

**CORRESPONDENCE/HANDOUTS
FROM
JULY 31, 2006
COUNCIL MEETING**

**Pasadena City Council Presentation
July 31,2006**

Summary Of Events

Pictures Of Fence

Neighbor Petition

**07/31/2006
6.A. 7:30 p.m.
Handout by Walter Dennis**

1149 Wotkyns Drive Front Fence/Gates

- Property Purchased In October 2003 And Complete Rehab Effort And Residence Addition Was Initiated With The City Of Pasadena
- Effort Included Verbal Discussions With The City Zoning Department, Project Design, Submittal Of Formal Building Plans, And Approval And Implementation Of Those Plans
- Fence 6-Ft Height And Location Were A Part Of That Plan
- The Fence Was Approved 4 Times Over Course Of Two Years
 - November 2003, November 2004, Mar 2005, May 2005
 - Fence, Gates, Electrical, Irrigation, And Gas Line Placement Cost Is \$20,300.00
- Fence Completed July 2005, And Final Approval Of Entire Project Occurred In October 2005.
- Complaint Surfaced In November/December 2005
 - From Someone Other Than The City
 - Fence Height Should Be No Greater Than 4 Ft High
- City Notified Owner That A Minor Variance For 6-Ft Height Would Be Required Even Though All Details Had Been Previously Discussed And Formally Approved
- 2 Hearings Occurred Over 8 Month Period
 - First Resulted In Variance Approval By Appeals Officer
 - Second Resulted In Variance Non-Approval By 3-2 Margin In BZA*
- Fence, Gates Etc. Are Not Easily Modified, And Results Would Affect The Entire Project
- Owners Request Approval Of Minor Variance
 - Owners Met All City Requirements As Directed By The City
 - Variance Request Supported by Zoning Article 6, Planning and Permit Requirements
 - Many Neighbors Support Project Design As Implemented

*First time that City requires something be removed/altered after it is built and was approved By City
Owners had to pay for modifications



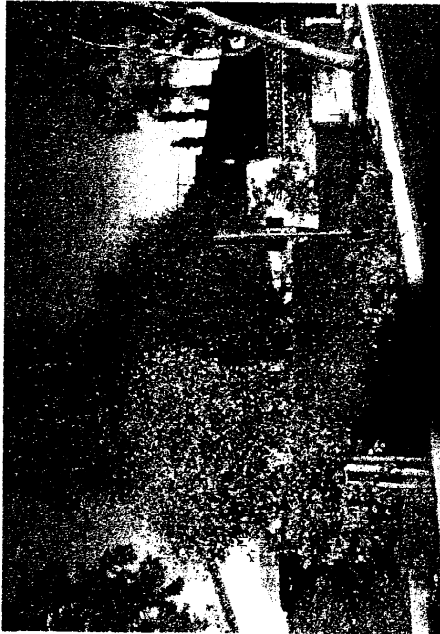


Wotkyns



Wotkyns

Wotkyns



Wotkyns



City of Pasadena

May, 22, 2006

Dear Mayor Bogaard and Council Members,

We recently completed a new/remodel residence at 1149 Wotkyns Drive, which we bought in October 2003. We commenced the building process in November 2003, and, after some legal delays, completed the project with final inspection occurring in October 2005.

We built a home that fits into and enhances the neighborhood, and have received many compliments on its design.

We are writing you this letter per information obtained from City Zoning to request a City Council hearing on a fence matter. We have an existing fence that was approved by the City and constructed as part of the building project that was started in November of 2003. A front fence was completed in July 2005.

We moved into the home in December 2005, and received a letter from the City that stated they issued the front fence permit in error, and a minor variance would be needed.

We were surprised to receive the notice, because we built a six foot high fence in line with a garage/hobby room per City instructions. Its design was an integral part of the house, with hardscape and softscape design as described in professional building plans. Costs for hardscape, softscape, fences and associated electrical and irrigation were about \$45,000

Furthermore, this fence design was approved at least four times by at least 3 individuals over a 19-month period. The first permit was issued in November of 2003. The second was in November of 2004 via the building drawings submitted by our Designer in December 2003 (Legal Delay). The third was approved about March/April 2005 when an "as-built" set of plans was approved by the City. The fourth was approved about May 2005 because the original permit needed renewal (Due a 9-month legal delay).

Five months after wall completion, someone (not the City) complained about the height, and we went through the variance hearing process. The Hearing Officer agreed with the City recommendation of 6 ft as permitted, and the fence height stood. But the process continued. We attended a Planning Commission meeting, and then a Board of Zoning Appeals meeting where the Hearing Officer's ruling was overturned by a 3-2 vote. One of the Commission members indicated that, to his recollection, this was the first time that a revocation action was executed for a project that had prior City permit approval and was already completed.

Only about 5 people out of about 100 neighbors voiced opinions about the fence, and that was after their active recruiting failed to get more people to complain or attend the meetings. We are new to the area and did not consider imposing on anyone to come to the hearings because we do not really know anyone, and we thought that we conformed to the specified Minor Variance Laws (Special conditions and rights denial) and that the City agreed with us.

