

**Iraheta, Alba**

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**Subject:** FW: In support

**From:** Louise Wannier <[lwannier@gmail.com](mailto:lwannier@gmail.com)>

**Date:** July 14, 2017 at 1:52:17 PM PDT

**To:** <[mjomsky@cityofpasadena.net](mailto:mjomsky@cityofpasadena.net)>, Kevin Johnson <[kevinjohnson@cityofpasadena.net](mailto:kevinjohnson@cityofpasadena.net)>

**Subject:** In support

Mayor Tornek and Members of the City Council  
City of Pasadena, 100 N. Garfield Ave.,  
Pasadena, CA 91101

We are writing to strongly urge you to approve our application to become the Rose Villa -  
Oakdale Landmark District.  
The hearing for our application is scheduled for the upcoming city council meeting on 7/17/17.

We have been residents and property owners in the district since 1964. It is a marvelous  
neighborhood with many distinctive homes deserving of preservation.

Thank you for your attention,

Kind regards,

Louise J Wannier  
1446 rose villa street  
Pasadena CA 91106

Ruth Saffman  
399 Ninita Parkway  
Pasadena CA 91106

Louise J Wannier  
True Roses, Inc  
Board/Advisory Services  
(626) 675-8541  
[Lwannier@gmail.com](mailto:Lwannier@gmail.com)  
"Helping entrepreneurs become effective leaders"

Please excuse typos.  
Sent from my iPhone

07/17/2017  
Item 9

**Iraheta, Alba**

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**From:** Jomsky, Mark  
**Sent:** Monday, July 17, 2017 9:45 AM  
**To:** Official Records - City Clerk  
**Subject:** FW: City Council Public Hearing Item #9, 7/17/17 - Rose Villa/ Oakdale Landmark District

**From:** Brooke Abercrombie [<mailto:brooke.abercrombie@gmail.com>]  
**Sent:** Monday, July 17, 2017 9:37 AM  
**To:** Johnson, Kevin; Jomsky, Mark  
**Cc:** Barbara Miller  
**Subject:** City Council Public Hearing Item #9, 7/17/17 - Rose Villa/ Oakdale Landmark District

To Honorable Mayor Tornek and Members of the City Council,

As a resident at 1600 San Pasqual, I am writing to urge you to approve the Rose Villa and Oakdale landmark district. I am resending a letter of support I sent earlier in the landmark process, as I am traveling this week and am not able to attend the hearing tonight.

I started my life in Palos Verdes, which had originally been known for some fabulous 1920's Spanish architecture, but became much more "tract housing" oriented as the city developed. The lack of great architecture was a major factor in my decision to go to school in Boston, where they had lots of beautiful, old architecture. Alas, my family lived in Los Angeles, so it was back to Redondo Beach, where I watched developers systematically dismantle the 1920 bungalows along the beach avenues, so that they could build 4,500sf hulking monstrosities on narrow 5,000sf lots.

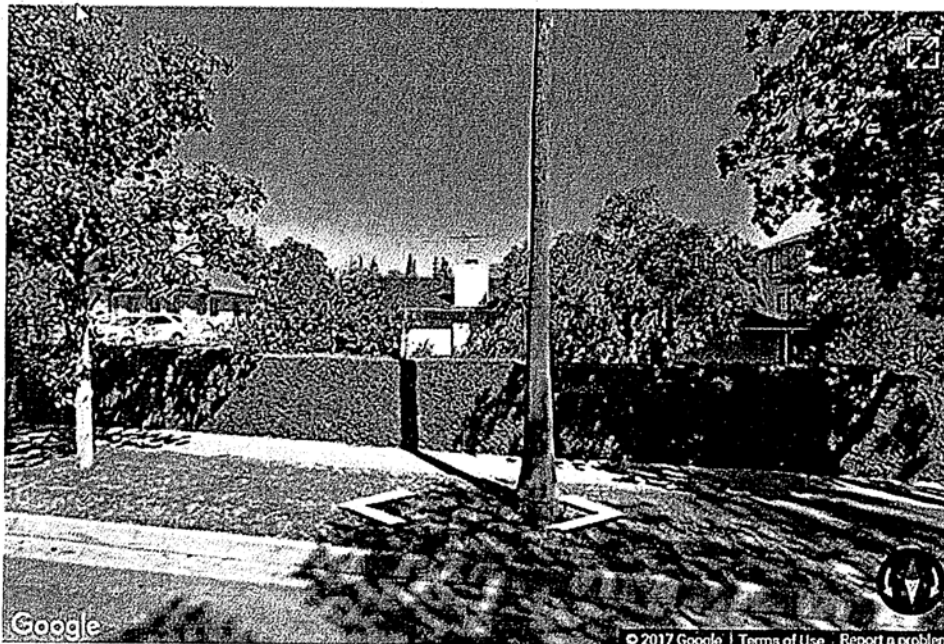
Then I discovered Pasadena.

