

April 23, 2016

Mayor Terry Tornek, Vice Mayor Gene Masuda, Councilpersons Victor Gordo, Tyrone Hampton, John Kennedy, Steve Madison, Margaret McAustin, Andy Wilson

Dear Mayor and Councilpersons:

We are writing to you to express our concern regarding the 14- page letter from Richmund Tan that has been included in your packet.

We believe this letter is inaccurate in many instances, but for the sake of brevity we will only make a few salient points. The letter characterizes our Lower Hastings homes as outdated and inefficient. This is certainly not the case as evidenced by all of the energy-efficient improvements that many homeowners have made over the years. A brief review of city records relative to the many Ranch residents that have taken advantage of the City's generous energy efficiency rebate programs should quickly dispel this myth. Mr. Tan's assertion that bigger homes are more environmentally friendly is completely erroneous. A 2005 article in the *Journal of Industrial Ecology* concludes that a "1,500 square-foot house with mediocre energy-performance standards will use far less energy for heating and cooling than a 3,000-square-foot house of comparable geometry with much better energy detailing..." Larger homes will require more energy increasing our carbon footprint. More importantly, this in no way relates to the no-two-story issue. As you are well aware, modernization of our homes is in no way related to their being single- or double-story.

In his letter, Mr. Tan endorses a process similar to the hillside ordinance for the Ranch. Since this process is currently not successful in addressing the hillside development issues, it certainly doesn't make sense to expect it to work here. We should further note that in his 14-page letter, Mr. Tan does not offer any remedies for the key issues associated with two-story homes inserted into a sloping one-story ranch neighborhood. As you know, these two issues are loss of privacy and loss of view. These two critical issues are clearly of concern, and have been of concern during the past two overlay amendments.

Although we do not appreciate the personal innuendo made by Mr. Tan, we welcome his comments. It is unfortunate that he has come late to the discussion when the planning department has reached out on numerous occasions and in varied methods to elicit the opinions of the residents.

Respectfully submitted,



Jim Brennan and Diane Kirby

Co-Presidents Lower Hastings Ranch Assn

16 APR 25 12:39PM

CITY CLERK

Gerald L. Wright
3495 Landfair Road
Pasadena, CA 91107

Mr. David Reyes, Interim Director
100 N. Garfield Avenue
Pasadena, CA 91109

April 23, 2016

Mr. David Reyes:

I have been a resident of the above address for the past thirty-five and one-half years. I have serious concerns regarding the elements proposed for the zoning **overlay district** concerning **Lower Hastings Ranch**. This item will be on the city council agenda on Monday, April 25, 2016.

Items of concern:

The city planning department has done a good job in working with the community and I feel has a workable overlay to protect the current residents from obtrusive building additions.

1. I am opposed to banning second story residences as proposed by some people.

I have attended nearly all the City Planning meeting since a revised overlay was proposed December 2014 and many for the previously instated overlay in 2011.

I am certain that there will be a very vocal group attending the council meeting wanting this ban. There has been a good deal of activity by the Lower Hastings Ranch Association to make sure that those favoring the ban will be in attendants. They do not represent **all** the residents within the overlay district with **586** residences. The survey done by the City Planning Department, by most account had good response, but the survey was anticipated by the association and I feel it was influenced by the association's activity against second story additions.

As noted in the at the March 23, 2016 Planning Staff report meeting on Page 5 entitled **Second Stories**.

“Finally, such a prohibition would be an exceptional deviation to the development standards. Nowhere in Pasadena does such a prohibition exist, not even within the City's numerous National Register Historic Districts and local Landmark Districts.”

Not to mention the interference of use and enjoyment of the current fee property owner. As mentioned in the March 23, 2016 meeting by one of the planning reviews, the loss of value of the property to older fixed income owns by restricting potential future use.

Gerald L. Wright
Overlay district
Page 2 of 2

2. With reference: **Palo Alto Single-Story Overlay**

I oppose this for the following reasons.

- a. There is no defined boundaries. Does it include 4 houses or up to 40 houses or 400. Does it include the northerly and/or southerly side of the street? Does it include the houses on the back side of the lot?
 - b. What percentage must a petitioner have to have in order to qualify for an overlay? And, who is to decide the percentage, and the boundary? For Lower Hastings Ranch area this proposal is unworkable and pits neighbor against neighbor.
3. **I am opposed of changing the building height limit from the existing 26 feet to the top of the roof ridge downward.** (As suggested by a March 23, 2016 planning review meeting.) This is obviously to eliminate second stores.

