

Varsh, Tess

From: Nina Chomsky <nrchomsky@aol.com>
Sent: Tuesday, February 16, 2021 1:24 PM
To: Walker, Alison
Cc: Rocha, Luis; Varsh, Tess
Subject: Variance 11932; Agenda Item 2.B.; 1465 Pegfair Estates Drive; Hearing: 2/17/2021

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Please deliver to the Hearing Officer -- Thank you.

Linda Vista-Annandale Association

Alex Garcia, Hearing Officer
City of Pasadena
c/o Associate Planner Alison Walker

Re: Variance 11932; Agenda Item 2.B.; 1465 Pegfair Estates Drive; Hearing: 2/17/2021

Mr. Garcia,

The Zoning Committee of the Linda Vista-Annandale Association (LVAA) has reviewed this proposed project. We **support** the Staff analysis and Recommendations for approval of both Variances, particularly since the subject site is a double-frontage lot, and, the Accessory Structure is located in the "functional" rear yard. However, we also have the following comments and recommendations for two additional Conditions of Approval.

The following two suggested additional Conditions usually are included by staff in cases where an Accessory Structure is involved, particularly since this project involves a current legally non-conforming Accessory Structure, and where the use involves or continues to involve a home office. These are standard Conditions of Approval, and we think that it is important to include them to provide ongoing Notice to current and future owners even if the matters otherwise are covered in Pasadena's Zoning Code and Ordinances.

The first suggested standard Condition involves a home office use:

Any home occupation business operated from the subject property shall be subject to the applicable operational standards and permitting requirements contained in Section 14.50.110 of the Zoning Code, including, but not limited to location, size, client visits, and storage.

The second suggested standard Condition involves the prohibition against habitable use of an Accessory Structure in the Hillside Overlay Zoning District:

A covenant shall be required for the proposed accessory structure stating that the structure is an accessory structure and shall be maintained as an accessory structure and not be used for sleeping quarters or be converted to a residential use. Said covenant shall be recorded and submitted to the Zoning Administrator prior to the issuance of a building permit for the proposed accessory structure.

Thank you for your consideration of our concerns and comments.

Sincerely,

Nina Chomsky, LVAA