It had lots and lots of great, old houses. And it had Pasadena Heritage, which was devoted to celebrating and restoring those old homes. We fell in love and left the beach for a community that respected, valued, and cherished its civic history. We suffered a few years of confusion and moved to La Canada when our children entered elementary school, but left after being discouraged by the same, "let's tear it down and build something twice the size" culture of development.

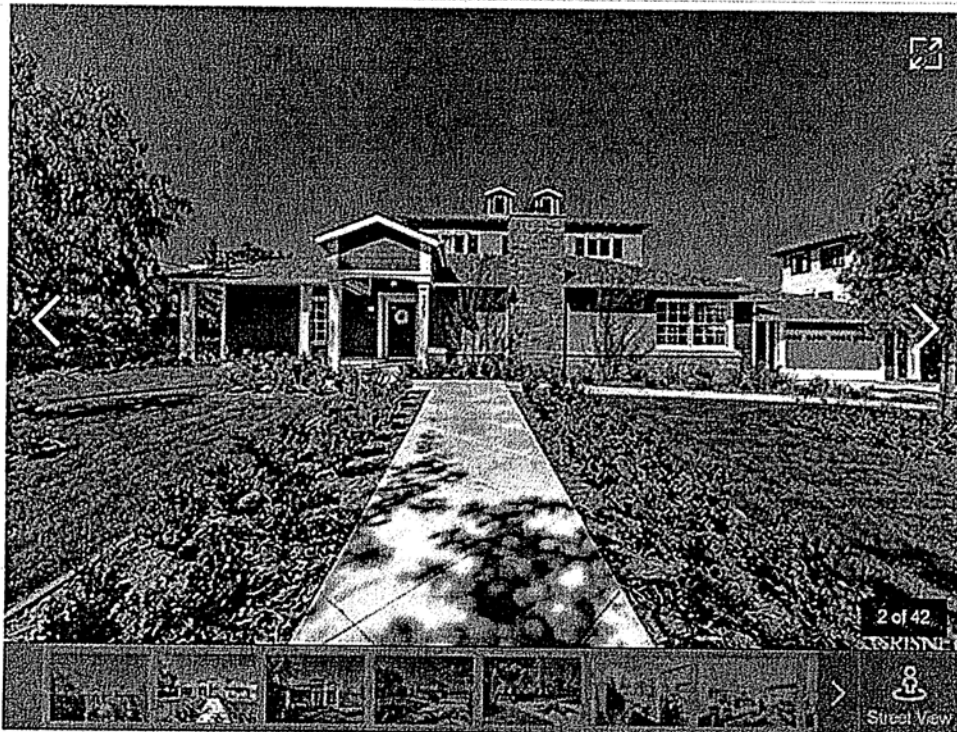
We came back to the Caltech neighborhood with its wonderful mix of Spanish, Craftsman, Colonial, and English Cottages. I am convinced we have so many people strolling through the neighborhood, because they enjoy looking at the houses and the gardens.

But we need to protect what we cherish.

Just yesterday, I got this listing in email regarding 1505 Rose Villa. It was sold in October of 2015 for \$1.44M. It wasn't a fabulous piece of architecture, but it sat unobtrusively behind a private hedge and did not detract from its more architecturally interesting neighbors:



18 months later, the house has been extensively "remodeled and updated", and in my opinion, not for the better.



