

Richmund Tan

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LHR Younger Generations Advocate

October 10, 2016

City Council

Pasadena, CA

Mark Jomsky, City Clerk

100 North Garfield Avenue, Room S-228

Dear Honorable Mayor and Councilpersons:

My name is Richmund, a Millennial, and I have been a resident of Lower Hastings Ranch for nearly two decades and my parents three. I wanted to express some serious concerns for the upcoming 10/10/16 city council meeting with regards to staff's recommendations for the Lower Hastings Overlay, particularly the new restrictions they are attempting to impose on our beloved community, and its broader implications upon future generations and homeowners of LHR.

#### Items of Concern:

1. "Two-story houses limited to no more than 10% above the average floor area of houses within 500 feet."

This clause will, in fact, **mandate that a second story be *smaller*** in total square footage than the homes around it. How is this possible? Please see Attachment A – a breakdown of the new calculations for a proposed second story construction, and how unfair this will be to owners of smaller homesites. The main issue – **garage calculations are excluded** when looking at neighboring homes and **included** when considering the property in question. This is completely unfair and clearly goes against our current zoning code within our community.

Most residents and staff members have not realized the consequences of this rule that is being imposed on us -- that 2-story homes must be smaller than neighboring single story properties. This demonstrates that staff has done a poor job in maintaining the property rights of homeowners, and it's clear that their recommendations are swayed by a vocal minority that is hijacking the predominant voice of the rest of the community, as indicated by the special one-on-one meetings staff has with the HOA. In addition, since 2-car garages are required and cannot be used as living space, it should not be appropriate to include it in the definition of 'Floor Area' nor in the calculations for a second story.

Moreover, the principal purpose of expending the resources to build a second story is to increase one's square footage. In some parts of LHR, the average square foot house is about 1300 ft<sup>2</sup>. The fact that my family and I would be limited to a total **maximum of 930 ft<sup>2</sup>** of living space (1430 ft<sup>2</sup> total – 500 ft<sup>2</sup> attached 2-car garage = 930 ft<sup>2</sup>) for a two story home is utterly ridiculous to me. Include the setbacks and what does this accomplish – a miniature hovel with a bird's nest on top? Forget how ugly this would look – think about how logistically unfeasible this would be.

Even if this rule were to be removed, we would only be able to build 50% of the first floor area. So even then: 1300 sq. ft. first floor + 650 sq. ft. second floor = 1950 sq. ft. total. Is that really a "mansion" to you?

Last I checked, [reference.com](http://reference.com) motions to 5,000 sq. ft. or more as a "mansion."

## 2. "Necessity of a two-story house"

Since all lots have been developed, pretty much any house in LHR right now could be "reasonably" re-constructed to a single story. I'm sure it's also possible, regardless of protected trees and setbacks, to expand 1 ft<sup>2</sup>, which would satisfy the technicality that a second story would be prohibited as long as the house has an "addition." How do you define "reasonable"? This is very subjective and just plain deception. 99%, if not all, of LHR houses right now would theoretically conform to this law that they could be "*expanded*", even just by 1-2 ft<sup>2</sup>, and have a second story proposal be prohibited. I challenge the planning staff to determine that a statistically significant percentage of the homes in LHR (with a standard  $\alpha$  of 0.05) can even do a second story expansion legally with the new rules (meaning the home needs to have topographical constraints). I sincerely doubt that this is possible as all lots have been developed already and they can be 'expanded.' Staff attempts to justify this clause by stating that "it's a way to encourage one-story development while not outright prohibiting two story construction," but since a majority, if not all, of the homes here in LHR would not qualify for these topographical constraints, it's essentially a loophole to ban two stories.

To make matters worse, **none** of the current two story constructions here in Lower Hastings Ranch, let alone the "architecturally compatible" ones, would conform to this "necessity" rule and the "10% average" rule. All the homes could have been expanded long ago without building a second story. How is it fair that some residents are able to build compatible two story architecture while we are not?

Sure, you could fit a *multigenerational blended family* into a 1300 sq. ft. house and some official could claim that as "reasonable" as long as it meets the fire codes. However, in a homeowner's eyes, that is *not reasonable* as it clearly contradicts his or her desire to have "absolute dominion" (California Civil Code Section 679) over the property and is limiting the homeowner's "enjoyment" (CA Section 707) and "pleasure" (CA Section 679) to possess a certain organization within the house and "use it to the exclusion of others" (CA Section 654). I know several homeowners including my family certainly do not feel that they are "encourage[d] full use and development of the real property" (CA Section 880.020) that they own, especially with this proposed law and we are prepared to take action if this amendment is passed.

**There was and never will be a "necessity for a two-story house".** In other words, this is essentially the same thing as a blanket ban on two story homes, which you already voted would not be appropriate for our community, and quite frankly, these new rules don't even make sense from a functional and monetary standpoint. This clause is essentially a loophole to ban second stories without stating so, and as it has not been advertised/advocated as such by the community, I sincerely doubt that a majority of the residents realize what they are imposing on themselves besides those who suggested/created this rule in the first place: the HOA, at their special one-on-one meeting with staff.

It is questionable at best if this law would better privacy and view protection given all the other privacy/view protection proposals in place already, such as permitting second story windows to only clerestory styles, non-transparent glazing, or permanent screens. In actuality, it is possible for privacy and view protection to be sustained, and even *improved* in specific cases, when a second story is constructed. Newer construction homes prove to have better insulation in the walls as opposed to the aging ranch of yestercenury, and improved acoustic insulation would prove to have a positive impact upon sound privacy within our neighborhood. Ultimately, the "10% average" and "necessity" rules seem like a ploy that was crafted during the special one-on-one meetings between Staff and the partial HOA to further their own personal agendas.

### 3. Negative Impact Upon the Environment and General Welfare/Convenience of the Nuclear Family Unit

As Louis Sullivan, famed architect Frank Lloyd Wright's mentor, coined the phrase, "**Form follows function**," the purpose of a construction should be the focal point of the design. "California Ranch" and "Modern Ranch" (as in 20<sup>th</sup> century 'modern') are becoming an anachronism of the past as its design elements are losing touch with the pragmatism of today. For example, the huge front yard setbacks and giant front lawns are no longer a practical design feature with the drought we are facing, and the insistence to continuously waste our precious water resources and keep to these outmoded traditions of large front lawn setbacks could be regarded as a negative impact upon the environment. Unfortunately, we no longer live in a time in which land, water, and natural resources are plentiful; we are in a housing shortage in LA's ever growing population. An inability to significantly increase one's square footage (not even to the reasonable floor area ratio calculation but the irrationally proposed 10% and necessity rules) poses a problem for growing multigenerational and blended families looking to live in the community and meet the needs of their expanding household. We younger generations are finding a need to live with our parents to stay close to major work hubs in the area, and with this setup, there is barely any space to raise a multigenerational family of the grandparents, parents, and children as a single unit, and I vehemently believe there's no justice in kicking out the grandparents and moving them to a convalescent home or hospice just because of some building codes that do not exist anywhere else in our nation. These laws can be regarded as **acts of breaking up the nuclear family unit**, and clearly interferes with the use and enjoyment of homeowner's property as granted by the California Civil Codes. This also demonstrates that the proposed amendment would be detrimental to the public interest, health, safety, convenience, and general welfare of the City, conflicting with the findings for Zoning Code amendments.

In addition, having an extended family live in one new construction household is more environmentally friendly then having that same family live in two or three separate yestercenury households. Since 2005, energy standards have increased tremendously, and after reviewing research from the United States Department of Energy: Build America Program, data from the DOE lab's background data, such as the McKinsey Energy Efficiency Reports, has suggested that the total energy (kWh, carbon footprint, and/or LCA) that demonstrates that the annual and lifetime energy construction for *new* homes built to voluntary standards exceeds the efficiency of in-place, *small* homes. As a national average, the average home constructed in mid 1980 obtained a Home Energy Rating Score (HERS) of 130. Most new home constructions obtain a HERS of 65, which means they consume less than half the operational energy than the average

aging home. After conducting an interview with CR Herro, the Vice President of Environmental Affairs from Meritage Homes, he suspects that a specific home from the 1970s can be energy modeled to a HERS of around 145 because of the single paned aluminum windows. Certainly, a home constructed in the 1940's and 50's will no doubt have a HERS greater than 145. In comparison, a new home twice that size built to today's standards would be modeled to a HERS of around 58 due to the reduced operating energy, offsetting the additional embodied energy of new construction. Additionally, most new homes aren't built in excess, but instead to meet necessary growth needs without causing existing inventory to be abandoned and wasted unlike back in the 20<sup>th</sup> century. Plus, having 2-3 generations live in one household versus two would more than quadruple the energy efficiency of a new construction.

Herro concludes that: "Apples to apples, a new energy efficient home's total and annual LCA and HVAC load is less than a 1960s era home half its size." Therefore, larger homes built to today's higher energy efficiency standards are more environmentally friendly than an aging ranch from the 60's half its size. As you are well aware, California's Global Warming Solutions Act of 2006 was established *after* the 2005 Journal of Ecology was published (as advocated by the HOA), and since then, our energy standards have increased greatly. It's clear that times are changing and a consistent need to look towards a more close-minded past and maintain these impractical traditions will not be the most feasible solution in the future, especially as younger generations look to purchase and own homes in the future while housing their own parents and children.

As Hess, architectural historian, describes the ranch house: he states in his 2005 book *The Ranch House*, "the rising cost of land in the 1970's made these rambling homes more expensive, and the energy crisis made it pricey to heat a sprawling one-story with large glass windows." There's a reason why the ranch-style home had fallen out of popularity in that time period: *form did not follow function*. It doesn't make sense to stick to these parochial concepts of the past when our contemporary nation has grown so far from these narrow-minded notions. Additionally, maintaining a ranch style home is growing increasingly expensive as the poor insulation of the walls, windows, and structure in general are not meant for global warming and our precious environment today while promoting wasting water on immense front lawns. Maintaining these conventions of yestercenury can be regarded again as a negative impact upon the environment and can be seen as a waste of precious natural resources in our energy-conscious lifestyle of today. Perhaps this information should warrant additional environmental analysis in accordance with the CEQA.

#### 4. Impact Upon Younger and Future Generations

The form of the aging ranch is also affecting the function and personal enjoyment for younger generations, such as millenials. As its form was not meant for the multigenerational and blended household of today, living spaces are tight and cramped, which is ultimately affecting the pleasure and personal use of our property. The lifestyle of younger generations today clashes with the concept of the traditional ranch, and its form now inhibits the functionality and practicality of millennials today and future generations tomorrow. If these proposals were to go into effect, it will essentially punish us, the younger generation who ultimately inherit or purchase these homes, as it will make the building process more difficult and unjust in the future to meet the needs of growing multigenerational, multicultural, and 'blended' families.



While the ranch style reflects the time of the post-war middle class, associated with tract housing built in the time period, it also reflects a time of close-mindedness and intolerance. Our great nation has grown so much since its inception — women, African Americans, and many different races have earned the right to vote; our society has graciously accepted different cultures and religions; most recently, gay marriage. Shouldn't the style of our own home that we purchased with our heart & soul reflect this changing America? America is the land built on freedom and tolerance, and it should be our God given right to let everyone live their American Dream. What is the ultimate goal of putting all these rules and regulations on Lower Hastings Ranch homeowners? Is it to appease a small group of demanding, power-hungry senior citizens? Is it to give the local government total control? Reminder: We do not live in a communist regime.

As gestured by former Arcadia mayor Jim Helms, it is completely unfair that older LHR generations are attempting to impose new laws and restrictions that would further their own ulterior motives while the younger generations must suffer and pay the price for their actions. They like single story homes to accommodate their own health-related desires -- fair enough; they should do as they please. We, the new LHR, prefer larger homes to accommodate our multigenerational and multicultural families; we should do as we please. **Why should the old Lower Hastings Ranch impose their lifestyle on us, the new Lower Hastings Ranch?** The rules (CC&R's have never existed in our community before) should not change in the *waning years* of the older generations, especially after many are selling their homes and we younger generations are building to the design and size that speaks to our needs, practicality, and style that reflects our individuality — freedoms upon which this great nation was built. Shouldn't the rules stay the same as it has always been — to give homeowners the power to make their own decisions to improve the property to their own style and size?

As the celebrated Helms paraphrased the words of Shakespeare: *Our time on the stage of life is brief. The time of the Old [Lower Hastings Ranch] is passing quickly. In a few short years, the people who want [Lower Hastings Ranch] to remain as it was decades ago will, they themselves, become history.*

Note that the 'community concerns' are only coming from a specifically vocally active demographic. Holistically, these concerns do not demonstrate the thoughts of the community as a whole, especially younger and future homeowners. This proposal, in turn, affects the public interest, convenience, and general welfare of multigenerational families and younger generation homeowners in the City, contradicting some of the findings that are necessary before amending a zoning code.

## 5. Justification for Each New Clause and Banning Each Design Element

There needs to be a clearer justification system as to why each and every prohibited design element was hand-picked and decided. It feels as though an avalanche of prohibitions was decided in order to push as many restrictions through with no regards to why each specific element is banned. Some rules already cover the concerns pretty well — such as making second story windows a certain type to promote privacy — while others are unsubstantiated, unnecessary, and questionable at best.

