CORRESPONDENCE/HANDOUTS FROM JULY 24, 2006 COUNCIL MEETING

Rodriguez, Jane

From: NRCHOMSKY@aol.com

Sent: Monday, July 24, 2006 12:52 PM

To: Rodriguez, Jane

Cc: Poindexter, John; Bogaard, Bill; Madison, Steve; Suzuki, Takako; sharon.y@mac.com; dhs3@mac.com

Subject: COUNCIL MEETING OF JULY 24, 2006 - AGENDA ITEM 6.A. -- 220 N. SAN RAFAEL

Please deliver to the Council prior to tonight's hearing -- Thank you.

LINDA VISTA/ANNANDALE ASSOCIATION

July 23, 2006

Mayor William Bogaard and City Council Members
City of Pasadena
c/o City Clerk's Office

RE: COUNCIL MEETING OF JULY 24, 2006
AGENDA ITEM 6.A. -- 220 N. SAN RAFAEL

Dear Mayor Bogaard and Council Members:

The Board of the Linda Vista/Annandale Association (LVAA) has reviewed this matter, and unanimously adopted the following positions.

1. LVAA **supports** the proposed Zone Change from PS to RS-2-HD, and, the single driveway proposal.

3. LVAA **opposes** the proposed 2-parcel subdivision and Variances for lot width for the following reasons:

(a) This matter should return to the Planning Commission based on new information.

The Planning Commission denied the proposed 2-parcel subdivision and the proposed lot-width Variances on the basis that the Commission did not have enough information on the intended development on site.

Now, we are informed that since the Planning Commission hearing, the applicant has developed a potential development concept, including footprints, to "facilitate" discussion before the Council, including but not limited to, demonstrating possible compliance with the Hillside Ordinance. Neither the Planning Commission nor the neighborhood has had any opportunity to review this potential development concept through a neighborhood meeting or a hearing at the Planning Commission. Further, Staff now has changed its recommendation from that supported by the Staff at the Planning Commission to the one before the Council at this hearing, which new recommendation should be considered by the Planning Commission as new information.

Both matters (the new development plan and the new Staff recommendation) constitute new information which requires that the matter return to the Planning Commission. In fact, the Planning Commission requested that the matter return if new information becomes available.

(b) **The LVAA opposes any subdivision/development concept that will lead ultimately to 3 or more parcels on site.** The current proposed 2-parcel subdivision is merely a first step in the developer's plan to maximize profit by facilitating ultimate subdivision into 3 or more parcels.

The current proposal creates at least one lot that is subdivisible into a 3rd (or possibly 4th) parcel. Any further subdivision into 3 or more parcels would be out of character and scale with the surrounding neighborhood and would result in unacceptable environmental impacts, and, therefore, is strongly opposed by LVAA and the impacted neighbors.

If the property is subdivided and the Variances are granted, it is clear to us that it will be sold with the possibility, if not probability, of further subdivision. The property, since it was purchased, has been continually on the market according to the public record. With each listing, the developer stressed in his marketing materials the subdivision possibilities on the site, including 3 or 4 lots. Currently, the site is on the market, and is being marketed for 3 home sites, that is, 3 lots.

(c) LVAA supports any solution which would limit ultimate subdivision of this site into a maximum of 2 parcels sited as proposed.

If the ultimate subdivision of this site is limited to a maximum of 2 parcels sited as currently proposed, then LVAA does not oppose the proposed lot-width Variances. We oppose the lot-width Variances if further subdivision is permissible.

The impacted neighbors have asked the developer to limit voluntarily (through a deed restriction or otherwise) the subdivision of this site into a maximum of 2 parcels. He has so far refused.

In the alternative, LVAA requests that the Council impose in some manner Covenants, Conditions, and Restrictions of record (CC&Rs) and/or redraw the subdivision lot lines in such a manner as to prevent any further subdivision of either lot beyond a total of 2 parcels.

(d) The Environmental documentation is Inadequate.

The environmental documentation for the present proposal clearly is inadequate, particularly is further subdivision is permissible. At a minimum, this proposal requires a Mitigated Negative Declaration. This steep, boxed wooded canyon with view corridors to the public street and surrounding neighbors is a known wildlife corridor, contains flowing water for a part of each year and numerous protected trees some number of which recently have been removed, and, is located at a dangerous portion of San Rafael where additional traffic from residential development will adversely impact narrow, curving San Rafael Ave.

