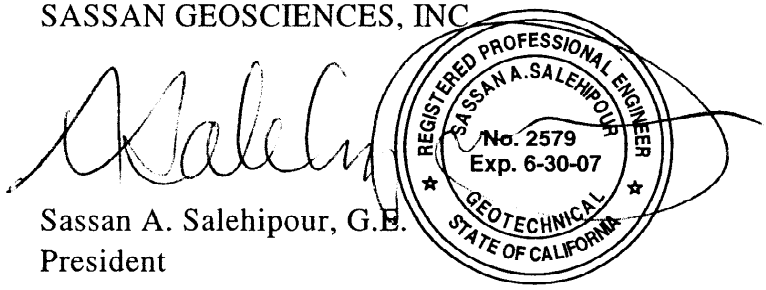
REVIEW LIMITATIONS

This review has not been prepared for use by parties or projects other than those named and described above. It may not contain sufficient information for other parties or other purposes. The outline of the review items presented in this report is based on professional opinions. These opinions have been derived in accordance with current standards of geotechnical engineering practice. No other warranty is expressed or implied.

We appreciate the opportunity to be of service to you. If you have any questions, please call our office.

Sincerely,

SASSAN GEOSCIENCES, INC.



Sassan A. Salehipour, G.E.
President

SAS:sas/5mil193a3.doc

September 21, 2005

To: Pasadena City Council
City Clerk
117 East Colorado Blvd.
Pasadena, CA 91105

From: Edmund and Aida Bedrosian
600 S. San Rafael Ave.
Pasadena, CA 91105

Subject: LOT SPLIT PROJECT ON HILLSIDE TERRACE

This letter is to document our **opposition to the property split** at 720 South San Rafael Ave. The proposed cutting into the hill **could cause catastrophic erosion** of the soil in the entire area. We know first hand from trying to solve soil problems on our property that there is a significant amount of water that runs about three feet below the soil in the winter. Excavating at the base of the hill would most probably create erosion problems for the subject parcel and for all the neighboring parcels. **We would hold the City responsible** if the City would allow such an ill-planned project to be approved despite the protest by most of the neighboring properties. You may recall a couple of years ago when a large portion of one of the properties on La Loma (just around the corner) slid down the hill and did significant damage to the property below (reported by major television coverage).

In addition, **the project**, with a small setback, is **damaging and out of character with the rest of the neighborhood**. Being three stories**, it will inhibit the views of neighboring residents.**

This is a very bad project and should be denied in total by the City.

Most Sincerely,

Edmund Bedrosian

Aida Bedrosian

BUFF, SMITH & HENSMAN
A PROFESSIONAL CORPORATION
ARCHITECTS & ASSOCIATES

September 20, 2005

City Council
City of Pasadena
117 E. Colorado Blvd.
Pasadena, CA 91105

Re: Tentative Parcel Map #061676
720 South San Rafael Avenue
Hillside Development Permit #4395
725 Hillside Terrace

Dear Mayor Bogaard and City Council:

The following is a **rebuttal** to the specific points raised on the appeal application for the above mentioned project.

1. Our proposed new lot will have a 286 ft. frontage on Hillside Terrace and be over ½ acre in size. The neighboring house to the south at 777 Hillside Terrace is about the same height or taller than our proposed house. We will meet the current Building Code Sec. 220-S definition of a two-story house with a basement since more than 50% of the entry level walls are below grade. **To quote from the staff report "...the new house does not occupy a ridge or prominent location**. The proposed development would occupy approximately 9% of Parcel B and will not convey an overdeveloped appearance."

2. **The firm of Buff, Smith & Hensman Architects has been awarded over 30 design awards for residential projects** by the American Institute of Architects. Our most recent AIA award winner in 2002 was the Moseley Residence. Incidentally this house is on Richard Bruckner's (Pasadena Director of Planning and Development) list of the top eleven buildings built in Pasadena since 1960. The Star News newspaper article quotes him saying, "We (his department) based our selection on the quality of materials and craftsmanship, the scale and compatibility with the neighboring buildings, innovation and interesting design, and awards from local and regional chapters of the American Institute of Architects."

