

6

Pasadena Board of Zoning Appeals

Pasadena Planning Division

175 North Garfield Avenue

Pasadena, California 91101

February 15, 2016

RE: 518 Glen Holly Drive, Pasadena – Hillside Development Permit # 6315

Dear Honorable Members of the Board of Zoning Appeals,

Our neighbors, the Chilingirians, who reside at 1460 Cheviotdale Drive, have represented to the city that the neighborhood is unanimously against our addition. The attached documents show this claim could not be further from the truth.

Attached are 11 letters of support, including 8 from our immediate neighbors on Glen Holly Drive. The attached map shows our home highlighted in blue and all supporting neighbors' homes highlighted in green.

The map and supporting letters demonstrate that the majority of homes located in the immediate vicinity of our home support the addition, whereas the majority of homes listed on the Chilingirian's petition are not in the immediate area.

We appreciate your time and consideration of this matter.

Regards,

Paul Watson & Stacie Mayoras

518 Glen Holly Drive

Pasadena, CA 91105



518 GLEN HOLLY DRIVE, PASADENA, CA 91105

APN 5709-028-010

Printed: Mar 30, 2015



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- letters in support of air plans
- our home #518 Glen Holly Drive

P. WATSON CORP

Watson, Paul

From: Watson, Paul
Sent: Monday, November 23, 2015 3:05 PM
To: Yu, Beilin; kparker@cityofpasadena.net
Cc: staciemayoras@mail.com; Watson, Paul; Paul Watson (paul.watson_usa@yahoo.com)
Subject: Neighbor email of support

Bellin,

Below is an email from Diana Van De Kamp our next door neighbor to the right who as you will see is in support of our 2nd story addition.

Diana has seen our original and new alternate plan. Please pass this on to Mr. Novak ahead of the hearing.

Best, Paul & Stacie

From: "Diana Van de Kamp" <dvandekamptcob@hotmail.com>
Date: November 23, 2015 at 2:34 PM
To: "staciemayoras@mail.com" <staciemayoras@mail.com>
Subject: Letter

To whom it may concern,

Stacie & Paul are spectacular and extremely considerate neighbors. They have the right to make additions to their house, as any other of my neighbors have done in the past, and hopefully will do in the future if they wish to.

518 Glen Holly is a lovely Spanish style house, and their plans are very much in keeping with that original design. Their plans would only add value to their existing house, which seems as if it would only add property value to the entire neighborhood. Stacie and Paul have a wonderful eye for design and aesthetic. I think if they are allowed their additions will be beautiful.

Construction is undoubtedly obtrusive, being next door I will probably be affected the most, but it is just temporary. Thank you for your time & consideration.

Warmest Regards,

Diana Van de Kamp

524 Glen Holly Drive

Pasadena, CA 91105

Sent from my iPhone

Yu, Beilin

From: cjkane <cjkane@earthlink.net>
Sent: Monday, November 02, 2015 1:33 PM
To: Yu, Beilin
Cc: Stacie Mayoras
Subject: Application 6315

I live at 534 Glen Holly Drive, 2 doors south of the subject property. As a local resident and property owner, I have no objection to the proposed project.

Based on the renderings that I have seen, the addition preserves the architectural integrity of the existing structure and will not adversely affect the streetscape.

The construction noise that the project will generate is simply a fact of life. Given how sound reverberates throughout the San Rafael Hills, year in and out I and my fellow retired neighbors live with construction noise, often from projects many blocks away.

Cheryl Kane
534 Glen Holly Drive, Pasadena
Resident and property owner

Sent from Samsung tablet.

02/14/2015

City of Pasadena Planning Department
175 N Garfield Ave
Pasadena CA 91101

Subject: Application #6315 - 2nd Story Home Addition 518 Glen Holly Drive

City Planning Department,

I live on Glen Holly Drive on the same side of the street as Paul Watson and Stacie Mayoras.

I am in favor of their 2nd story addition. As a homeowner I believe everyone has the right to improve their home.

Regards



Eugenia Furukawa
550 Glen Holly Drive
Pasadena CA 91105

Yu, Beilin

From: Erin Rea <erinjoyrea@gmail.com>
Sent: Friday, October 30, 2015 11:42 AM
To: Yu, Beilin; Stacie Mayoras; paul.watson@disney.com
Subject: Regarding 518 Glen Holly Drive, Application #6315

Dear Hearing Officer,

This letter is in reference to the proposed 2nd story addition at 518 Glen Holly Drive. We're unable to attend the 11/4 public hearing, but wanted to take this opportunity to share our support. We have the pleasure of living just a few doors down and are in favor of this project, primarily because we expect it to raise comparable prices and our property values. Because the addition is relatively small and will be at the back of the property, we don't expect it to be imposing on the surrounding homes. The owners have been very open and forthcoming about their plans, and we fully trust them to maintain the style and integrity of their home and our street.

Sincerely,

Erin and Randy Villahermosa

1483 La Loma Road

Hearing Officer
City of Pasadena
175 N Garfield Ave
Pasadena CA 91101

Re: Application #6315

Dear Hearing Officer

We live across the street from the proposed 2nd story addition at 518 Glen Holly Drive.

We are not opposed to this 2nd story addition being built and don't believe it will have a negative impact on the neighborhood.

