

Woo, Lanny

From: Barbara Leider [bleider@yahoo.com]
Sent: Wednesday, June 08, 2005 9:33 AM
To: Woo, Lanny
Subject: Re: Hillside Overlay Study Areas

Thank you so much for the information from the planning commission. I have lived in Pasadena for 35 years and for some reason am not fully aware of the Hillside Overlay requirements.

If possible please send me a copy of the Pasadena Municipal Code Chapter 17.29. My name and address follows.

Barbara Leider
1140 Nithsdale Rd
Pasadena, Ca 91105

Thank you again for the information,
Barbara

bleider@yahoo.com



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Woo, Lanny

From: earthlink 4-23-04 [bleider@earthlink.net]
Sent: Tuesday, May 31, 2005 3:05 PM
To: Woo, Lanny
Cc: Barbara Leider
Subject: Hillside Overlay Study Areas

I recently received a letter announcing a community meeting about Hillside Overlay Study Areas. Per the map that was enclosed my home is in the Hillside Overlay District.

Where can I get additional information about a Hillside Overlay District? For example, what is it, how is it used/defined, impacts, etc.....

Please response with the information as to how I can get additional information to bleider@yahoo.com. I will not be able to attend either of the two announced sessions and would like to get information.

Thank you,
Barbara Leider

5/31/2005

Messana & Associates
INTERIOR DESIGN

FAX

Date: 6-10-5 Page 1 of 2
Attention: JASON KRUCKENBERG
Company: PLANNING & DEVELOP. DEPT. 626-396 7593
Project: 1272 INVERNESS
Project Number:
Regarding: REZONE STUDY

DEAR JASON

PLEASE CONTACT US REGARDING
US BEING INCLUDED IN THE
REZONE STUDY

THANKS
Philip Messana



**HILLSIDE DISTRICT REZONE STUDY
COMMENTS AND SUGGESTIONS**

MR & MRS PHILIP MESSANA
1272 INVERNESS DRIVE
PASADENA CA 91103
(626) 409 9216

OUR HOME IS LOCATED NEXT TO 1268 INVERNESS
WHICH APPEARS ON YOUR HILLSIDE REZONE STUDY
FOR REZONING CONSIDERATION.

WE ARE IN THE PROCESS OF GETTING THE SLOPE DENSITY
FROM AN ENGINEER AS THIS INFORMATION IS NOT
OUR TITLE REPORT.

OUR LOT IS MOSTLY FLAT. THE BLDG. IS ON FLAT
LAND AND WE PLAN TO ADD TO THE REAR ON
FLAT LAND. THE ADDITION WOULD NOT INTERFERE
WITH ANYONE'S VIEW. OUR NEIGHBORS IN FRONT AND
TO OUR RIGHT ARE CONSIDERABLY HIGHER. THE
NEIGHBORS TO OUR LEFT AND TO THE BACK ARE
LOWER. THE ADDITION STRUCTURE WILL BE
THE SAME HEIGHT (SINGLE STORY BLDG).

THIS PROJECT REQUIRES A ~~FIELD~~ SITE INSPECTION
TO VERIFY CONDITIONS.

Philip Messana

Staff Contact:

Jason Kruckeberg
Planning and Development Department
175 N. Garfield Avenue
Pasadena, CA 91109
626-744-6834 (phone)
626-396-7593 (fax)
jkruckeberg@cityofpasadena.net

Woo, Lanny

From: Kruckeberg, Jason
Sent: Friday, June 10, 2005 1:31 PM
To: Woo, Lanny
Cc: Gardea, Antonio
Subject: FW: HD Overlay

Lanny
 Can you add this to the correspondence file?
 Thanks, Jason

Jason Kruckeberg, AICP
 City of Pasadena Planning and Development
 626-744-6726 (phone)
 626-396-7593 (fax)

-----Original Message-----

From: Tom McGuire [mailto:tmlwr@sbcglobal.net]
Sent: Thursday, June 09, 2005 8:38 PM
To: Kruckeberg, Jason
Subject: HD Overlay

Dear Planning and Development Staff:

Thank you for the hard work put in on the Study Areas. Your presentation was very informative. I know you have a difficult task

I have property at the corner of the Bryant "finger". A plan for remodeling the very old property was submitted to the City, and was hung up on the "hillside" classification; a classification that is not logically apparent.