For example, in the last planning commission meeting on 7/27/2016, David Reyes, director, attempted to justify the second story setback by stating:

**"I like that particular second story. We're adding a new requirement that a second story be pushed back 5 feet from the rear. The one that I saw that I think was particularly good was pushed up against the rear and it created just, from the backside, a better building, and from the front, it sort of pushed it back a little bit further."**

This statement is clearly illogical: how does a setback from the back push the front 'back a little bit further'? The reasoning for the second story setback is clearly unsubstantiated as proven by the director's statements, and ideally, the rule should be removed from the overlay. As long as the home doesn't block any views, invade any neighbor's privacy, and detract from the neighborhood character, I don't see the reasoning for adding that setback rule. This should be done on a case-by-case basis: the rear of most homes are not visible from the street. It should be the homeowner's decision on how he or she wants to make a 'better building' as it is his or her property.

Even other Planning Commissioners and some members of the LHR HOA agree that it will result in an ugly design. Diane Kirby, co-president of the HOA, states that it will create this "wedding cake" effect and it's not a good look. There are some nice designs out there than can preserve views and add to the neighborly LHR feel, and some of these images are shown in Attachment C. Therefore, I believe it would be a good idea to remove the second story setback rules currently in place, as I'm sure everyone will agree that it's just not a good look.

Reyes also states, **"Depending on the house sizes, you definitely can build a second story..."** However, with the new 'necessity' rule, it doesn't seem like the majority, let alone any LHR resident, would be able to 'definitely build a second story.'

In addition, the justification for the 10% average rule is also unverified.

**Reyes states, "We're not looking to limit FAR on a property at all. What we're looking to do is make sure the second story is done in a way that's not too large or obtrusive and doesn't create the boxlike feel that might result in an incompatible architecture."**

However, the 10% average rule for second stories overrides the existing FAR as stated in the coding amendment drafts. Therefore, it clearly limits one's maximum square footage, particularly in the case for second stories. Additionally, current compatibly constructed second story homes, such as 3645 Fairmeade Road shown here (3813 square feet), would not fall even close to the 10% average rule. The average homesize around this address is 2266 square feet, excluding the garage, taking the total living space, assuming a 500 sq. ft. garage, to about 1766 square feet. 1766 sq. ft. is nowhere near 3813 sq. ft. This home clearly conforms to ranch style architecture and is not obtrusive nor does it have said 'boxlike feel.'



The statement "This restriction applies regardless of lot size or otherwise-permitted floor area ratio" is complete totalitarian control and renders the FAR and 2<sup>nd</sup> story 50% rules useless and defunct.

Moreover, late custom ranch homes in the 1970s exhibit features of the neo-eclectics, such as grand entryways, dramatically elevated rooflines, and traditional detailing, and 'raised ranch' 2-story homes became common. Since we live in a ranch style neighborhood, why would we not be able to conform to the 2-story ranch style of the more contemporary 1970's? Why must we maintain ourselves in an anachronistic time warp of the 1950's by banning these neo-eclectic features and restricting entryways to under the roofline?

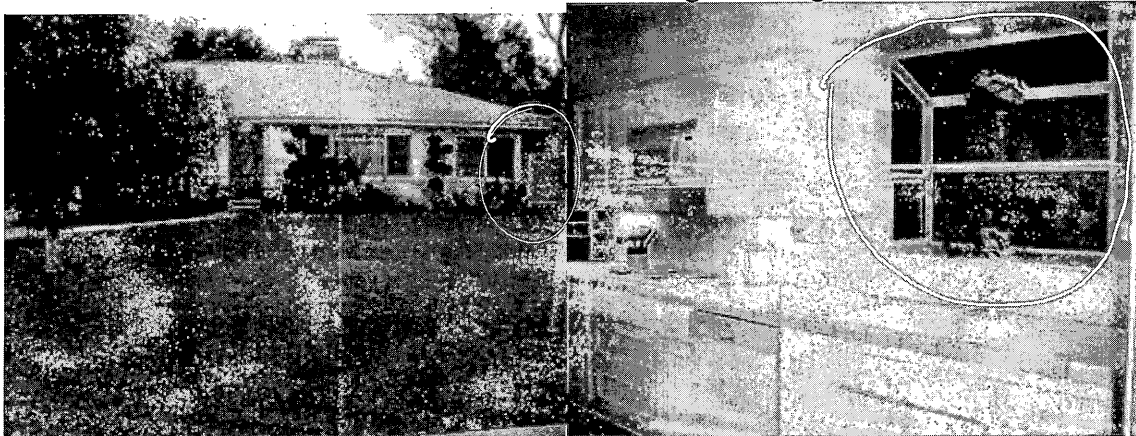
The underlying issue here is that staff is using the wrong tools to achieve the right result, and many of these prohibitions and restrictions are uncorroborated and tyrannical.

## 6. Prohibited Design Elements

CC&Rs have never been attached to our properties since our community's inception.

Residents in Lower Hastings have legally been free to make pretty much any type of addition or modification to the home style as long as it satisfies the current ND overlay. Therefore, there are already plenty of homes in our neighborhood that would not conform to these new "ranch style standards."

While some proposals definitely make sense to improve our community, such as increasing awareness of new construction, some of the other proposals are way too stringent, especially for a non-Historical District. For example, how is it fair that the prohibited design elements apply to the whole house (including the rear and sides) and not just the front façade visible from the street? A prime example would be banning bay windows and garden windows. For example, 535 Cliff Dr. in LHR (shown below) would unknowingly violate the new rules as it features a garden window on the side of the home as well as metal fencing on the right side of the home.



I thought the whole purpose of these 'prohibited design elements' was to somehow increase neighborhood character? How does the rear and sides of the home not visible from the street add to said character? Banning these elements from the entire house, especially from the areas not visible from the street, are too stringent and intrude upon property rights.

I agree with some of the design concerns but I believe a blanket ban is just the wrong tool to achieve the desired result. This is just too strict and clearly intervenes with the homeowner's rights to enjoy the property, such as prohibiting an increase of sunlight in the kitchen with a garden window.

Moreover, there are some other proposed prohibited design elements that strike me as too strict for our community. As confirmed by email correspondence with staff, anything not stated in the "allowed" category, such as garden and bay windows, would be prohibited. The new design requirements would also **prohibit the use of metal as a front yard fence or gate**. The only approved materials would be wood and vinyl. Not only is this rule unjustified from a functional point of view, as metal would prove to be a stronger, more durable, longer-lasting material than wood or vinyl, but a walking tour around our neighborhood will prove that nearly a majority of homeowners in our neighborhood who have a fence/gate have decided to use metal as their #1 choice.

Plus, if a majority of the homes in our neighborhood use metal for the fence and gate, wouldn't allowing metal fencing in fact make development more "compatible with existing development in single-family residential neighborhoods"? It seems as though many of these new rules in place are actually discouraging compatibility as the only possible house to be built is a mass-produced 'ranch' with a style from the mid 1900's.

How is it fair that those of us who did not have the monetary savings in the past to invest in these design features in the past are now unable to pick these materials from a practicality and functional point of view? Those of us striving to expand are not interested in 'ruining' the neighborhood. We are only interested in making our aging homes more livable and functional for today's needs.

To top it off, many of the residents who are vocally dominating the community conversations and coming up with these prohibition ideas and, contradictorily, already have these elements on their own homes. Is this merely a ploy to increase their own property values while depressing those of us who don't have these customizing features?

## **7. LHR is Not Completely Compatible with the Proposals in Place (or we would have qualified to be a Historical District by now)**

It's hard to argue that there really is some sort of consistent 'charm' to Lower Hastings Ranch when only two blocks of homes out the entire neighborhood can really be regarded as 'historical.' As shown in the photographic evidence in Attachment B, our community really is not that consistent with the proposals. Lower Hastings Ranch is not the typical tract housing community; it is a culmination of 586 custom built homes. These homes vary in style from Minimal Traditional, California Ranch, Farmhouse, Craftsman, Modern Ranch, Mid-Century Modern, Contemporary, Cape Cod, Prairie, Spanish Hacienda, English Tudor, and Mediterranean. I agree that the Mediterranean style is ugly/not consistent with our neighborhood, but it does not mean that all the other styles such as Contemporary and Craftsman should be banned. I agree with Commissioner Williamson's statement that "something is not right" and that "mansionization has run amuck." **There are so many variations of different home styles in LHR and a majority of them don't fit into this cookie cutter "ranch style" home of attached garages, low pitched roofs, etc... that is being imposed.** In actuality, it seems a majority of the homes in our neighborhood would not conform to these cookie cutter standards as they have at least one nonconforming feature: whether it be a detached garage, bay window, metal fence/gate, mid-

century concrete breeze block, balustrades, etc. Don't these proposals in turn contradict Policies 4.11 and 22.1 of the General Plan Land Use Element?

Moreover, the current second story homes currently in our neighborhood would not qualify for the 'necessity,' '10%,' and many of the design standard rules. If we wanted to build a second story that is compatible with the existing 2-story development, this would be impossible with all the restrictions in place. Don't these proposals in turn contradict Policies 4.11 and 22.1 of the General Plan Land Use Element?

It's unfair that many residents in our neighborhood get to have these decorative features in their soon-to-be 'nonconforming but legal' house, such as clay barrel tile roofs, contemporary architecture mono-roofs, arched windows, concrete breeze blocks, non-wood porch supports, quoins, garden windows, precast faux columns, front porches greater than 10 feet, and iron gates to name a few. A minority of these vocal residents want our neighborhood to be "consistent," yet ironically, these same residents own homes that already do not fit into this cookie cutter conception of "ranch style" they are deceiving you into believing. Their homes already have iron gates, the now-banned porte-cochères, and detached garages, to name a few. Additionally, many of the people attempting to institute these rules already live in spacious single story homes. Their square footage ranges from the 2-3000's, so while they can take advantage of reasonably large living spaces, families stuck in the 1000's will remain in cramped and tiny living spaces. Don't these proposals in turn contradict Policies 4.11 and 22.1 of the General Plan Land Use Element?

How could these residents have the ability to live in these beautiful, spacious, appealing and stylish single or two-story story homes of modern architecture while my parents who has been saving money for decades for that second story addition or architectural modernization, find ourselves in a crosshair of prohibited design elements and building standards that were not present at the time the home was purchased? Why were others able to exercise the opportunities of front porches not under the first story roofline, ornate metal fences, clay tile roofs, and intricate home architectures, while they contradictorily impose their own set of made-up rules that limit us and some other not as well-off homeowners to square footage in the 1000s?

What this proposal is doing is unfairly discriminating against the small single story basic home, especially those that are striving to save enough money to remodel in the near future, while increasing the value and exclusivity of existing homes with modern architecture (like the pictures shown above). By breeding an inner-circle clique of architecturally awe-inspiring homes while depressing those of us with the standard aging ranch, this proposal is **discriminating against existing homeowners of non-remodeled homes** and could be regarded as an act of *prejudice*.

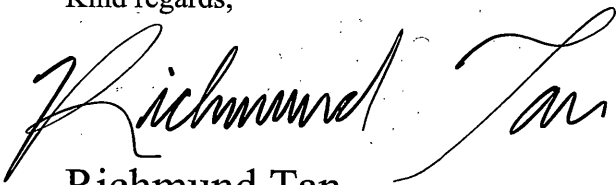
Some of us have been saving our hard earned money to someday make these home improvements, and it's not fair to have these rights be hijacked & stolen from us. I think it would be more fair at least if, for those of us who purchased our home before this proposed ordinance is in effect, there could be a grandfather clause that would allow the homeowner to exercise the rights of the law effective during the purchase date.

Attachment B demonstrates photographic evidence of just the tip of the iceberg of nonconforming single-story homes in our neighborhood. There's a lot more nonconforming structures in our neighborhood and I encourage you to conduct more research & fact check before jumping to conclusions.

I personally would not be opposed to these prohibitions and restrictions if our entire community could be regarded as a historical district or if all the homes in our neighborhood were equal in that none currently have these nonconforming elements to promote equality for all residents. However, the cat's out of the bag: only a couple of homes in our community can be considered 'historical,' and there are already plenty of nonconforming homes out there, as demonstrated in Attachment B. Therefore, I do not believe that passing this amendment is the best course of action at this point.

Banning these elements and restricting construction to a cookie-cutter style that is not even fully representative of the community would be detrimental to our neighborhood and its citizens as it challenges the intentions of the LHR framers as a custom-built, unrestrained community and infringes upon our property rights. I beseech you to keep the codes as it has always been and to fight for equality and justice. Our nation was founded on these very principles, and the road to equality for all families, races, ethnicities, religions, and genders will be threatened if you decide to pass this clearly unjust and, quite frankly, socialistic and communistic proposal.

Kind regards,

A handwritten signature in black ink, reading "Richmond Tan". The signature is fluid and cursive, with the first name "Richmond" being larger and more prominent than the last name "Tan".

Richmond Tan

Lower Hastings Ranch Younger Generations Advocate

**Attachment A**

**Deceptive Calculations**

If the average square foot home around my property is...

$$1500 \text{ ft}^2 \text{ main dwelling} + 500 \text{ ft}^2 \text{ garage} = \underline{\hspace{2cm}}$$

Therefore, the maximum floor area for my neighbors is 2,000 square feet.

