

ITEM 4.B.

**CONSIDERATION OF REVOCATION OR SUSPENSION OF
BUILDING PERMIT FOR 1150 NORTH ALLEN AVENUE**

**CORRESPONDENCE OF COUNCIL MEETING
AUGUST 8, 2005.**

8/15/2005
4.B.

Monday, August 8, 2005

Mr. Mayor and City Council Members,

Thank you and the City Staff for your consideration and work on finding an equitable solution to the problem posed by the over-scale building that has been permitted for 1150 and 1140 North Allen Avenue– tentative tract map #062725. And thank you for putting this item on the formal agenda after hearing our request last week.

We are here because we truly believe that we have a great city and that is in part due to our great neighborhoods. In the past few years Pasadena has seen numerous new developments – many in suitable locales around town. We now have neighborhoods for every taste – from hip-urban high rise to quiet suburban residences. This variety, in the correct locations, helps make this a dynamic city – “thus achieving a livable city that balances the needs of residents and businesses,” as the website for the Zoning Staff reads.

However, when a development is out of scale with the neighborhood for which it is proposed we all lose something as a city. Developments like the one we are discussing tonight, as well as others around town which have given rise to the issue of the moratorium also being discussed tonight, destroy what has made Pasadena unique and livable.

In the August 2005 issue of Outside Magazine, Pasadena was named one of the “the new American dream towns” and was part of a list of the top ten most livable small cities in the US. The article heralded Pasadena as one of the “real American cities .. taking positive steps to soften the rough edges of our high-octane day-to-day [lives]. ... shining prototypes for what a 21st-century town ... can be: cleaner, greener, smarter. Better.”

As one of the reasons for choosing Pasadena, the article stated: “Since the Metro Gold Line light-rail train opened in 2003, linking the suburb with downtown L.A., Pasadena has become a hub for innovative mixed-use development...”

I am not against mixed use development that is in scale with our North Allen Avenue neighborhood. I find that to be one of the things that gives character to the neighborhood. I really enjoy the fact that we still have mostly individually owned businesses – rather than national franchises along Allen Avenue and Washington Blvd. Although the wonderful variety of Armenian bakeries has not fostered my losing any weight!

But the serious issue here is not whether this development is mixed commercial and residential, but the fact that it is out of scale with the neighborhood. This development would face on both Brigden Road – a residential single family block – as well as the commercial area of Allen Avenue. The three story height would be on both streets. This is totally incompatible with the fabric of our neighborhood.

It is intuitively obvious that this development will be out of scale with the rest of the neighborhood and surrounding area. There are no other three story structures on Allen Avenue north of the 210 Freeway (with the exception of a portion of Marshal Fundamental School and a portion of Mt. Olive Church).

Many of the concerns voiced by my neighbors – traffic, density, overflow parking – would be lessened if this building were only two story and thus had less tenants. I do hope that the city council and staff can work with the developer to achieve this goal.

Two years ago I requested that the City Parks Department put this property on the list for consideration as a pocket park. Now that dream is overshadowed by my worse nightmare of this development becoming the first in a line of dominos of densification along Allen Avenue. Please don't let that happen.

Thank You,

Liane Enkelis
1272 N. Allen Ave., 91104
626-798-7123

08/08/2005
Item 7.B.(2)
Submitted by Liane Enkelis

Monday, August 8, 2005

Mr. Mayor and City Council Members,

Attached are additional signatures to the petition filed last week regarding the property at 1150 and 1140 North Allen – tentative tract map #062725

Thank you for your consideration of this zoning matter.