Regards

Armando Corral
Carol Corral

Armando & Carol Corral
525 Glen Holly Drive
Pasadena CA 91105

Yu, Beilin

From: Cindi McIntosh-Behr <cmbhomes@gmail.com>
Sent: Thursday, October 29, 2015 9:34 PM
To: Yu, Beilin; Staciemayoras@mail.com
Subject: Robert & Cindi Behr - 515 Glen Holly Drive

To City of Pasadena,

As a real estate agent selling property across 5 counties over the past year, I can tell anyone that a home addition of this nature (responsible in design quality and true to the original character and style of the home itself) will absolutely improve not only the aesthetics of the neighborhood, but also help to raise and solidify home prices and subsequent investments.

This modest addition, being no where near that of the mega-mansions that have become so common in Burbank, will have absolutely no negative impact on our neighborhood. Aside for the construction annoyances that must accompany such ambitions, we cannot imagine any complaint than anyone in the neighborhood could possibly have. Right around the corner from us on La Loma sits one of the most hideous, square chartreuse additions I have ever seen in my entire life. Now how that hideous eyesore got a "thumbs up" from the city is beyond my comprehension. This is definitely NOT that sort of addition.

Stacie and Paul Watson are completing a modest and wonderful addition that will add to our neighborhood. I am familiar with Burke Ferar and I have no doubt of his excellent taste and quality craftsmanship. We thank them, applaud them and offer our full support!

And we live directly across the street.

Sincerely,

Cindi McIntosh-Behr & Robert Behr



[REDACTED]

MILLER BARONDESS, LLP

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November 6, 2015

SCOTT J. STREET
DIRECT DIAL: (310) 552-7567
SSTREET@MILLERBARONDESS.COM

VIA ELECTRONIC MAIL

Hearing Officer
City of Pasadena
175 N. Garfield Avenue
Pasadena, CA 91101

Re: Application #6315, 518 Glen Holly Drive

Dear Hearing Officer:

This letter concerns the proposed addition to the house at 518 Glen Holly Drive, owned by Paul Watson and Stacie Majoras. I live across the street from the house at 1479 Cheviotdale Drive. Previously, I lived at 508 Juniper Drive – one block away – so I know the neighborhood well.

The City should approve the project. The addition fully complies with the law. It satisfies the zoning requirements for the San Rafael Hills, which are strict. It fits the architectural character of the house; indeed, it enhances the character. And the construction will strengthen the foundation and structural integrity of the house.

That is important. 518 Glen Holly is one of the few Colonial Revival-era homes in our neighborhood. I own one of the others. These are the most desirable and valuable homes in the neighborhood. But they are outdated. That is why many of them have been expanded. For example, the Schwab family, which owns the house behind the Watsons, doubled the size of their Spanish house after purchasing it. That addition increased the value of the Schwabs' home significantly. This project will do the same – and, in turn, will boost the value of all the homes in the neighborhood.

Most people in the area agree. I understand that you have received letters, and a petition, opposing the project. Those letters do not accurately reflect the opinion of the neighbors. Some were written by people who live several blocks away and thus have no direct interest in the work. The petition should receive even less weight. It was not presented to most people in the immediate area; indeed, I learned about it from a third party.

MILLER BARONDESS, LLP

Hearing Officer
November 6, 2015
Page 2

The petition is a ruse. It was designed to harass the Watsons and to trick the City into believing there is widespread opposition to the project. That is false. The project has support from most of the neighbors. It is mainly opposed by Greg and Nora Chillingarian at 1469 Cheviotdale Drive.

Their objections are unfounded. The Chillingarians' view will be no different than the view from my house (our neighbors partially obstruct our view of the southern San Rafael Hills). This has not affected the quality, character or value of our house. It will not affect the character or value of the Chillingarians' house either.

I think they know that, so they have made false and misleading statements to the City about their property. For example, they have suggested that their house is land-locked and that the Watsons' project will destroy their privacy. That is false. Please visit the properties so you can see the truth: the Chillingarians have one of the most expansive and private lots in the neighborhood. Their complaints are exaggerated.

Some people have said that the project is objectionable because the other houses in the area are single-story homes. This is also false. I own the oldest house in the area (1928). It is three stories tall (the City considers it four stories because of the split levels). There are dozens of two-story homes in the area, including Spanish homes.

A democratic society requires reasonableness. The Watsons have it in spades. They did not hide the ball. They shared their plans with all the neighbors, not just the friendly ones. They solicited input from everybody. They modified their design to minimize the impact on their neighbors' views and privacy concerns. They did not have to do that. They did it because they are decent people, because they value their relationships and because they respect others.

The Chillingarians do not share those values. They have refused to compromise. They will not accept *any* development, even if it complies with the City Code. Those are unreasonable positions. One person does not get a veto in this City. Please look past the Chillingarians' scare tactics and evaluate this project on its merits.

If you do that, you will see that the project is not controversial. It is not the "green box" on La Loma. It is not the "white box" on Glen Summer (both of which actually did generate widespread opposition and yet were approved anyway). It is a minor addition to a historic home that will enhance the character of our neighborhood.

You may call me at (323) 478-1844 or at the numbers listed above to schedule this meeting or with any other questions. Thank you.

MILLER BARONDESS, LLP

Hearing Officer
November 6, 2015
Page 3

Very truly yours,



Scott J. Street

SJS:SJS
Attachments

cc: Bellin Yu (via e-mail)

Stacie Mayiras <staciamayiras@gmail.com>
R. Clark Thomas - Principal Architect
Fwd: Re: Public Hearing Program until Wednesday, December 2, 2015

10/26/2015 3:29:55 PM

Sent using the free mail.com iPhone App

Forwarded email

From: stacie.mayiras@gmail.com
Date: November 2, 2015 at 12:52 PM
To: bryant@pasadenareg.net
"Stacie Mayiras" <stacie@pasadenareg.net>
Subject: Re: Public Hearing Program until Wednesday, December 2, 2015

Dear Hearing Officer

We are writing to express our support of the plans that Stacie and Paul have created for their home. We are lucky to have homeowners so dedicated to adding value to our neighborhood. They have proceeded with their plans in the most respectful and appropriate way possible. From hiring qualified thoughtful designers to sharing their plans with all neighbors, they have done this the right way.

