

Molinar, Tess

From: Nina Chomsky <nrchomsky@aol.com>
Sent: Tuesday, December 1, 2020 5:23 PM
To: Moran, Katherine
Subject: MCUP #6852; 1483 Arroyo View Drive; Hearing 12/2/2929
Attachments: 2018-10-17-Hearing-Officer-Staff-Report-MCUP6659.pdf

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Please deliver to the Hearing Officer, including attachment -- Thank you.

Linda Vista-Annandale Association

Mr. Paul Novak, hearing Officer
City of Pasadena
c/o Katherine Moran, Planner

Re: MCUP #6852; 1483 Arroyo View Drive; Hearing 12/2/2929

Mr. Novak,

The Linda Vista-Annandale Association (LVAA) has reviewed this proposed project and has the following **comments**. Due to changes in our Board meeting schedule, the entire Board did not have the opportunity to discuss the use of metal in the neighborhood, and, while we remain opposed to metal cladding on houses, there is a split of Board opinion at this time regarding metal roofs. On the other hand, we are concerned about the reflectivity issue (reflected solar energy); and, also the "heat island" or thermal remittance issue (ability of the surface to radiate absorbed heat) particularly on a small street like Arroyo View where the houses are close together and the roofs generally are visible. Note that the Staff Report on Page 2 actually indicates that the proposed material reflects heat from the sun.

The last discussion of a proposed metal roof in the Linda Vista area, which also involved you as the Hearing Officer, took place in October, 2018, with respect to 370 N. San Rafael Ave. The most definitive evidence that the proposed metal roof in that instance would be non-reflective and non heat emitting was submitted by the Applicant from the non-profit, independent, Cool Roof Ratings Council that compared the proposed metal roofing material on both counts to several commonly used roofing materials of a similar color, including asphalt shingles. The Staff Report from that case is attached for your information.

Here, the evidence is an internal rating system from the manufacturer itself. This information appears not to be independent, and not that reliable. In addition, there is no evidence submitted regarding thermal emittance. We think that both types of independent evidence from an independent, preferably non-profit, ratings entity, supporting both low reflectivity and low heat emittance, should be required for the record and submitted by the Applicant or obtained by staff for review and consideration prior to an approval of the CUP.

Thank you for your attention to our comments and concerns.

Sincerely,

Nina Chomsky,
Linda Vista-Annandale Association