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2022 MAY -9 AM 8:13

CITY CLERK
CITY OF PASADENA

May 6, 2022

Mayor Victor Gordo and Pasadena City Council
Attn: Mark Jomsky
Pasadena City Hall
100 N. Garfield Avenue
Pasadena, CA 91101

**Re: Zoning Code Amendment Pertaining to Construction of Multiple Dwellings on
Single-Family Zoned Parcels**

Dear Honorable Mayor and Members of the City Council,

We support the zoning code amendment that would exempt National Register historic districts and local landmark districts from the provisions of SB-9, as allowed by the law.

Pasadena Heritage worked hard to be sure historic homes and neighborhoods would be not be negatively impacted by SB-9 and opposed an earlier version of the bill (SB-50) that did not exclude Pasadena's landmark districts. Ultimately, the legislature passed this bill with the intent that local districts would be exempt.

We thank City Staff for quickly addressing this issue and the City Council for their dedication to protect historic residential neighborhoods from speculation.

Sincerely,

Susan N. Mossman
Executive Director

Andrew Salimian
Preservation Director

PRESERVATION | ADVOCACY | EDUCATION

05/09/2022
Item 15

McMillan, Acquanette (Netta)

From: RZ Ullrich
Sent: Saturday, May 07, 2022 9:41 PM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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As a resident of Bungalow Heaven for nearly 40 years, before it was even a designated historic neighborhood, I urge you to protect the status of neighborhoods like this one. It is important to maintain the appreciation of things in the past while addressing the needs of today and the future. This should be done by means other than packing people together in increasingly smaller spaces, destroying environments that have environmental importance by keeping our city cooler and oxygenated as well as aesthetically pleasing to all who live here, visit here or pass through.

Miranda Ullrich

McMillan, Acquanette (Netta)

From: Debbie Brooks
Sent: Sunday, May 08, 2022 8:36 AM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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I would like to support the formal codification of development standards for the construction of multiple primary dwellings (duplexes) on single-family zoned properties, as originally passed by the City Council in Ordinance #7384. I see the permanent codification of these standards as an appropriate implementation of the provisions of SB9, a law which addresses the supply of housing in California. I

I want to particularly emphasize the exemption of designated historic resources from development pursuant to SB9. The text of SB9 states the following as one of the requirements for proposed development under the law: "The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance."

Sincerely,
Deborah Brooks

Pasadena, CA



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BUNGALOW HEAVEN™ NEIGHBORHOOD ASSOCIATION

Mr. Victor Gordo, Mayor
Ms. Felicia Williams, City Council District 2
Ms. Jess Rivas, City Council District 5
Subject: Development Standards Related to SB9

April 25, 2022

Dear Mayor and Council Members:

The Bungalow Heaven Neighborhood Association (BHNA) would like to go on record as supporting the formal codification of development standards for the construction of multiple primary dwellings (duplexes) on single-family zoned properties, as originally passed by the City Council in Ordinance #7384.

We see the permanent codification of these standards as an appropriate implementation of the provisions of SB9, a law which addresses the supply of housing in California.

We want to particularly emphasize the exemption of designated historic resources from development pursuant to SB9. The text of SB9 states the following as one of the requirements for proposed development under the law:

"The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance."

Notwithstanding an inexplicable interpretation recently publicized by the California Attorney General, it is perfectly clear to us that the bill's language exempts all of Pasadena's historic districts, landmark districts, and individually designated historic resources. The record of hearings and correspondence leading up to passage of SB9 are equally clear on the matter.

We believe that the legislature acted wisely in incorporating this exemption in SB9. It appears that they foresaw the negative impacts on historic resources that could result if the provisions for duplex developments or urban lot splits were applied to historic resources. We further believe that Pasadena's many historic resources are among the primary assets of the city and must continue to be protected.

We urge you to continue your past support for Pasadena's historic resources (including Bungalow Heaven) by supporting the proposed standards for SB9, including the exemption of historic resources.