We did what the City asked and conformed to all their rules. We do not believe that the City can force removal of what they approved to be built. We believe that granting of a minor variance, if needed, is appropriate. We believe that the fence should stand "as is". We are open to some minor modification/landscaping, but disagree with the City's view that they made a mistake, but that we have to pay for correcting it.

We feel mistreated and need to talk with one of the council members for resolution, and request that this issue be placed on the Council agenda for discussion. We hope that our 5-month long stress can be resolved now and not proceed to any further course of action.

Respectfully,

Walt and Polly Dennis

CC: V. Gordo, S. Haderlein, C. Holden, P. Little, S. Madison, J. Streater, S. Taylor

Petition Signatures

37

1149 Wotkyns Drive Front Fence Petition

June, 2006

To the City of Pasadena,

We think that the development at 1149 Wotkyns Drive was an enhancement to the neighborhood. This includes the front fence that was permitted and approved by the city in the spring/summer of 2005. We think that the fence should stand as presently built.

Name

Address

Unda Siller

1166 N. Arroyo Bl.
Pas. Ca 91103

Robert L. Holt
John S. Walker
Maryellen Walker

11
7 Ridland Blvd 91103
7 Ridland Place 91103

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Name

Jeff Ryan

Address

717 EVERETS ST
PASADENA, CA
91103

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Name

Michael & Joan Maister

Address

1145 Wotkyns Dr.
Pasadena, CA 91103

(2)

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Name

Address

John J. Kennedy

owner of 681 Westgate

Pasadena, CA 91103

John J. Kennedy
6/7/2006

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Name	Address
Ira Albury	1157 Armada Dr
Jim Clasky	1151 Armada Drive
Femelle Karimi	1193 Solita Road
Amor Karwi	1193 Solita Road
Kobra Shabani	1193 Solita Road
Christal Johnson	1223 Solita Road
James E. Johnson	1223 Solita Road

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Name

Address

Angela Hughes
Jayne Bailey

1604 N. Arroyo Blvd. Pasadena 91103
1604 N. Arroyo Blvd. Pasadena 91103

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Name

Address

Parlene Tave

1148 Wotkyns Dr. Pasadena 91103

CLAYTON TAVE

11 11

111

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Name

Address

Varuell Lewis

1224 Solita Rd Pas.

Nathaniel C. Jones
Wilbur Sinclair^{SD}

1224 SOLITA RD 91103

1240 N. Arroyo Blvd
91103

Anthony KARIMI

1193 SOLITA RD, Pasadena, CA 91103

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Name *Asghis Tascian*

Address *594 W. Washington
Blvd.
Pasadena CA 91103*

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Name

Jessie Handy
VANCE ALLEN

Address

1242 Solita
1199 FOREST AVE

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Name

Etta Hoode

Address

1661 La Cresta Dr. Pas. 91103

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Name

Address

Mr.  - 1170 N. Arroyo Blvd
Shirley Gordon (Preston) 1170 N. Arroyo Blvd. Pas. Cal. 91103
Rodney A. Richard 1210 Solita Rd. Pasadena, 91103
Sherry Jones 708 Del Monte St Pasadena 91103
 1280 N. Arroyo Blvd, Pas. 91103
Dell Hampton 1270 ARMADA DR
Jesse Sims 701 Evans St.
Donna Pitt 1199 Armada Dr
Clara Ferguson 1140 N. Arroyo Bl. Pasadena 91103

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Name

Address

Allie L. Almore-Randle	1710 La Cresta Dr.
Allie L. Almore-Randle	Pasadena, CA 91103
Miguel Peris	1127 Wotkyns Dr