Now let's calculate the maximum floor area for my property if I plan to make it 2 stories...  
When doing the calculation, it only takes the square footage of the main dwelling into account.

calculation ~~excludes~~ garage

$$\begin{aligned} &1500 + 10\% (1500) \\ &1500 + 150 \\ &= \boxed{1650 \text{ ft}^2} \end{aligned}$$

1650 sq. ft. is now my "maximum floor area". Note that this value INCLUDES garages.

Assuming that my 2-car garage size is exactly the same as the average for my neighbors (500 sq. ft.), let's calculate the square footage of the main dwelling.

$$1650 \text{ ft}^2 - 500 \text{ ft}^2 = \boxed{1150 \text{ ft}^2}$$

Now let's compare square footages:

Main Dwelling Comparison:

$$\begin{array}{ccc} 1150 \text{ ft}^2 & \text{vs.} & 1500 \text{ ft}^2 \\ \hline \text{proposed 2-story} & & \text{neighboring properties} \\ \text{property} & & \end{array}$$



Main Dwelling + Garage Comparison:

1650 ft<sup>2</sup>      vs.      2000 ft<sup>2</sup>  
proposed 2-story property      neighboring properties

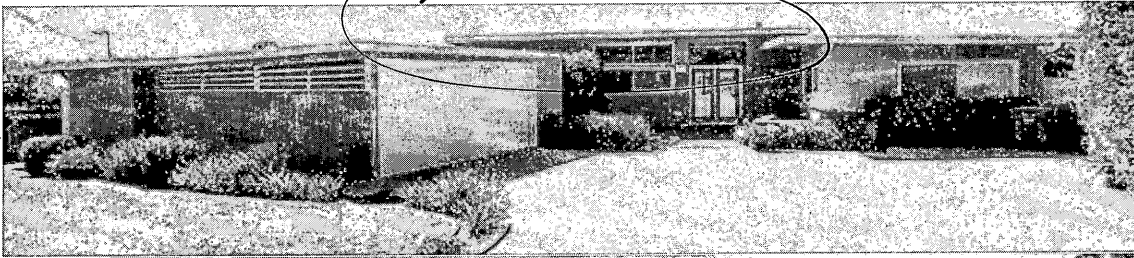
Why would a second story construction have a square footage that is significantly **smaller** than that of its neighboring properties? This doesn't make sense, and quite frankly utterly ridiculous, from a homeowner standpoint and is, in other words, subtly banning two story construction.

Additionally, it shows how biased this calculation is towards owners of large properties. Those of us with small properties will be unable to expand towards the growing needs of modern, multigenerational blended families.

## **Attachment B**

### **Sampling of Nonconforming Homes in LHR Under New Amendment**

mono roof



barrel  
tile



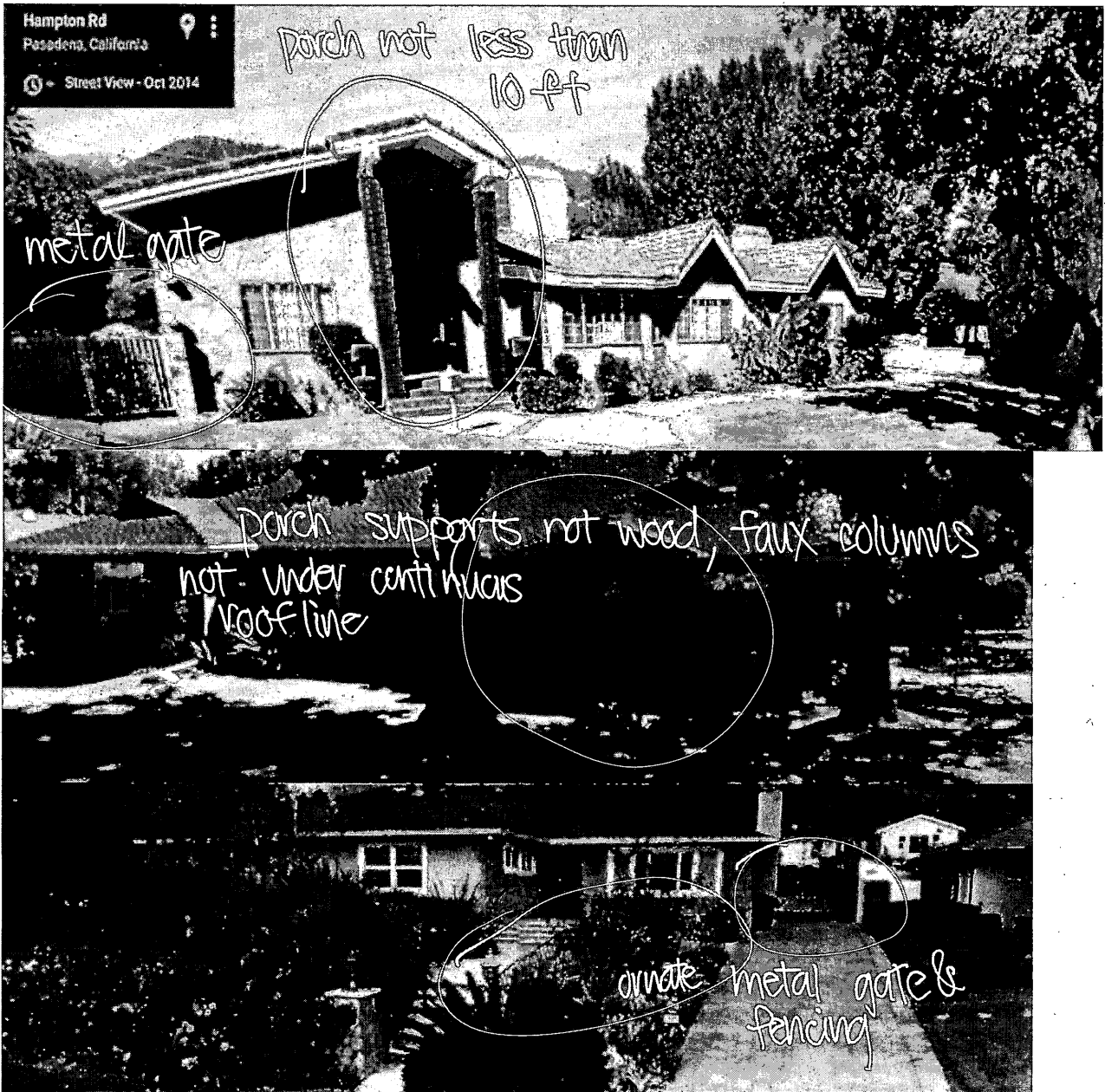
porch not under continuous roofline,  
supports not wood, barrel tile

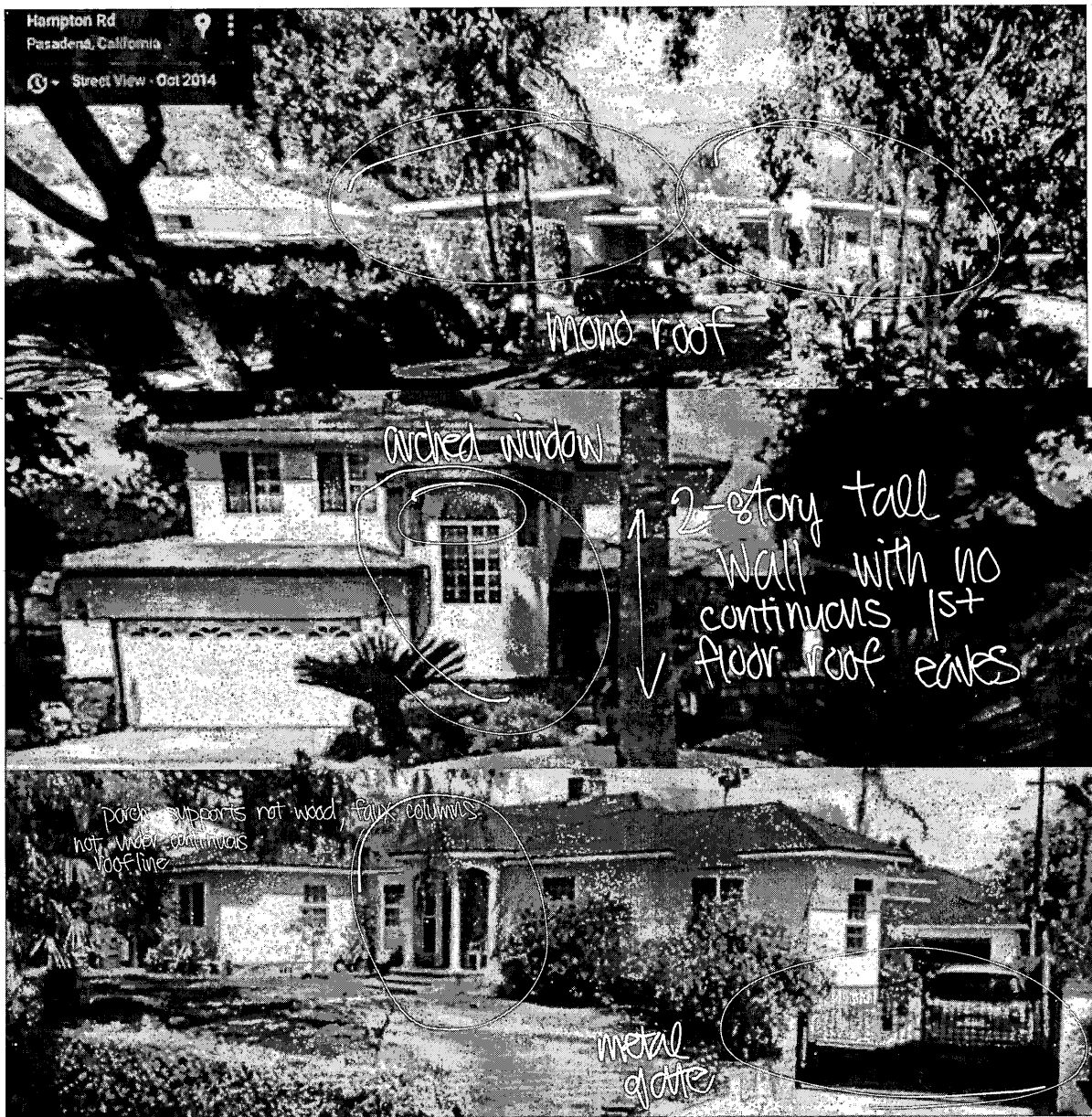


Hampton Rd  
Pasadena, California  
Street View - Oct 2014

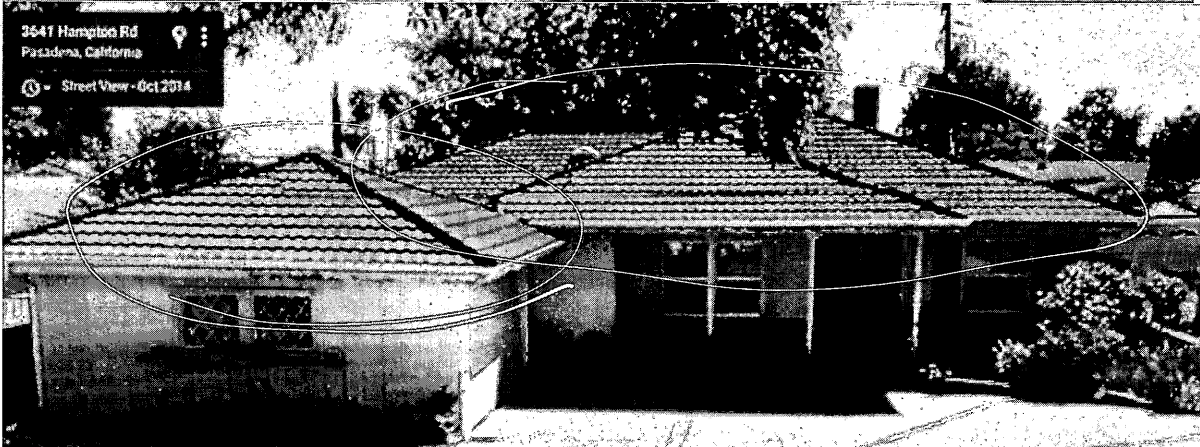
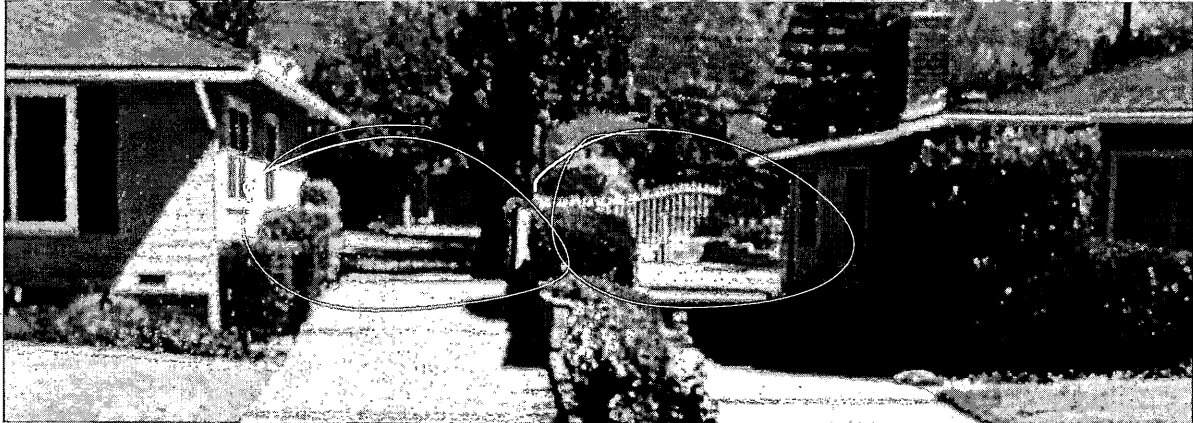
mono roof