LVAA respectfully requests that you deny the subdivision and Variance requests outright. In the alternative, we request that you either send this proposal back to the Planning Commission for review of the subdivision and Variance requests based on new information, or, impose in some manner CC&Rs, or redraw the proposed lot lines in such a manner, so as to prevent any further subdivision of either of the 2 lots resulting from the current subdivision proposal. Further, LVAA requests that you find the current environmental documentation inadequate.

Sincerely,

Sharon Yonashiro,
President, LVAA

Nina Chomsky
LVAA Zoning Committee Chair

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LATHAM & WATKINS LLP

July 21, 2006

Pasadena City Council
117 E. Colorado Blvd., 6th Floor
Pasadena CA, 91105

Re: 220 N. San Rafael Avenue (Agenda Item No. 6.A)

Honorable Councilmembers,

We represent the noted residential architect and developer, Mr. Rod Youngson ("Applicant") in connection with Agenda Item No. 6.A ("Project").

Requested Approvals – The Applicant has requested the following approvals at 220 N. San Rafael Avenue:

(1) General Plan Amendment from an Institutional to a Low-Density Residential General Plan designation;

(2) Zoning Map Amendment to change the zone from PS (Public/Semi-Public District) to RS-2-HD (single family residential permitting two dwelling units per acre);

(3) Subdivision to split the parcel into two lots; and

(4) Variance to permit a reduction in the required 100 foot width for the two lots.

Background – This very modest project would end the institutional use of the Project site while enabling the preservation of the Charles Richter Laboratory and ensuring that development and use of the site would be in keeping with the residential character of the neighborhood. In short, the Project would bring the Project site in line with the zoning and uses which exist today in the surrounding residential neighborhood. Further, the Project that is now before you has been modified to address concerns that had been voiced. As revised, the Project eliminates a new curb cut driveway along San Rafael. Instead, the subdivision includes shared access to the two lots through the existing gate entrance. Also, the Project minimizes grading and maximizes preservation of important, mature landscaping.

Existing Zoning Not Compatible With Neighborhood – Even a cursory glance at the attached zoning map for area 03 plainly indicates that the existing PS zoning is entirely out of character for the neighborhood. The proposed Zoning Map Amendment to change the zone from PS to RS-2-HD would make the Project site consistent with *every other surrounding residential lot.*

Existing General Plan Land Use Designation Inconsistent With Neighborhood – Permitted uses under the existing institutional general plan designation include uses which are wholly incompatible with the surrounding low density residential neighborhood. These uses include schools, colleges, libraries, fire stations, police stations, convention centers, museums, governmental offices, utility stations and hospitals. Institutional uses such as churches, private schools and private hospitals are also contemplated by the institutional land use designation. None of these uses are consistent with the low-density single family residential development that characterizes the neighborhood.

Applicant has Addressed Neighborhood Concerns – The Applicant has worked proactively with neighbors to address neighborhood issues. Two noticed community meetings were hosted by the Applicant: one on October 11, 2005 and a second on December 15, 2005. The Applicant listened to the neighbors' concerns and revised the Project accordingly. For instance, as noted above, following neighborhood input regarding traffic and safety issues, the Applicant relocated proposed Lot B and eliminated the proposed driveway on to San Rafael. The resulting design provides for a single driveway to serve two separate residences. Although this configuration may be less marketable to potential residential buyers, the Applicant was and remains committed to creating a Project that improves the neighborhood.

