

Molinar, Tess

From: Moran, Katherine
Sent: Tuesday, January 5, 2021 5:04 PM
To: Molinar, Tess
Subject: FW: HDP #6838; 1820 Linda Vista Ave.; Hearing: 1/6/2021

From: Nina Chomsky <nrchomsky@aol.com>
Sent: Tuesday, January 05, 2021 5:00 PM
To: Moran, Katherine <kmoran@cityofpasadena.net>
Subject: HDP #6838; 1820 Linda Vista Ave.; Hearing: 1/6/2021

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...](#)

Please deliver to the Hearing Officer -- Thank you.

Linda Vista-Annandale Association

Paul Novak, Hearing Officer
City of Pasadena
c/o Planner Katherine Moran

Re: HDP #6838; 1820 Linda Vista Ave.; Hearing: 1/6/2021

Mr. Novak,

The Zoning Committee of the Linda Vista-Annandale Association (LVAA) has reviewed this proposed project and has the following comments.

The project incorporates several good features that we have encouraged on other hillside sites, including: leaving the existing house in its original site location, thus preserving the existing Front Yard setback and rhythm of the block face; placing the bulk of new square footage in a manner that preserves the perception from Linda Vista Ave. that the residence remains a one-story house that "reads" as horizontal in design; placing the new second story as a "Lower" story, thus avoiding adding on a typical second story which adds mass and bulk; and, subject to comments below, placing new square footage and improvements in a manner that follows the natural topography.

We do have several concerns about the proposed project.

First, we are concerned about the objections of the neighbor to the south calling out privacy and view impacts. These objections should be carefully reviewed and mitigated if appropriate. Also, the objection asserts that the Top Edge of the Arroyo limitation has been improperly applied.

In our view, the Top Edge of the Arroyo limitation must be strictly enforced, and we do not support any deviation from the Code in this regard. The Staff Report indicates that this proposed project complies with the Code as to the Top Edge of the Arroyo limitation, but we request that you carefully consider the accuracy of the Staff conclusions which seem to be based solely on material submitted by the Applicant.

Second, we have our usual concerns about the Staff support for excess Neighborhood Compatibility floor area to the extent of 844 square feet. It appears obvious that this excess Neighborhood Compatibility square footage is proposed for placement below the expanded deck as the new lower level story which will total 807 square feet.

Clearly, the requested excess Neighborhood Compatibility square footage should be denied, at least to the extent of 807 square feet, if the view protection concerns of the neighbor to the south are valid. Excess Neighborhood Compatibility square footage can no longer be approved if additional view impacts will occur to neighboring properties.

In addition, LVAA has concerns about the expanded deck which is proposed, it appears, to extend significantly out beyond the house into the slope area with the new lower story placed beneath the extended and expanded deck. Our concerns extend to whether or not this square footage should be approved at all even if it constitutes Excess Neighborhood Compatibility square footage. The Staff Report refers to the proposed lower story "terracing" down the slope which would mean following the existing topography, but the following matters are not clear. Will construction and placement of the lower story require more than minimal excavation and grading? Anything more than minimal excavation and grading is not acceptable and the excess Neighborhood Compatibility square footage should be denied. Further, any excavation and grading over minimal amounts would call into question your ability to make required Finding No. 8 for approval of the entire HDP including the proposed lower story.

Third, as to the extended and expanded deck, it is not clear if the deck will comply with Zoning Code requirements as to supports and height considering the placement "over" the proposed lower story. Zoning Code compliance as to the deck should be clarified.

LVAA requests that you consider and resolve these various issues at the HDP Hearing. The undersigned may make additional comments on the proposed project during the Read Aloud public comment period during the Hearing.

Thank you for considering our comments and concerns.

Sincerely,

Nina Chomsky, LVAA.