After attending the June 2 meeting, I looked at the maps and would like to submit the following information.

1. My house at 1345 Linda Vista is on a flat lot. All of the houses on the blocks surrounding the property are on flat lots.
2. Within a 500 foot radius of the property there are no "hillside" slopes. At the meeting, there was a photograph displayed showing a house at the west end of Bryant (more than 500' away). This house is not visible from almost all of the Bryant area. I attach a photograph taken looking west on Bryant from Linda Vista. The photo shows two things: 1) there is no connection with the hills in the area and 2) the area is flat as Kansas.
3. According to the Linda Vista/Annandale Association newsletter the ordinance as amended was to remedy the following problem.

"The Linda Vista hills contain a large number of legal lots on steep hillsides which, for economic or technological reasons, had been regarded for years as "undevelopable". Beginning with the recent real estate boom, it has become evident to city staff and neighborhood residents that economic and technological changes have allowed steep, visible hillside development on these legal lots that was never anticipated in the 1992

6/13/2005

Hillside Overlay Ordinance or the 1994 General Plan."

Obviously, none of this applies to the Bryant area. I hope the Commission will be able to give the Bryant area its consideration very soon. Improvement of property is good for the community and increases the tax base.

I will be happy to provide any additional information you may need.

Tom McGuire



Woc, Lanny

From: Janice Raney [jtsuru@iinkline.com]
Sent: Wednesday, May 25, 2005 2:10 PM
To: Woc, Lanny
Subject: Hillside Overlay Study Areas

Hello,

Thank you for sending us additional information about the Hillside Overlay Study Areas. We completely agree that our lot (517 Bellefontaine St.) and study area 7 should be removed from the Hillside District Overlay Zone.

What can we do to further show our support for this change?

Sincerely,

Janice and Robert Raney
517 Bellefontaine St.
Pasadena, CA 91105

Kruckeberg, Jason

From: Laura Scarsi [scarsi@sbcglobal.net]
Sent: Thursday, August 26, 2004 3:07 PM
To: jpoindexter@cityofpasadena.net
Cc: jkruckeberg@cityofpasadena.net
Subject: Linda Vista Hillside Study (1210 Charles Street, Pasadena, CA 91103)

Hello Mr. Poindexter. My name is Laura Scarsi. I am writing to express my interest in the above-mentioned subject matter. I understand you are the planning manager for the project so I will address my concerns to you. We would like to either add on to our existing home or build a new home. Although we are able to add-on or build new, the square footage is limited based on our lot size and being categorized living in a "hillside area."

We do live in the Linda Vista area but do not live on a sloped lot. Our lot is flat. Therefore, based on the characteristics of our lot we believe our home would be appropriate for the study.

Do you have any idea of how long this study will take? What are the objectives of the study?

I would appreciate any information you can give us about the study. If we could do anything to help you in your study please let us know.

Thank you very much for your time and assistance.

Laura Scarsi

Kruckeberg, Jason

From: Sharon Scull [s.scull@worldnet.att.net]
Sent: Tuesday, June 14, 2005 12:55 PM
To: Kruckeberg, Jason
Cc: Chomsky, Nina
Subject: Hillside District Rezone Study

This will follow up my comments at the June 2 community meeting. Please include this communication in the official file on this matter.

Hillside property should be defined as having a *natural* slope of a specific percentage or more. The actual percentage should be logically justified. "Stairstep" pads that have been graded for development should not be exempted from this definition. Even though the pads themselves are flat, the *natural* terrain should be the determining factor. *Any* disturbed or graded slope has the potential for causing perpetual threat of drainage problems or actual damage to properties down slope. Because some hillside areas lack complete public storm drain systems and rely on streets and private property to handle storm and landscaping runoff, any problem with drainage from pads (whether cut or fill) can wreak havoc on properties below. We saw this in our neighborhood during the past winter with the collapse of a major part of the yard from a home on Inverness that was built on a pad derived from fill. The home below suffered devastating damages. Drainage, no matter how slight the slope, is an extremely important safety issue.

Another vital issue and major concern is that of neighborhood compatibility. If rezoned properties and bordering hillside properties are governed by different building regulations, how will neighborhood compatibility be preserved? This is especially important in discrete areas (e.g., a single street or a cohesive neighborhood) where only a few properties are rezoned. What will prevent mansions from appearing on a street or in a neighborhood of cottages? Will a separate zoning designation, more restrictive than R-2 but less restrictive than Hillside Overlay, be established for the rezoned properties? Without this and a hearing process, "border properties" would not be limited on approvals above and beyond the neighborhood compatibility of hillside neighbors.