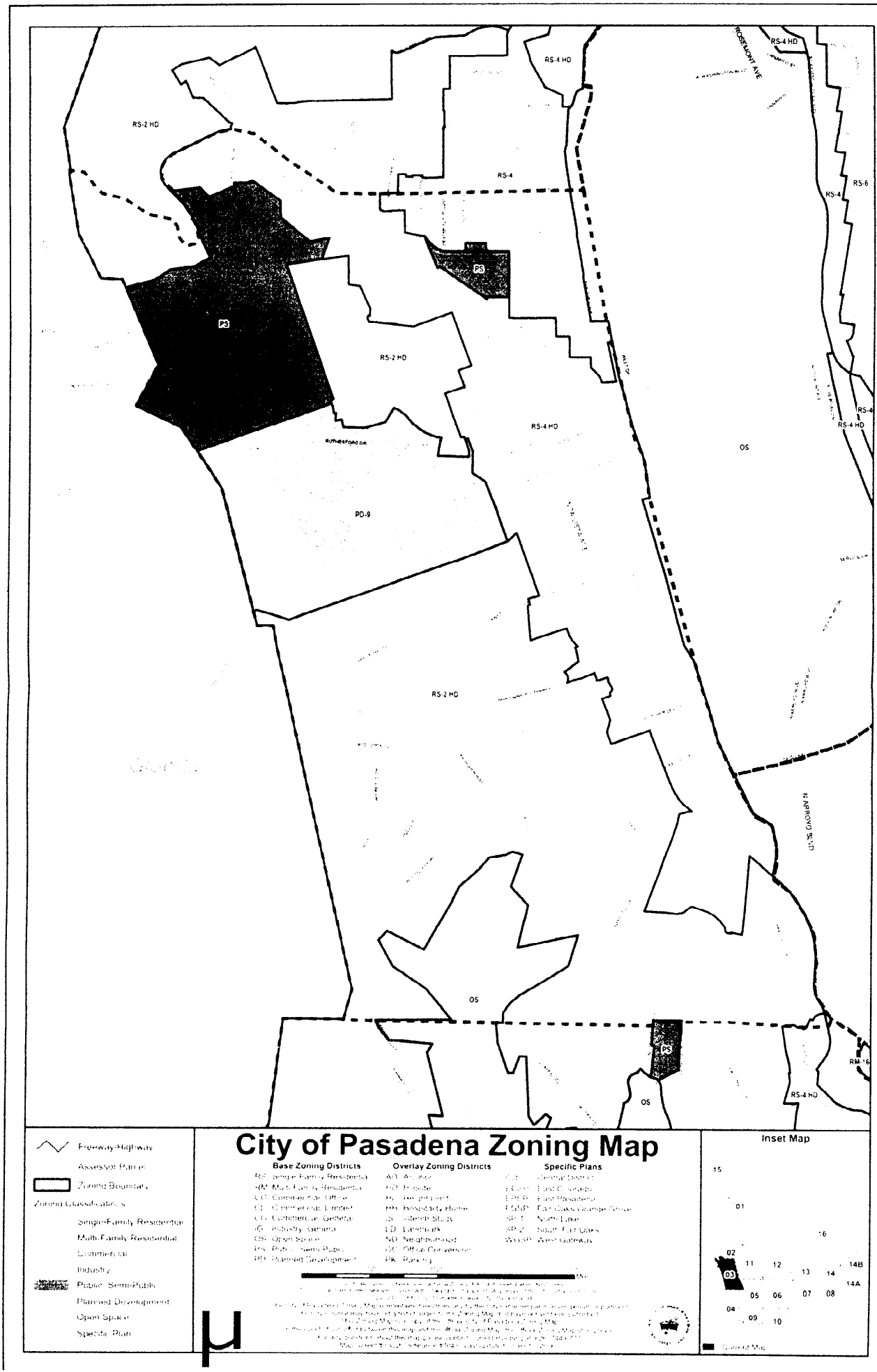
Further Discretionary Review Required Prior to Construction – Although the Project's Initial Study contemplates the development of two residences, no actual development is proposed in connection with the Project. In fact, City staff has advised the Applicant that additional discretionary approvals are required before there may be any residential development on the Project site. According to staff, a Hillside Development Permit would be required because the Project site is located within the Hillside Overlay District. (Zoning Code § 17.29.080.) The Hillside Development Permit review process is intended to ensure that development on hillside lots minimizes visual and environmental impacts. (*Id.*)

Conclusion – We believe that the Applicant's vision for the Project site respects and is in keeping with the character of the surrounding community. The Applicant has worked proactively with the neighborhood to create a Project which will fit seamlessly into the existing residential landscape. We respectfully request you follow the recommendation of City staff in approving the proposed Project at 220 N. San Rafael Avenue. Should you have any questions, please do not hesitate to contact me at (213) 891-7913.

Very truly yours,

William F. Delvac
of LATHAM & WATKINS LLP

cc: Rod Youngson, The Youngson Company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Zoning Boundary
Zoning Classifications
Single-Family Residential
Multi-Family Residential
Commercial
Industry
Public Semi-Public
Planned Development
Open Space
Specific Plan
City of Pasadena Zoning Map
Base Zoning Districts
Overlay Zoning Districts
Specific Plans
Inset Map

Rod Youngson
Architecture, Developer and Interiors

Rod Youngson was raised in the Pasadena area and has designed numerous homes in Pasadena, Beverly Hills, Bel Air, Montecito and La Jolla. He prides himself on creating environments that are in balance with their surroundings.