Our proposed residence on Hillside Terrace does comply with the Hillside Ordinance 17.48.061 C1. The building is primarily two-story due to the subterranean parking. There are one story retaining walls creating level terrace areas from each floor, windows and sliding glass doors on all elevations, a projecting balcony on the north and four articulated piers framing a solid wall and supporting a covered atrium/roof deck on the east.

3. The staff of the City of Pasadena Planning & Development Department has studied the detailed plans, sections, elevations, renderings, calculations, reports, studies and forms on this project for over a year. Their 15 specific findings for approval of the Tentative Parcel Map and the 9 specific findings for approval of the Hillside Development Permit speak for themselves and refute the allegations in this item. The hearing officer, after reading this report, plus letters for and against and visiting the site, held a public hearing and ruled to approve the project with 54 conditions to insure compliance with various city agencies and protect the neighborhood.

4. **The soil report was prepared by Robert Cousineau, Consulting Geotechnical Engineer and it will be reviewed by the appropriate city engineers during plan check.** The report was prepared after the excavation of four test pits on the site down to bedrock. Soil samples were tested for moisture, density, shear strength, and load consolidation. "Moderately hard to hard siltstone/sandstone bedrock was encountered beneath the topsoil in all of the test pits at depths ranging from 4 to 10 feet." The allegations that the soil report is inadequate and their assumption that the words "poorly bedded" and "moderately weathered" bedrock and "moist" soil imply dangerous conditions, simply show a lack of understanding of geological terminology. The attached addendum by Robert Cousineau defines these terms in the context of this report and confirms his original conclusions: "Since the proposed levels of the house lie considerably below the existing ground surface, all support of the structure is expected to be in bedrock, which should provide excellent support."

5. The statement that adding one new single family residence "...will overburden the existing antiquated and dilapidated sewer and electrical services" and the city will have to "...install a new public infrastructure" is ludicrous. The Pasadena Power Division reviewed the Tentative Tract Map for the project and can serve the project from a power vault directly in front of our driveway. The Department of Public Works also reviewed the project and can serve the project from an existing 8" sewer in Hillside Terrace. John Orolfo, engineer, from this department, stated specifically that the new single family residence will not overburden the sewer system. If any portion of the existing laterals are in need of upgrade, they must be replaced with a new lateral at the owner's expense.

6. The preliminary **landscape plan by Christopher Cox, landscape architect,** shows 52 existing trees on the Hillside Terrace site in 1993 when the original tree survey was done. Of these, 13 trees had died of natural causes by the time of resurvey on June 14, 2004, leaving 39 trees on site. 9 of these will be removed for construction but only 1, a Toyon, is a protected tree. Of the 30 remaining trees, only 2 are above the proposed new house. The remaining 28 mature tress will screen the new house from neighbors to north and south and the street to the east. 37 new trees will be planted including 9 oaks and 14 Toyon above the house. 14 new trees will be planted on the sides and front of the

new house including 4 Japanese Maples, 4 Ginkos and 6 Rosebud trees. This gives 42 trees total on the sides and front of the house for screening. In addition, the plan shows extensive additions of bushes, flowering plants and ground cover to the entire site. It is very clear that the proposed landscape plan provides a **"canopy coverage of greater significance than the tree canopy being removed" as stated in the staff report.**

7. **The soil report has indicated that the location of the proposed structure is geologically stable**. The Specific Findings Attachment B8 for this project states: "The proposed house would be constructed on an appropriate area on the property. To require that it be set back farther from the street would result in increased grading and excavation on the site. Similarly, to require that there be less grading and excavation would result in the house being situated higher on the site and would result in the house being more visible and prominent (from) the street and neighborhood."

8. The concern is with "environmental carrying capacity" in this item. If this means public utilities, we have addressed this issue under item 5. If it means the natural environment, we agree with The Specific Findings Attachment A3: "The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat, in that the property is in an urbanized area that is fully developed with single-family dwellings. The wild life in the vicinity of the property have adapted to the urban environment. The creation of two parcels from one will not significantly change the surrounding area and will not lead to the degradation of the environment."