Finally, how will hillside properties' views and privacy be protected if "border properties" adhere to less restrictive building regulations?

cc: Members, PAN Committee for Responsible Development
Nina Chomsky, Zoning Chair, LVAA

Woo, Lanny

From: Sharon Scull [s.scull@worldnet.att.net]
Sent: Thursday, May 26, 2005 12:12 PM
To: Woo, Lanny
Cc: Kruckeberg, Jason
Subject: Hillside Overlay Study Areas (community meetings June 2 & 7, 2005)

This study is a very good idea because no specifics for Hillside Overlay District boundaries seem to be available, and this review should be able to establish qualifications for inclusion or exclusion of properties (based on their characteristics rather than boundaries on the subdivision map) in the overlay district as well as regulations for coexistence at the boundaries. Questions that should be addressed follow:

1. How is a hillside property defined? What is the degree or percentage of slope? What percentage of the total property has to be sloped for the property to be included in the overlay district? Do these determiners coincide with grading or SUSMP regulations?
2. How will view, privacy, drainage, and other protections related to hillside development be applied to contiguous flat and hillside parcels? For example, a flat property could add a second story that would block the views and invade the privacy of a one-story hillside home next door. Or, a hillside home could cause drainage problems for a flat parcel below. These and related "border" issues need to be addressed.
3. Related to 2., shouldn't properties that are rezoned be contiguous to other flat properties rather than single flat parcels sprinkled throughout a hillside area? From the study maps published, this appears to be the intention; however, it should be so stated. Otherwise, developers could request rezoning of any single parcel within a hillside area, thereby skirting the Ordinance, and these "border" issues could be a problem.

As we learned during the recent winter storms, drainage and hillside stability are major safety problems in the Hillside Overlay District. Unfortunately, not all the damage is confined to sloped areas. Some of the properties under study on Inverness Drive have been severely flooded in the past, so these problems are appropriate for consideration.

Please include this communication in the file for this matter.

Sharon Scull
1722 Putney Rd
Pasadena CA 91103
626-578-1747
s.scull@att.net

5/26/2005

Kruckeberg, Jason

From: phillip sotel [pksotel@worldnet.att.net]
Sent: Wednesday, May 25, 2005 10:08 AM
To: Kruckeberg, Jason
Cc: patriciacallan@sbcglobal.net
Subject: 570 garden lane pasadena 91105

to Mr Jay Kruckeberg, City of Pasadena [ph 744 6726]

Jay: to confirm our telcon of yesterday:

- the western part of my property is flat and is eligible for a second dwelling although it is not a separate building lot
- the eastern side of my property abuts a building lot on stoneridge. the latter is now owned by ms pat callan. two owners ago, one mr steve sakone ruined the busch gardens drainage pattern which has caused some mild run-off and mud problems for me. the next owner was the late actor robert reed. i gave him permission revocable at will to drain into my upper contour walkway on the condition that he would keep the walkway clean of the mud. [the walkway has storm drains remaining from busch garden days.] the condition has customarily been ignored. i am going to bring this to ms callan's attention.
- thanks to the one hundred year old drainage system installed by busch gardens, i have had no water drainage problems. i keep the storm drains clear. my house was built in 1937. it was sited in a manner that any runoff flows to the north and south of the house and thus around it. even in this very rainy 2004/2005 rainy season, i have had no problems.
- the topography of the parcels to the north, south and east of mine are far steeper, so i am spared their problems.
- therefore i can see no need to include my parcel in a new designation designed to cope with runoff.
- if any questions, i can be reached most mornings at 626 799 7043.
- regards, phil sotel
- e-c: pat callan

5/25/2005

Rena Morris
640 Arbor Street
Pasadena, CA 91105

January 25, 2005

Jason Kruckeberg
Pasadena Planning Department
175 N Garfield Avenue
Pasadena, CA 91109

via facsimile at 626 396-7593

RE: Hillside zoning and plan for CA Terrace

Dear Mr. Kruckeberg,


Thank you for the time you spent speaking with me yesterday about my concerns vis a vis the hillside zoning overlay's impact on properties located on California Terrace.