This magnificent property is located in the heart of the highly sought after Caltech Neighborhood in Pasadena. Meticulously remodeled and upgraded in 2016 this home has all the modern comforts accounted for. As you walk through the front door and into the formal foyer you will notice the craftsmanship and attention to detail this property provides. To the right of the foyer your formal living room awaits featuring a beautifully tiled fireplace & gorgeous oak wood floors. Adjacent to the formal living room is the spacious formal dining room with beautiful corner windows providing plenty of natural

The developers who are flipping this property have leveraged our "highly sought after Caltech Neighborhood" for their financial benefit. But they have not contributed, in any way, to what makes ours a "highly sought after neighborhood". Instead they have left us with this super-sized dwelling that could happily exist in Redondo Beach or La Canada. It would look perfectly fine in either place. Those are communities that value square footage. They are not communities that value thoughtful architecture that is designed to fit the existing character of a community.

I am a capitalist and I believe in property rights. I do not expect to dictate design to a developer. But I would like to have a voice in the discussion about what might be appropriate design, above and beyond whether a proposed plan fits existing zoning codes. My understanding is that a Landmark District is our best strategy for achieving some of those protections.

I am casting my vote for the Rose Villa Landmark District, and hope you will, as well.

Sincerely,

Brooke Abercrombie

1600 San Pasqual Street

Pasadena, CA 91106

**Iraheta, Alba**

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**Subject:** FW: In support

**From:** Louise Wannier <[lwannier@gmail.com](mailto:lwannier@gmail.com)>

**Date:** July 14, 2017 at 1:52:17 PM PDT

**To:** <[mjomsky@cityofpasadena.net](mailto:mjomsky@cityofpasadena.net)>, Kevin Johnson <[kevinjohnson@cityofpasadena.net](mailto:kevinjohnson@cityofpasadena.net)>

**Subject:** In support

Mayor Tornek and Members of the City Council  
City of Pasadena, 100 N. Garfield Ave.  
Pasadena, CA 91101

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07/17/2017  
Item 9

## **Iraheta, Alba**

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**From:** Jomsky, Mark  
**Sent:** Monday, July 17, 2017 9:44 AM  
**To:** Official Records - City Clerk  
**Subject:** FW: Rose Villa-Oakdale Landmark District- 522 S Allen Avenue Pasadena

**From:** Tim Closson [<mailto:timclosson@att.net>]  
**Sent:** Sunday, July 16, 2017 6:27 PM  
**To:** Johnson, Kevin  
**Subject:** Rose Villa-Oakdale Landmark District- 522 S Allen Avenue Pasadena

Hi Kevin,

I have a notice that there is a public hearing on the above proposed Landmark District on July 17th.

I do not support the proposal and would like to not be included in the designation. My address is 522 S Allen Avenue, the last address in the south east corner of the map I have been provided.

Please let me know if I have the option to not be included in the designated district and if so what I need to do to be excluded.

If you can reply either way it will be greatly appreciated, thanks.

Tim Closson  
522 S Allen Avenue  
Pasadena  
213-434-3350

Carol Combs  
1495 San Pasqual St.  
Pasadena, CA 91106

Mayor Terry Tornek  
The City Council  
100 N Garfield Ave  
Pasadena. CA. 91101

Re: Proposed Rose Villa - Oakdale Landmark District  
Hearing date of 7/17/17

To Mayor Tornek, The City Council, and concerned parties,

It is my opinion we need the protection of being designated a Landmark District because we are unable to protect our neighborhood with the current rules and regulations set forth by the City that can be influenced by individuals who make decisions that influence our communities.

In 2014 & 2015 there was great effort by the property owners of 1505 San Pasqual, their architect and a City employee to railroad a project through the City even though a great number of neighbors were in opposition to this project. I circulated awareness flyers and a petition with approximately 150 signatures protesting the construction of this potential overbuilt property on a small lot. The neighbors were misled regarding specifics of this project, I was personally bullied and creative efforts were made to change the set back to accommodate this project. There was basically little if no communication with enquiring, concerned neighbors and plans were secretive.

This project was suspect to many who knew the details and it was only after I hired an attorney and contacted several key city officials regarding the ethicality of this project that the project was abandoned. Currently, there is no protection for future potential projects at this site.