Sincerely,

Mark

Mark Munger
President, Bungalow Heaven Neighborhood Association

McMillan, Acquanette (Netta)

From: Leslie Tamppari
Sent: Sunday, May 08, 2022 10:15 PM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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Dear Mayor Gordo and the Pasadena City Council –

I **strongly** support preservation of our historic and landmark districts and support your efforts to reject the state Attorney General's claim that Pasadena is not compliant with SB9.

Best regards,

Leslie Tamppari

North Pasadena Heights Neighborhood district

McMillan, Acquanette (Netta)

From: Liza Billington
Sent: Monday, May 09, 2022 8:11 AM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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City Council,

I have lived in Bungalow Heaven for 8 years. Our 1912 craftsman home is a beautiful example of a simple family home under 1500 square feet. It has been on the Bungalow Heaven home tour twice, but it is also in need of serious restoration in order to maintain its historic significance. Last year, we applied for and were granted a Mills Act contract that includes a 10 year plan to restore deteriorating aspects of our historic home at a cost of over \$120K. The Mills Act was enacted because the preservation of historic homes in designated historic neighborhoods is important to the community and the entire State. If our neighbors are allowed and encouraged to build 4 units per lot in designated historic districts it will destroy the character of the neighborhood and discourage home owners from making efforts to restore and maintain historic homes. Why bother if my neighbors will be adding multi unit dwellings to their properties? I encourage you to protect well established historic neighborhoods while also finding ways to increase low income housing, perhaps in place of the many new luxury apartment buildings that seem to be going up on every corner of Walnut and other major streets.

Thank you,
Liza Billington

Pasadena, CA 91104

Sent from my iPhone

McMillan, Acquanette (Netta)

From: Kristin Maschka
Sent: Monday, May 09, 2022 8:28 AM
To: PublicComment-AutoResponse
Cc: Williams, Felicia
Subject: City Council - Public Hearing Item #15

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To the City Council of Pasadena:

I am writing as a resident of Bungalow Heaven to OPPOSE making the temporary ordinance #7385 permanent.

Per the letter from Attorney General Rob Bonta, this action by the city is illegal and counter to the letter and spirit of SB 9. It is designed to circumvent SB9.

This overly broad, illegal attempt to circumvent SB 9 by simply converting this rushed temporary ordinance into a permanent one is being done without the depth of analysis and engagement of the community that it deserves and that the law requires.

The ordinance broadly prohibits duplexes and lot splits in "landmark districts" which is both unnecessary and not in compliance with the law's very limited exceptions for "historic" properties. If it were as simple as this, a small group in any neighborhood or city block could go through the process of being a landmark district and circumvent SB 9.

Pasadena is considered the birthplace of the bungalow court, per the City's own website.

<https://www.cityofpasadena.net/planning/planning-division/design-and-historic-preservation/historic-preservation/historic-walking-and-driving-tours/bungalow-courts-walking-tour/>

There is no reason to broadly prohibit 2 to 4 units on a lot in our landmark districts. I have full confidence that the city could develop standards for doing so in keeping with our neighborhoods and our historic legacy.

We own, have restored and lived in an historic bungalow in Pasadena since 1999. And instead of making this overly broad and illegal ordinance permanent we urge the city to show the leadership and vision, and do the work, of demonstrating how SB9 can be applied in the varied and beautiful neighborhoods like ours. Doing so will make our neighborhoods more vibrant, more inter-generational, more affordable and that is the historic legacy I'd like us most to hang on to.

Best,
Kristin Maschka and David Hitchcock

McMillan, Acquanette (Netta)

From: Cynthia Betances
Sent: Monday, May 09, 2022 10:36 AM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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Dear Mayor and City Council Members:

We write in support of the Proposed standards for SB9, including the exemption of historic resources.

We returned to Pasadena nine years ago, after many years of living in a number of other locations, including the Bay Area and New York City. What brought us home was the memories made here as we met, married and raised our family. Pasadena offered a small-town feel in a world that has increasingly become large, sprawling, crowded and impersonal.