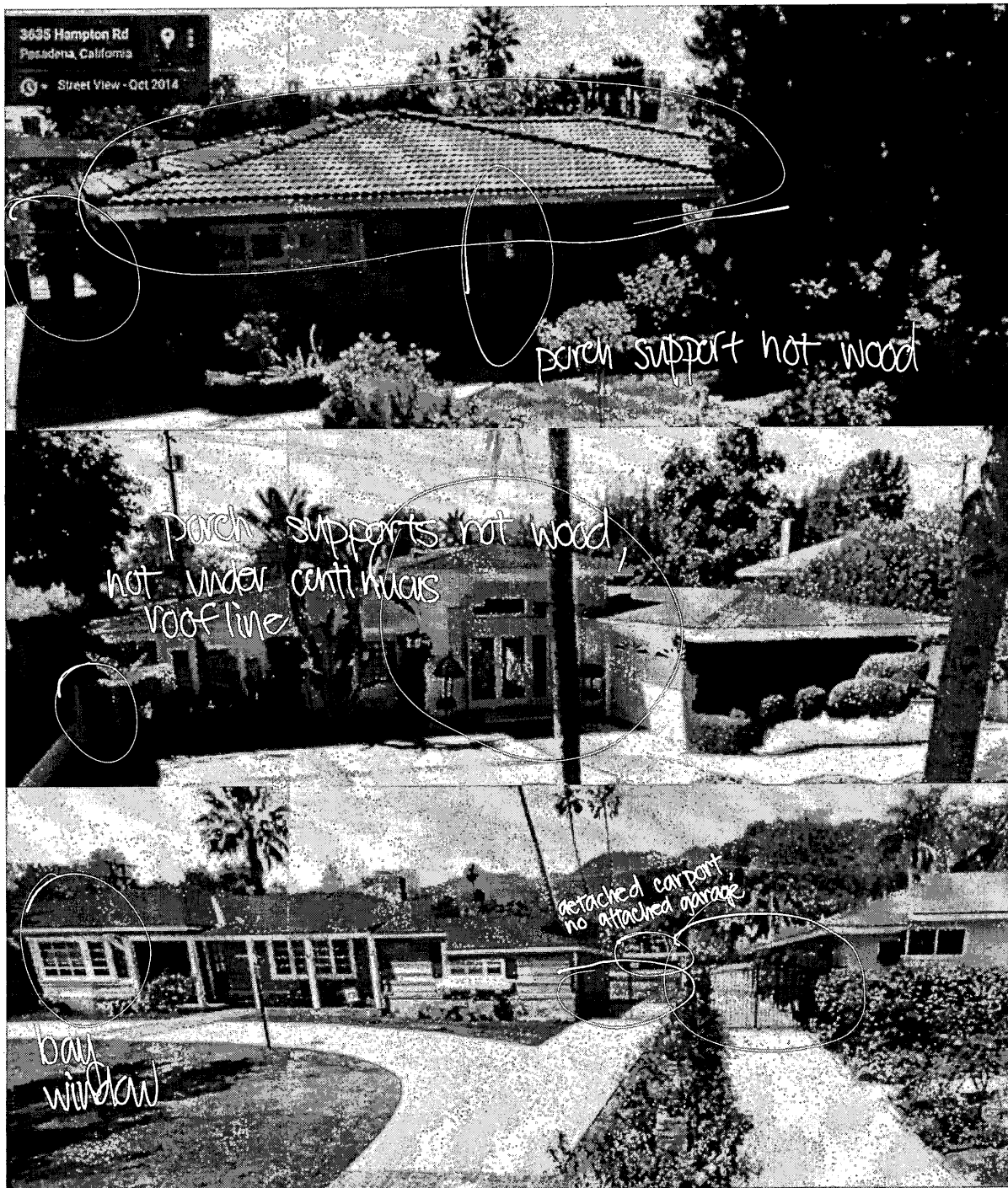


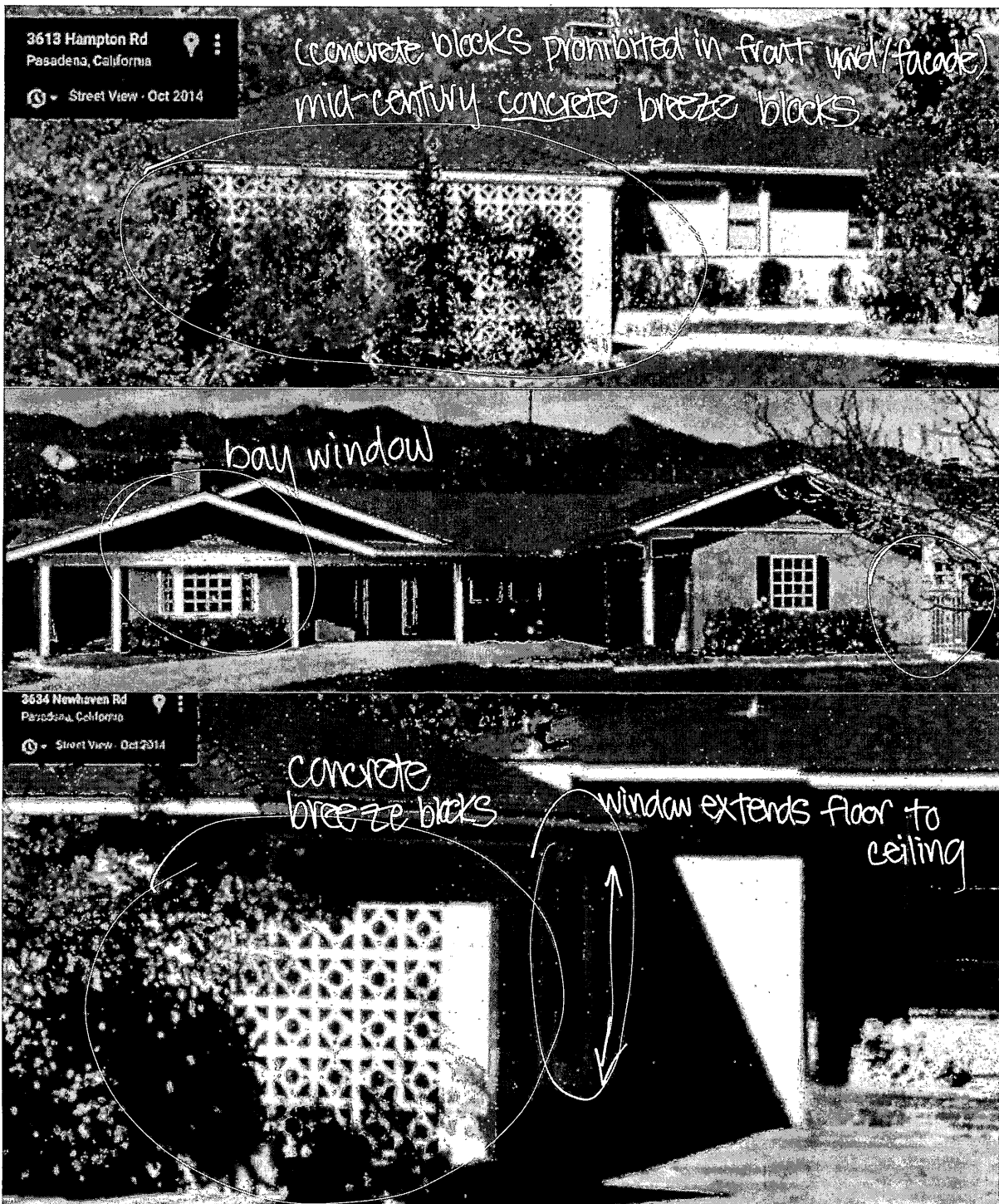




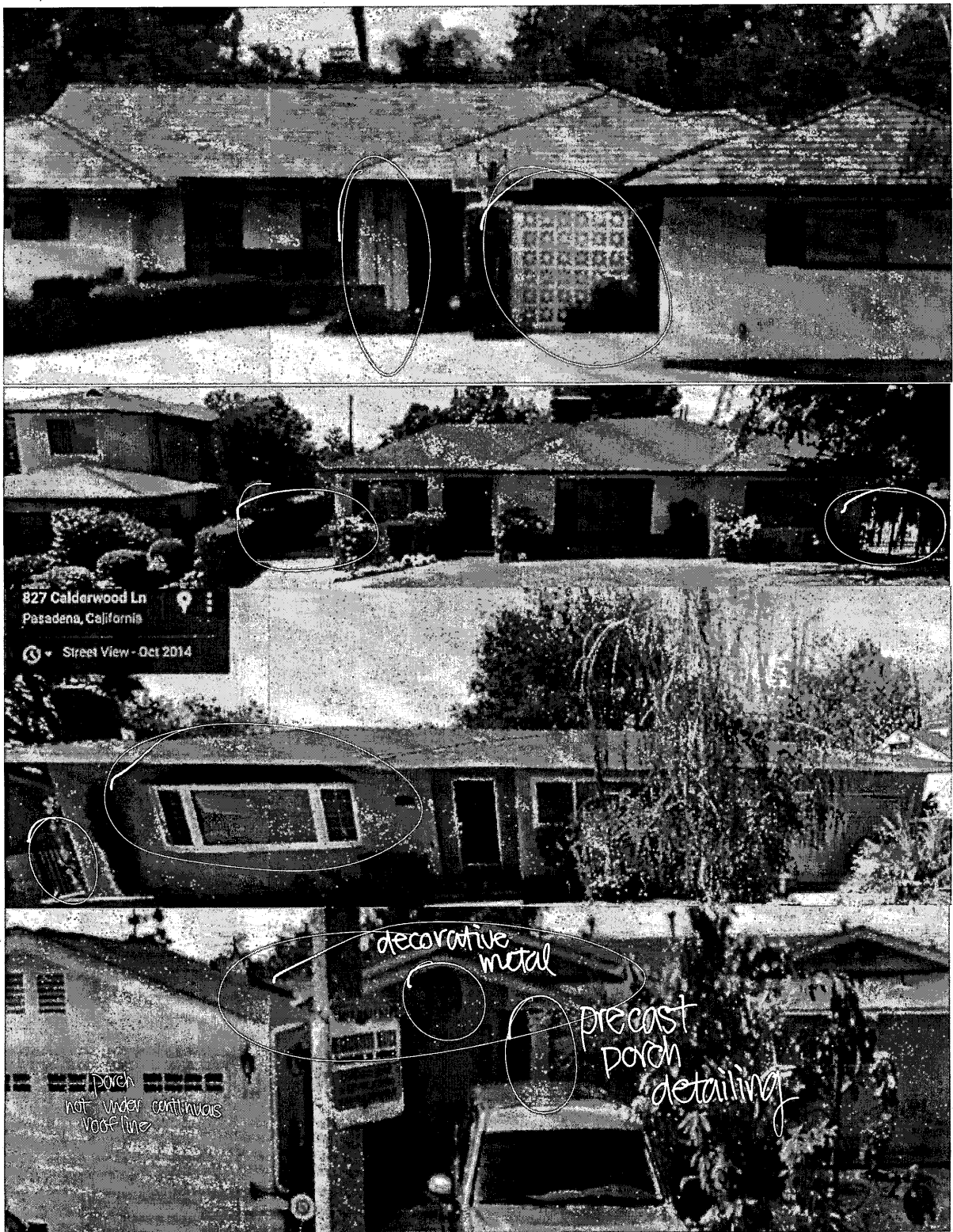




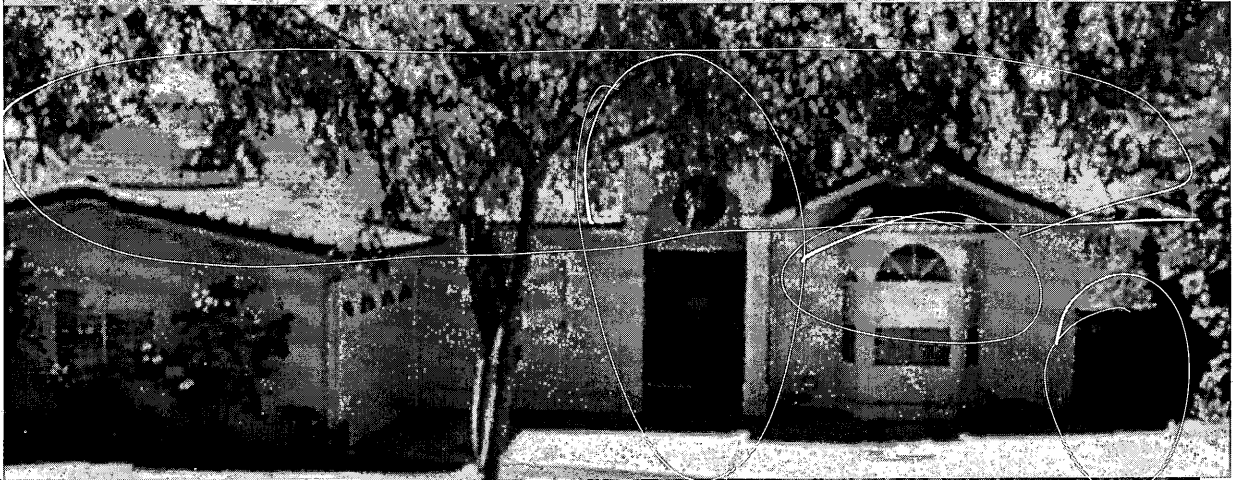
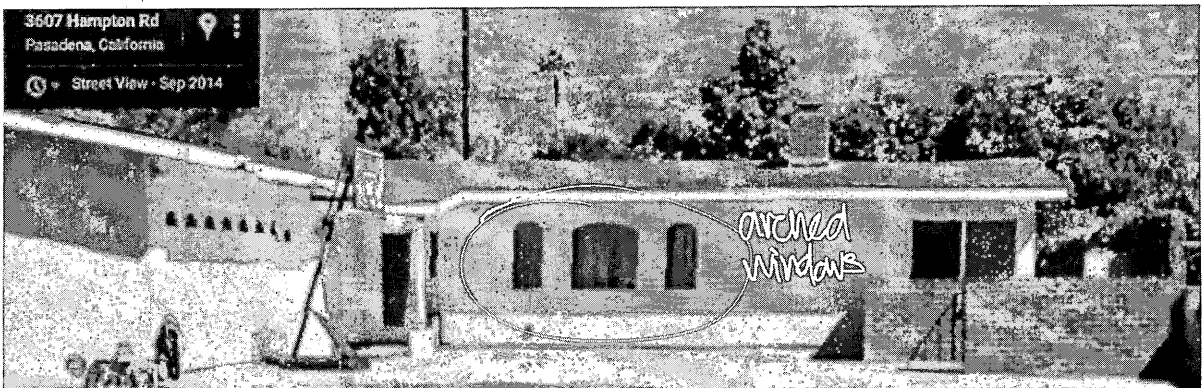
















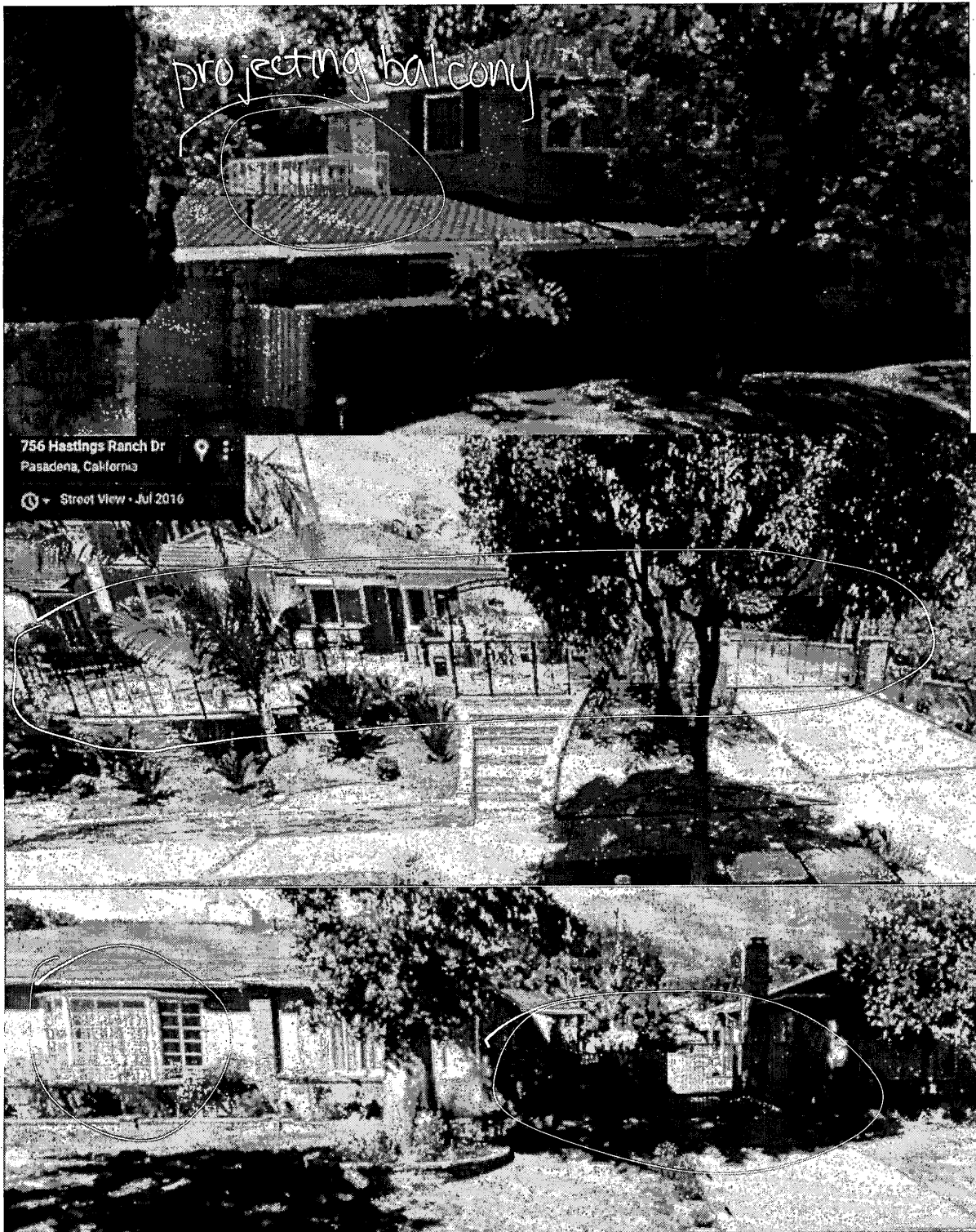