Being neighbors means that you will sometimes to respect the rights of those around you. This applies when you are the one making a change to your property and when your neighbor wants to exercise their right to make a change. They have not designed an improvement to their home that shows respect for our neighborhood. Not only is it a reasonable size and location, it will bring beauty to our block and value to our homes.

We should welcome people who want to invest in our neighborhood.

Sincerely,

Mart and Sam Wagner

On Mon, Nov 2, 2015 at 2:15 PM, Stacie Mayiras <staciamayiras@gmail.com> wrote:

Dear neighbors,

We wanted to inform you that our public hearing has been postponed until December

2, 2015 at the same time and please note below. Thanks for your kind

words and letters of support. We have sent any letters received to our

City Planner, Brian Yu, and sincerely appreciate the time and effort spent

on our behalf.

We never meant for so many neighbors to be brought into this matter. We

understand everyone may not share our point of view, but the recent

letter being circulated by the City planners showing their view of the

argument and photographs that are misleading has not helped. We are happy

to address any other questions or concerns about our proposed addition at

your convenience.

We are also in great need of your help and would appreciate any verbal or

written support of our addition if you are so inclined. Please write to

us and we will forward them along. Thanks again!

Warm regards

To whom it may concern,

I am an architect living at 540 Avon Avenue in Pasadena. It has come to my attention that my neighbors the Watsons, residing at 518 Glen Holly Drive are facing opposition over a 577 square foot second floor addition to their house.

I have reviewed the plans and elevations and note that the second floor addition is set so that it is only about 30 percent of the length of the existing side elevation of their house with the main massing of the addition stretching perpendicular to the neighbors. The exterior treatment of massing, roof slopes, materials etc. is completely in keeping with the existing house. The windows on the north side that potentially affect the neighbor to the north, who is concerned about light and privacy are small and high and placed above the bathroom and a stair – in other words, they are not view windows and they won't intrude.

The neighbors in question have a trellis over their patio on the south side of the house that already screens sky views and protects them from direct sunlight they will still have diagonal views beyond the new addition and direct views along the northeast and southwest portions of their house. Their suggestion that the owners add instead to the west side of their house facing the street would have far greater impact on the neighborhood because they would drastically alter the character of a pleasant Spanish Colonial house's principal façade and the house would protrude beyond the front of all the other houses on their block.

While I have sympathy for anyone whose quiet corner is disturbed by unanticipated development, I think in this case the Watsons have done their best to mitigate the impact. I also believe the neighbors' patio to the north – which is offset to the east and not directly in line with the addition will be less impacted than the neighbors fear.

I am also surprised that the neighbors to the east object so strongly. They have the equivalent of two lots and have more than doubled the size of their house, adding a garage which exceeds the scale of any similar structure within blocks. They have a huge backyard with generous planting. A second story addition set in the middle of the Watson's footprint simply will have no appreciable impact on the enjoyment of their property.

I believe the neighborhood association and the immediate neighbors should focus on large scale projects that are unsympathetic to the neighborhood and of a size that will destroy the scale we all appreciate. The Watsons' proposed addition is in no way a threat to the neighborhood. I would argue it is a good example of a sympathetic and redevelopment of an existing property.

Sincerely

John R. Dale, FAIA

John Dale FAIA, LEED AP
Principal | Studio Leader

HED

213.542.4504 d | 323.369.1049 c
601 S. Figueroa St., Suite 500 | Los Angeles, CA 90017
jdale@hed.design | www.hed.design

John Dale FAIA, LEED AP

Watson, Paul

From: Watson, Paul
Sent: Friday, October 30, 2015 1:11 PM
To: 'Yu, Beilin'
Cc: kparker@cityofpasadena.net
Subject: FW: Public Hearing for 518 Glen Holly Drive 2nd story addition

Beilin,

We got another email of support today that a neighbor asked to be forwarded to you. John lives behind us on Avon Avenue.

We are very fortunate to have some many positive comments and support for our proposed addition.

Best, Paul.

Paul Watson
Vice President, Buying and Planning
Disney Store
443 South Raymond Ave
Pasadena, CA 91105
Tel: 626-773-5411
paul.watson@disney.com

From: John Sifling
Sent: Friday, October 30, 2015 1:04 PM
To: Watson, Paul
Cc: Stacie Mayoras
Subject: Public Hearing for 518 Glen Holly Drive 2nd story addition

Hello Paul and Stacie.

Please pass along following:

Dear Hearing Officer,

I am writing to support approval for the second floor construction permit requested by Paul Watson and Stacie Mayoras.

Paul and Stacie are good neighbors and I support their right to make improvements to their home in compliance with City of Pasadena codes and guidelines. Within the last couple of years, another neighbor near me on LaLoma added a second floor. I am not aware of any controversy regarding that construction and have seen no negative impact on the neighborhood. In fact, other neighbors have also added second floor additions prior to my residence here and I believe Paul and Stacie should be extended the same right to make improvements to their property, which I understand are in character with surrounding homes in the neighborhood.