1149 Wotkyns Drive

07/31/2006
6.A. 7:30 p.m.
Handout by Kevin Lucas

Before



After



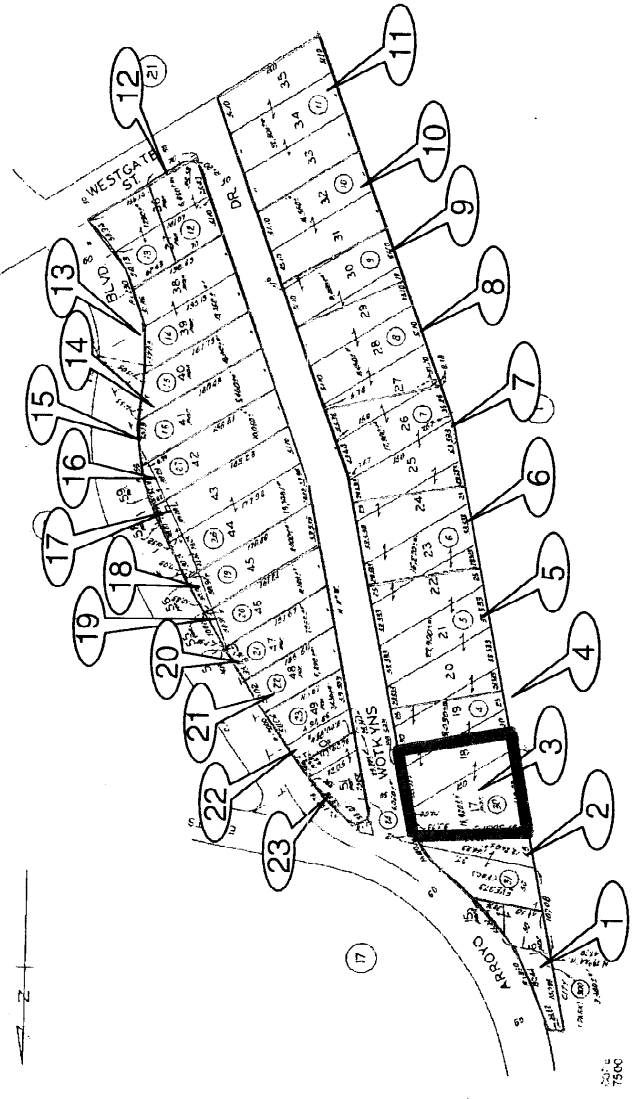
The Neighborhood

County of Los Angeles, Rick Auerbach, Assessor

5702 20
SCALE 1" = 100'