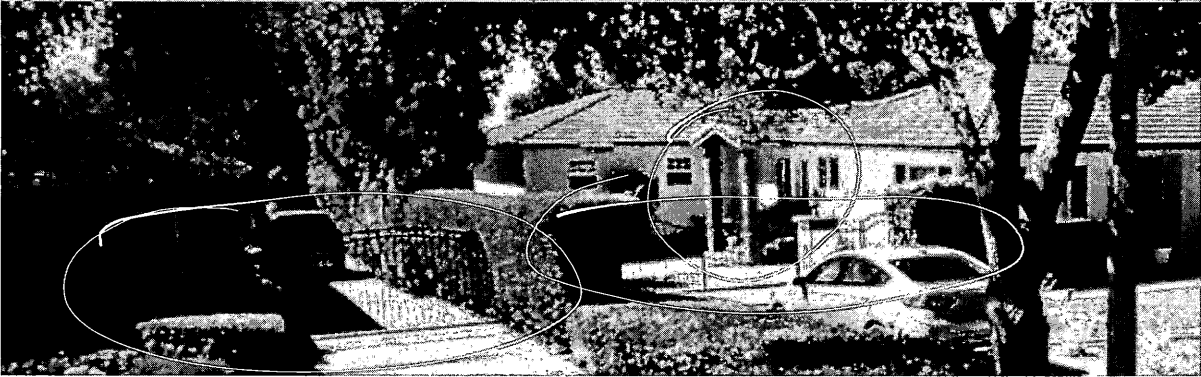
695 Hastings Ranch Dr  
Pasadena, California

Street View - Jul 2016

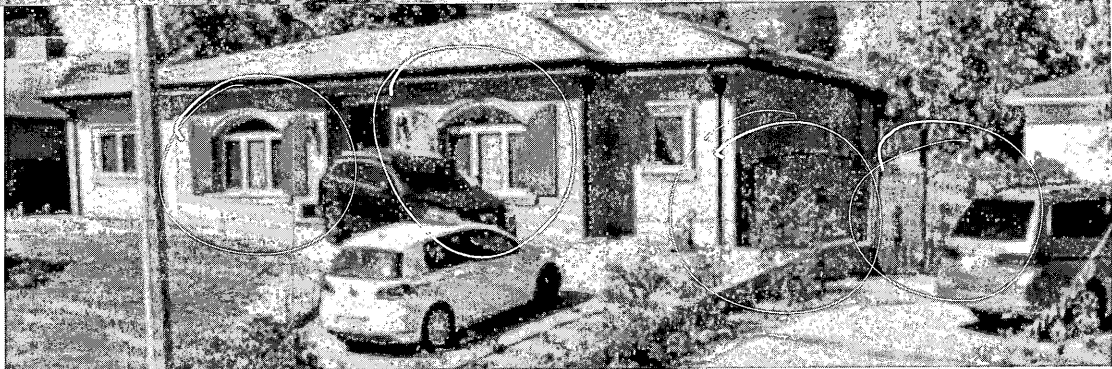
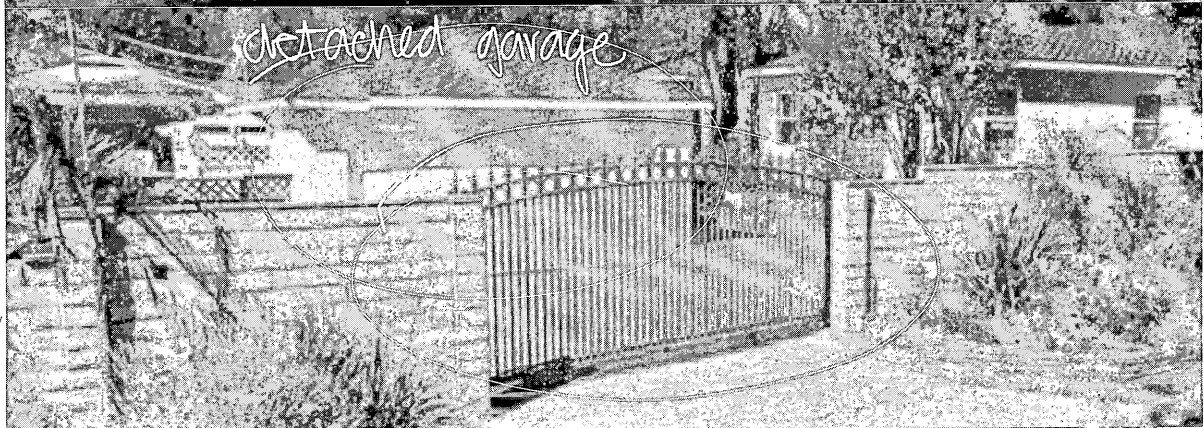
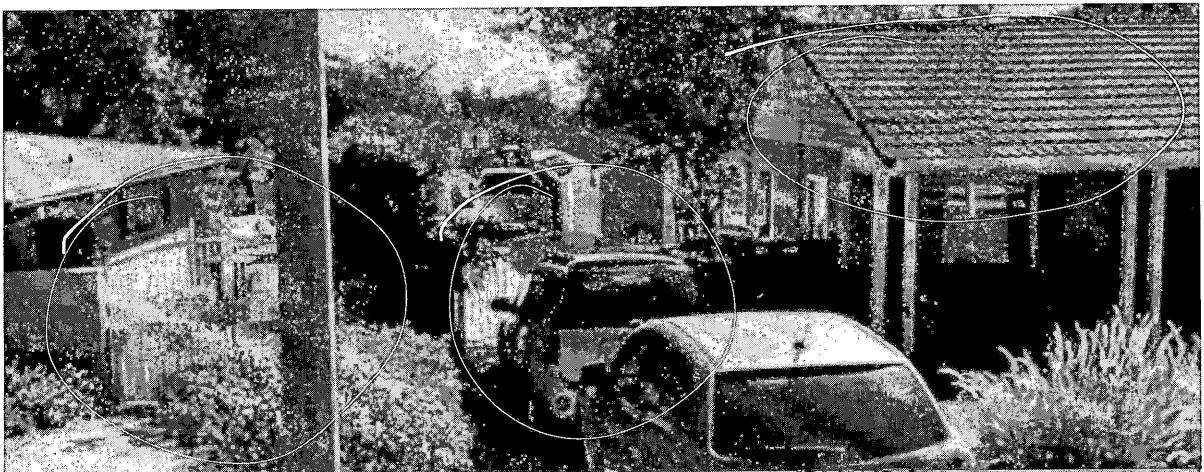