Best regards,
John Sifling
546 Avon Avenue

Watson, Paul

From: Paul Watson <paul.watson_usa@yahoo.com>
Sent: Monday, November 16, 2015 11:49 AM
To: Watson, Paul
Subject: Fwd: Application #6315 Public Hearing for 518 Glen Holly Drive 2nd story addition

Sent from Paul's iPhone 4s

Begin forwarded message:

From: Frank Favela <frankfavela@yahoo.com>
Date: November 16, 2015 at 11:15:37 AM PST
To: <byu@cityofpasadena.net>
Cc: <staciemayoras@mail.com>, <paul.watson_usa@yahoo.com>
Subject: Application #6315 Public Hearing for 518 Glen Holly Drive 2nd story addition
Reply-To: Frank Favela <frankfavela@yahoo.com>

Dear Hearing Officer,

Unfortunately we can not attend the scheduled meeting for December 2 at 6pm, but I'm writing to let you know that Susan and Frank Favela at 1395 La Loma Road, Pasadena fully support Paul & Stacie's propose 2nd story addition at 518 Glen Holly Drive. Paul and Stacie's addition is not only very modest but it would improve our neighbor a great deal. They both have been very proactive in seeking feedback from the neighborhood and understand the residents' concerns. About three years ago, Susan and I embarked on the long and expensive process of adding a second story to our house, which not only added additional value to our home but it improved the look of our neighborhood; and we received a lot of support and complements from our neighbors and made our quality of life a lot more enjoyable and look foward to living in our neighoord for a long time. The support from the City Planners was critical in making our addition not only successful but less stressful. I encourage you to make Paul and Stacie's propose 2nd story addition less stressful. They are investing in our neighborhood and deserve our support.

Thank you for your time.

Frank and Susan Favela
 1395 La Loma Road, Pasadena, CA 91105

Who: All San Rafael area residents opposing Hillside Development Permit #6315.
518 Glen Holly Drive, Pasadena

What: Please attend to voice your concerns. If above permit passes, it will set a poor precedent by affecting future development limiting hillside views & intruding privacy

Where: Pasadena City Hall, Council Chambers
100 North Garfield Avenue, Room S249

When: Wednesday, February 17, 2016 at 6:30pm



Questions? call Greg at (626) 421 - 6879



REQUEST FOR APPEAL

APPLICATION INFORMATION

Project Address: 518 Glen Holly Dr. Pasadena 91105
Case Type (MCUP, TTM, etc.) and Number: HDP # 6315
Hearing Date: Dec 2nd, 2015 Appeal Deadline: Dec 14, 2015

APPELLANT INFORMATION

APPELLANT: Greg & Nora Chilingirian Telephone: 626 421-6879
Address: 1460 Cheviotdale Drive Fax: []
City: Pasadena State: CA Zip: 91105 Email: gchilin@gmail.com

APPLICANT (IF DIFFERENT): _____

I hereby appeal the decision of the:

- Hearing Officer
- Zoning Administrator
- Design Commission
- Director of Planning and Development
- Historic Preservation
- Film Liaison

REASON FOR APPEAL

The decision maker failed to comply with the provisions of the Zoning Code, General Plan or other applicable plans in the following manner (use additional sheets if necessary):

1- The City zoning Code (Section E of Chapter 17.29.060) requires that views from adjacent properties be protected to the maximum extent feasible.

The applicant's plans do not accomplish this. On the contrary, views from living areas and the patio of our property will be very negatively impacted and also result in the loss of sun light during significantly portion of the year. I have shown in the public hearing that the project as proposed will have a huge impact on market value of our property. See next page.

Signature of Appellant

12-14-15

Date

* OFFICE USE ONLY			
PLN #	<u>2015-00695</u>	CASE #	<u>Appeal HDP # 6315</u>
DESCRIPTION	<u>Appeal of HDP # 6315</u>		PRJ # _____
DATE APPEAL RECEIVED:	<u>12-14-15</u>	APPEAL FEES: \$	<u>272.95</u>
		RECEIVED BY:	<u>KEC</u>

Reason for Appeal (Page 2)

Moving the 2nd story addition closer to the street will significantly reduce these negative impacts. Any additional cost to the applicant will be far less than the negative fiscal impact imposed on my property by reduced property value if the project proceeds as proposed.

2- The living area of applicant's property, per the Los Angeles County Assessor's Office, is 1606 sq. ft. and NOT 1547 sq. ft. This will allow only an addition of 518 sq. ft. and NOT 577 sq. ft.

3- The Hearing Officer made errors in his findings, found in Attachment A during Dec 2 , as follows :


Finding # 4: The Hearing Officer minimized the impact of the 2nd story addition on the health, safety and general welfare of neighbors located at 1460 Cheviotdale Drive. Officer ignored compelling testimony presented by family occupants.

Finding # 5: The Hearing Officer ignored testimony by the Real Estate professional that the value of the property at 1460 Cheviotdale Drive would decrease by over \$100,000 due to encroachment by proposed construction.