Liane Enkelis
1272 N. Allen Ave., 91104
626-798-7123

PETITION

We, the undersigned residents of Pasadena, hereby petition the Office of Zoning and Permits, and Richard Bruckner and Sarkis Nazarian, its Building Officer and Assistant Building Officer, to reopen the hearing on the application of Ara Tchaghiassian regarding tentative tract map #062725, located at 1150 North Allen Avenue, Pasadena, to construct 12 air parcels on one land lot for condominium purposes. This petition to reopen is made on the ground that the Office on Zoning and Permits obtained inadequate neighborhood input on General Plan determination, specifically the issue of whether the 3-story development would be compatible with uses in the surrounding neighborhood.

| Name (printed) | Signature | Address | Date |
|-------------------------|-------------------------|-------------------------------------|---------------|
| <u>TOM LEANO</u> | <u>JL Leano</u> | <u>1763 Brigden Rd Pasadena</u> | <u>8/7/05</u> |
| <u>Vonnie Savage</u> | <u>Vonnie Savage</u> | <u>1747 Brigden Pas.</u> | <u>8-7-05</u> |
| <u>GLEN MANCHESTER</u> | <u>G. Manchester</u> | <u>1731 BRIGDEN</u> | <u>8/7/05</u> |
| <u>Tom Evans</u> | <u>Tom Evans</u> | <u>1700 Brigden</u> | <u>8/7/05</u> |
| <u>Adam Alvarez</u> | <u>Adam Alvarez</u> | <u>1708 Brigden</u> | <u>8/7/05</u> |
| <u>Phil McDeem</u> | <u>Phil McDeem</u> | <u>1714 Brigden</u> | <u>8/7/05</u> |
| <u>SAM BOGNER</u> | <u>Sam Bogner</u> | <u>1732 BRIGDEN RD</u> | <u>8/7/05</u> |
| <u>Lois Shami</u> | <u>Lois Shami</u> | <u>1738 Brigden Rd.</u> | <u>8/7/05</u> |
| <u>Alan Siebender</u> | <u>Alan Siebender</u> | <u>1770 Brigden Rd</u> | <u>8/7/05</u> |
| <u>Kristina Clinton</u> | <u>Kristina Clinton</u> | <u>1749 Casa Grande</u> | <u>8/7/05</u> |
| <u>Jorge Garcia</u> | <u>Jorge Garcia</u> | <u>1730 CASA GRANDE</u> | <u>8/7/05</u> |
| <u>Jan De Martini</u> | <u>Jan De Martini</u> | <u>1701 Casa Grande</u> | <u>8-7-05</u> |


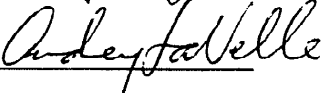
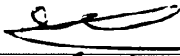
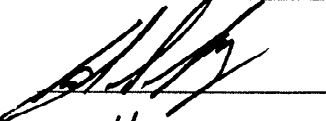

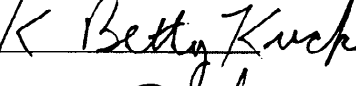

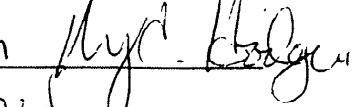
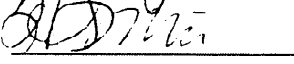
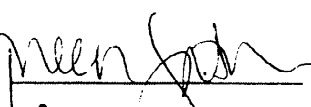
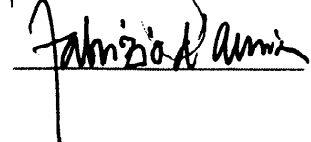
PETITION

We, the undersigned residents of Pasadena, hereby petition the Office of Zoning and Permits, and Richard Bruckner and Sarkis Nazarian, its Building Officer and Assistant Building Officer, to reopen the hearing on the application of Ara Tchagniassian regarding tentative tract map #062725, located at 1150 North Allen Avenue, Pasadena, to construct 12 air parcels on one land lot for condominium purposes. This petition to reopen is made on the ground that the Office on Zoning and Permits obtained inadequate neighborhood input on General Plan determination, specifically the issue of whether the 3-story development would be compatible with uses in the surrounding neighborhood.