2005

APPLICABLE TO:
ALL LOTS WITHIN THE
CITY OF LOS ANGELES
UNLESS OTHERWISE
SPECIFIED BY
ASSASSOR'S OFFICE



YOSEMITE PARK TRACT M.B. 8 - 160

ASSASSOR'S OFFICE
5702-14, 15 & 16

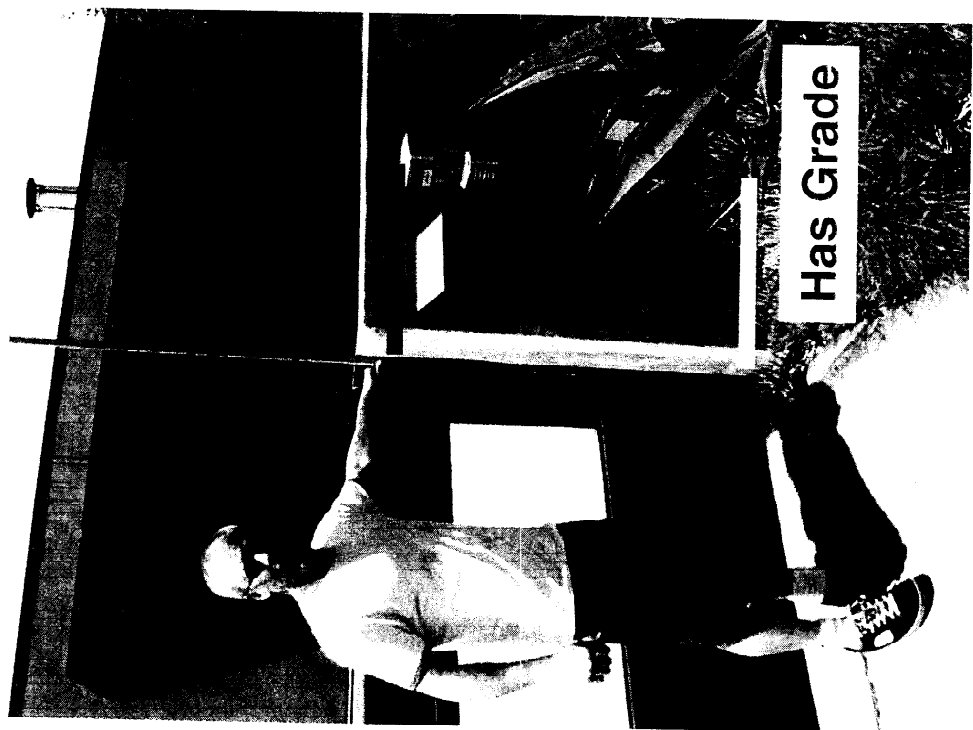
ASSASSOR'S OFFICE
5702-14, 15 & 16

2



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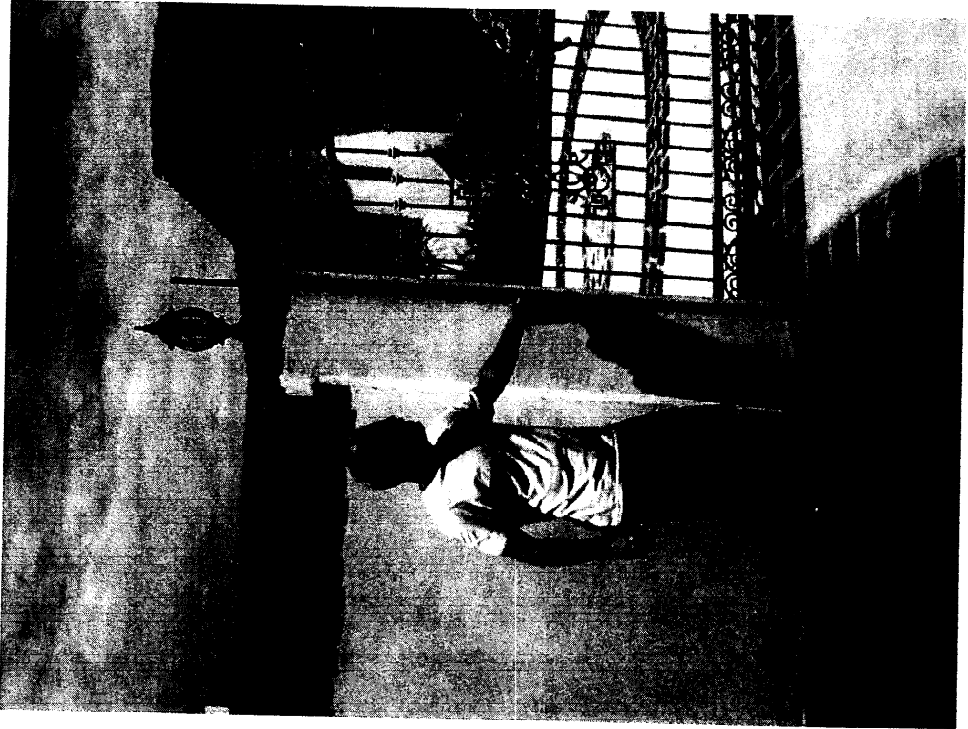


