

Dear Hearing Officer:

I am writing to oppose the new construction proposal at 384 N Euclid Ave, Pasadena CA. (V#11945)

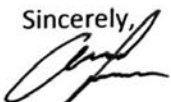
While this undeveloped lot is within the RM-32 (Multi-Family Residential- City of Gardens) zoning district. The new construction proposal is for a "single-family residence" subject to the development standards of the RS-6 (Single-Family Residential) zoning district. While it may be legal to allow construction here, there are a number of issues that need to be addressed.

1. The new proposed construction fails to meet the compliance requirements from Section 17.22.040 in Table 2-3
 - o *"Rear Setback: The Zoning Code requires a minimum 25 feet rear setback."*
 - o *"Side Setback: The Zoning Code requires a minimum 10 feet corner side setback."*
2. The new proposed construction fails to meet the compliance requirements in Section 17.22.050.B.1
 - o *"A garage on a corner lot in which the garage doors face the street shall be set back a minimum of 18 feet from a street property line."*
3. The new proposed construction fails to meet the compliance requirements in Section 17.40.160.D.1
 - o *"Principal structures within the RS and RM-12 zoning districts shall not be located within a side setback encroachment plane sloping upward and inward to the site at a 30-degree angle measured from the vertical, commencing six feet above the existing grade along the interior side property line."*
4. The new proposed construction fails to meet the compliance requirements in Section 17.31.030.D
 - o *"Maintain the current uses and protect the existing residential character of the neighborhood."* Most homes on Euclid Ave. between Maple St. and East Villa St. have their front main façade facing Euclid Ave, and the front main façade of the new proposed construction will be facing Maple St.
5. Street Parking will be impacted. Due to the recreational activities held at "Villa-Parke Community Center" the local neighborhood traffic disproportionately surges at different times during the day, this already causes street parking issues for the existing neighbors. There is currently no parking allowed on Maple St. until after 6:00pm and most cars park in Euclid Ave.

Approving the new proposed construction at 384 N Euclid Ave, Pasadena, CA violates the general purposes of residential district regulations as defined by Section 17.22.020.A. I urge you to disapprove the new proposed construction, and from recent discussion with my neighbors, I know my opinions are shared by many who have not managed to write letters but have provided their support by providing their information and signing the attached Exhibit A.

Thank you for your continued service and support of our communities.

Sincerely,



Antonio Lemus