| Name (printed) | Signature | Address | Date |
|--------------------|--------------------------|---------------------|-----------|
| Betty Jane Clinton | <i>Betty J. Clinton</i> | 1749 Casa Grande St | 8/6/05 |
| Geoff Tucker | <i>G. Tucker</i> | 1775 Casa Grande St | 6 Aug 05 |
| Rebekka Clinton | <i>Rebekka Clinton</i> | 1749 Casa Grande | 6 Aug '05 |
| Robert Clinton | <i>Robert Clinton</i> | 1749 Casa Grande | 8/6/05 |
| O.R. Weisgerber | <i>O.R. Weisgerber</i> | 1201 W. Allen Ave. | 8-6-05 |
| JEFFREY HALL | <i>Jeffrey Hall</i> | 1795 ASBURY DR | 8.6.05 |
| Margaret Guerrero | <i>Margaret Guerrero</i> | 1789 ASBURY DR. | 8.6.05 |
| Marilyn Grant | <i>Marilyn Grant</i> | 1734 Asbury Drive | 8-7-05 |
| Angela Morales | <i>Angela Morales</i> | 1770 Asbury | 8-7-05 |
| RAUL ORNELAS | <i>Raul Ornelas</i> | 1786 ASBURY | 8-7-05 |
| Adrennie Guss | <i>Adrennie Guss</i> | 1770 Asbury | 8/7/05 |
| BARBARA JOACHIM | <i>Barbara Joachim</i> | 1771 BRIGDEN ROAD | 8/7/05 |

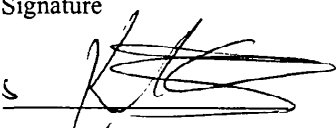

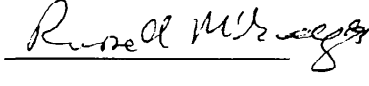
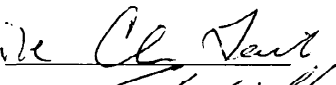
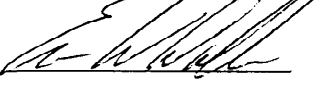
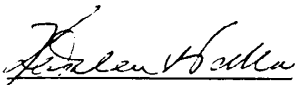
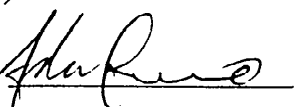
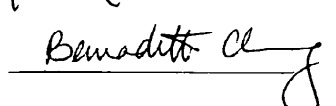
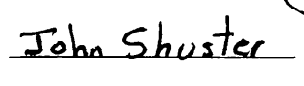
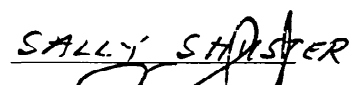

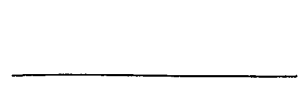
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| Name (printed) | Signature | Address | Date |
|---------------------------------------|--|--------------------|----------|
| Bryan Borys |  | 2290 Brigden | 7/31/05 |
| Andrey Andrey LaVelle |  | 2290 Brigden | 7/31/05 |
| Silva Armeudskian |  | 1177 N. ALLEN AV. | 8/3/05. |
| GARABED Armeudskian |  | 1177 N. Allen Av | 8/3/05 |
| JACK T LONG |  | 1194 1/2 N ALLEN | 8/3/05 |
| Harry Saricm |  | 1194 N. ALLEN | 8.3.05 |
| BETTY Kucuk |  | 1902 No. ALLEN | 8-3-2005 |
| CARIONA WATERS |  | 1965 GALBRETH RD | 8/3/2005 |
| MARY D Hodgen |  | 1916 Galbreth Rd | 8/4/05 |
| Henry Sevan Tveen Jettalbachian |   | 1827 Brigden | 8/4/05 |
| FABRIZIO D'ARRIA |  | 1827 Brigden Rd #2 | 8/4/05 |
| | | 1908 Galbreth Rd. | 8/7/05 |