Has Grade

4



3



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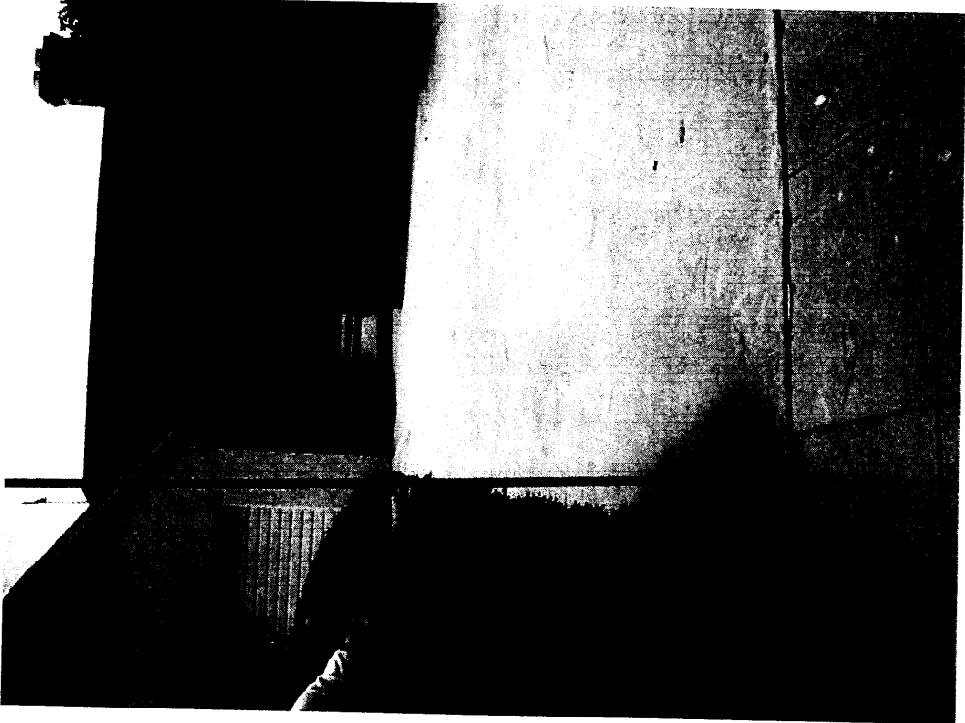
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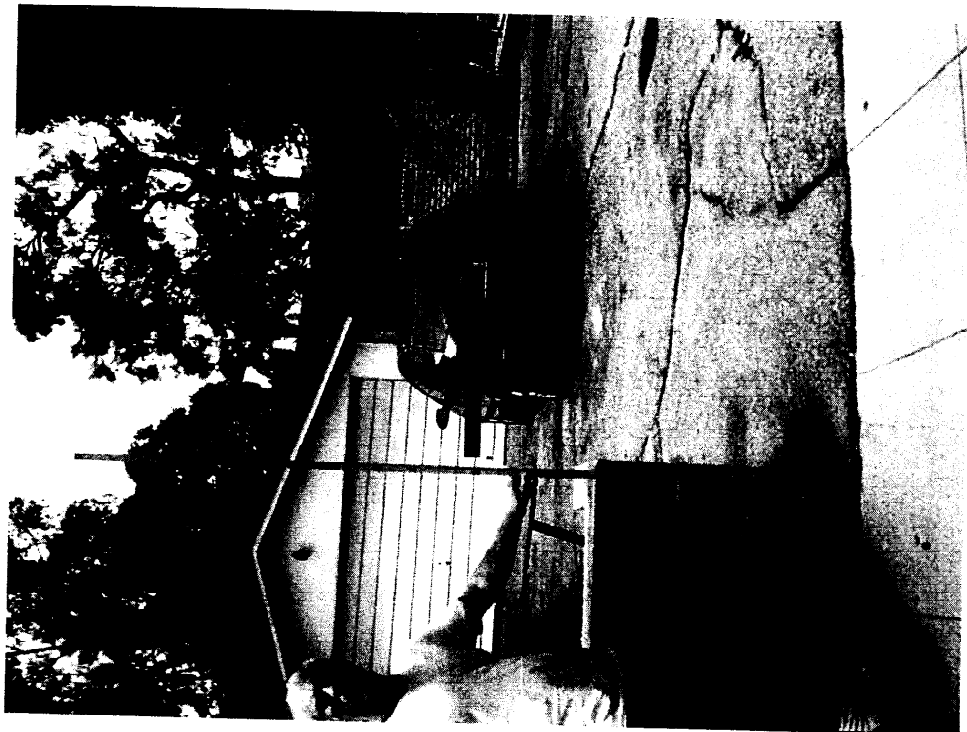
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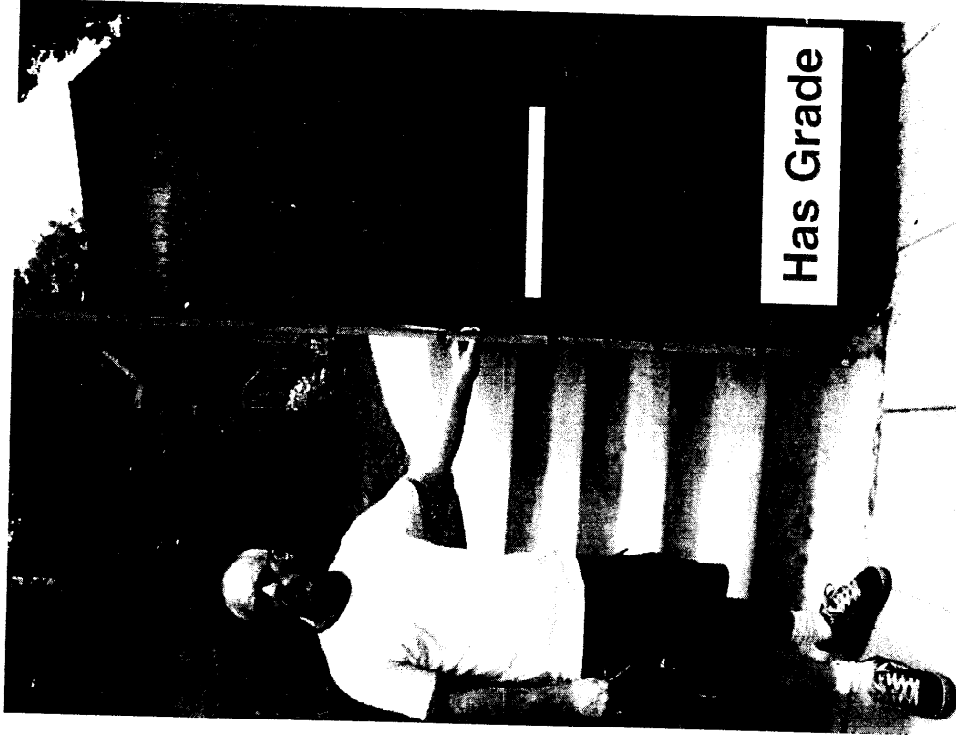
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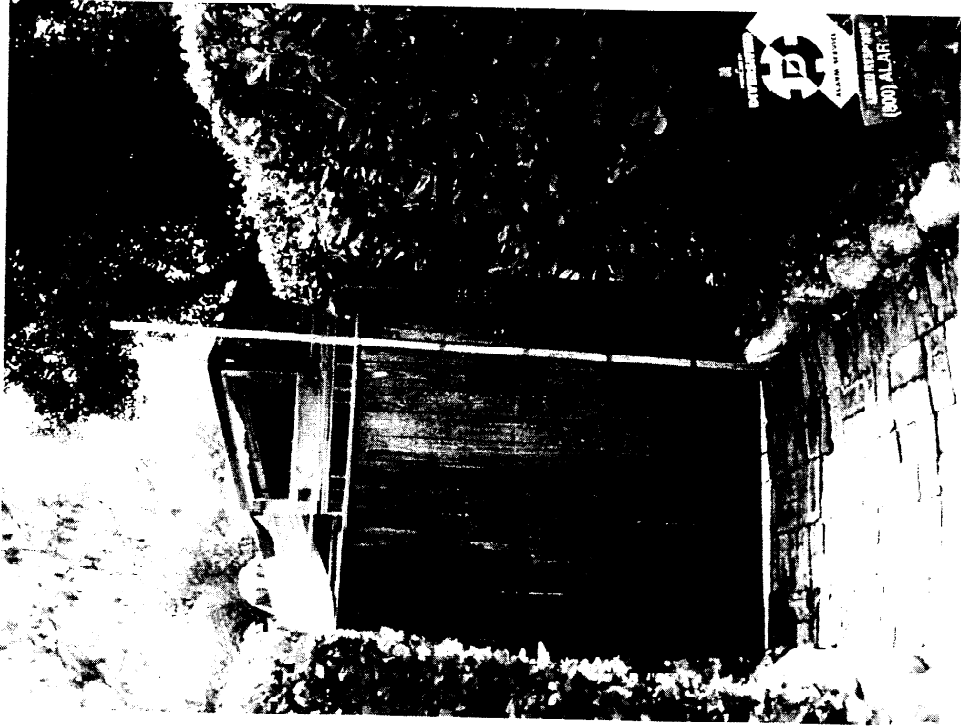