9. As stated under item 7, the house is located at the best location on the site. The house and garages are partially below grade to reduce the height of the structure to two stories on three sides and relate the upper levels to terraces at grade on the north and south elevations. This obviously will require some excavation and export of soil. This phase of construction will be controlled by condition D4 which requires that a construction parking and staging plan be submitted and approved by Zoning, Public Works and Transportation. The plan will be available for review by surrounding property owners. When excavation and grading is complete there will be 4 on site parking spaces to supplement the street parking, plus some additional overflow parking above on the San Rafael property.

10. They say a visual analysis was not supplied regarding the Zoning Code requirements for placement of structures and ridgeline protection. If you stand on the only sidewalk on Hillside Terrace and look west uphill, all you will see is the existing 9 ft. high retaining wall and ivy covered fence. If you stand in the middle of the street and

look uphill, you cannot see a ridge line. It is primarily obscured by the existing trees on the proposed Hillside Terrace parcel and the existing trees on 30 ft. of the existing San Rafael parcel. Beyond this you may see portions of the landscaped terrace walls for the existing house. **The site plan and sections as submitted clearly show that the top of the proposed roof parapet for the house on Hillside Terrace is 54.3 feet below the finish grade at the base of the existing landscaped terrace walls of the house above.** The 67 existing and new trees on the developed Hillside Terrace parcel plus the existing trees on the 30 ft. wide visible portion of the San Rafael parcel are adequate for screening the houses from the street, from neighbors and from each other. The ridgeline becomes irrelevant.

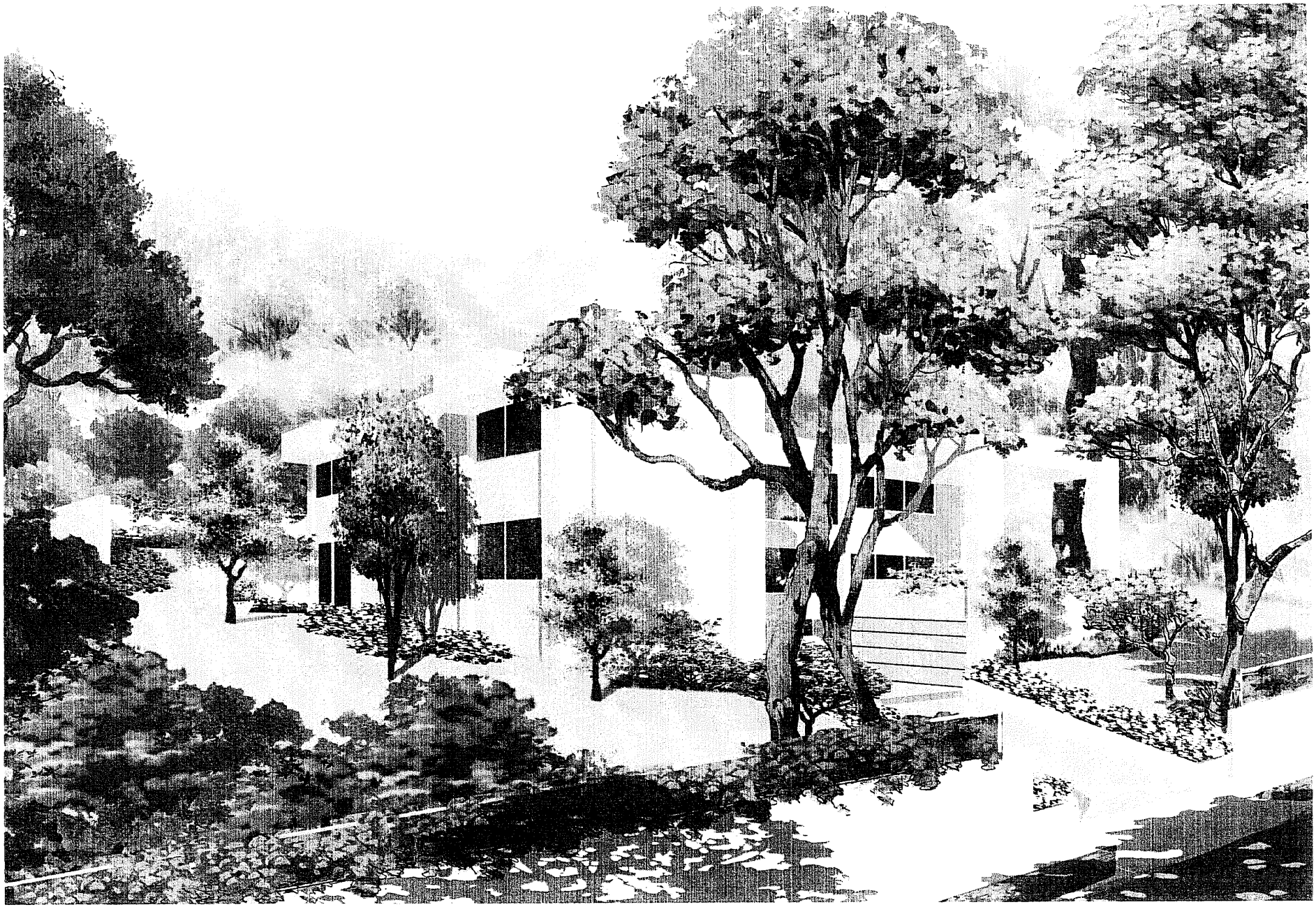
11. This item on landscape is redundant with item 6 and has been responded to previously.