At the same time, wherever we have lived, we have been big supporters of plans to address the need for more housing and have appreciated Pasadena's working hard to address that need, while it maintains the valuable contributions of our historic neighborhoods.

Perhaps sharing a similar experience, prior to our return to Pasadena will best illustrate our concerns about the State's recent push to rezone all residential areas, even those on the National Registry of Historic Neighborhoods.

For decades, Mountain View had been maintained as a unique, village-like community. Its small shops and stores and restaurants and green spaces enjoyed, not just by residents but also by thousands of visitors who came yearly to participate in its unique offerings. At first, we welcomed the initial multi-unit construction, as necessary and also a lovely way of diversifying our community, while maintaining all that was unique about Mountain View

But very quickly, as the zoning restrictions were changed, these developments became overwhelming, not only in Mountain View but all along the corridor north to Palo Alto and beyond. Unchecked, it resulted in driving out many of the local unique family businesses, while offering insufficient parking and other resources, even for residents. Then came the three-story parking structures in the residential neighborhoods. Ultimately, we were left with overcrowding, counterproductive high rental costs and a "village" that had lost its unique business diversity in favor of banks and restaurants.

Sadly, we left Mountain View and ultimately chose Pasadena, because it still offered diversity, opportunities for multi-unit housing AND preserved its historic neighborhoods. We love the fact that neighborhoods like Bungalow Heaven provide a sense of American history, as well as offering quiet spaces that attract thousands each year to enjoy parks, and strolls and bike rides through our streets.

Yes, progress is always important; but so is history. The City of Pasadena has done an excellent job of supporting both. We urge the State to recognize and accept Pasadena's valuable contribution to alleviating the need for more housing.

Sincerely,

John and Cynthia (Betances) Porter

Pasadena, CA 91104

McMillan, Acquanette (Netta)

From: ef Montalvan
Sent: Monday, May 09, 2022 10:45 AM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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To City Council,

I support and stand in agreement with Mayor Victor Gordo's response to the state's Attorney General's erroneous allegations that Pasadena is in violation of SB 9. Landmark Districts are Historical Districts and should be exempt from SB 9 allowance for extra housing development. The Attorney General is wrong in saying that Pasadena is in violation of SB 9. I have been observing development going on throughout the city. Personally, I think already it is too much and over-development in the regular areas in our city; but it would definitely be wrong to include Landmark Districts for such development, especially since even SB 9 already states landmark districts are exempt from such development.

I also support and stand in agreement with the BHNA President's Letter. I'm in support of making the ordinance permanent to protect historic resources like Bungalow Heaven and other Landmark Districts.

Thank you to all those working to keep and protect the historic integrity and specialness of our neighborhoods and communities in Pasadena while still addressing housing needs. It's not one or the other (either/or) but both can be addressed and I feel Pasadena has done it's part...addressing housing shortage while still protecting the specialness of it's historic identity found in our neighborhoods and communities, such as Bungalow Heaven and the other wonderful Landmark Districts here.

Sincerely,

Eunice Font-Montalvan
Pasadena and Bungalow Heaven Resident

McMillan, Acquanette (Netta)

From: richard luczynski
Sent: Monday, May 09, 2022 11:19 AM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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Why has it become necessary now for the public to speak when our elected Representatives at the State level voted to let this happen to us when they voted in support of SB9? What were they thinking at the time when this particular legislation was introduced several times in recent years?

Why wasn't our State Lobbyist who we pay, giving our city government officials a heads up, way before the last minute when SB9 and SB10 passed? Just looking at the exemption details of where the bill wouldn't be implemented should have given the leadership the first clues.