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| Name (printed) | Signature | Address | Date |
|-------------------------|---|---------------------------|----------------|
| <u>Ken Stephens</u> |  | <u>2025 E Woodlyn Rd</u> | <u>7-30-05</u> |
| <u>HAROLD SMALLWOOD</u> |  | <u>2011 Woodlyn Rd</u> | <u>7-30-05</u> |
| <u>Russell McGregor</u> |  | <u>2091 Woodlyn Rd</u> | <u>7-30-05</u> |
| <u>Cristine Terrile</u> |  | <u>2121 Woodlyn Rd</u> | <u>7-24-05</u> |
| <u>Eric Walk</u> |  | <u>2120 E Woodlyn Rd</u> | <u>7/30/05</u> |
| <u>Kathleen Walker</u> |  | <u>2120 E. Woodlyn Rd</u> | <u>7/30/05</u> |
| <u>Adam Romero</u> |  | <u>2140 Woodlyn Rd</u> | <u>7/30/05</u> |
| <u>Bernadette Chang</u> |  | <u>1993 E. Woodlyn Rd</u> | <u>7/30/05</u> |
| <u>John Shuster</u> |  | <u>1890 E. Woodlyn Rd</u> | <u>7-31-05</u> |
| <u>Sally Shuster</u> |  | <u>1870 E. Woodlyn Rd</u> | <u>7-31-05</u> |
| <u>ROSE SANDORA</u> |  | <u>1875 E. Woodlyn</u> | <u>7/21/05</u> |
| <u>Rachel Kern</u> |  | <u>1901 Galbraith Rd.</u> | <u>7/21/05</u> |

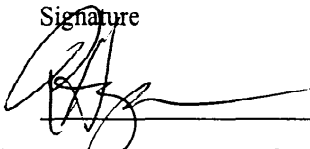
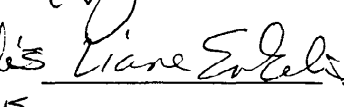
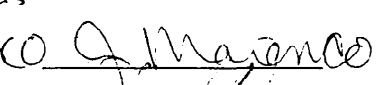
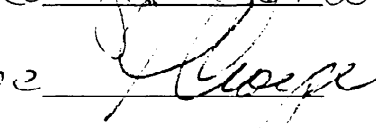
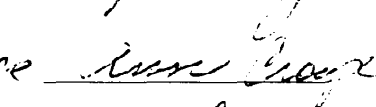
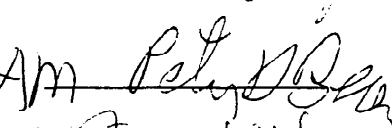
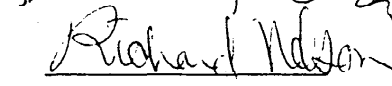
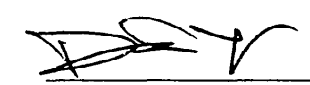
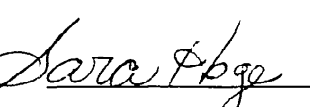
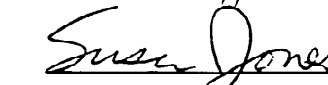

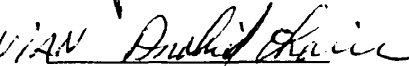
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| Name (printed) | Signature | Address | Date |
|-------------------|-------------------|-----------------------------|---------|
| Joyce GRAHAM | Joyce A. Graham | 1887 Galbreath Pas 91104 | 7/21/05 |
| Christy Cowell | Christy Cowell | 1949 Galbreath Rd. | 7/21/05 |
| Sue Arpaian | S. Arpaian | 1936 Bridgen Ro. | 7/21/05 |
| Christine GLAZIER | Christine Glazier | 1975 Galbreath Rd | 7/27/05 |
| Jac B GLAZIER | Jac B Glazier | 1975 Galbreath Rd | 7/27/05 |
| PHILIP HODGEN | PH | 1916 Galbreath Rd | 7-27-05 |
| Lyon Hayes | Lyon Hayes | 1933 E. Woodlyn Rd | 7-27-05 |
| Jordan Hayes | J. C. Hayes | 1933 E. Woodlyn | 7/27/05 |
| Beth G | Beth G | 2000 Bridgen | 7/27/05 |
| Randy Lyon | RL | 1964 Galbreath Rd | 7/29/05 |
| MOLLY LYON | Molly Lyon | 1964 GALBREATH Rd. | 7/29/05 |
| HEIDI HART | Heidi Hart | 1925 Woodlyn Rd | 7/29/05 |

