

## Takeda, Michi

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**From:** Todd Hays [REDACTED]  
**Sent:** Tuesday, November 02, 2021 7:41 AM  
**To:** Takeda, Michi  
**Subject:** Historic Preservation Commission - public comment

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Dear Staff and Historic Preservation Commission,

I would like to express my support for the proposed amendments to the HPO.

As the Ordinance stands, there is an overwhelming chance of increased public animosity towards the city's historic preservation efforts in that the current HPO casts a broad uncertainty over all residential properties in Pasadena.

One of the mandatory disclosure questions a Owner must answer when selling is whether or not the property is historic. The new HPO makes that nearly impossible to answer without first getting a ruling by the City. This, alone, places a huge cloud over every real estate transaction, not to mention a potential undue burden on the City and homeowner.

It is imperative that historic preservation efforts be embraced by property owners rather than having unclear historic preservation regulations forced upon them. The HPO must clearly communicate its regulation so as to make its purpose and value understood and embraced by neighborhoods and property owners alike.

The HPO needs to make clear what the owner of an undesignated property may do under the ordinance before applying for a permit so as not to cloud private property rights and, in turn, hinder future home sales. In addition to calling out windows, I would encourage the Commission and Staff to come up with a broader list of items that can be addressed in a similar way. Additionally, finding a way to use the existing historic resources survey as a reference may be helpful.

My support for robust historic preservation is unwavering and without question. However, uncertainty and confusion in the HPO will create disdain, be counterproductive and possibly pose a negative impact on property values throughout the City.

Thank you for your consideration,

Todd Hays

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**TODD Hays**, GRI  
Past Board Member, Pasadena Heritage  
Past President, Pasadena-Foothills Association of Realtors  
Past Vice-Chair, Palm Springs Historic Site Preservation Board