When did we start letting Sacramento tell us how Pasadena should follow every new rule the legislature passes? The only thing I can think of is the amount of Grant money they give back to the city, from the same people who pay the money into Sacramento. The old saying I've heard for years "If we don't take the money someone else will" Could it also be that other forces are at work in Sacramento that buy Legislation with campaign contributions? It might be interesting to see all those who voted for controversial legislation to see where their campaign funds arrived from? Might there be a connection? I believe there is another avenue open to the public very soon and that is for a more open Government. So please make your vote count and get to understand the issues and the people you are voting for.

Richard Luczynski
Pasadena

McMillan, Acquanette (Netta)

From: Anne Dove ·
Sent: Monday, May 09, 2022 11:43 AM
To: PublicComment-AutoResponse
Subject: 5/9/22 Council Agenda Item #15

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City Councilmembers:

Regarding the 5/9/22 City Council Agenda Item #15, I support amending the Zoning Code to incorporate the provisions of Urgency Ordinance #7384. Specifically, I support the provisions of this proposed amendment that protect historic districts, landmark districts, and individually designated historic landmark properties in the city.

Regarding protection of historic resources, an issue for which the City of Pasadena has been a leader and model in California and beyond, the California Attorney General's understanding and interpretation of the status of the City of Pasadena as a Certified Local Government and the City's provisions for designating historic resources within the city are misinformed. While it is clear that the criteria for new development under SB9 would not apply to Pasadena's designated historic and landmark districts, this zoning amendment is needed to locally codify that these historic resources meet SB9's criteria for "...a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance."

Thank you

Anne Dove

McMillan, Acquanette (Netta)

From: Doreen Bell
Sent: Monday, May 09, 2022 9:07 AM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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I am writing in support of codification of development standards for the construction of multiple primary dwellings on single-family zoned properties, in particular, the exemption of designated historic resources from development.

With regard to development, SB9 states the exceptions are to exclude historical districts as outlined in the language below:

“The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.”

It is clear the legislative intent is to exempt all historic districts, landmark districts, and individually designated historic resources to ensure conservation of these homes and our historic neighborhoods.

I encourage you to continue to support Pasadena's historic resources by codifying development standards aligning with the exemption language under SB9.

Sincerely,
Doreen Bell

Pasadena, CA 91104

--
Doreen Bell

McMillan, Acquanette (Netta)

From: Bernard Halloran
Sent: Monday, May 09, 2022 12:45 PM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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My wife and I () strongly urge you to make ordinance #7385 permanent. We moved to Bungalow Heaven in part because of its historical recognition. We oppose any ordinance that would jeopardize the unique nature of our community

Bernard Halloran.

--

Bernard P. Halloran, Ph.D.

McMillan, Acquanette (Netta)

From: Clemencia de Leon
Sent: Monday, May 09, 2022 2:36 PM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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Dear Mayor and Council Members,

I concur with the letter written to you by Mark Munger, President of the Bungalow Heaven Neighborhood Association.

I also urge you, as Mr. Munger stated, to continue your past support for Pasadena's historic resources (including Bungalow Heaven) by supporting the proposed standards for SB9, including the exemption of historic resources.

Thank you!

Clemencia de Leon,
Bungalow Heaven Homeowner since 1983
NE Pasadena resident since 2017

McMillan, Acquanette (Netta)

From: Thomas Yasin
Sent: Monday, May 09, 2022 3:37 PM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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As a resident of Pasadena I support the codification of development standards as originally passed by the City Council in ordinance# 7385. In my position as Bungalow Heaven Home Tour Director for the past seven years, I have seen first hand the importance of historic preservation, education and a neighborhood volunteer spirit to welcoming thousands of visitors from California and across the United States.

It is important to keep the integrity of historic resources, including Pasadena's landmark districts and historic districts, because this is a perfect way to teach architectural design of the past. In the case of Bungalow Heaven and other landmark districts, historic homes are showcased in our esthetically pleasing and inviting neighborhoods. In the mid 1980's a group of forward thinking neighbors petitioned and fought for the establishment of Pasadena's first Landmark District, Bungalow Heaven. This opened the door for other neighborhoods to do the same to preserve Pasadena's heritage.

