. This process needs a serious course correction.

Respectfully submitted,

Suzanne B. Gifford Weiss

I request that these remarks be placed in the public record.

J U f g \ ž \ H Y g g

: f c a . 8 f] j Y f ž \ > Y b b] Z Y f
G Y b h . A c b X U m ž \ A U f W \ \ %) ž \ & \$ & % \ & . \$) \ D A
H c . M i ž \ 6 Y] \] b / \ G] b W U] f ž \ 8 U j] X / \ F c W \ U ž \ @ i] g / \ J
G i V ^ Y W h . : K . \ A U f W \ \ %, h \ \ Y U f] b [\ V m \ 6 c U f X \ c Z \ N c b] b [\ 5
F U Z U Y \ \ 5 j Y ž \ D U g U X Y b U

- 7 Barbara Bice <>
- o Monday, March 15, 2021 12:07 PM
- u Driver, Jennifer <jdriever@cityofpasadena.net>
- o March 18th hearing by Board of Zoning Appeals on property at 801 South San Rafael Ave, Pasadena

7 5 I H = C B \] g \ Y a U] \ \ k U g \ X Y \] j Y f Y X \ Z f c a \ h \ Y \ = b h Y f b **Yknow** B c Y b W h b W Y] W \] g
g U Z Y " \ \ F Y d c f h \ d \] g \ \ i g @ Y U f b h \ a Y f D \] " g \ \ 5 \ Y f h \ 6 i h h c b " \

Jennifer...I am the neighbor on the west side of the property at 801 South San Rafael Avenue and am directly impacted by the massively remodeled structure and by the two ADUs permitted to be built in the rear of that yard.

I have repeatedly asked the owner/developer for a perimeter landscaping plan so i could plan our landscaping. She has not answered my requests.

I have also asked for a construction schedule update and an anticipated end date for the project which began with the pool remodel in October 2019. I have received no reply to this request either.

I would appreciate both of the questions asked at the hearing on March 18th.

In the 40 years we have lived in this quiet San Rafael neighborhood, we have never experienced such an intrusive project by such inconsiderate developers. The massive remodel has been a hideous, 6 -day -a week experience for contiguous neighbors and the neighborhood as a whole.

Thank you for your confirmation of this email and for asking these questions of the owner/developer.

Barbara Bice