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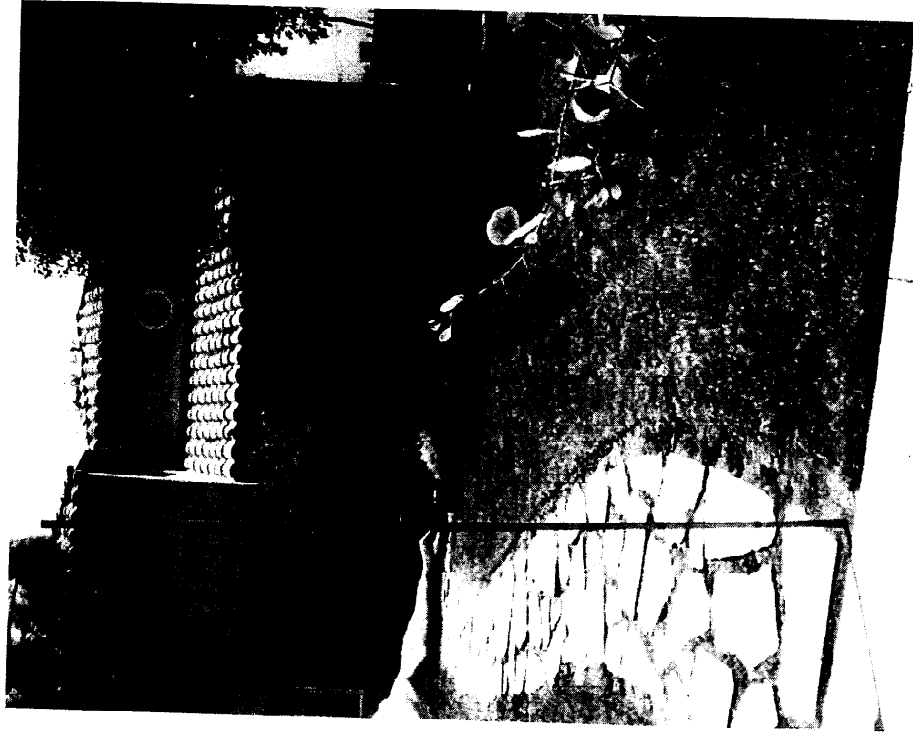
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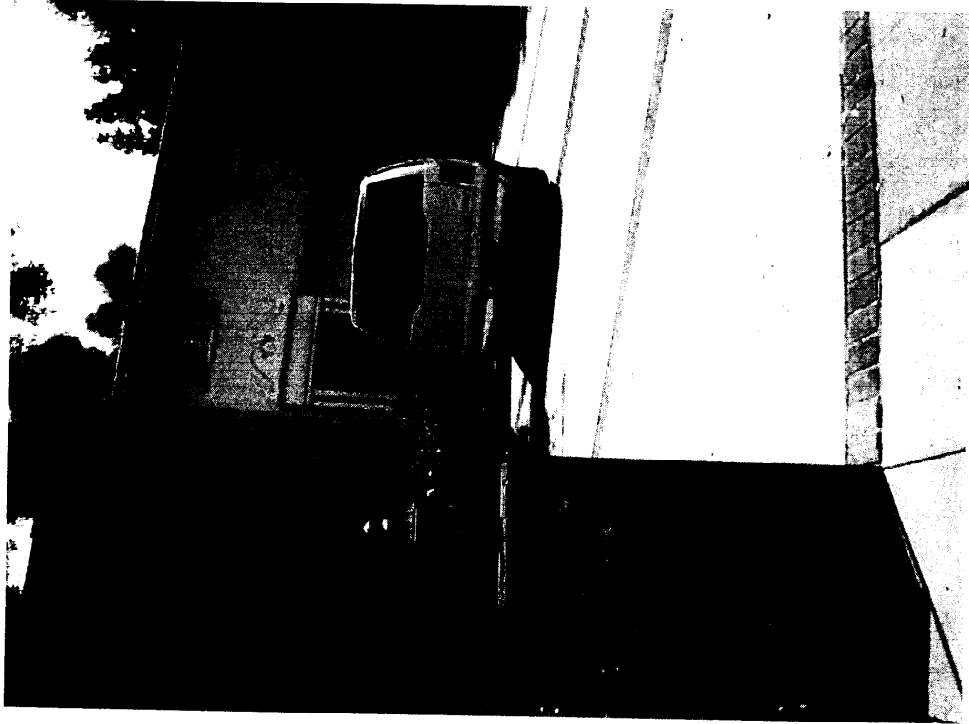
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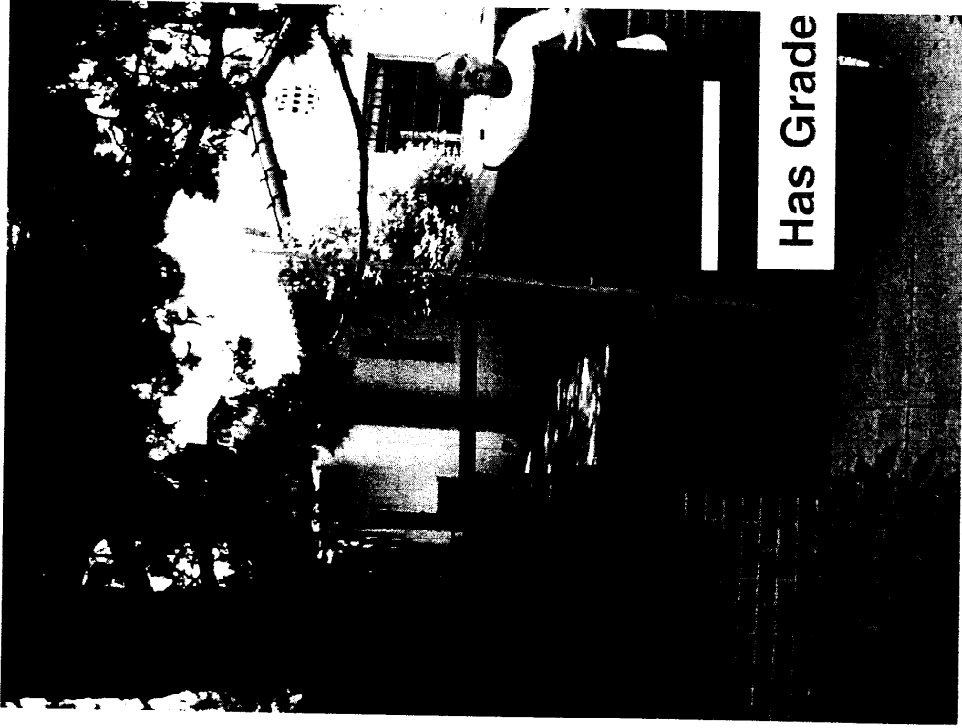
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21