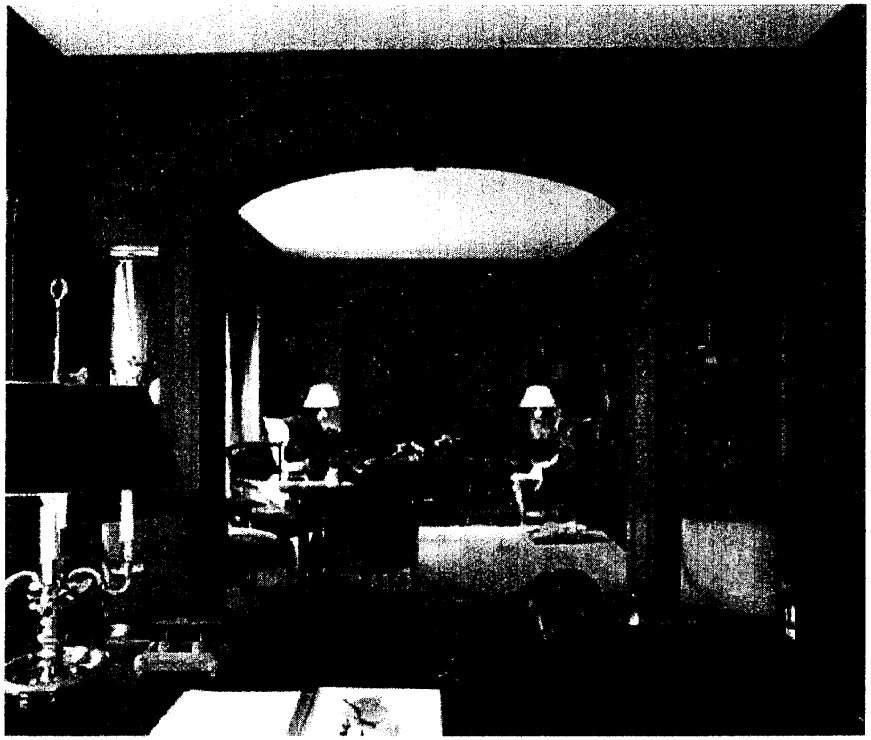
Mr. Youngson has been published numerous times in Architectural Digest and many other significant design and interior review periodicals.

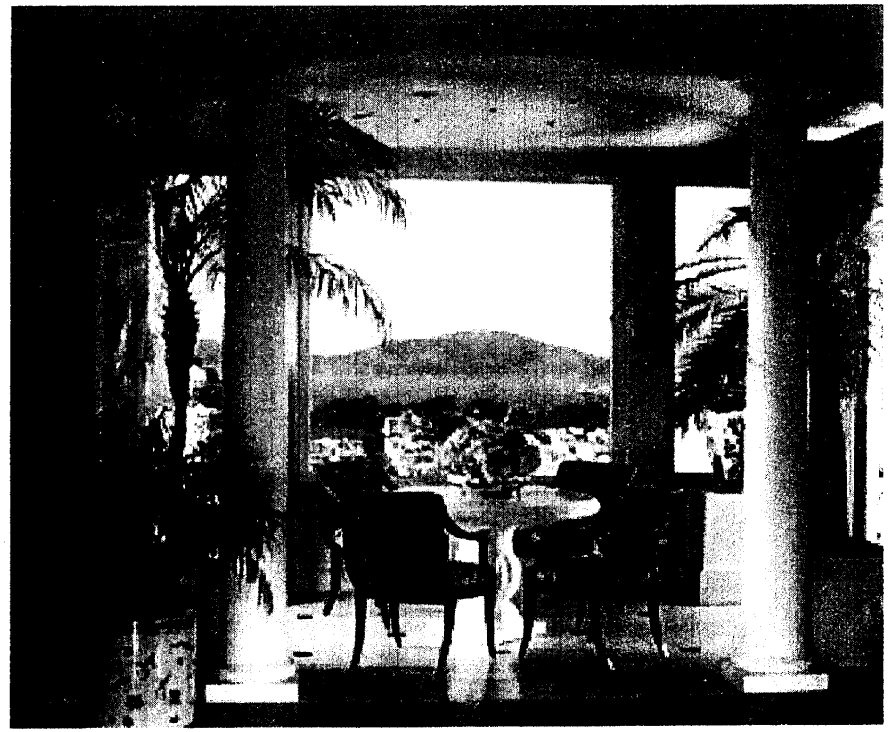
Enclosed is a small selection of images of some of Mr. Youngson's work.