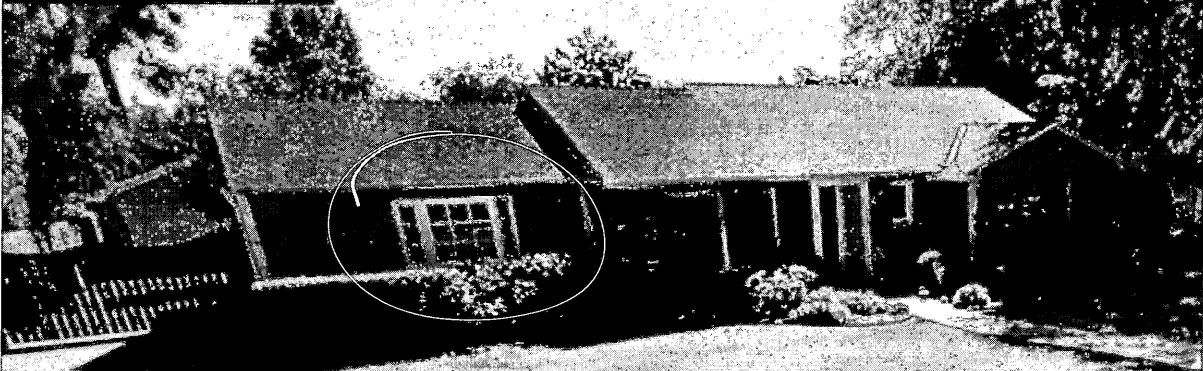




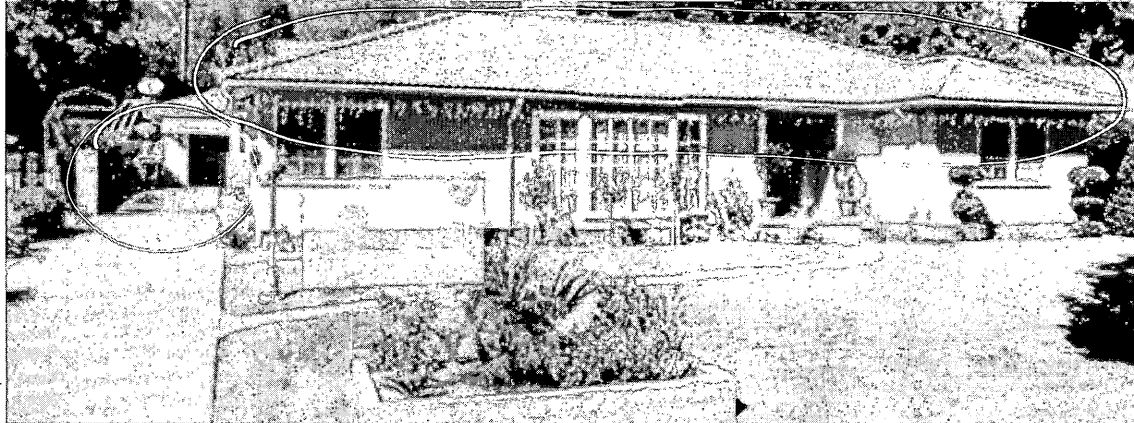


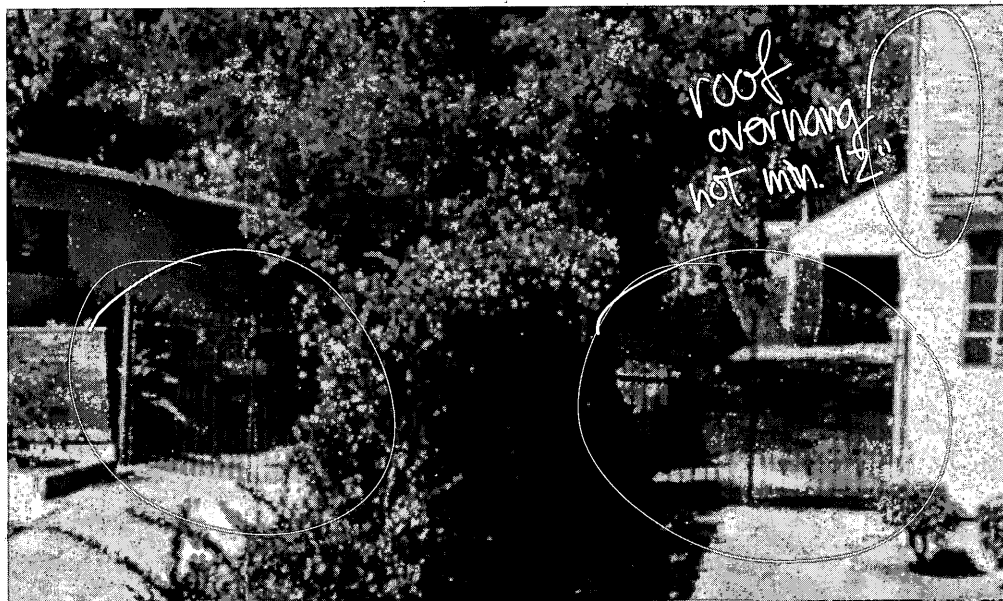


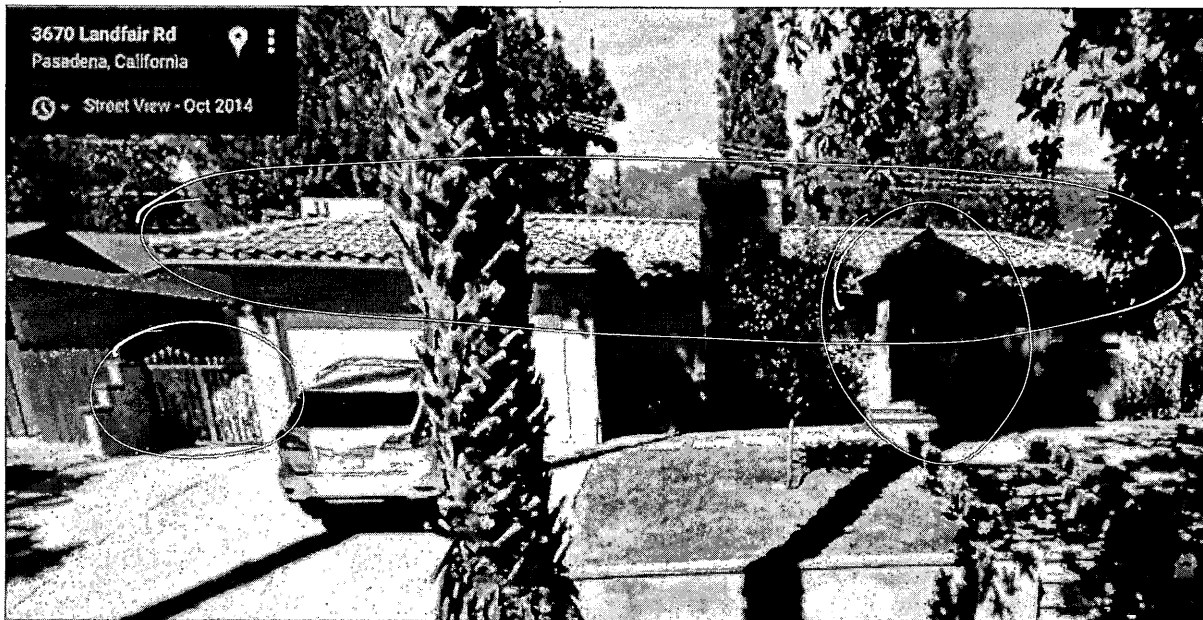
3777 Fairmeade Rd  
Pasadena, California  
Street View - Oct 2014



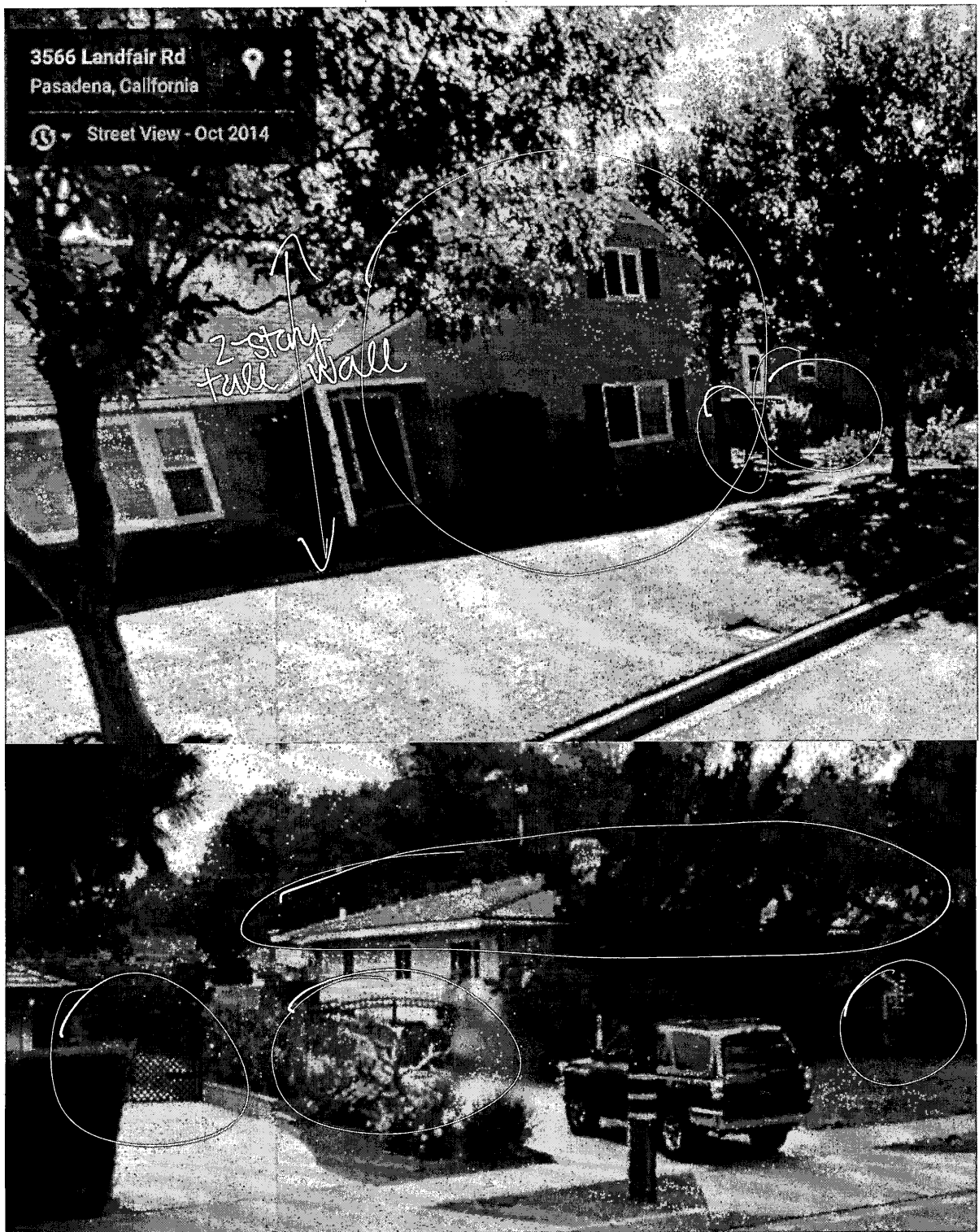
3793 Fairmeade Rd  
Pasadena, California  
Street View - Oct 2014

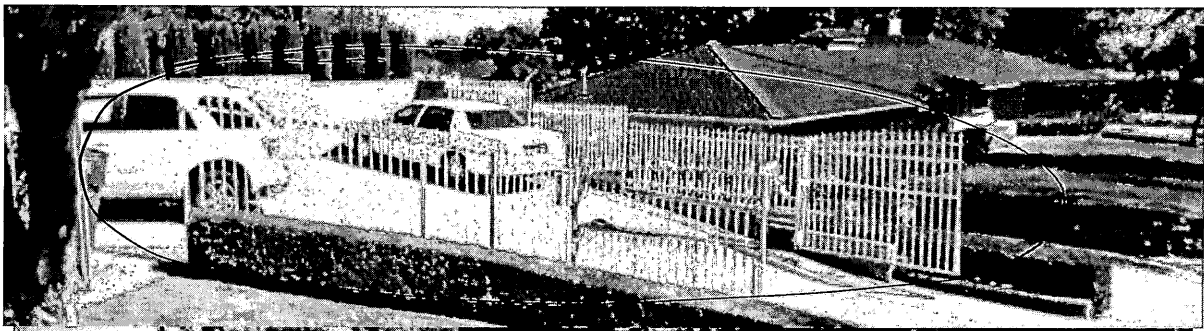












### **Attachment C**

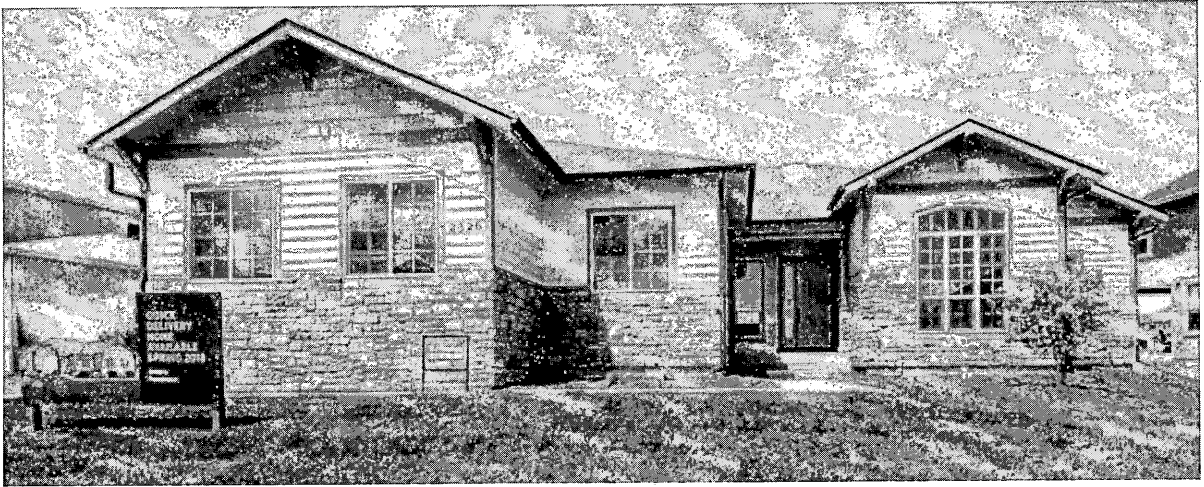
#### **Renderings of New Constructions that Would Fit the Neighborhood but Considered 'Nonconforming' and Banned Under the New Rules**

These renderings come from new home communities across the nation that are building ranch style homes for the 21<sup>st</sup> Century. The following images are meant to give a more realistic sense of the 21<sup>st</sup> century "ranch style" home; rather than the antiquated 20<sup>th</sup> century conceptions of the classic ranch that have been thrown around recently. However, even these pictures are limited in scope. There are not many "California Ranch" style renderings, as many of these home styles are located in an active adult 55+ community for retirees called "Anthem Ranch." It may be new construction, but it by no means is an accurate representation of what truly a melting pot the modern 'community' is today as it is geared towards aging residents who are looking for smaller homes.