22



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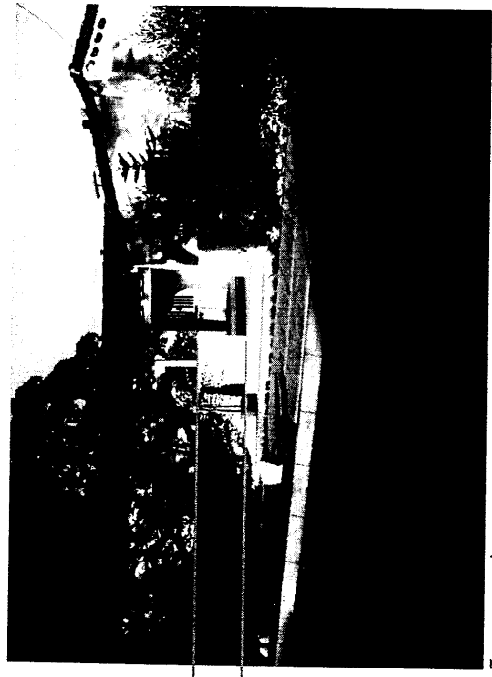


A request for code consistency

Cara Crosetti and Scott Wallin, 1150 Wotkyns Drive, Pasadena, CA, 626-676-5342

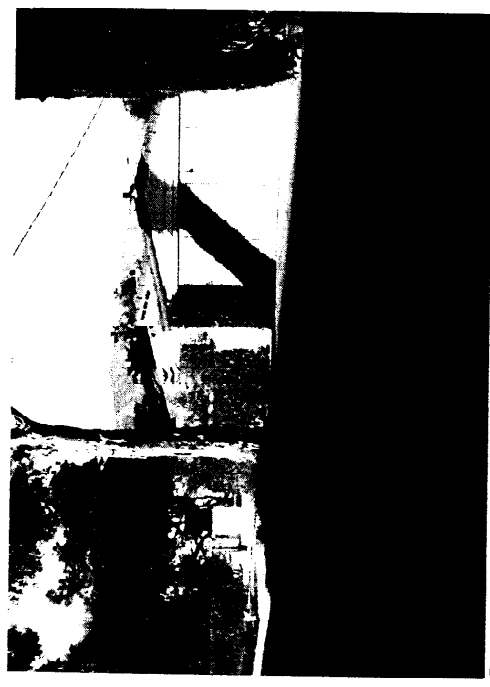
07/31/2006
6.A. 7:30 p.m.
Handout by Cara Crosetti

1. The property is located at the intersection of [unclear] and [unclear]. The property is a [unclear] lot with a [unclear] frontage. The property is currently zoned [unclear]. The property is owned by [unclear]. The property is currently vacant. The property is located in a [unclear] neighborhood. The property is a [unclear] year old [unclear]. The property is a [unclear] story [unclear]. The property is a [unclear] lot with a [unclear] frontage. The property is currently zoned [unclear]. The property is owned by [unclear]. The property is currently vacant. The property is located in a [unclear] neighborhood. The property is a [unclear] year old [unclear]. The property is a [unclear] story [unclear].