Rod Youngson

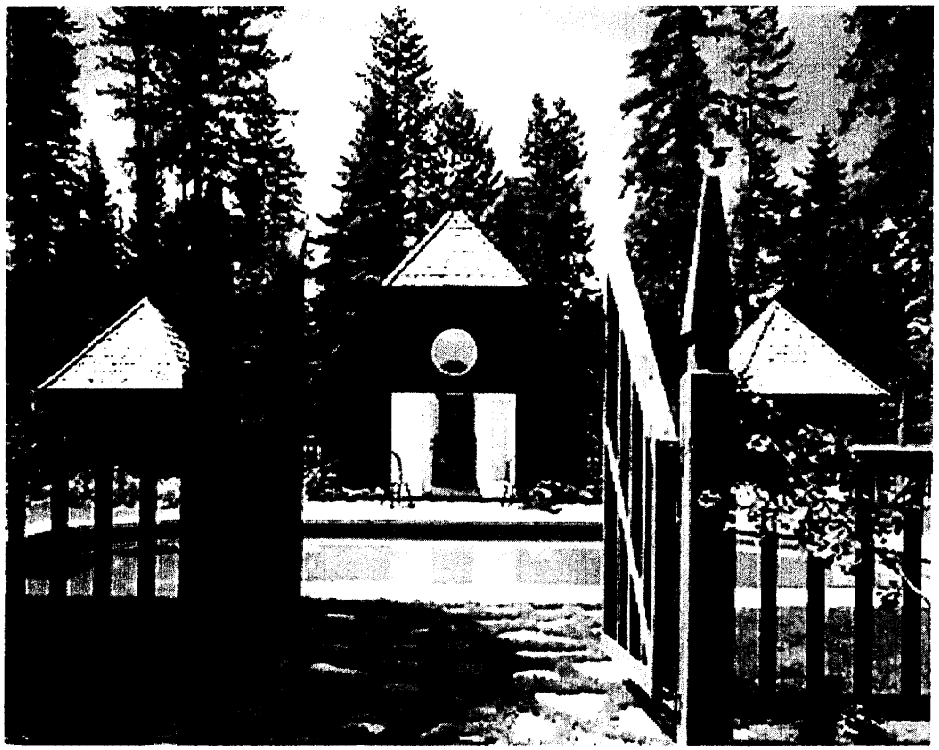
Rod Youngson

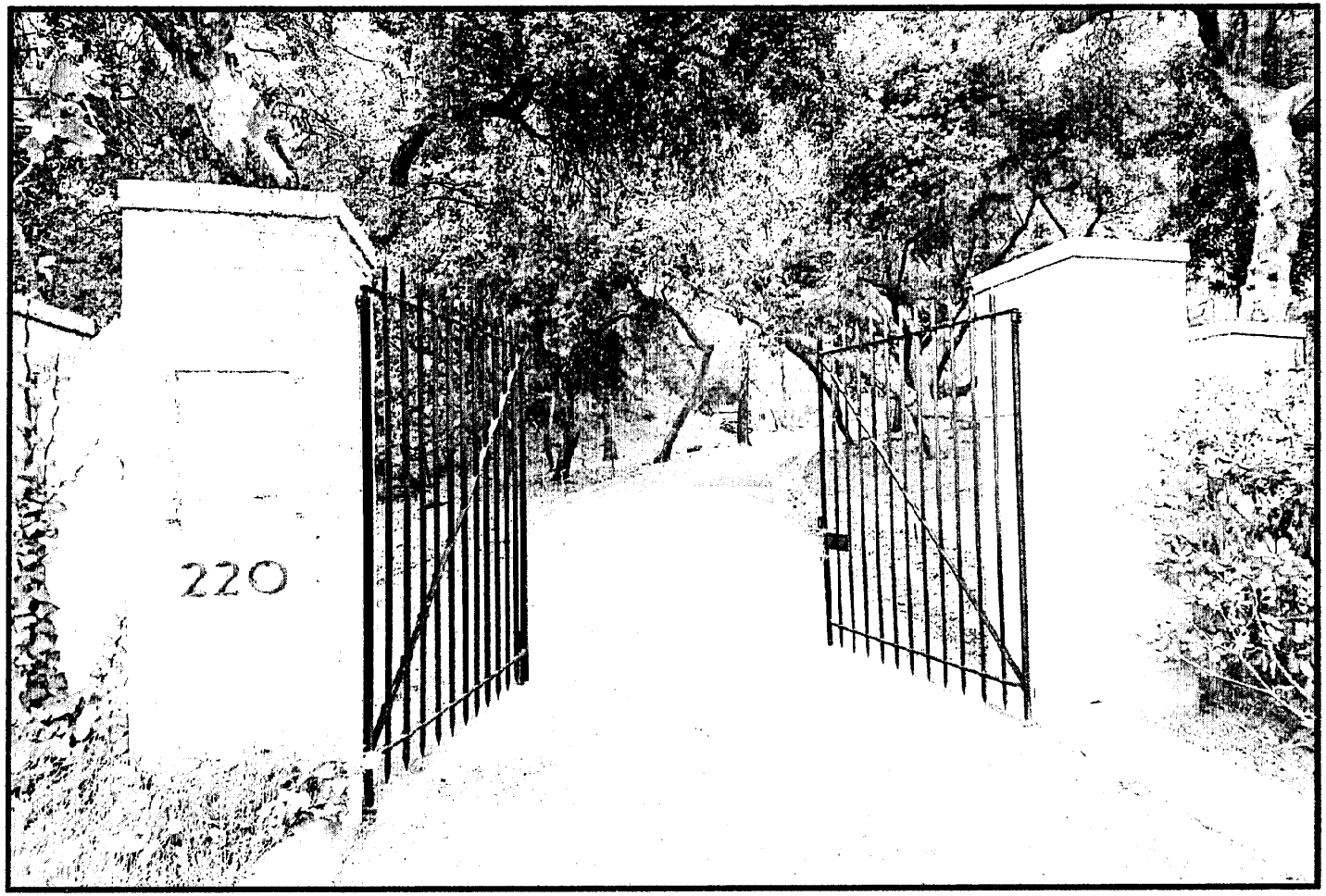
Rod Youngson





Rod Youngson




220

Property Specifics

- Property is 2.92 acres