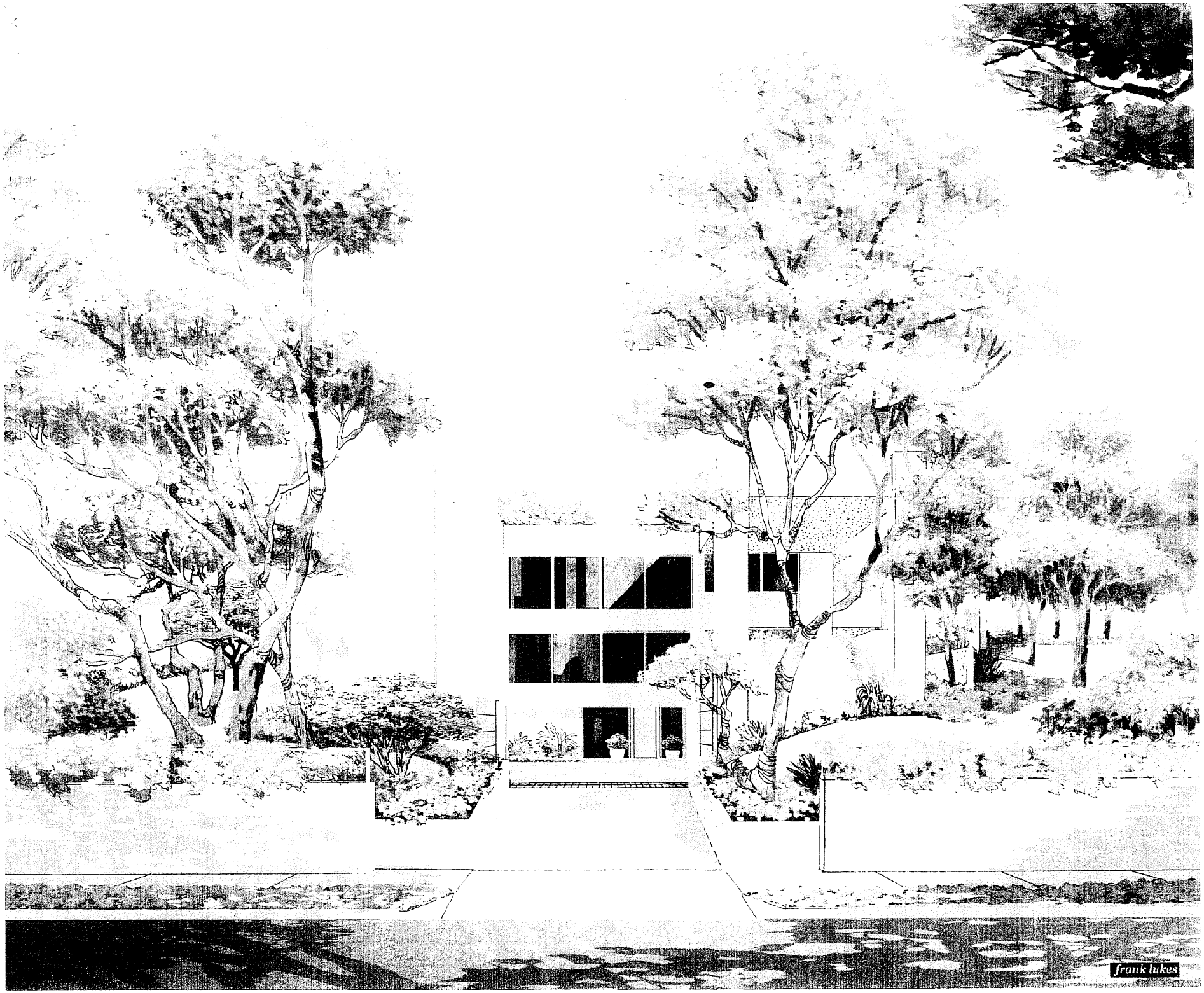
The issues raised by these eleven items have previously been addressed by the City Planning & Development Department staff over a period of one year, a public hearing has been held with all evidence presented, and our application, with 54 conditions, was approved by an independent hearing officer. Our rebuttal to the eleven items indicates they are without merit and we feel this appeal should be denied.