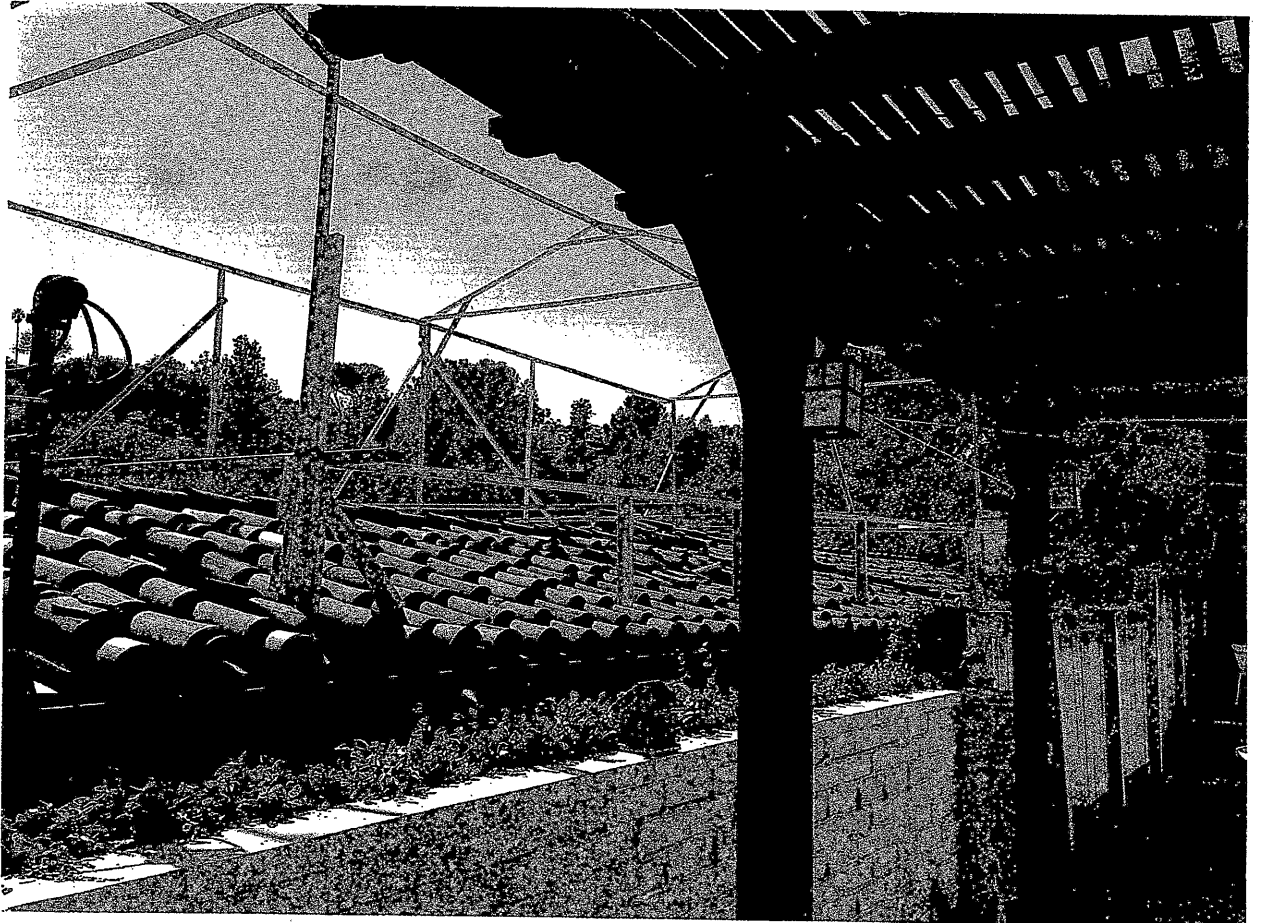
Finding # 6 & 7 are completely erroneous as to "view protection". Hearing Officer incorrectly observed that the property at 1460 Cheviotdale drive does not currently enjoy a view worth protecting. Occupants deserve a more accurate and less condescending professional assessment as to loss of skyline, sunlight and privacy protection. (Details at hearing)

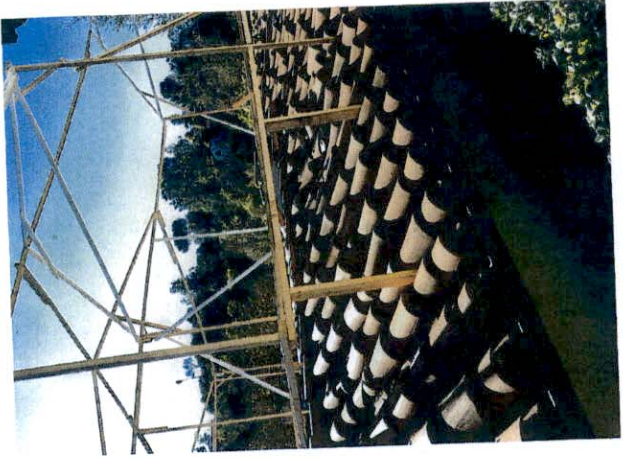
Note: 1- Please come and see from our patio the effect of the proposed 2^{nt} story addition on my property.

