



September 9, 2020

Felicia Williams, Chair and
Members of the Planning Commission
City of Pasadena 175 North Garfield Ave
Pasadena, CA 91109

Re: Mansionization Phase 2

The Madison Heights Neighborhood Association (MHNA) supports Pasadena's efforts to limit "Mansionization" in our neighborhood and city. This sentiment was reinforced by our recent neighborhood survey in which "Mansionization" was the top concern among the replies we received. In general, remodels and new construction should conform to existing neighborhood standards and not create homes that don't fit existing standards, design, style and architecture. Our concerns include inappropriate sizing, scale, setbacks, massing, on-site location, design and style.

We recognize that creating enforceable standards is challenging but we have a wide consensus that this is an important issue that the city must address. We also appreciate the opportunity to comment on the zoning code amendment given we have some significant homes in our neighborhood which have sparked the need for these changes. While we agree with many of the proposals, we would like the amendment to address the following;

- 1) Neighborhood consistency regulations need to be direct and crystal clear so there is no room for interpretation.
- 2) The use of story-poles is encouraged.
- 3) ADU's must comply in style and scale. This is especially important in MHNA where neighbors can view into each other's yards.
- 4) Shade and shadow studies need to be required where new two story buildings are added and may affect adjacent yards.
- 5) We encourage the city to apply necessary and impactful penalties when the zoning code has been significantly surpassed for the owners or developers benefit.

Thanks for all your hard work and effort to keep Pasadena a great place to live and work;

John Latta
President MHNA