Though, this project would have profoundly affected the residents on Ninita and greatly depreciated the value of my home due to its intrusive structure to both my front and back yard, the more significant issue was the fact this project would have laid the ground work for future like projects in our neighborhood with no consideration as to it's ultimate potential affect.

Though it's been stated that new construction has to go through strict scrutiny, I found this not to be true. It was my experience that one individual was making decisions on a project with no consideration as to the affect on existing property owners, or future consequences of their actions.

Concerns I have are the restrictions placed on owners of historic properties that has frequently been the primary objection to becoming a Landmark District and restrictions placed on new, or remodeled homes that are not historic as is the case with my home that was a remodel and the proposed remodel next door to me at 1505 San Pasqual.

For those who feel becoming a Landmark District will give the city more control, it is my experience the city already has control and unless we get more protection through the Landmark District we will lose this battle. The main purpose is to protect our neighborhoods against unsightly construction and mansionization. It is the city who is approving these projects, not the neighborhoods. By having another layer of protection, we at least have a chance at protecting our neighborhoods.

I have included a flyer handed out to our neighbors regarding the project at 1505 San Pasqual.

I greatly appreciate your consideration in this matter.

Carol Combs

07/17/2017  
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# URGENT: IMMEDIATE ACTION REQUIRED

## "PRESERVE PASADENA'S HISTORIC NEIGHBORHOODS"

### **CITY PLANNING DEPT. HEARING DATE: (TO BE DETERMINED)**

The property at 1505 San Pasqual is requesting a variance that will set precedence for future dwellings in our neighborhood and the entire City of Pasadena. The mansionization of this property is inconsistent with other homes in the area and does not conform to the standards of this neighborhood.

The proposed two-story home will be approximately 4,192 sq. ft. on a 1/4 acre corner parcel with a 49' setback. The fully finished basement is approximately 1,526 sq. ft. (not allowed to be included in the total square footage of the home). However, the ACTUAL TOTAL SQUARE FOOTAGE OF THIS HOME IS 5,718 sq. ft. and is larger than the original footprint. Please keep in mind, the current temporary structure (orange and yellow flags) does not accurately portray the requested variance and is misleading. The setback does not include balconies and overhangs that can protrude beyond the requested variance. Additionally, the 12' setback on Ninita Pkwy. drastically affects the properties on THAT street.

The home located at 1485 San Pasqual St., (two doors west of 1505) is approximately 4,300 sq. ft. However, this large home sits on a 1 acre parcel with a setback of 115 ft.

**PROPERTY:** 1505 San Pasqual St., Pasadena, CA 91106

**STREETS INVOLVED:** San Pasqual St. and Ninita Pkwy.

**VARIANCE REQUESTED:** 49' setback from San Pasqual St.

**PREVIOUS SETBACK FORMULA:** 114' setback is the average of all street visible homes on the north side of San Pasqual St. from Hill St. to Ninita Pkwy.

**REVISED SETBACK FORMULA:** 68' average setback determined by using the 22' set back of the flag lot at 1473 San Pasqual St. *The flag lot has no street frontage and should not be considered as a means of manipulating the figures to accommodate one neighbor.*

**DEADLINE: MUST BE SIGNED AND RETURNED AS SOON AS POSSIBLE**

I am AGAINST granting the 49' variance for 1505 San Pasqual St., Pasadena, CA.