As you know I attended the city council meetings last year to ask the council to address the inequity of including the properties along California Terrace, including my own which is on the SE corner of California Terrace and Arbor, in the hillside zoning overlay. As I understand the hillside overlay, it was written to limit construction projects on properties whose slope was 15 % or more. The property owners whose petition the council received last year believe that there is almost no grade on their properties and that they were included in this overlay zone by error. Quite frankly, we object to being unfairly included in a zoning overlay that was meant to address properties that have a grade of 15% or more when ours have virtually no grade .

I have delayed my construction project now for several months relying on the Planning Department representatives' anticipation that the hillside zoning overlay would be eliminated before the end of 2004. The city's delay in responding to the issue is very frustrating and with building costs on the rise, it is causing a very negative financial impact on the property owners. Generally speaking, the inclusion in the hillside overlay also has a corresponding impact on property values, as it limits the type of projects we can endeavor.

After all this delay, I hope that the City will be responsive to the concerns of the California Terrace petitioners and send a field representative out to the properties forthwith, so that we may proceed with our plans.

Sincerely,


Rena B. Morris

Woo, Lanny

From: AMVIENNA@aol.com
Sent: Monday, June 06, 2005 9:32 AM
To: Woo, Lanny
Cc: AVienna@anthonyvienna.com
Subject: Hillside Overlay Study

We live at 1525 Kenmore Road, just above Old Mill Road in Pasadena. With regard to meeting tomorrow night, we may not be able to come. We missed last week.

What are the issues regarding this study? Changes in the zoning? Parking limitations? What else?

Please enlighten us. If we cannot make the meeting, is there another method of registering our viewpoints?

Anthony Vienna
1525 Kenmore Road
Pasadena, CA 91106
626-792-9253

P.S. I also left a voice mail on this same topic.

6/6/2005

Callae Walcott-Rounds, Ph.D.
380 California Terrace
Pasadena, CA 91105

January 11, 2005

To Jason Kruckeberg:

My husband and I contracted an architect about a year and a half ago to expand our house which has grown increasingly tight after each of our three children arrived. Joan Moseley consulted the Pasadena Zoning Dept. to hear of any restrictions she should be made aware of and proceeded to draw up a detailed set of plans. When she called some weeks later to check on some incidental detail she was then informed that our side of the street is zoned Hillside, which made the plans no longer usable since only 25% of the lot size can be used rather than 30%.

Joan Moseley then met with the City of Pasadena Zoning Department with our plans and various maps demonstrating that our lot is unfairly zoned and asked the City to please consider addressing some of the inequities given homeowners in the City of Pasadena in which this is the case. This meeting was some time ago, nearly 14 months, with the City agreeing to take proper steps to amend the situation. We put our plans on hold temporarily.

When I spoke with John Poindexter in October, 2004 to find out how this process was coming along, he spoke of a person newly hired whose job it would be to address unfair or inaccurate zoning issues across Pasadena. He went on to describe a fairly detailed timeline of how this would proceed, with the final results occurring by late March. Today I spoke with John Poindexter again and now he tells me it may be six more months.

Though we didn't expect zoning changes to happen overnight and we have been on a holding pattern for some time now, we are growing increasingly frustrated with the lack of forward movement. I am writing to you to ask that the inaccurate zoning of California Terrace be addressed rapidly, and that whatever simple means possible could be used to expedite this process. We would be happy to bring in a topographical map and assessment to show that our property comes no where near the 15% grade required for a property to be zoned as Hillside.

Sincerely,

Callae Walcott-Rounds

Callae Walcott-Rounds

cc: John Poindexter



Hillside District Rezone Study Community Meeting

**Agenda
June 2, 2005
6:30 P.M.
La Casita Del Arroyo
177 S. Arroyo Boulevard**

- I. Introduction to Hillside Development Standards and recap of City Council changes to Hillside Ordinance in 2004
- II. Purpose for potential hillside re-zoning project
- III. Introduction to proposed study areas
- IV. Questions and comments on proposed study areas or hillside development standards
- V. Next steps, upcoming meetings, methods of providing input into process

Hillside Rezone Study Area – Community Meeting
Thursday, June 2, 2005
Comments from Meeting

Comments:

- Option to include in the hillside would to allow more square footage and less height.
- Square footage equals value to the house.
- Floor area is a financial consideration
- A process to relax the requirements in the hillside area when your lot is flat.

