

## Takeda, Michi

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**From:** Carolyn [REDACTED]  
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My name is Carolyn Halpern. I live in the house I grew up in, at the corner of Michillinda and Cartwright. My parents purchased it in 1956, when I was two years old. My parents were the second owners of the home.

At this time, my neighbor wants to build a second story to his home at 3890 Cartwright. His house borders mine on my west side. The addition will be on the side of his home, facing mine. Our home will be the one most impacted by the construction. While it's commendable that my neighbor wants to expand his home for his in-laws, this proposed construction presents many problems for MY family and thus, I am here today.

Back in April of this year, some orangish red netting was put up on the roof of this neighbor's home. I had never seen this before so I spoke with a friend. She advised that I call the planning commission. I did and that is how I found out that our neighbor was proposing a second story addition.

These are the issues we see to our property, as a family.

His proposed second story will be looking directly into my backyard. I just spent a lot of time, effort, and money on my backyard. We spend a lot of time back there with family. People love their privacy. A bathroom window is planned on the side of their home facing my house. I have a photo here of how that bathroom light when on, will glare into my dining room windows and my family room. While his market value may go up with this addition, mine will go down.



This is a photo of the proposed second story from my dining room windows.

Secondly and hugely important to me, I see no need for second story homes in our sweet, quaint mid century ranch style tract homes. There is a definite character for our neighborhood- a rather historical one. The only thing that second stories produce is lack of privacy for the neighbors and an excuse for Christmas lights to stay up on the house for the entire year. A lack of respect for the initial architecture of the neighborhood, one many young people are now looking into for purchase, is destroying the charm and character of our area. Recently, at a 50 year reunion of my friends from PHS, who had just revisited Upper Hastings to see their childhood homes, remarked sadly about how all of the second stories look so very out of place within the vast majority of still ranch style homes.

My next concern is crucial for the health and well being of my family. The dust, noise, potential destruction of my new trees, use

of chemicals, and other dropped paraphernalia into my backyard from the construction, shouldn't go without being noted. I want to know exactly how that will be ameliorated and by whom. In other words, is the city putting up a fence or screen to protect my home from the dust and construction from the second story being worked on?

A few summers ago, my home was covered in dust from the construction done by Alverno across the street from my home on Michillinda. Their cutting down of trees and the glare from their trailer buildings almost killed my camellia plants in the front yard, once planted by Nuccio's, which had been thriving for more than 60 years. This is called albedo. So, I do know that construction can do this to nearby homes. That happened from across the street - imagine what can happen from next door, particularly since this proposed second story is close to my house.

Dogs and small children and toddlers will be running around in my backyard. How am I going to make sure that nails, wood, screws, etc. won't be dropped into my yard? How is my city going to help protect us and our property from any dangers associated with construction from a neighbor's home?

As a student of architecture, I am extremely proud of living in Upper Hastings Ranch. I was incredibly lucky to have studied architecture while a student at Oxy with Dr. Robert Winter. When I told him that I was from Upper Hastings Ranch, he sat me down to tell me the history of the tracts, and their architect Edward H. Fickett. He was actually the architectural advisor to President Dwight D. Eisenhower. Better Homes & Gardens called Fickett, the designer of thousands of homes, the "Frank Lloyd Wright of the '50s."

While the Mid-century modern style of architecture has really made a comeback in the 1990's, homes in Upper Hastings Ranch are

rarely on the market for long. In fact, realtors advertise the mid-century appeal in their descriptions of the house. An attempt was made about 10 years ago to have UHRA officially designated as a Ranch neighborhood. Unfortunately, it was already too late because changes have been made to too many homes so they aren't considered Ranch-style homes anymore. That's just sad.

I grew up in Upper Hastings Ranch. I have lived in Pasadena probably longer than any of you and I doubt you live in my area. If you do, I apologize but then, you must know what I am talking about.

So, here's a challenge.

I'd really like you to drive around Upper Hastings Ranch and see just what you and previous planning commissions have allowed to happen. There are lovely streets with only single stories (they might have built out but tastefully so and in character with our area), and other crudely designed chalets, house with pillars, mini apartment complexes mixed in, all standing out like sore thumbs. They stand out not only because of their height but lack of character with our area. I have noticed that Lower Hastings doesn't allow these monstrosities. Why are you allowing it up here in Upper Hastings Ranch?

Again, I feel, and knowing the property of the neighbor, why build up? He is blessed with the longest driveway ever and a detached garage far in the back. There is certainly room to build to the side of his home. Please reconsider putting a second story addition on to this house. And stop the madness with these second story homes or we will be heading toward what happened in Arcadia.

Thank you for your time in consideration of reading this.  
Carolyn Halpern