- The proposed lot split would create 2 lots:

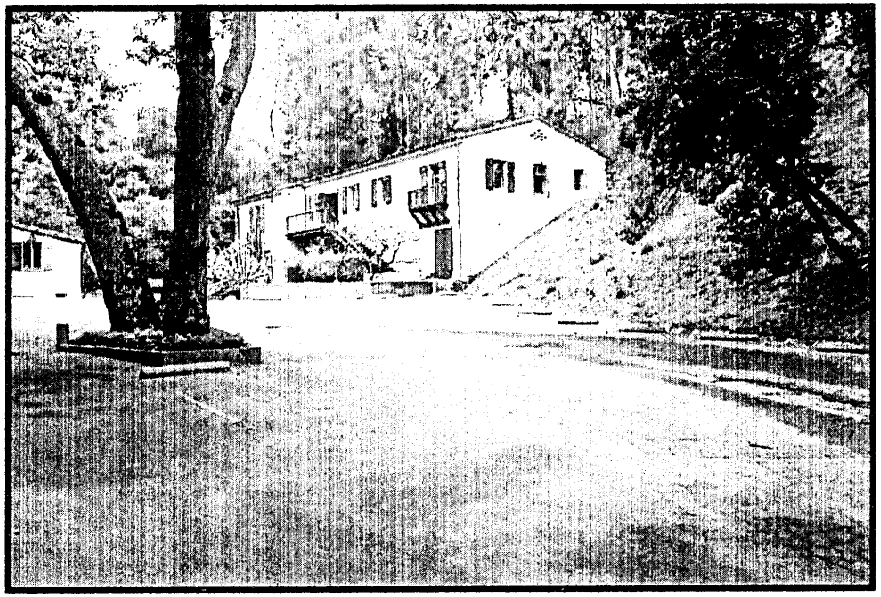
  Lot A:

  - Lot size: 104,108 sf
  - Zoning would allow residential structures measuring 32,232 sf