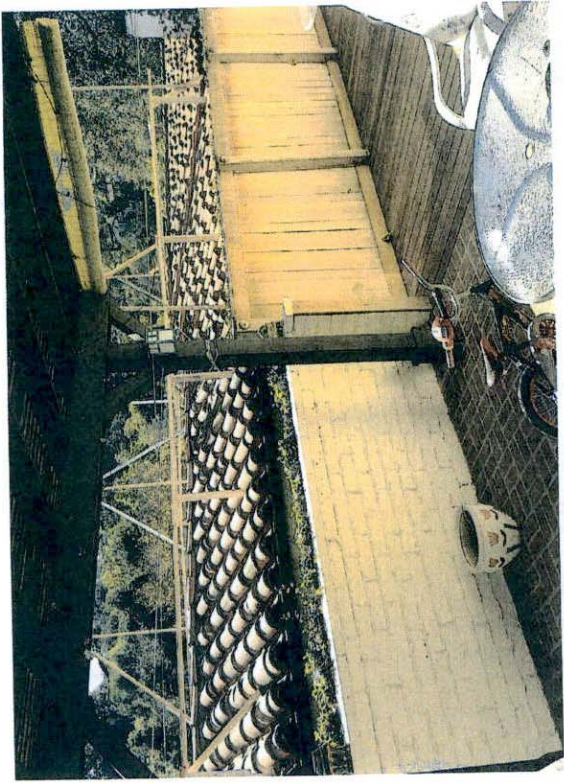
2- Attached 2 pictures

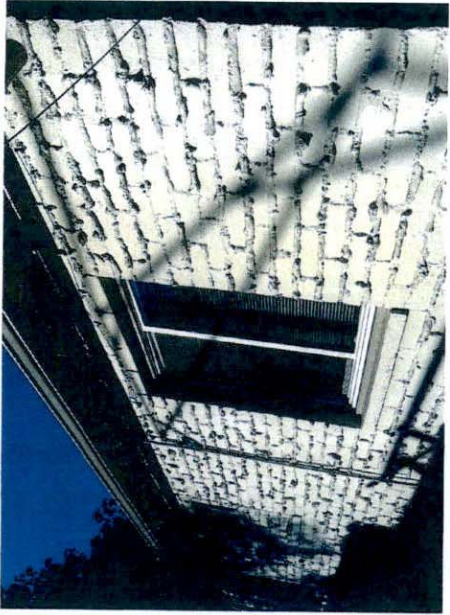
 12-14-15
Greg Chilingirian

(Page 2)









Watson, Paul

From: Paul Watson <paul.watson_usa@yahoo.com>
Sent: Wednesday, March 02, 2016 10:48 AM
To: Watson, Paul
Subject: Fwd: 1460 Cheviotdale Drive - Code Violation Complaint
Attachments: image003.jpg; ATT00001.htm; Inspection Summary CCI2012-01666.pdf; ATT00002.htm; ZON2012-00204 Permit.pdf; ATT00003.htm; ZON2012-00204 Status.pdf; ATT00004.htm

Sent from Paul's iPhone

Begin forwarded message:

From: "Burke Farrar" <BFarrar@OdysseyPasadena.com>
Date: March 1, 2016 at 3:14:44 PM PST
To: "Grigoryan, Gevorg" <ggrigoryan@cityofpasadena.net>
Cc: "Paul Watson" <paul.watson_usa@yahoo.com>, "Stacie Mayoras" <staciemayoras@mail.com>, "Richard A. McDonald" <RMcDonald@CarlsonNicholas.com>, "Beilin Yu" <byu@cityofpasadena.net>, "Parker, Kelvin" <kparker@cityofpasadena.net>
Subject: 1460 Cheviotdale Drive - Code Violation Complaint

Gevorg Grigoryan,

My clients have been in the process of requesting an addition to their home at 518 Glen Holly Drive. The neighbor to the north has claimed view protection from a raised wood deck built upon the common property line which you had correctly identified as in violation of the applicable codes during your occupancy inspection when the property was sold in 2012, CCI2012-01666 see attached summary. Not only the wood deck, but the trellis and fence were also identified.

Although the former owner, Mr. Victor Lingo, was cited during the occupancy inspection, Mr. Lingo apparently attempted to correct the matter by visiting the Pasadena Permit Center on July 9, 2012 before the house was sold. At which time, Mr. Lingo was only able to obtain a Zoning Permit for the fence, claiming the fence was 5'-0" to 6'-0" tall, see attached Zoning Permit ZON2012-00204. However, what Mr. Lingo did not disclose in this application is that the fence sits upon a previously existing wall that is several feet above the grade making the overall height of the fence more than the maximum 6'-0" height. As the fence and wall height is measured from the grade, the project description and plan submitted by Mr. Lingo was misleading. The status of ZON2012-000204 reads as "issued" demonstrating that Mr. Lingo never called for an inspection to finalize ZON2012-00204, at which time it would have been discovered that the combined fence and wall height exceeds the maximum fence and wall height allowed. Without an inspection, we believe that the current status of ZON2012-00204 is expired.

The plan for ZON2012-00204 clearly identified the trellis but does not provide any dimensions for this structure. I believe the script is in Kent Lin's hand who correctly noted that the trellis would require a separate Building Permit. Since a Building Permit is required for the trellis, not a Zoning Permit, the trellis has never been authorized by the City of Pasadena.

The deck is not shown at all on the plan for ZON2012-00204. However, the wood fence encloses the deck on the property at 1460 Cheviotdale Drive, and the deck is built to the property line. Hence, this deck is an above-grade wood deck that extends to the property line and does not meet the minimum setback requirements.

From these descriptions the fence, deck and trellis violate the applicable codes as follows:

- Fence – The maximum combined fence and wall height on a property line is 6'-0" (Pasadena Zoning Code 17.40.180)
- Deck – The minimum setback for the deck is 10% of lot width, approximately 7'-3" with the lot width measured at the rear of the front yard setback off Glen Holly Drive, estimated 74'-0" wide (Pasadena Zoning Code 17.22.040). The wood deck is also a non-rated wood structure at the property line that must meet minimum fire separation under the California Building Code.
- Trellis – The minimum setback for the trellis, like the deck, is approximately 7'-3" (Pasadena Zoning Code 17.22.040) and must also comply with the 30° encroachment plane (Pasadena Zoning Code 17.22.160). The trellis is also a non-rated wood structure at the property line that must meet minimum fire separation under the California Building Code.