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| Name (printed) | Signature | Address | Date |
|------------------------------|---|--------------------|---------|
| Henry Shemel |  | 1868 Galveston Rd | 7/21/05 |
| Liane Enkels LIANE ENKELS |  | 1272 N Allen Ave | 7/21/05 |
| Julie Marengo G. Mayencio |  | 1940 Galbreth | 7/21/05 |
| Joe Crouse |  | 2015 Brigden | 7-21-05 |
| Ann Crouse |  | 2015 Brigden | 7-21-05 |
| Peter Blam |  | 2126 Cragg Hill | 7-21-05 |
| Randelson |  | 1940 Galbreth | 7-21-05 |
| Daniel Yen SARA HOGE |  | 1850 Brigden | 7/21/05 |
| Sara Hoge |  | 1831 Brigden Rd #3 | 7-21-05 |
| Susan Jones |  | 1882 Brigden Rd | 7-21-05 |
| GARY O'HANIAN |  | 2008 E. BRIGDEN RD | 7-21-05 |
| ANAHID O'HANIAN |  | 2008 E. BRIGDEN | 7-21-05 |

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|---------------------------|----------------------------|----------------------------------|----------------|
| <u>JOHN TALKY-JONES</u> | <u>[Signature]</u> | <u>1715 BRIGDEN RD</u> | <u>7/21/05</u> |
| <u>Airi Tjauw</u> | <u>[Signature]</u> | <u>2032 Brigden Rd</u> | <u>7/21/05</u> |
| <u>DONALD WILLIAMS</u> | <u>[Signature]</u> | <u>1210 N ALLEN AVE</u> | <u>7/21/05</u> |
| <u>Renee Crawford</u> | <u>Renee Crawford</u> | <u>1920 Brigden Rd</u> | <u>7/21/05</u> |
| <u>Juan + Janne Larra</u> | <u>JUAN + JOHANE LARRA</u> | <u>2181 BRIGDEN RD.</u> | <u>7/21/05</u> |
| <u>Ingrid M. Varnell</u> | <u>Ingrid M. Varnell</u> | <u>2293 Brigden Rd.</u> | <u>7/21/05</u> |
| <u>Stefan Krauss</u> | <u>[Signature]</u> | <u>1075 N. Allen</u> | <u>7/21/05</u> |
| <u>Michael K. Jones</u> | <u>[Signature]</u> | <u>1882 Brigden Road</u> | <u>7/21/05</u> |
| <u>Jenny Tjauw</u> | <u>[Signature]</u> | <u>2032 Brigden Rd</u> | <u>7/21/05</u> |
| <u>Armand Montiel</u> | <u>[Signature]</u> | <u>1912 Brigden</u> | <u>7/21/05</u> |
| <u>Elaine Nonno</u> | <u>Elaine P. Nonno</u> | <u>1831⁷² Brigden</u> | <u>7/21/05</u> |
| <u>GLADYS PHILLIPS</u> | <u>Gladys Phillips</u> | <u>1955 Brigden</u> | <u>7/21/05</u> |

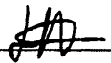

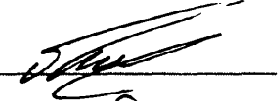

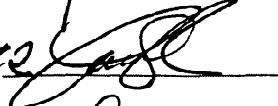
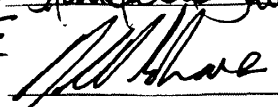
PETITION

We, the undersigned residents of Pasadena, hereby petition the Office of Zoning and Permits, and Richard Bruckner and Sarkis Nazarian, its Building Officer and Assistant Building Officer, to reopen the hearing on the application of Ara Tchagniassian regarding **tentative tract map #062725**, located at **1150 North Allen Avenue**, Pasadena, to construct 12 air parcels on one land lot for condominium purposes. This petition to reopen is made on the ground that the Office on Zoning and Permits obtained inadequate neighborhood input on General Plan determination, specifically the issue of whether the 3-story development would be compatible with uses in the surrounding neighborhood.