Questions:

- What is the Hillside Ordinance suppose to prevent? Stability of land, grading, etc.?
- What about drainage?
- If a house is built according to code, but not drainage, whose fault is it?
- Is Rosita Lane considered a hillside area?
- What is an overlay?
- Might there be an expansion of an overlay area for the hillsides?
- How did they come up with the study area for the hillsides? Why is the school and library on Bryant Street not in the study area?

Comments:

- Resident on Charles Street stated that they were impacted by a development next to them, even if it was built according to the hillside code.

Questions:

- Is the green area (open space) behind Charles Street going to be developed?
- Why wasn't Wabash Street in the hillside study area?
- Was there a rationale for gerrymandering these areas?
- Were there certain criteria in determining whether the blue areas are in the hillsides?
- When will the hillside rezone study process be completed?
- What about overdevelopment of properties and setback?
- During the hillside overlay process a lot of discussion was on neighborhood compatibility. What are the requirements?

Comments:

- Neighborhood compatibility is a number's game.
- The hillside district should be spotty, because some of the lots are flat in the hillside.
- It seems like you're trying to put teeth in the building code.
- Resident on Charles Street stated that the Hillside Ordinance was not strict enough and allowed for a large development next to them.
- Is there a fixed percentage for neighborhood compatibility?
- Is there an allowable percentage for neighborhood compatibility if you apply for a variance?
- Neighborhood compatibility is too tricky, because you submit an application with money and then they say it's not compatible.

Questions:

- What is the fee for a variance?
- How much influence do the neighbors have on your plans?
- When was the zoning verification letter enacted for neighborhood compatibility? In 2004?

Comments:

- The City staff should send letters to the professional on the hillside requirements.

Hillside Rezone Study Area – Community Meeting
Tuesday, June 7, 2005
Comments from Meeting

Questions:

- Could you clarify whether a lot with a 15% slope has to go through a development permit process?
- But the floor area ratio would be less than in the hillside?
- We're talking about construction or add on – would this affect retaining walls?
- I understand about demarcation lines on the street, but what about physical barriers, i.e. walls, slopes, etc.?
- Are there different standards for roofing material in the green, blue, and white areas?
- Has there been any discussion to that – roofing material rating?
- Is this area part of a fire map?

Comments:

- Four observations and clarifications:
 - This review for the parity of these hillside lots.
 - Walls (retaining walls) can be offensive because they are too high.
 - Garage and structures can be lower to be less intrusive and less offensive.
- Is there any current review for development on Charles Street?
- Lastly, how does the City see it as loosening of requirement in the area?

Questions:

- Is it just addition of square footage and height?

Comments:

- The process is too long.

Questions:

- What about neighborhood compatibility?
- Is it difficult to do an interior remodel? – I heard that it's pretty strict.
- How about setbacks in the hillside?
- Why wasn't Wabash in the study area?
- Resident on La Cresta Drive – Why are houses on the east side of Arroyo Boulevard included in the hillside area?
- My house is about 1,400 square feet – could I build a 2nd-story addition, if it doesn't affect my neighbor? What if 65% is down the slope?
- Is there any restriction on planting material (landscaping) in the slope for the hillside area?
- Even if you complied with the hillside standards – do you still have to go through a variance?
- How long will the process take?
- Resident on California Terrace - You alluded to the Laguna Beach landslide, will the hillside overlay look at the geology of the area? The reason I asked this question, was that I live on

California Terrace and our basement flooded twice. I was just curious that the hillside should cover some subsurface geology.

- Compatibility issue, are these going to apply to flag lots?

Comments:

- I could drive through La Canada and Arcadia, and I don't see any compatibility in those cities. Pasadena did a great job.

Questions:

- Why are we subject to compatibility?
- What is compatibility?
- Why is compatibility subject to the hillside and not other areas of the City, i.e. Brigden Road?
- It's interesting that El Mirador doesn't fall within the hillside standards.
- Does mansionization applies to non-hillside areas?
- With this change, parcels moving out of the hillside area, will this allow them build higher like 32 feet and more square footage (California Terrace area)?
- Mirador Road – The City regulation would not allow retaining walls to be built ?
- The area behind Charles Street – is it open for development?

Comments:

- The flag lot behind El Mirador seems like it's not in the compliance with the fire regulations. Code Compliance says that it was fine and the Fire Department says that it was fine, also.