Sincerely,

Gerald L. Wright
Gerald L. Wright
3495 Landfair Road
Pasadena, CA 91107
(626)351-9858
wright_gerald@hotmail.com

16 APR 25 12:38PM

CITY CLERK

Wang Family
Residents of Lower Hastings Ranch
April 24, 2016

Via E-Mail to:
cityclerk@cityofpasadena.net

Dear Members of the Pasadena City Council:

My wife and I purchased a home in Lower Hastings Ranch in July 2014. We had the intention to expand our home by adding a second floor and renovating the first floor. We went through the process of submitting architectural plans to the Planning Department in hopes of securing a building permit. In March 2015 I appeared before the City Council to request a single exemption to the illegal moratorium that was subsequently passed by the City Council. We were not granted the exemption we requested and were unable to build a two-story home.

We are completely opposed to the recommendations that have been put before the City Council by both the Planning Department and the Planning Commission.

Nowhere in the city of Pasadena are two-story homes completely banned, not even within Landmark or Historical neighborhoods. A complete ban of two-story homes in Lower Hastings Ranch is discriminatory and arbitrary.

Much has been said about the "unique nature of Lower Hastings Ranch." In truth, the neighborhood is like so many others in Southern California. The homes were built in a similar architectural style, which was simply the predominant architectural style of that time period. Tens of thousands of single-story, ranch-style homes were built throughout Southern California during the 1950's and 1960's. The Brady Bunch, an "all-American family," lived in a single-story, ranch-style home in Southern California.

The Lower Hastings Ranch Association persuaded the City Council to pass the moratorium under the false pretense that Lower Hastings Ranch could "potentially qualify for historic neighborhood status." The Planning Department has subsequently found no such status exists for Lower Hastings Ranch.

In January 2016, the Planning Department mailed surveys to all 586 homeowners in Hastings Ranch. Just over fifty percent of the homeowners responded to the surveys. Of those responses, just over fifty percent of the respondents opposed two-story homes. A simple math calculation shows fifty percent of fifty percent equals twenty five percent. That is hardly a majority representation of the residents in Lower Hastings Ranch. During the Planning Commission meeting in March 2016, approximately 40 homeowners showed up in opposition of two-story homes. That is less than ten percent of the homeowners in Lower Hastings Ranch.

A small, loudly vocal minority of residents in Lower Hastings Ranch has taken their views and advertised them as those of the majority of residents in Lower Hastings Ranch. The Lower Hastings Ranch Association is NOT the voice of our

community. In the nearly two years since my wife and I purchased our property, we have not had a single invitation, neither in person nor via mail or flyer, to join the Lower Hastings Ranch Association. Perhaps it is because we do not fit into their version of the "neighborhood."

Why has this small number of homeowners continually been allowed to hijack the opinions of the majority??? Again and again, both the Planning Commission and City Council have steered comments at Public Hearings strongly in favor of the opinions held by board members of the Lower Hastings Ranch Association. Only board members of the Lower Hastings Ranch Association were invited to meetings with the Planning Department and were invited to a driving tour of Lower Hastings Ranch. This SMALL group of homeowners has created a deep division within Lower Hastings Ranch and has contributed much to destroying an atmosphere of "neighborliness." They do not want ANY changes to Lower Hastings Ranch and have chosen to pick on those who have renovated their homes within the past ten years. They continually bring up three properties: one on Canfield Road and two on Cliff Drive, as examples of the "horrible" two-story homes in Lower Hastings Ranch. In fact, there are over twenty two-story homes in Lower Hastings Ranch. Why not pick on those as well? Our own neighbor has waged war with us over the past two years simply because we underwent a complete renovation and addition to our home. Our home was built to the exact specifications of the ND Overlay and the illegal March 2015 moratorium. Yet our neighbor continually tried to sabotage our entire building project. We have found dog excrement on our driveway and witnessed neighbors directing their dogs to urinate on our lawn. This is the animosity that has been created in our neighborhood by the Lower Hastings Ranch Association.

