

Molinar, Tess

From: Driver, Jennifer
Sent: Tuesday, June 2, 2020 2:57 PM
To: Sinclair, David; Yu, Beilin; Molinar, Tess
Subject: FW: MV #11910; 1265 Chateau Road. Hearing -- 6/3/2020

Follow Up Flag: Follow up
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From: Nina Chomsky <nrchomsky@aol.com>
Sent: Tuesday, June 02, 2020 2:55 PM
To: Driver, Jennifer <driver@cityofpasadena.net>
Subject: MV #11910; 1265 Chateau Road. Hearing -- 6/3/2020

Please deliver to the Hearing Officer -- Thank you.

Linda Vista-Annandale Association

Mr. Paul Novak, Hearing Officer,

City of Pasadena

c/o Jennifer Driver, Planner

Re: MV #11910; 1265 Chateau Road. Hearing -- 6/3/2020

Mr. Novak:

The Zoning Committee of the Linda Vista-Annandale association (LVAA) has reviewed the proposed project. We understand that a Hearing is scheduled for this proposed project, and we support holding a Hearing.

LVAA opposes the Minor Variance request for a six foot high Fence. Also, we agree with and support the opposition expressed by several adjacent neighbors to the approval of the Minor Variance request.

LVAA does support the Staff Recommendations for approval of a Minor Variance for a five foot Front Yard Swimming Pool fence. But, we support denial of ANY height Variance for the balance of the Fence, including the driveway Gate and Fence. The balance of the Fence, including the driveway Gate and Fence, should be held to current Code, i.e. limited to four feet in height.

As to the Front Yard Swimming Pool Fence, Pasadena and state law require a five foot fence for public safety purposes. There are a number of Front Yard swimming pools in the LVAA area, including in the Hillside, and we agree here, as we have in the past, that applicable law should apply, the required Findings can be made, and, the Swimming Pool Fence in the Front Yard should be granted a Variance for a height of five feet.

As to the remaining Fence, including the driveway Gate and Fence, we agree with the adjacent neighbors that a six foot Fence would be out of character and out of scale. In addition, as we have said many times, the Linda Vista-Annandale neighborhood, as a general matter with certain exceptions, is not a fenced-off or walled-off community. In fact, Pasadena is not a fenced-off or walled-off City -- the four foot Code standard in the Front Yard is a City-wide standard imposed some years ago by the City to retain the open nature and character of all of Pasadena's distinctive single-family neighborhoods. Last, as to the remaining Fence, including the driveway Gate and Fence, required Findings 1 - 4 cannot be made, and, therefore, the Variance cannot be granted..

As to the trees on site in the Front Yard, it is not clear why the construction of the new fence will cause the removal of 13 trees, particularly if the Fence height is reduced to five and four feet. We suggest that Condition 12 or 13 be modified to include a requirement to limit to the extent feasible damage to, or removal of, the 13 non-protected trees referenced in the Staff Report as a result of Fence construction.

Thank you for considering LVAA's comments.

Sincerely,

Nina Chomsky, LVAA