Print Name: \_\_\_\_\_

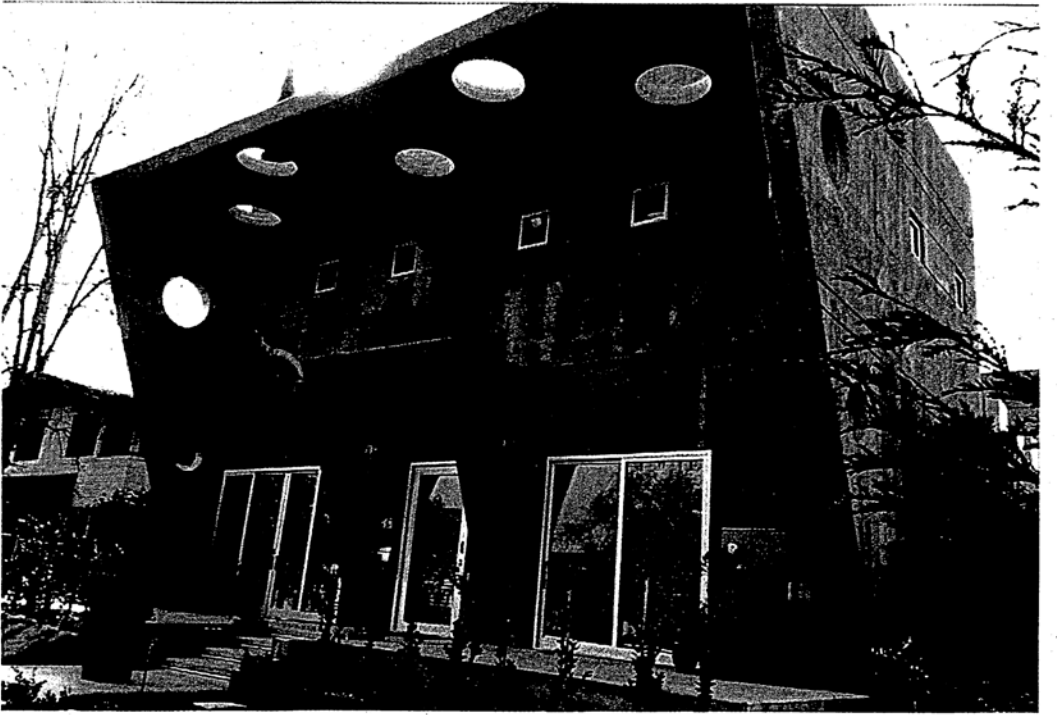
Signature: \_\_\_\_\_

Address: \_\_\_\_\_ Pasadena, CA \_\_\_\_\_  
ZIP

Email Address: \_\_\_\_\_

**PLEASE RETURN TO: 1495 SAN PASQUAL ST., PASADENA, CA 91106 (PLEASE PLACE IN MAILBOX)  
- OR - PRINT, SIGN, SCAN & EMAIL TO: 1505 Petition@gmail.com**

**PLEASE FORWARD TO FRIENDS & FAMILY!**



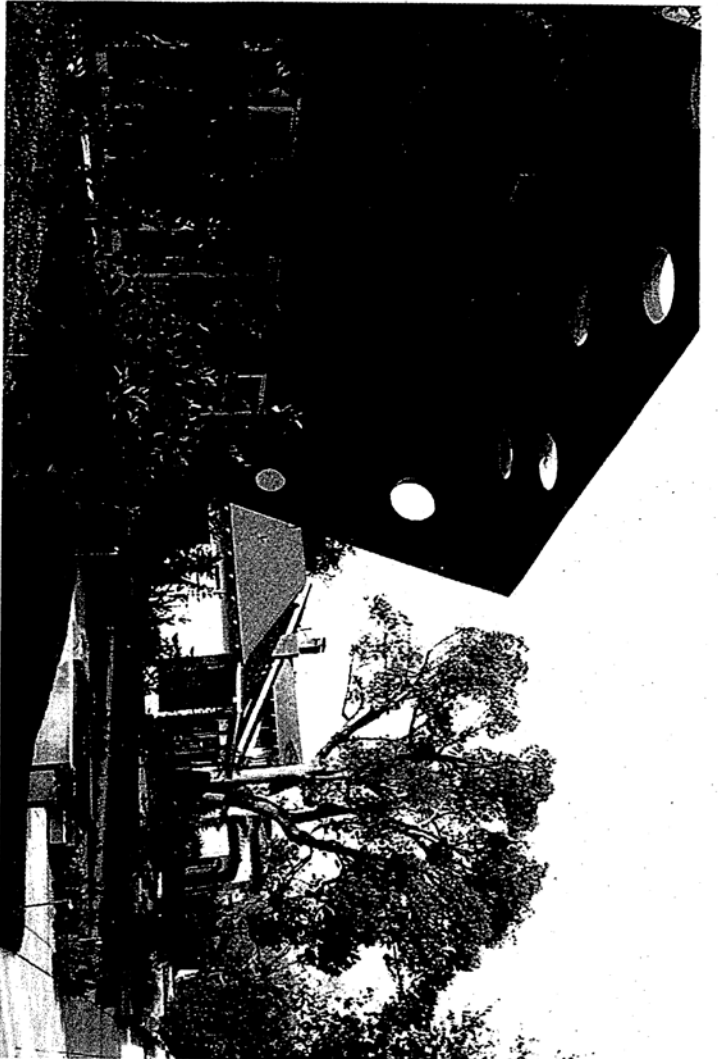
DON'T LET MANSIONIZATION TAKE OVER PASADENA

