

Project Location: 210 S San Rafael Ave, Pasadena CA

Public Hearing HDP #6878 December 15, 2021

TO: Jennifer Driver  
Planner / City of Pasadena

H Tam  
Recording Secretary

From: Linda Procci PhD  
Warren Procci MD  
[REDACTED]

As neighbors, we were surprised by the posting for the public hearing as unlike other projects in our neighborhood, there was no advance notice from the Freeland's. Ms. Driver has been very responsive to our questions and those of other neighbors. Many of which could have been avoided had we known this project was being proposed.

This Hillside District has two distinct water and/ or drainage problems in non-drought years when the water table rises. One is Hillside Drainage which flows on the surface and in the ground toward S San Rafael to the street. The Hydrology Report states #3. ...will not result in adverse impacts... to adjacent properties. Yet, Appendix C, Detail A – Proposed Improvements does not show any new drains to be added on the South property line or behind the accessory building to the East.

We are concerned that without additional drainage systems to connect to the existing drains, excessive water will run down the driveway of 220 and onto the property of 230.

We are also concerned that with the narrow setback from the property line on the South that excavations will eliminate existing drainage.

We are also concerned that even if new drainage is proposed in a landscape plan, not yet available for review, there is insufficient space to add a drainage system.

The Hydrology Report does not provide any opinion on the second water/drainage issue of the Hillside District. The area has well documented aquifers. These aquifers result in non – drought years as the water table rises with water in the basements of homes nearer the street.

We are concerned that changes in drainage caused by extensive excavation may result in increased impact on the aquifers.

Attachment B – 13 of the Project Plan states that there will be a landscape plan to be approved. We are concerned that sand bags alone until the landscape and drainage plans are complete may be insufficient in preventing an adverse effect on adjacent properties.

We are requesting a delay in the approval of this project pending review and responses to our concerns.

PS: Can you even imagine the mud and adverse impact there might have been on Tuesday during the much needed torrential rain?

December 14, 2021

To: City of Pasadena Planning Department

From: Judy and George Penner

Re: Postponement requested for new construction approval at 210 S. San Rafael Avenue

Good afternoon:

We have been the homeowners at [REDACTED] for 16 years. The property at 210 S. San Rafael, owned by Jennifer and Jason Freeland is directly in front of ours, with borders on both the South and East sides.

The lot size is almost an acre at 43,436 square feet - yet the proposed construction of two "accessory structures" - a gym building and a recreation building appears to be wedged in the Southeast corner of their property -- placed literally on the set-back line and 2-3 feet from our property line. We feel that this is too close to our property and not consistent with ANY building condition of any other property on South San Rafael Avenue that we are aware of.

We support individual property owner rights and actually think that the design of two structures works well with the architectural fabric of the neighborhood. But these two "accessory structures" are not tool sheds. Their intended use, with bathrooms, heat, TV, fireplaces, gym equipment, etc. act as a residence - not to mention, the combined square footage is equal to many single family homes in the City of Pasadena.

As victims of a recent home burglary, we are extremely concerned about our safety and security. We are also concerned the location of the buildings and construction will:

- Have a negative impact on our future housing value
- Damage existing privacy landscaping
- Create a potential environment of noise and disturbance during and post construction

Thought and consideration of their placement on their lot should be considered, relative to their building size and impact to surrounding neighbors -- particularly on the South and East side -- in which those will be most affected.

We had no prior knowledge of this project until the city sign was posted. And no idea of the actual location of the two structures until we received the plans, provided by the Freeland's architect on December 9 - only six days prior to the scheduled planning hearing and December 10 - when city planners posted online for public review and comment.

At this time, we are not stating that we oppose their intentions. We only respectfully ask that city planning temporarily postpone - at least until the next session - the approval of this project, so additional discussions can take place to properly review the implications. We would also request the addition of string-line markers and stakes - identifying structure placement and individual building heights on the lot.

We want to sincerely thank you very much for your consideration.

Judy and George Penner