1. As shown below, any 21<sup>st</sup> Century Ranch Style Architecture have arched windows, and they should not be banned in LHR.







2. As shown below, many modern ranch styles feature a roof pitch greater than 4:12. This should be changed to accommodate a more flexible 8:12 or 10:12 pitch.

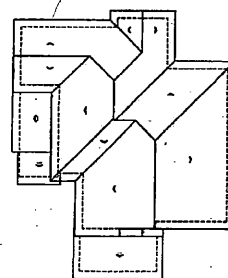
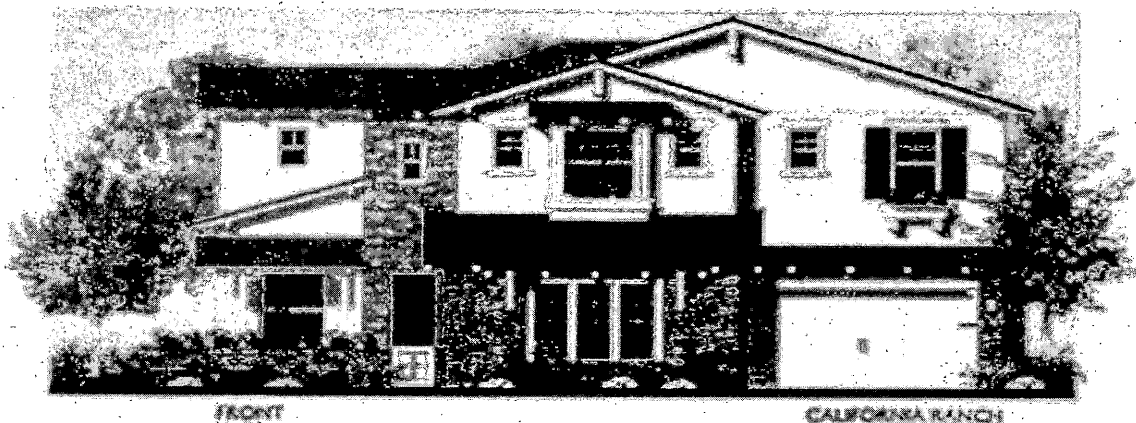




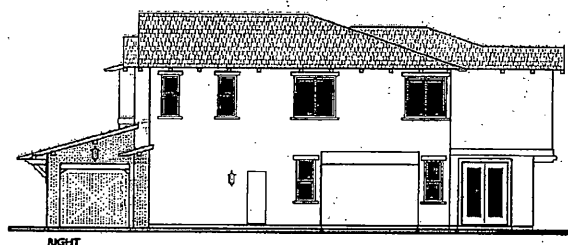
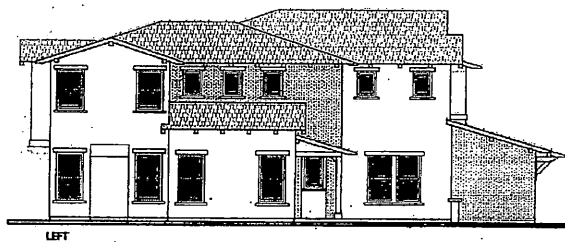
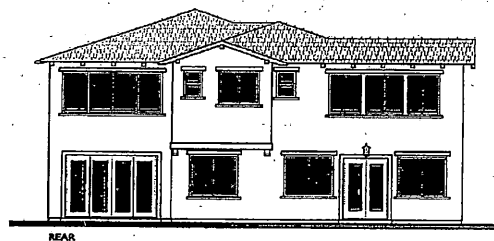
3. The second story setbacks should be removed; there are already rules in place to limit the second story to only 50% of the first floor square footage (plus the floor/area ratio and side yard encroachment plane), so you should leave it up to the homeowner to decide how to use that 50%. Some stylish designs, like below, are forfeited with that setback law in place.







1/2" = 1'-0"  
 1/4" = 1'-0"  
 1/8" = 1'-0"  
 1/16" = 1'-0"



1/2" = 1'-0"

PLAN 3  
 CALIFORNIA RANCH

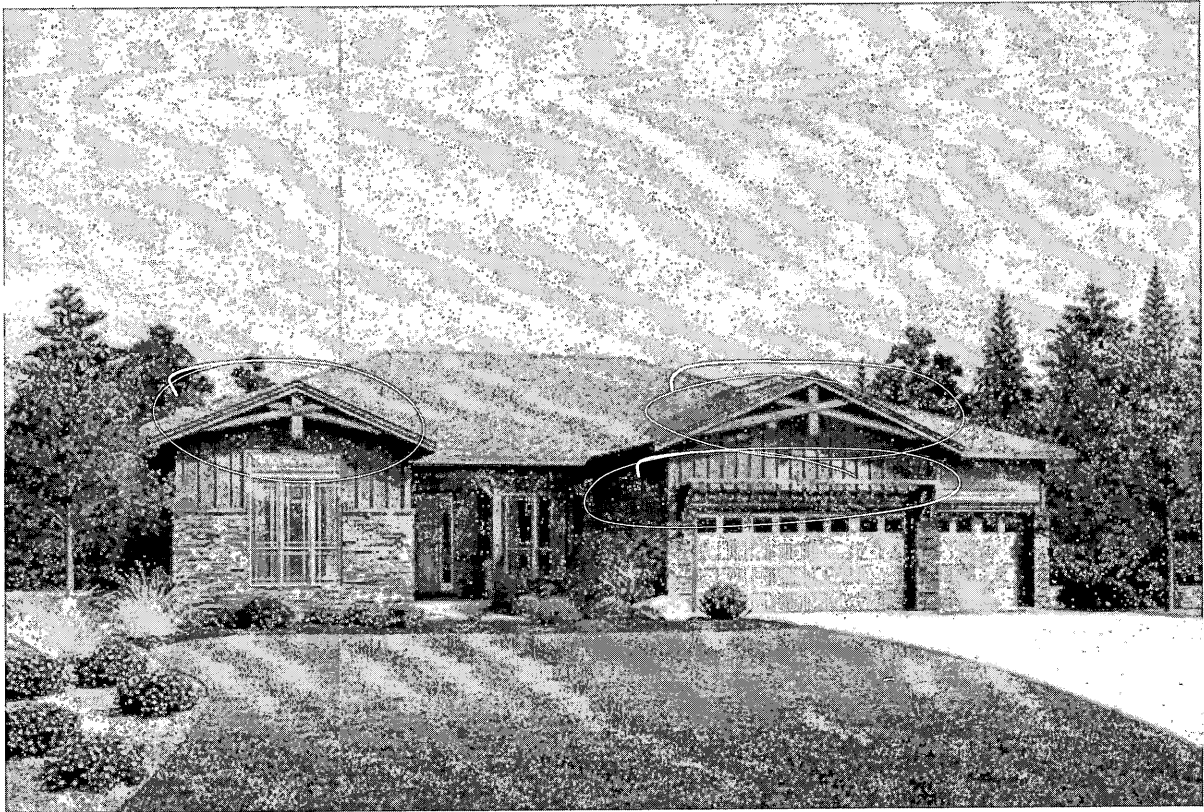


4. First floor roof eaves need not be continuous for 2-story constructions.

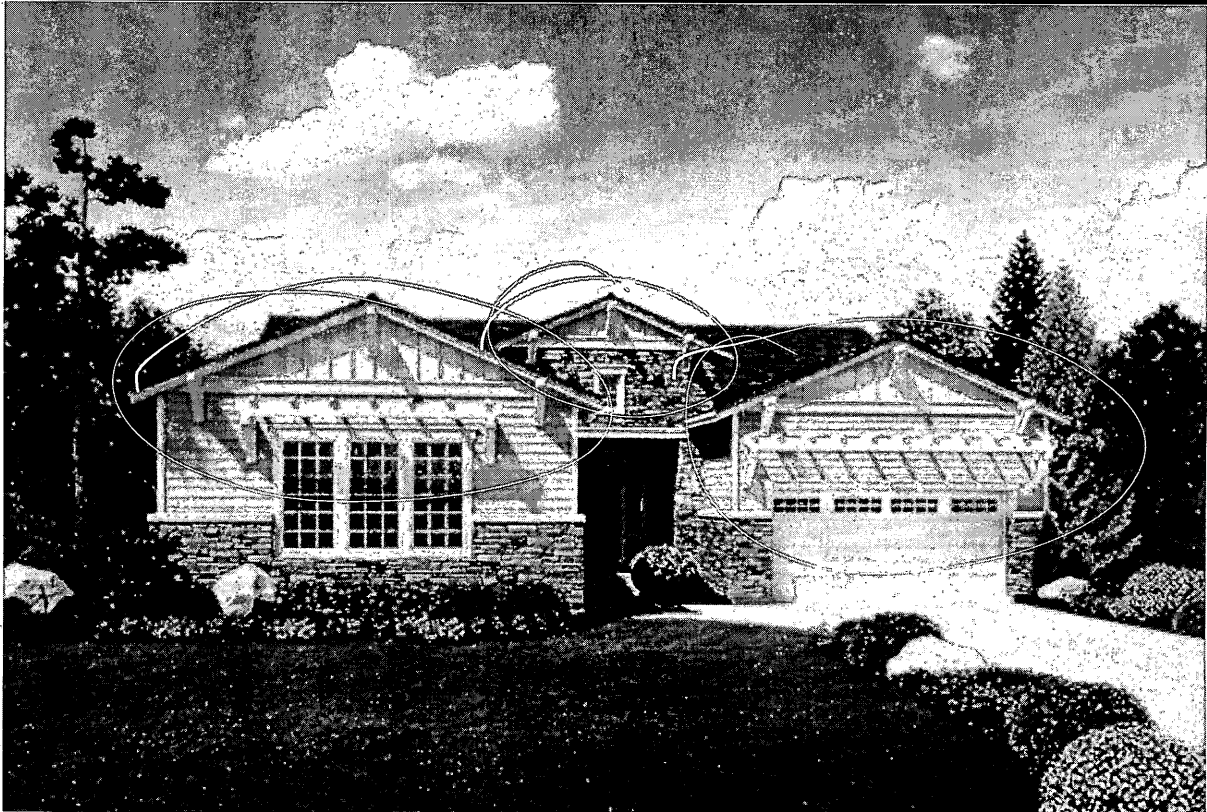




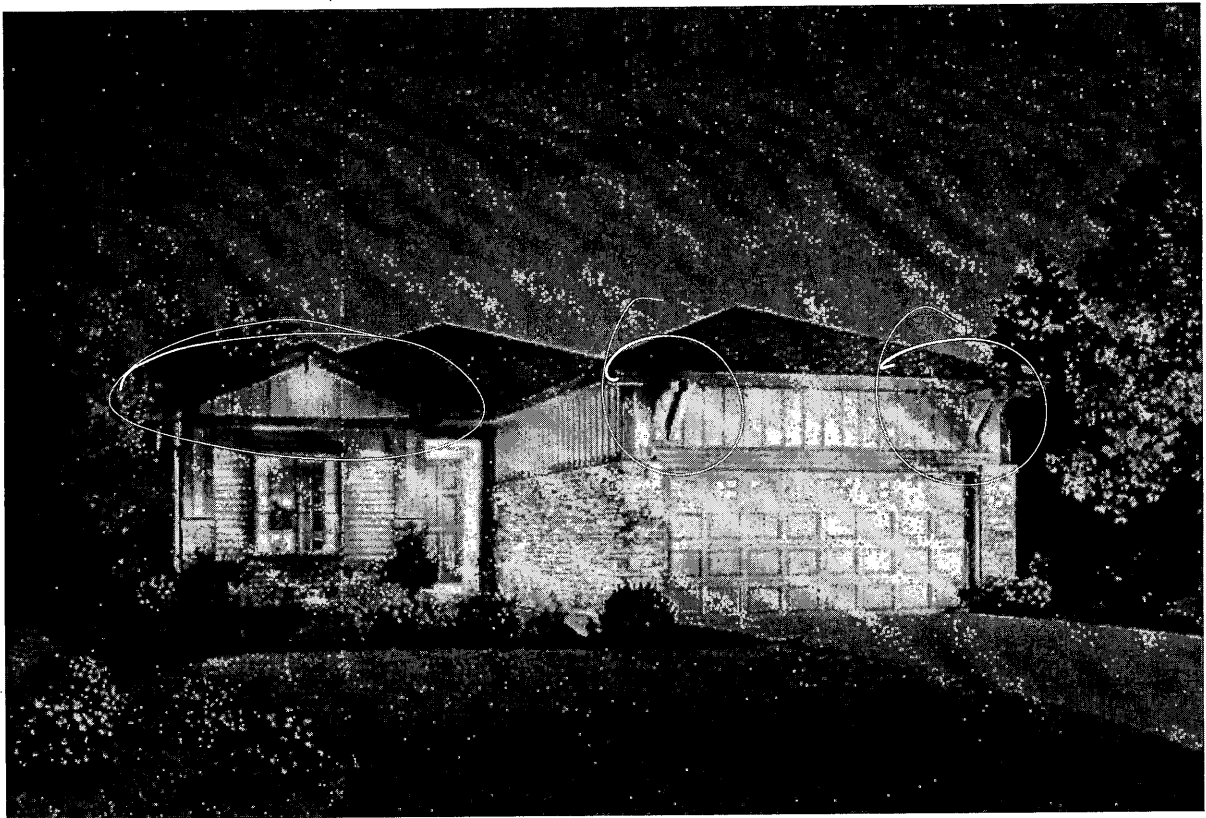
5. Architectural foam moldings and decorative eave details should be permitted. For example, the “decorative outlooker eave” detail in gable roofs are characteristic of contemporary ranch architecture, as shown below.