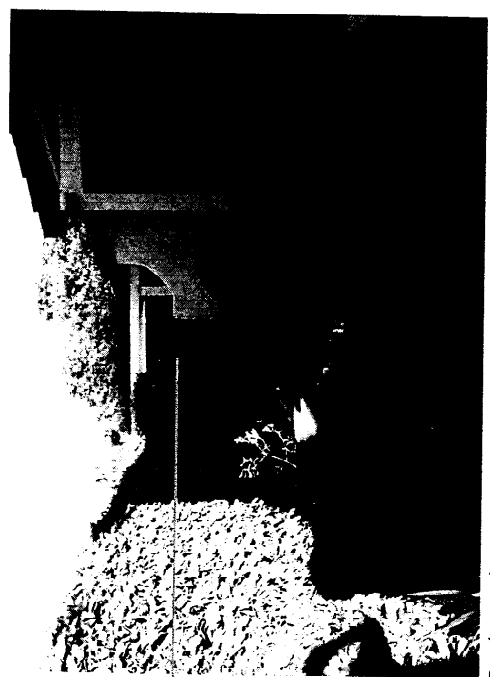


1 foot

Front yard



Driveway



1 foot

1 foot

Wall

Back yard

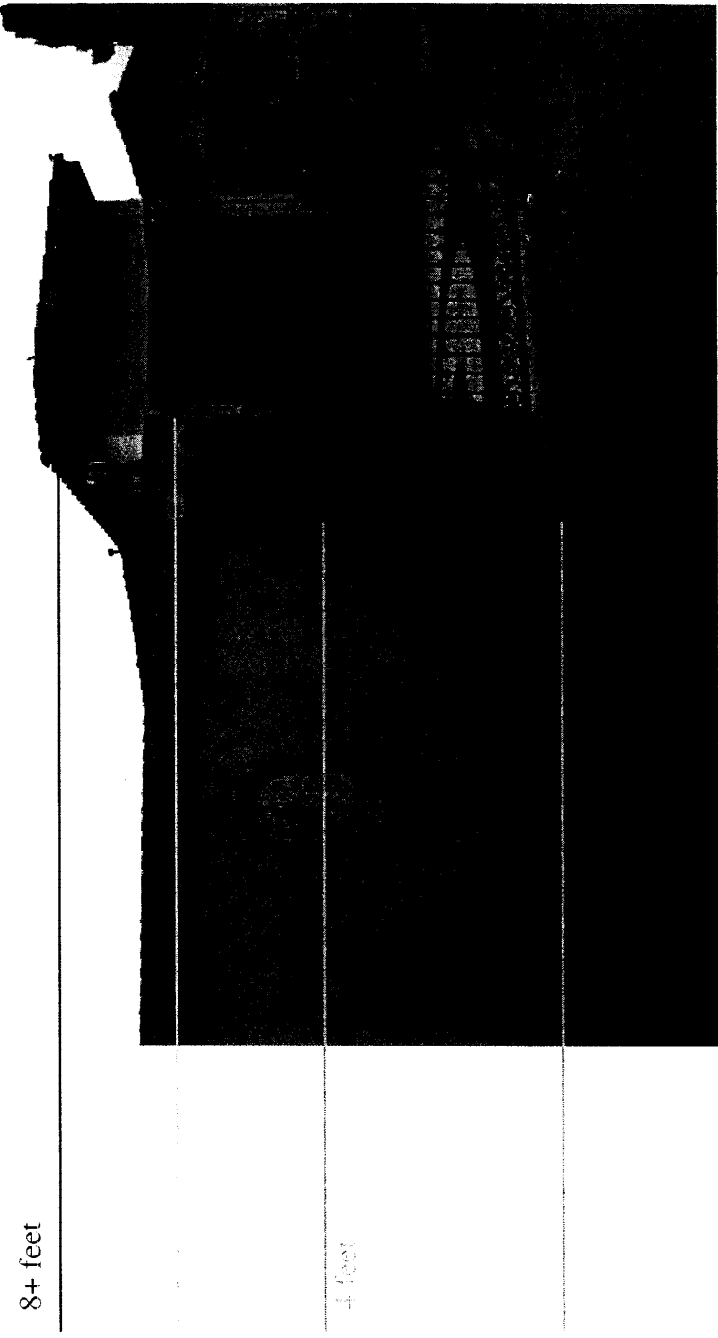


Side yard

Beyond six feet

- Exceeds four-foot permit guidelines
- Exceeds six-foot variance guidelines

8+ feet



4 feet

Do you want to set a precedent?

