

Varsh, Tess

From: Michael Roster [REDACTED]
Sent: Tuesday, May 4, 2021 1:53 PM
To: Varsh, Tess
Cc: Madison, Steve; Suzuki, Takako; Gordo, Victor; Mermell, Steve; Reyes, David; Sinclair, David; rjohnson@gmail.com; 'Madhu Kumar'; 'Christy Bradley'; 'Ken and Joan Frankel'; 'Todd Van Donge'; Eric Luna; Darlene Smith; 'Linda Froschauer'; Jerry Froschauer; 'Clayt Hudson'; Tammy Godley; Tim Godley; 'Dennis Wong'; Telicia Lander; Dan and Jane Armel
Subject: Request for Document in Connection with May 5, 2021 Hearing re Conditional Use Permit Affecting Annandale Canyon and Proposed Improvements at Wierfield Drive
Follow Up Flag: Follow up
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To the Hearing Officer, the Pasadena Planning Department and the City of Pasadena:

Several residents were able to obtain copies of (1) the agreement with the LA County Regional Park and Open Space District and which, on its face, described the matter as solely the “Annandale Canyon Acquisition Project” [boldface added] and no references whatsoever to making improvements to the undisturbed canyon land that was to be funded; and (2) the agreement with the Santa Monica Mountains Conservancy which likewise seems to have been solely for the acquisition of the undisturbed canyon land.

No one disputes the concept that this open space would be kept open to the public. That is, it wouldn't be fenced off and with trespassing prohibited, although we note that the Edison generating plant that is at the bottom of the canyon is in fact subject to very severe restrictions – a matter that was relevant when the previous proposal to build homes in the canyon was raising concerns about access and where Edison said they would not and could not permit any access through their property.

The question is, on what basis is Pasadena and its staff now proposing these improvements, especially when balanced against the significant risks of public safety, the costs, and the apparent lack of any requirement to make these improvements. In fact, the improvements seem contrary to the core concept of maintaining the acquired canyon land in its undisturbed condition.

The one document we residents do not have but which should be in front of the Hearing Officer is the text of the ballot proposal that resulted in the annual assessments being imposed on all of us in the special assessment district. Could one or more of you please provide a copy of the text of that ballot proposal to me, the Hearing Officer and those who are copied on this email?

Thank you.

Michael Roster
[REDACTED]

Varsh, Tess

From: Dennis Wong [REDACTED]
Sent: Tuesday, May 4, 2021 5:24 PM
To: Varsh, Tess
Cc: Telicia Lander
Subject: Proposed Project at Annandale Canyon and Wierfield Drive

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Dear Ms. Varish – We would appreciate it if you could forward these comments to the Hearing Officer and other relevant parties in connection with tomorrow’s scheduled hearing about the proposed conditional use permit concerning Annandale Canyon and Wierfield Drive.

Both of us (Dennis Wong and Telicia Lander) purchased the property at [REDACTED] something like five years ago and in the past two years have been involved in significant construction of our new home there. As others in the Planning Department know, our lot extends all the way from Fairlawn Way down to Linda Vista, and we have dedicated a conservation easement on a significant part of the canyon that is part of our property. Because of the significant investment we are making in our home and the rest of our lot, we, like the other residents in this area, are very concerned about the risks of wild and other fires.

Our concerns are heightened by the severe drought this year as well as other recent years.

We have been following the comments by our neighbors about their own concerns about fire and other issues of life and safety. We share those concerns and strongly urge that the requested conditional use permit be denied, or at very least that the project be sent back to City staff for further consideration, and especially about the very real fire and other life and safety issues that are being presented in this matter.

Telicia and I can be reached at our email addresses, above, or my telephone at ([REDACTED])

Thank you

--

Dennis Wong | *Founder*

[YOR Health](#) | 2802 Kelvin Ave. Ste 150 | Irvine, CA 92614
[REDACTED]
[REDACTED]

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Linda Vista-Annandale Association

May 4, 2021

Paul Novak, Hearing Officer
City of Pasadena
c/o David Sinclair, Senior Planner

Re: CUP #6577; 1410 Wierfield Drive; Hearing May 5, 2021; Agenda Item 2.A.

Mr. Novak,

This Comment Letter is an Addendum to our prior Linda Vista-Annandale Association (LVAA) letter dated May 2, 2021, commenting on this matter.

Public Access. First, LVAA has additional information and comment on the public access issue. The source of acquisition funding that is equal to in importance, or, even more important, is Pasadena's Residential Impact Fees. As we pointed out in our prior letter:

In February, 2009, the City Council approved the purchase of 38 parcels totaling about 21 acres. As part of this action, the City Council appropriated \$2 million in local residential impact fee funds for the acquisition. The agenda report included a brief description of trails and a small trailhead parking lot.

Residential Impact Fees are collected by the City of Pasadena from developers of projects in the City for the purposes of acquisition, construction and installation of City parkland, and. Interest on the funds collected may be used to maintain any park or any capital improvement located in any park. See Chapter 4.17 of the Pasadena Municipal Code and sections following – Residential Impact Fee.

The types of parks that can be acquired with Pasadena Residential Impact Fees include the following, each of which may apply to Annandale Canyon Park, although this park is not adjacent to a school site:

- B. Community Parks. These facilities are approximately 5 to 25 acres in size and are designed primarily for recreational activities of all age groups. They serve and attract users from a wider community than the neighborhood parks. They may be combined with or be located adjacent to junior high or high school sites.*
- C. City-wide Parks. These parks afford contact with the natural and/or historic environment and possess a unique character or function not found in neighborhood or community parks. They contain facilities which are used by residents throughout the city for activities which cannot be accommodated in other parks.*

In either case, public access is required. The proposed project is the most minimal, least impactful approach to required public access.

This is a sensitive subject: this site is not the private domain of a part of the City and part of the Linda Vista-Annandale neighborhood. It belongs to all of us because of the significant public funds used to purchase this land for park purposes, including Residential Impact Fees. Neighbors throughout the Linda Vista-Annandale area want to access this park. We who live in other parts of Linda Vista-Annandale have been waiting for years for the opportunity safely and enjoyably to access the park. The minimal proposed access improvements should be approved to facilitate broad neighborhood and public access.

Management of the Park. It should be noted that when these park improvements are completed, management of the park will be the responsibility of the Pasadena Parks, Recreation and Community Services Department which includes professional management personnel. LVAA has a good relationship with Department staff and expects improvements in management of the area.

Further, City parks management is facilitated by the Recreation and Parks Commission. A Board member of LVAA is a Parks and Recreation Commissioner and probably would be available to facilitate community meetings or other solutions to improving Park management and resolving community issues as they arise, as would the LVAA Board in general which includes several other open space and parks advocates.

Thank you for your attention to these additional comments.

Sincerely,

Nina Chomsky

Nina Chomsky, LVAA President