The design changes that have been proposed by the Planning Department are too far reaching and have nothing to do with "mansionization." What do roof materials, exterior surfaces, and window types have to do with the size and scope of a home? There are homes in Lower Hastings Ranch with Spanish clay tile roofs and with windows that are round, hexagonal, or arched. These are not homes built recently, but are homes that incorporated these features as original when built over a half century ago. More significantly, the changes that are being proposed would make those properties that do not conform to the new standards "legal but not conforming." If a "legal but not conforming" home were to suffer damage or be destroyed by a fire, natural disaster or an "act of God," the owners could not replace their home with an exact duplicate of the home that was damaged or destroyed. Nor could a homeowner in a "legal but not conforming" home replace worn out or aging parts of their home with an exact duplicate. Where is the fundamental fairness or legality in that?

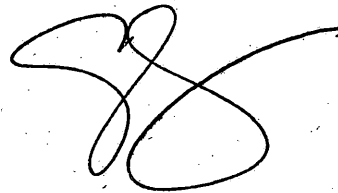
In their March 2016 meeting, the Planning Commission proved their bias against two-story homes in Lower Hastings Ranch. Commissioner Greg Jones lives in Lower Hastings Ranch and his wife spoke out against two-story homes at that meeting. Yet, he refused to recuse himself from the vote. The Planning Commission also voted on a complete ban of two-story homes in direct contradiction to the staff recommendations presented by the Planning Department. In the words of the

Planning Commission, "we can vote whichever way we feel regardless of the directions set forth by staff." How arrogant and totalitarian is that?

The Planning Commission has also recommended the City Council pass a "single-story overlay zone process." Yet in doing so the Planning Commission requests the City Council change current regulations for such overlay zones. When does the Planning Commission have the right to legislate and to change the law?

In conclusion, we strongly urge the City Council to take some time to review the changes being proposed by the Planning Department and the Planning Commission. Strict regulations were already in place with the ND Overlay. Now the Planning Department and Planning Commission want to implement even stricter restrictions that will not only affect two-story homes but the entirety of Lower Hastings Ranch. There is no fairness in that. The most disturbing part of all this is that the Planning Department, Planning Commission, and City Council have shown an overwhelming bias in favor of a small, vocal minority of residents in Lower Hastings Ranch. Many homeowners with a contrasting view have been excluded from having our voices heard. In fact, all transparency has been deleted from this process, just as meeting recordings from the March 2016 Planning Commission Meeting are no longer on the City website.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ezekiel Wang', written in a cursive style.

Ezekiel Wang

Martinez, Ruben

From: CityWeb-Server@cityofpasadena.net
Sent: Monday, April 25, 2016 12:21 PM
To: Official Records - City Clerk
Subject: WWW COMMENT

Data from form "Contact City Clerk Mark Jomsky" was received on 4/25/2016 12:21:24 PM.

Send Comments

Field	Value
Your Name	Eva Ferreira
Phone	6263992656
Email	evaferreira928@gmail.com
Comments	Attention: City Clerk Reg: Notice of Public Hearing and Proposed Zoning Code Amendment within the Lower Hastings Ranch neighborhood. My name is Eva Ferreira. I own and live at 3590 Newhaven Rd., Pasadena Ca 91107. I have been a resident of this neighborhood for over 25 years. I am opposed to the prohibition of second stories. This would have a negative impact on me and my plans in the next 5 years to build on top of my garage in the back of my house. While I understand and support implementing development and design standards to ensure consistency and protect the unique neighborhood that we love in Lower Hastings, a blanket ban on second story additions would severely limit and negatively impact residences like me who do not have a large lot or a large budget for only one story additions. However as in my case I do have a downward slopping lot that would allow me to add a second story in the back without it being noticeable in the front of the house and without blocking any neighbor's view and without changing the architecture and design of the neighborhood. I would like to go on record that I oppose a blanket ban on second stories and appeal for consideration for the unfair impact on the residences like myself. Unfortunately I cannot make the meeting tonight. Thank you..

Email "WWW COMMENT" originally sent to OfficialRecords-CityClerk@cityofpasadena.net from CityWeb-Server@cityofpasadena.net on 4/25/2016 12:21:24 PM.