Please continue your fight to preserve the exempt status of Pasadena's landmark and historic districts as you interpret SB9. These remnants of the past are major assets to our city for both the residents and visitors.

Thank you.

Annette Yasin

McMillan, Acquanette (Netta)

From: mark
Sent: Monday, May 09, 2022 4:04 PM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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In reference to SB9 and Pasadena Ordinance 7384

My wife and I would like to voice our support for the formal codification of City Council in Ordinance #7384.

We want to make sure that the historic nature of Pasadena is protected.

Sincerely,

Mark & Carolynne Clifford

Pasadena CA 91104

McMillan, Acquanette (Netta)

From: Leslie Tamppari
Sent: Monday, May 09, 2022 5:07 PM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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I support the City making the City Ordinance #7385 permanent.
Thank you,
Leslie Tamppari

McMillan, Acquanette (Netta)

From: Justin Glover
Sent: Monday, May 09, 2022 4:31 PM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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My wife and I are residents of District 2 in Bungalow Heaven, at 914 N Catalina Ave. We support the passage of Item 15 to protect and preserve historic neighborhoods.

We also believe the city of Pasadena has been pro-housing and has been a good partner with the state to create affordable housing.



Justin Glover, APR
Vice President, Accounts, CommunicationsLAB
1055 E Colorado Blvd., Ste 500, Pasadena CA 91106
c: 626.788.6553

McMillan, Acquanette (Netta)

From: Bernice Brightbill
Sent: Monday, May 09, 2022 4:17 PM
To: PublicComment-AutoResponse
Subject: Todays Zoom meeting Agenda # SB 9

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Thanks to the President of Bungalow Heaven Neighborhood Association, Mark (and wife Amy) Munger & our super Active member, Tina Miller, I have been notified of this meeting today and want to extend my heartfelt agreement with them and other BHNA members who may be unable to be in attendance that it is important that our Historical status be maintained as exempt from having this development within our historical district.

It is very clear that the bill's language and therefore the interpretation of Section 5020.1 of the Public Resources Code is directly expressing this exemption within all Pasadena sites designated as historical or landmark districts.

Thank you for your continued support for Pasadena's historical resources which continue to be a major asset to all the residents and businesses in our city.

Sincerely,
Bernice E Brightbill -EA

McMillan, Acquanette (Netta)

From: Jomsky, Mark
Sent: Monday, May 09, 2022 4:47 PM
To: Official Records - City Clerk
Subject: Fwd: Agenda Item 15

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From: emina
Sent: Monday, May 9, 2022 4:46:15 PM
To: Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: Agenda Item 15

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Dear Mayor Victor Gordo and members of the City Council.

I am writing in support of the zoning code amendment that will exempt historic districts and landmark districts from the provisions of SB-9

As a resident of the Prospect Park Historic District, and one who in 1981 decided to join other neighbors to nominate our neighborhood for a special historic designation which resulted in our neighborhood being officially listed on the National Registry of Historic Places in 1982, I appreciated reading Mayor Gordo's responses to the State Attorney General's false accusations that Pasadena is not being in compliance of SB-9.

Please protect all historic and landmark districts and don't let SB-9 destroy the character of these neighborhoods.

I also would like to thank our City Staff for their hard work in dealing with this issue.

Sincerely,

Emina Darakjy

I consent to having my comments read publicly.

McMillan, Acquanette (Netta)

From: Mindy Pfeiffer
Sent: Monday, May 09, 2022 5:29 PM
To: PublicComment-AutoResponse
Subject: City Council - Public Hearing Item #15

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To The City Council:

I am writing tonight to voice my support for protecting the integrity of our landmark and historic districts. Neighborhoods matter, and it is important to protect them. I urge the city council to vote to uphold our landmark and historic districts tonight.

Sincerely,
Mindy Pfeiffer
Co-President, Washington Square Neighborhood Association