| Name (printed) | Signature | Address | Date |
|---------------------------|---------------------------|---------------------------|----------------|
| <u>GARY</u> | <u>B. Suttain</u> | <u>2033 Casa Grande</u> | <u>7-31-05</u> |
| <u>William Pringe</u> | <u>William Pringe</u> | <u>1115 Palmdora Ave.</u> | <u>7-31-05</u> |
| <u>LeAnn Pringe</u> | <u>LeAnn Pringe</u> | <u>1115 Palmdora Ave.</u> | <u>7/31/05</u> |
| <u>Lance Meredith</u> | <u>Lance Meredith</u> | <u>1933 BRIGDEN RD</u> | <u>7/31/05</u> |
| <u>Ruth Calichman</u> | <u>R. Calichman</u> | <u>1879 Engden Rd</u> | <u>7-31-05</u> |
| <u>Monica Villegas</u> | <u>Monica Villegas</u> | <u>1234 N. Allen Ave.</u> | <u>7-31-05</u> |
| <u>Guillermo Villegas</u> | <u>Guillermo Villegas</u> | <u>1234 N. Allen Ave.</u> | <u>7-31-05</u> |
| <u>YVONNE MAUVEZIN</u> | <u>Yvonne Mauvezin</u> | <u>1244 N. ALLEN AVE</u> | <u>7-31-05</u> |
| <u>JOHN MAUVEZIN</u> | <u>John Mauvezin</u> | <u>1244 N. ALLEN AVE</u> | <u>7/31/05</u> |
| <u>LVIA Seminara</u> | <u>Livia Seminara</u> | <u>1250 N. Allen</u> | <u>7/31/05</u> |
| <u>Philip Seminara</u> | <u>Philip Seminara</u> | <u>1250 N. Allen</u> | <u>7-31-05</u> |
| <u>Gina Seminara</u> | <u>Gina Seminara</u> | <u>1250 N. Allen</u> | <u>7/31/05</u> |

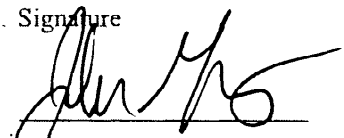
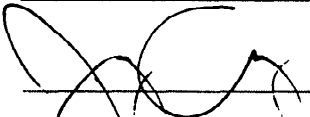
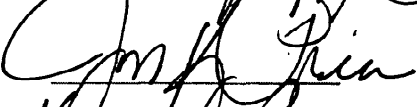
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| Name (printed) | Signature | Address | Date |
|-------------------|---|-----------------------|---------|
| HOURI AZILAZIAN |  | 1843 GALBRETH RD | 7/31/05 |
| PARKEV AZILAZIAN |  | 1843 GALBRETH RD | 7/31/05 |
| Georgy Aslan |  | 1246 N. Allen | 7/31/05 |
| meredith Petersen |  | 1200 Oxford Ave | 8/01/05 |
| ERVAND | Keshishian | 1273 N ALLEN | 7.31.05 |
| VARTAN | vartan Kazarian | 2372 E. Washington | |
| ROBERT ROUSE | Robert Rouse | 1159 ALLEN | 7-31-05 |
| JACK ERNST | Jack Ernst | 1851 QUEENS BERRY | 7/31/05 |
| CONRAD STENHAGEN |  | 1906 QUEENS BERRY RD. | 7/31/05 |
| Bettie Sauer | Bettie M. Sauer | 1962 Queensberry Rd | 7/31/05 |
| Marielena Sauer | Stanley Sauer | 1140 Leonard Ave | 7/31/05 |
| DAVE SITARE |  | 1954 QUEENS BERRY | 7/31/05 |

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| Name (printed) | Signature | Address | Date |
|-------------------|---|---------------------|---------|
| John Grether |  | 1946 Queensberry Rd | 7/31/05 |
| EDWIN SCHUEERMAN | Edwin Schueerman | 1920 Queensberry Rd | 7/31/05 |
| Jorge Camps |  | 1912 Queensberry Rd | 7/31/05 |
| Vanessa R. Mendez | Vanessa R. Mendez | 1912 Queensberry Rd | 7/31/05 |
| JOHN PRIDE |  | 1864 Queensberry | 7/31/05 |
| Kathleen Pride | Kathleen Pride | 1864 Queensberry | 7/31/05 |
| Ana Molina | Ana Molina | 1883 Casa Grande | 7/31/05 |
| Melissa Walden | Melissa Walden | " " | 7/31/05 |
| Rebecca Figueroa | Rebecca Figueroa | 1923 Casa Grande | 7/31/05 |
| MARY CALIMDO | Mary Calimdo | 1963 " " | 7/31/05 |
| HENRY ROSALES | Henry Rosales | 1997 CASA GRANDE | 7-31-05 |
| MARY ROSALES | Mary Rosales | 1997 Casa Grande | 7/31/05 |