  Lot B:

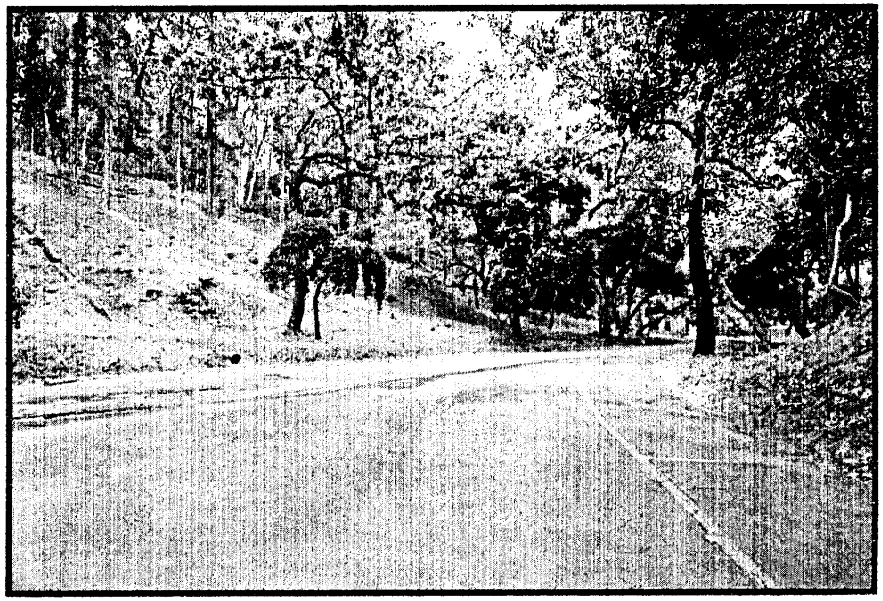
  - Lot size: 25,610 sf
  - Zoning would allow residential structures measuring 5,584 sf

View from front of property of laboratory building.



Garage/Machine Shop

View from Garage/Machine shop of front of property



Current Zoning

- Designated in the Pasadena General Plan as Institutional
- Zoned PS (Public/Semi-Public)
  - Could be developed with institutional uses, including schools, colleges, commercial recreation facilities, cultural institutions, and religious facilities under the PS zoning designation
- Currently occupied by a vacant laboratory building, an adjacent garage, and 50 parking spots

Proposed Zoning

- RS-2-HD zone (allows two dwelling units per acre)
  - *Four single-family dwellings could be developed on the property according to slope density calculations performed in accordance with the City's Hillside Overlay requirements*

Proposed Lot Split

Proposed lot split into 2 lots would:

1. Preserve and protect the views to and from hillside areas

2. Maintain the identity, image and environmental quality of the City and the neighborhood

3. Promote orderly development consistent with the traditional scale and character of the community

4. Maintain an environmental equilibrium consistent with the native and specimen trees found on the property

Proposed Lot Split

Proposed lot split into 2 lots would:

5. Maintain vegetation growth consistent with the "manicured" appearance of the neighborhood

6. Maintain vegetation growth for fire prevention

7. Provide safe ingress and egress for vehicular and pedestrian traffic to and within the hillside areas

8. Extensive grading is not required

Benefits of Proposed Zoning Change and Lot Split

1. Minimal tree removal required

   There is ample free space on both lots to build an attractive home in keeping with the traditional scale and character of the community

2. Lot split proposes to create 5 guest parking spots in addition to the garage and home owner parking

   The current 50 parking spots would be replaced with the change in zoning. The zone change will significantly reduce car traffic to the property

3. Both properties would use a single entrance and the existing gate

   No additional curb cuts required

Benefits of Proposed Zone Change and Lot Split

4. Current zoning allows 4 lots while Applicant is requesting 2 lots

5. Lot split will enable the construction of residential properties and will preserve property's historical significance

6. The property and the buildings will receive significant beautification for residential development. Industrial electrical and plumbing fixtures would be removed and dilapidated structures would be repaired and preserved

7. Extensive landscaping would be required for residential use, which would be in keeping with the neighborhood and would help mitigate potential fire problems

Historical Monument Designation

- Applicant agreed with Pasadena Heritage Society in designating the property as a Historical Monument thus preserving the history of the laboratory
- The Laboratory will be kept in it's current condition with no significant changes to the exterior architecture.