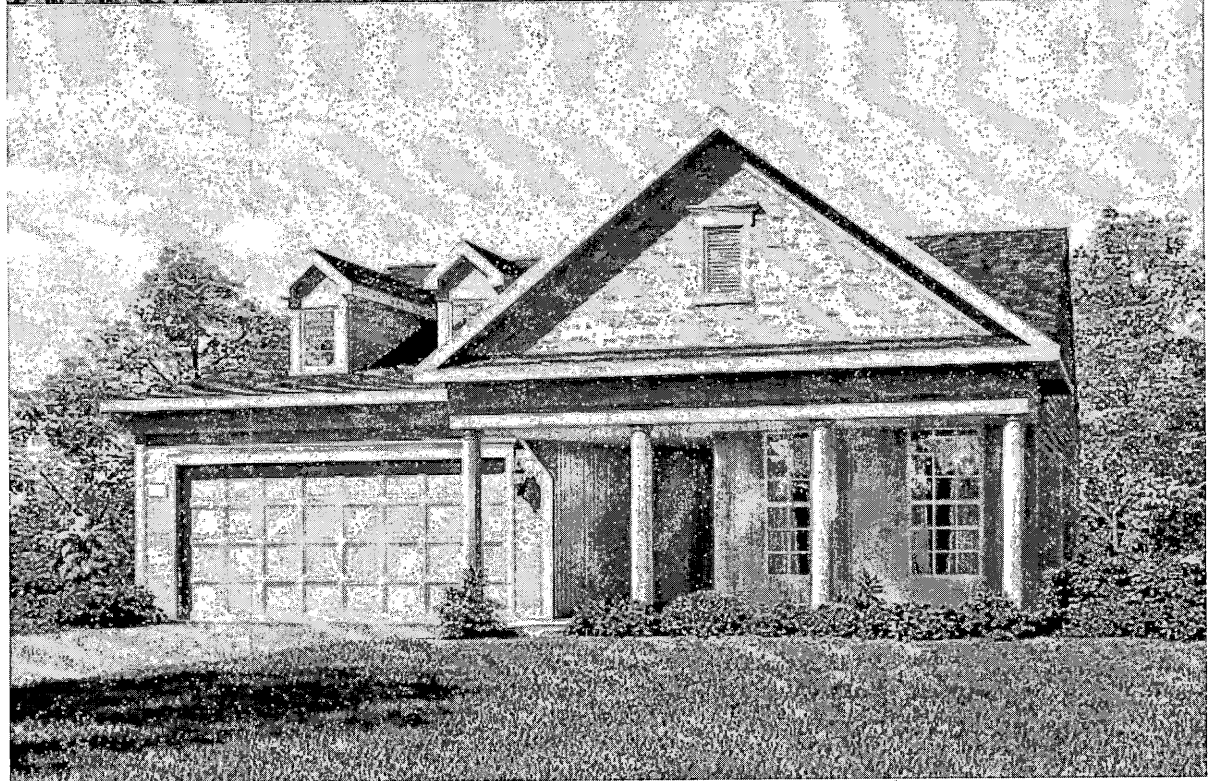


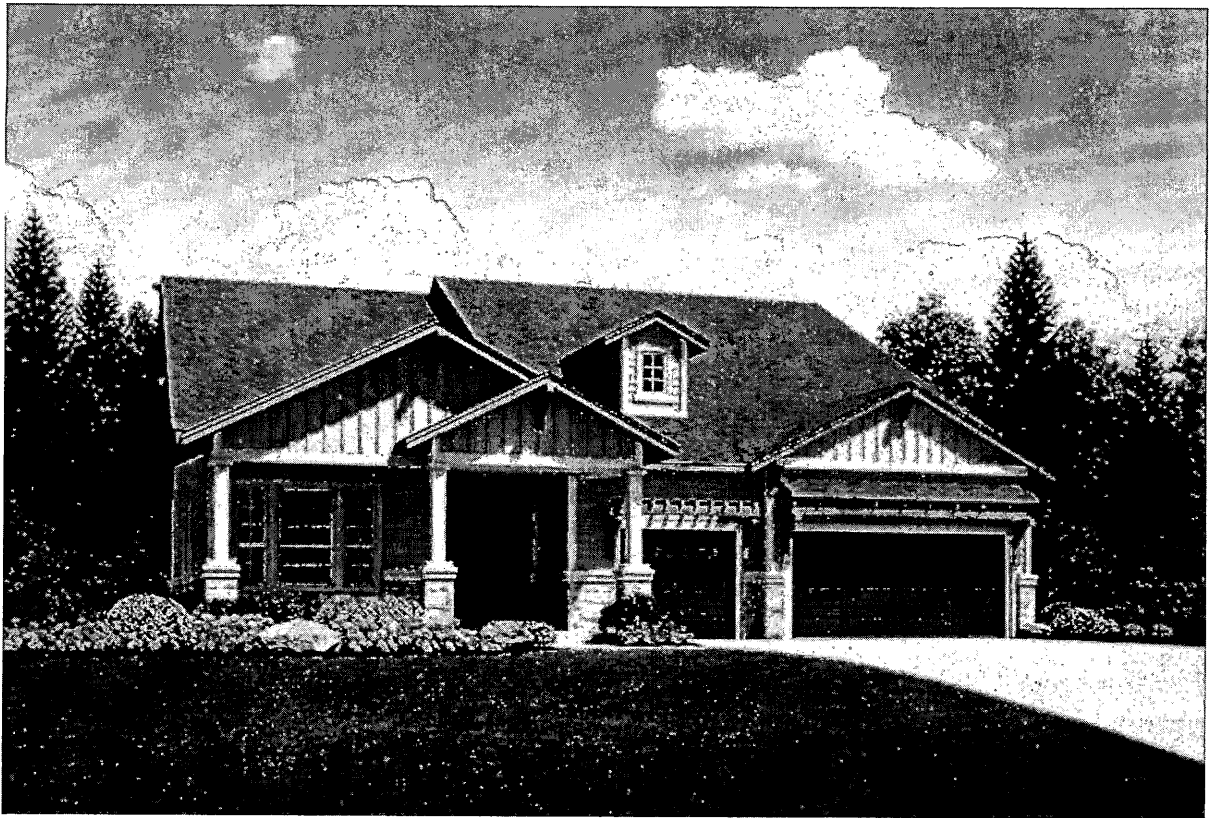




6. Faux columns should be permitted as there are some modern ranch styles that carry this element. Banning 'faux columns' includes the craftsman style faux columns which are prominent in many ranch style homes! Additionally, porch supports should be allowed to have different surfaces besides wooden posts, such as stone. The current proposals are just too restrictive.

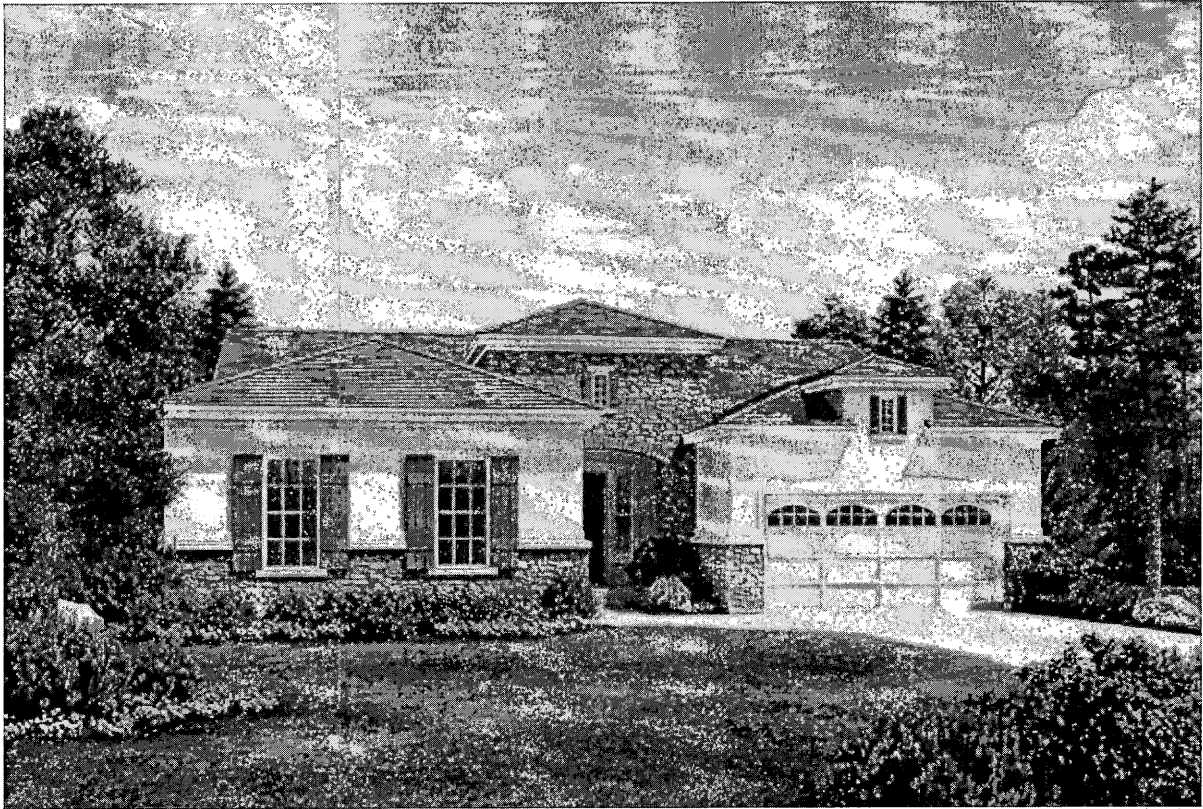






7. The top plate height of a front porch should be allowed to exceed the 10 feet rule and should not be required to be located under the existing roofline.





## **Jomsky, Mark**

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**From:** ckirby <ckirby351@earthlink.net>  
**Sent:** Sunday, October 09, 2016 3:54 PM  
**To:** Tornek, Terry; Masuda, Gene; Gordo, Victor; Hampton, Tyron; Madison, Steve; Kennedy, John; McAustin, Margaret; Wilson, Andy  
**Cc:** Jomsky, Mark  
**Subject:** Item#15-Neighborhood Overlay

Dear Councilpersons;

I am unable to attend your meeting on the Lower Hastings Ranch Neighborhood Overlay. However I wanted to thank the Mayor and all the councilpersons for your diligent efforts on behalf of our neighborhood and Mr. Masuda for his representation. I also want to thank Mr. Reyes and his staff for the enormous amount of work they put forth to understand our neighborhood and its unusual topography. Because of that topography and the original design of a single story development in lower Hastings, I still believe the least complicated and most effective tool to preserve privacy and views is to eliminate second stories. Zoning regulations by their very nature are restrictive and coupled with the goals of planning work to manage and protect quality of life. I believe the planning commission recommendation is a good compromise and urge you to pass that recommendation.

Diane Kirby, 600 Rim Rd.



October 10, 2016

Agenda item #15

Mayor Tornek and Councilmembers,

For the past two years, the staff of the Planning Department has gone to great lengths to listen to the residents of Lower Hastings Ranch, not for the sake of formulating a response, but instead to understand the concerns we have been voicing for more than 25 years. Two previous neighborhood overlays were not successful in preventing home construction and remodeling which was inconsistent with the character of our neighborhood.

Staff have listened, researched, provided opportunities for discussion and feedback, developed visual aids to increase understanding, and incorporated the results of two community surveys to create a comprehensive plan for a new neighborhood overlay which will address the concerns and serve to protect our single-family, ranch-style community. Martin Potter, and other members of the team have done extraordinary work, and are to be commended.

I respectfully request the City Council adopt the recommendations of the Planning Department and the Planning Commission on the Zoning Code Amendment: Neighborhood District Overlay Zone for Lower Hastings Ranch.

Sincerely,



Lucy Penido

Resident, Lower Hastings Ranch

[lpenido@charter.net](mailto:lpenido@charter.net)