EXAMPLE: 747 S. LOS ROBLES, PASADENA, CA

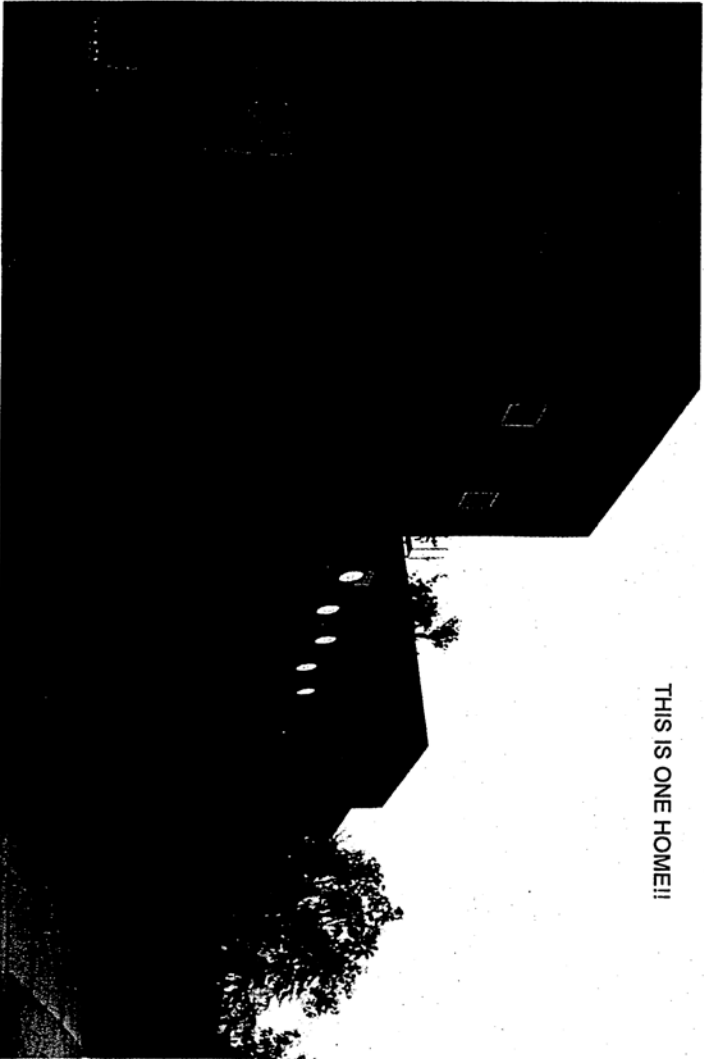
PLEASE SIGN THE PETITION  
RETURN THE PETITION VIA EMAIL, US MAIL, OR HAND DELIVERY  
SHARE THE PETITION BY FORWARDING VIA EMAIL

PLEASE GET INVOLVED!

THIS SETS A PRECEDENCE FOR THE ENTIRE CITY OF PASADENA,  
NOT JUST THIS ONE PROJECT AT 1505 SAN PASQUAL



THIS IS ONE HOME!!