Sincerely,

Dennis G. Smith

Dennis G. Smith, A.I.A.




frank lukes


frank lukes

REFER TO LOT SPLIT AT 720 SOUTH SAN RAFAEL

Pasadena City Council
City Clerk
117 East Colorado Blvd.
Pasadena, California 91105

Gentlemen:

We strongly urge you to consider refusing or rescinding a permit to split a lot at 720 So. San Rafael.

This project does not conform to the Hillside Ordinance. In addition we note the following problems with the proposed project:
(1) In our area Natural Drainage is not sufficient to control water and soil runoff in years of heavy rain. Our home is located on Rockwood Road (with the Arroyo Seco immediately to our East) and we would be faced with uncontrolled run-off. There are an abundance of natural springs in the area. We have accommodated for this fact by the installation of not only one but two sump pumps in our basement.....and a supply of submersible pumps should they be needed. An electrical power outage would cause innumerable additional problems.
(2) Removing the natural ground cover and trees on the said LOT would cause soil erosion which would inevitably and eventually affect our property.
(3) The Arroyo is a natural echo chamber. Everyone in the area would be so disturbed by the tremendous amount of building noise, we would consider ourselves in a "noise polluted area". This is unacceptable to us.
(4) Because of the inconvenience and danger to pedestrian and vehicle traffic, our neighborhood has asked for a ban of "TV and movie filming" which has been unrelentlously scheduled at a home in our area. The removal of dirt by 250 truckloads probably necessary to prepared for the construction of a home on said lot would be a tremendous hazard and threat to the residents of our area.

For the above reasons we are requesting your consideration and petition to reject the permit application.

Sincerely

D B Freshwater M.D.

September 17, 2005

Donald B. Freshwater, M. D.

Jean S. Freshwater
(Mrs. D. B. Freshwater

September 19, 2005

PASADENA CITY COUNCIL
ATTN: City Clerk
117 East Colorado Blvd.
Pasadena, CA 91105

Dear City Clerk:

Although I will be out of town at the time of the meeting on Monday, September 26th, I would like to take this opportunity to voice my opinions on the zoning appeal for 720 South San Rafael.

I strong object the split of the aforementioned property, as well as the subsequent construction of a three-story home that is intended to face Hillside Terrace. Aside from clashing with the architecture and design which exists currently, the new building would diminish the neighborhood's character and overall atmosphere with its bulky and massive nature. The new structure poses serious threats to the community environment, particularly its native vegetation, geology, slopes and drainage (as outlined in Exhibit "A" in the Appeal). I also fear that the existing soil is not adequate to handle a structure as large as that proposed and am concerned that it will be taxing on the current sewer and electricity services.

In addition, the logistics of the construction itself poses a threat to our quality of life and peaceful neighborhood, in general. Our streets are too narrow to handle the large trucks and other machinery required for this project. Our quiet community will no doubt be disrupted by loud and constant noise during this lengthy process. I can only imagine what pollution will result from smoke and dirt filling the air of our hillsides.

Like many of you, my fellow neighbors, along with the many visitors who come to admire our community, cherish and value the distinct character and charm of our surroundings and I fear that this new project will destroy that which is its essence.

As a caring member of this community, I am taking a solid stand against the continuation of the proposed construction at 720 South San Rafael in order to preserve the rich history and culture of our neighborhood.