My clients recognize that these violations were established by Mr. Lingo, and that the current owners Mr. and Mrs. Chiligirian signed an affidavit to accept responsibility for the violations when they purchased their property. Since the structures also represent violations of the California Building Code to ensure safety and protection, obtaining variances from the Pasadena Zoning Code is not an option to resolve the problems. Please have these illegal structures immediately removed from 1460 Cheviotdale Drive.

Thank you for your attention to this matter.

Burke

****NEW ADDRESS****



Inspection Summary

Case No : CCI2012-01666
Type : Code Compliance Subtype: Occupancy Inspection
Status : Approved
Address : 1460 CHEVIOTDALE DRIVE
Parcel No : 5709-028-011
Description: OCCUPANCY INSPECTION PROGRAM

Inspection Comments

Inspection Type: Occupancy Inspection (D010) , Completed: 2012-06-29 by Gevorg Grigoryan

Rear patio structure constructed without permit.
3 windows changed out wout permit(was changed out during remodel in 99..no permit needed at this time, current owner signed and aphadaved and returned to gxx), open ground living room and dinning room, back yard fence without permit, missign co2 and sidewalk fee photos and reprot attached under this documents tab.
report e mailed to agent



PASADENA PERMIT CENTER

www.ci.pasadena.ca.us/permitscenter

APPLICATION FOR ZONING PERMIT

PLEASE FILL OUT COMPLETELY IN INK.

Job Address: 1460 Cheviotdale City: Pasadena Case #: 2012-00204

Unit/Floor: 3ER Zip: 91105 Date: 7-9-12

Existing Use: (SINGLE-FAMILY) (OTHER RESIDENTIAL) (COMMERCIAL) (INDUSTRIAL) (INSTITUTIONAL) Square Footage:

Description of Work: Replacement of Rear Yard Fence 50 Ft. Full-Wood 5'0" Height Max Height 6'0"

Name of Tenant: OWNER Telephone: []

Table with 3 columns: FENCES, PAVING & LANDSCAPING; USES; BUILDINGS & STRUCTURES. Includes categories like Retaining Walls, Seasonal Sales, and Canopy Tents.

* Heights measured from footing

PLEASE FILL OUT COMPLETELY IN INK.

CONTACT PERSON/AGENT: Same Telephone: [] Fax: []

Address: [] City: [] State: []

PROPERTY OWNER: VICTOR LIMBO Telephone: (626) 441-7833 Fax: []

Address: 1460 CHEVIOTDALE DR City: PASADENA State: CA Zip: 91105

Email: [] Tenant Name: []

CERTIFICATION: Single-Family Residential property lines & setbacks. I hereby assume all responsibility for ensuring the location of property lines and/or setbacks as indicated on the approved submittals are correct...

I certify that I filled out this application completely and state that the above information is true. I agree to comply with all city ordinances and State laws relating to building construction...

SIGN BELOW SIGNATURE OF APPLICANT OR AGENT: [Signature] Date: []

Approval table with columns: OFFICER ONLY, BUILDING, ZONING APPROVAL, D & HP APPROVAL, FIRE, and DIVISIONS THE COUNCIL APPROVALS. Includes signatures and initials.

PLANNING AND DEVELOPMENT DEPARTMENT// PLANNING DIVISION

175 NORTH GARFIELD AVENUE PASADENA CA 91107

T 626 744 4099

APPROVED BY
CITY OF PASADENA
BUILDING AND SAFETY

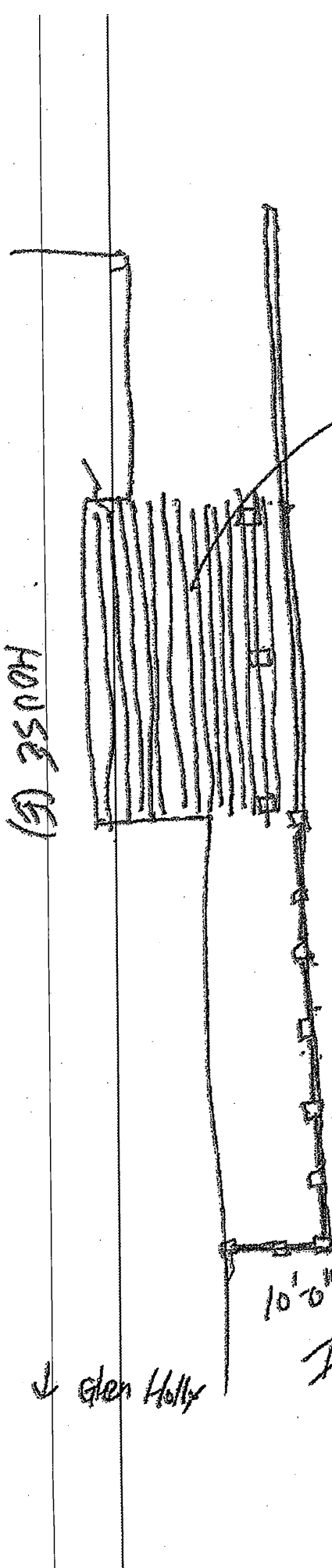
THESE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH THE APPLICABLE CODES, ORDINANCES, RULES AND STANDARDS FOR EACH OF THE AGENCIES LISTED BELOW. GRANTING OF A PERMIT SHALL BE BASED ON APPROVAL OF THESE PLANS. DOES NOT PERMIT OR APPROVE ANY VIOLATION OF THE APPLICABLE CODES, ORDINANCES, RULES OR STANDARDS. AGENTS WHO DO NOT INDICATE FINAL INSPECTION BELOW MUST APPROVE FINAL INSPECTION PRIOR TO PERMITTING THE FINAL WORK.