**Iraheta, Alba**

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**Subject:** FW: Proposed Rose Villa - Oakdale Landmark District, hearing date of 7/17/17

**From:** DAVID OWEN <macdavid@me.com>  
**Date:** July 17, 2017 at 2:26:46 PM MST  
**To:** <mjomsky@cityofpasadena.net>, <kevinjohnson@cityofpasadena.net>  
**Cc:** Pamela Aschbacher <pama@caltech.edu>, Pam Thyret <pthyret@cityofpasadena.net>  
**Subject:** Proposed Rose Villa - Oakdale Landmark District, hearing date of 7/17/17

Mayor Tornek and Members of the City Council  
City of Pasadena, 100 N. Garfield Ave.,  
Pasadena, CA 91101

I am writing you in support of the "Proposed Rose Villa - Oakdale Landmark District." I am a home owner who lives in the district, and I am concerned by the large mansions which I see going up around SoCal. The environment of my district is presently enjoyed not only by those of us who are fortunate enough to live in it, but also by many other Pasadenians who enjoy walking through it. I hope you will approve the proposal in order to help us preserve what we have.

Thank you,

David Owen

**Iraheta, Alba**

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**Subject:** FW: CONCERNS! Rose Villa- Oakdale Landmark district

**From:** Carrie McCarthy <[cookie7600@gmail.com](mailto:cookie7600@gmail.com)>

**Date:** July 17, 2017 at 2:55:01 PM MST

**To:** <[kevinjohnson@cityofpasadena.net](mailto:kevinjohnson@cityofpasadena.net)>, <[mjomsky@cityofpasadena.net](mailto:mjomsky@cityofpasadena.net)>

**Subject:** CONCERNS! Rose Villa- Oakdale Landmark district

Hello,

My name is Carrie McCarthy and my husband and I recently purchased the home located 1755 Oakdale Street within the proposed landmark district. We have no driveway gate or fence securing our property from the street, effectively rendering our backyard space unsafe for our small child and unusable for our dogs. When applying for a permit last week, we were informed that while we met all of the city zoning requirements for our fence and gate, because of the proposed landmark district designation, we also require a certificate of appropriateness. Because of understaffing, this approval and permit issuance would take between 8-10 weeks. This is completely unacceptable. We are not wishing to change any part of our structure or alter the appearance of the home. We simply wish to SECURE OUR PROPERTY.

If the city of Pasadena is so poorly staffed, it is irresponsible to add another Landmark District when residents' requests are not able to be met in a timely fashion. This also begs the question what a home owner should do if damage is done to their property and requires repair. Must a homeowner wait months to repair damage as well? As homeowners, we agree that mansionization should be discouraged, but it should NOT take months to approve a simple fence/gate permit. If no allowance can be made to secure one's property, we must voice our strong dissent for this proposal.

Thank you,  
Carrie and Tim McCarthy  
1755 Oakdale St.  
Pasadena, CA 91106

**Iraheta, Alba**

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**Subject:** FW: City Council Public Hearing Item #9 07/17/17 -- Support for the Rose Villa - Oakdale Landmark designation

**From:** Stephen Johnston <mjsj111@gmail.com>

**Date:** July 17, 2017 at 12:34:00 PM MST

**To:** <mjomsky@cityofpasadena.net>

**Cc:** <kevinjohnson@cityofpasadena.net>

**Subject:** City Council Public Hearing Item #9 07/17/17 -- Support for the Rose Villa - Oakdale Landmark designation

To Mayor Tornek and Members of the City Council,

We are writing to express our strong support for the Rose Villa - Oakdale Landmark designation.

According to the city records that we've seen, our home, at 1716 Rose Villa St., was built in 1912. It has many of the features of the Craftsman homes built during that era.

Our family has owned the home since 1951, so I guess you could say we're among the real long-timers.

Visitors have described our area as a "storybook neighborhood".

Of course we hope that the architectural harmony and character, as well as the long-term property values, of the neighborhood can be maintained, and it's apparent that the best way to do that is through the Landmark district.

I would like to point out that the property behind us, facing Oakdale St., is a very real example of what can happen if the Landmark designation is not in place.

Within the last year-and-a-half a 1920s single-story home was leveled and replaced with an "Arcadia-style" two-story "mansionization" project. Clearly there was no consideration for harmony with surrounding properties. It's the only two-story on the block and looks painfully out of place between two classic Craftsman-style homes.

The only positive from the experience, I believe, is that it has helped to propel an unusually high percentage of support within our neighborhood for the Landmark designation.

Thank you for your consideration of this matter,

Stephen and Maraea Johnston