Thank you,

Tadashi Shoji

September 21, 2005

Pasadena City Council
C/O City Clerk
117 East Colorado Blvd.
Pasadena, CA 91105

Dear City Council Member,

We are writing to indicate our opposition to the proposed Hillside Development Permit #4395, which splits the lot at 720 South San Rafael in Pasadena.

Our family has owned and lived on the property at 640 Hillside Terrace since 1949. Our home has been handed down through three generations. We want to pass the property on to our son.

We have spoken with our neighbors about the proposed property split at 720 South San Rafael and we agree that such a project should not occur on this hillside property. We are in opposition to this project.

On July 26th, 2005, we submitted a letter of opposition, to the project, to Mr. David Sinclair. In that letter, we opposed the project on many points. We cite a few of these points in this letter.

The stability of the hillside is questionable. The proposal allows a lot split of a very steep hillside, which has proven to be unstable in the past. This hillside is known to have underground springs, which affect the stability of all of the properties in this neighborhood. Also the stability will be further compromised by the massive removal of dirt and vegetation proposed in this project.

The excavation required will compromise entrance and egress to our property. Up to 450 truckloads of dirt will be removed, using Hillside Terrace, a very narrow street, as the excavation and loading area. Our driveway is directly across from the proposed construction site and parking for the construction workers is only allowed on our side of the street and along our property line. Plus, the impact of this heavy equipment on electrical, water and sewer lines is a real concern.

The impact on our privacy will be detrimental. The proportion of the project (three stories) is out of proportion to the lot and the rest of the neighborhood. With only a 25 foot setback and the loss of mature trees, the proposed project will decrease privacy for us and our neighbors.

In addition, the proposed project does not fit into the "character" of this hillside neighborhood. The City Council drafted the Hillside Ordinance to maintain the character and uniqueness of hillside neighborhoods. This project, which consists

of three stories, with only a 25 foot setback, and the loss of mature vegetation is not consistent with the character of the neighborhood.

We strongly oppose this building project and ask that the council deny the permit.

Sincerely,

Dr.s James R. and Lee Miller Parks
640 Hillside Terrace
Pasadena, CA 91105

The home will meet all requirements of the Hillside Overtay Zoning District which regulate standards such as height, lot coverage, landscaping, and maximum gross floor area. The site is located in a developed hillside neighborhood which further limits the potential for adverse effects as a result of the project. Any potential impacts will be mitigated to a level of insignificance through compliance with the city's building and development regulations and will be enforced through the combined review of the Building Division, Public Works Department, Fire Department, and Zoning Department. As such, approval of the proposed project will not lead to any demonstrable negative environmental or aesthetic impact.

A

09/26/2005
Item 6.A. 7:30 p.m.
Submitted by Chris Madison

RICHARD N. FRANK

September 26, 2005

Pasadena City Council
City Clerk
117 East Colorado Boulevard
Pasadena, CA 91105

Re: Call for Review
Hillside Permit 4395
720 South San Rafael
Applicants: Christopher and Lois Madison

Dear City Council Members:

Being a sixty-five year resident of the San Rafael Avenue neighborhood and for the past seven years residing in a relatively new home just yards away from the Madison property, gives me a far better than average understanding of the circumstances surrounding the current controversy. That stated, I would like to provide my comments regarding the Madison application.

You will note that I refer to the "current" controversy for there have been a number of such over the years. One in particular came very close to home, for it involved Mrs. Frank's and my desire to construct our current home at 820 Hillside Terrace. We were amazed, even shocked, by the near hysterical outcry we received from two of the three neighbors whose homes were immediately adjacent to us. We were going to destroy their views, threaten the drainage and soil stability of their properties, intrude on their privacy and "mansionize" our site. Our neighbors hired attorneys to argue that our application should be denied and, but for the fairness, and I might say, wisdom of the authorities and the assistance of several of our other neighbors, they might have prevailed.

At the time and in the intervening years, we have received comments praising the effort we undertook during construction to ameliorate parking and traffic problems and complementing us on the beauty of our home and the addition that it makes to our neighborhood.

B

234 E Colorado Boulevard • Suite 500 • Pasadena, California 91101-2211