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|----------------------------|--------------------|-----------------------------|---------------|
| <u>Augustine H. Zuniga</u> | <u>[Signature]</u> | <u>1889 Casa Grande St.</u> | <u>8/3/05</u> |
| <u>DANNIEL R DUFFERD</u> | <u>[Signature]</u> | <u>2233 BRIGDEN</u> | <u>8/3/05</u> |
| <u>Rob Biggar</u> | <u>[Signature]</u> | <u>1941 Galbreth</u> | <u>8/3/05</u> |
| <u>michele Biggar</u> | <u>[Signature]</u> | <u>1941 Galbreth</u> | <u>8/6/05</u> |
| <u>Steve O'Connor</u> | <u>[Signature]</u> | <u>1892 Galbreth</u> | <u>8-7-05</u> |
| <u>Susan C. Paulsen</u> | <u>[Signature]</u> | <u>1908 Galbreth</u> | <u>8-7-05</u> |
| <u>Clarisa Narra</u> | <u>[Signature]</u> | <u>1871 Brigden Rd</u> | <u>8/7/05</u> |
| <u>Steve Edwards</u> | <u>[Signature]</u> | <u>1871 Brigden Rd.</u> | <u>8/7/05</u> |
| <u>Tim Fleming</u> | <u>[Signature]</u> | <u>1862 BRIGDEN RD</u> | <u>8/7/05</u> |
| <u>Sasha Bucur</u> | <u>[Signature]</u> | <u>1856 BRIGDEN Rd</u> | <u>8/7/05</u> |
| <u>Cathy Fleming</u> | <u>[Signature]</u> | <u>1862 Brigden Rd</u> | <u>8-7-05</u> |
| <u>Mary Bucur</u> | <u>[Signature]</u> | <u>1856 Brigden Rd</u> | <u>8-7-05</u> |

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|------------------------|-----------|--------------------|------------|
| Sam Alamedohi | | 1900 Galbreth Rd | 29 July 05 |
| Sarah Letts | | 1893 Galbreth Rd | 29 July 05 |
| Douglas Bloom | | 1949 Woodlyn Rd | 7/29/05 |
| Joe T. Varma | | 1949 WOODLYN RD. | 7/29/05 |
| R. VARMA | | 1942 WOODLYN RD | 7/29/05 |
| ZEPUR HAROUTYAN | | 23301 Bigden Rd | 7/30/05 |
| Pelous Haroutyan | | 1933 GALBRETH | 7-30-05 |
| Gregory T. Astrakadian | | 1660 E. WOODLYN RD | 7-30-05 |
| PETER MUGGLEBEE | | 2002 Woodlyn Rd | 7-30-05 |
| Tony Joell | | 1901 Galbreth Rd | 7-30-05 |
| Melody Joell | | 1901 Galbreth Rd. | 7.30.05 |
| S. Callie Wight | | 1964 Woodlyn Rd. | 7/30/05 |

Speakers on 08/08/2005
Item 7.B.(2)

Augustin M. Zuniga
Donn Dufford
Peter Beam
John Talley-Jones
Liane Enkelis
Dr. Jacqueline E. Ahlen
Armand Montiel
Silvia Armoudikian
Stacy Lewis
Ara Tchaghlassian
Daniel Yen

Submitted cards, but did not speak:

William H. Kelley Sr.
Wes Ponsford
Julie Marenco
Norma Barajas
Mr. & Mrs. Joe Zampielo
Stephanie George
Steve Edwards
Clarisa Marra
John Baxter