ADDRESS:	1460 Cheviotdale	
CASE NO.:	2112012-00204	
<input checked="" type="checkbox"/> ZONING	PERM (625) 744-4000	FINAL INSP. <input type="checkbox"/>
By:	DATE 08/19/12	
<input type="checkbox"/> DESIGN HISTORIC PRESERVATION	(625) 744-4000	FINAL INSP. <input type="checkbox"/>
By:	DATE 7/19/12	
<input type="checkbox"/> FIRE DEPARTMENT	(625) 744-4000	FINAL INSP. <input type="checkbox"/>
By:	DATE	
<input type="checkbox"/> PUBLIC WORKS	(761) 765-4185	FINAL INSP. <input type="checkbox"/>
By:	DATE	
<input type="checkbox"/>	(625) 744-	FINAL INSP. <input type="checkbox"/>
By:	DATE	
<input type="checkbox"/>	(625) 744-	FINAL INSP. <input type="checkbox"/>
By:	DATE	
BUILDING	(625) 744-4000	FINAL INSP. <input type="checkbox"/>
By:	DATE	

Separate permit for

↑ Cheviotdale

HOUSE (S)



± 30'-0"

5 1/2" tall
wooden
Fence
solid

max Height 6 1/2"

no trees removed

10'-0"

Interior side setback

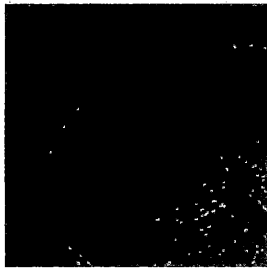
↓ Glen Holly

THE CITY OF PASADENA



CASE SEARCH RESULTS

Case Number	Type	Status	Description	Related Links
ZON2012-00204	ZON	ISS	FIVE FOOT SOLID WOODEN FENCE LOCATED ALONG INTERIOR SIDE YARD SETBACK. MAXIMUM HEIGHT SIX FEET.	Case Summary



ODYSSEY
Development Services

711 East Walnut Street, Suite 306
Pasadena, California 91101-4402
T 626.683.8159 F 626.683.2897
BFarrar@OdysseyPasadena.com

Pasadena Board of Zoning Appeals
Pasadena Planning Division
175 North Garfield Avenue
Pasadena, California 91101

February 12, 2016

RE: 518 Glen Holly Drive, Pasadena – Hillside Development Permit #6315

Dear Honorable Members of the Board of Zoning Appeals:

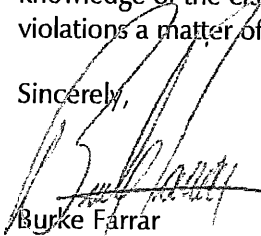
An appeal the Zoning Hearing Officer decision for Hillside Development Permit #6315 has been filed by the property owners of 1460 Cheviotdale Drive, Mr. Greg and Mrs. Nora Chilingirian. The matter is scheduled to be presented for your consideration on Wednesday, February 17, 2016.

Although the City Planning staff and my clients, Stacie Mayoras and Paul Watson, have known the status of the property at 1460 Cheviotdale Drive throughout the planning process, the file record has been intentionally void of a vital piece of evidence that counters the Chilingirian's claim for view protection. Upon purchasing the property at 1460 Cheviotdale Drive, the City of Pasadena conducted an occupancy inspection as is the normal procedure for sale of single family homes, CCI2012-01666. During the inspection, the property was cited for construction of the wood deck, fence and trellis without building permits. The City record for this occupancy inspection demonstrates that the Chilingirians signed an affidavit accepting responsibility for the known violations that were cited during the sale of the property yet have not made any corrections on the site.

The wood deck is on the property line and does not meet the minimum setback of the Zoning Code. The fence exceeds the allowable height of a property line fence under the Zoning Code. Like the wood deck, the trellis is on the property line and does not comply with setback requirements. Consequently, the Chilingirians would be required to obtain variances from the Zoning Code provisions if the deck, fence and trellis remain in their current location. However, even obtaining variances does not resolve the problem because the deck and trellis would be considered non-fire rated, open wood structures on the property line and not meet the minimum fire separation standards of the California Building Code.

While my clients have been aware of the occupancy inspection and these violations, their position is that correcting these violations is a matter between the Chiligrans and the City of Pasadena. My clients do not want to become a party in the matter by filing any sort of complaint against their neighbors. The Pasadena Planning staff has honored the position of my clients and has not explained in the staff reports or in presentation before the Zoning Hearing Officer why the recommendation has been to require view protection from the paved area of the patio but not from the wood deck. View protection of the Pasadena Zoning Code is simply not offered from structures that were illegally constructed. Nevertheless, the appeal filed and subsequent submittals from the Chiligrans legal counsel, Robert L. Glushon, have placed my clients in the reluctant position where they must make knowledge of the citations received during the occupancy inspection and failure to correct the violations a matter of public record for their application for Hillside Development Permit #6315.

Sincerely,



Burke Farrar

Copies: Beilin Yu, Pasadena Planning & Development Department
Stacie Mayoras and Paul Watson
Richard A. McDonald, Carlson & Nicholas, LLP