



**City of South Pasadena  
Planning and Community  
Development Department**

# Memo

**Date:** March 18, 2021

**To:** Chair and Members of the Cultural Heritage Commission

**From:** Kanika Kith, Planning Manager

**Prepared By:** Malinda Lim, Associate Planner

**Re:** Additional Document No. 1 for **Item 2** –1534 Ramona Avenue (Project No. 2349-COA) – Public Comments

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Five written public comments in support of the project were received from the following people:

1. Margaret G. Graf, General Council of Archdiocese of Los Angeles
2. Antonio and Kim D’Amico
3. Kerry O’Hara
4. Kevin Coleman
5. PJ Attebery

These written public comments are included as **Attachment 1**.

One verbal comment in support of the project was received. The commenter supports approval of the conceptual landscape plan as submitted but without conditions of approval provided to the Commission in the agenda packet. The verbal comment will be played at the meeting and can be heard by clicking on this [link](#).

**Attachments:**

1. Written Public Comment
2. Verbal Public Comment

# **ATTACHMENT 1**

Written Public Comment



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Archdiocese of Los Angeles

General  
Counsel  
(213) 637-7511

3424  
Wilshire  
Boulevard

Los Angeles  
California  
90010-2241

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March 15, 2021

***VIA ELECTRONIC MAIL AND POST***

Ms. Joanna Hankamer  
Director of Planning & Building  
City of South Pasadena Planning & Building Department  
1414 Mission Street  
South Pasadena, CA 91030

RE: Holy Family Parish, South Pasadena

Dear Ms. Hankamer,

I am writing to you to confirm the interest and concern of the Roman Catholic Archdiocese in connection with the landscaping plan that has been submitted and is pending for the front yard of the Holy Family parish property located at 1534 Ramona Avenue. We have been in communication with the parish leadership over the last months as they have attempted, in good faith, to satisfy the continued efforts from the Cultural Heritage Commission (CHC) which seemingly is now dictating the front yard landscape design in a way which the parish, respectfully, feels is far beyond the proper scope of such review.

Frankly, this matter has escalated to my level because it seems to have followed a rather irregular process with neighbors and their retained design consultant who has been allowed to dictate to CHC and the City rather than to have a collaborative process recognizing the validity of the parish plans and an independent evaluation by the City of the plans.

However, as we have been advised and as I believe you will agree, Holy Family has, in good faith, adjusted the landscape plan to fully comply with the neighbors' requests at the previous CHC meetings.

I understand that in an apparent effort to further delay or confuse the matter, some have inquired about the backyard landscape plans, suggesting that a potential backyard project be accelerated and integrated into this application. The Archdiocese and Holy Family have no approved budget to develop the backyard or undertake any fence replacement at this time. When that project is undertaken, as required under the relevant protocols and City codes, the plans will be submitted for approval. In that regard, while that planning has not been done, a review of the relevant requirements by the parish indicates that there are no building code, city laws/ordinances or CHC authority that would integrate the backyard and fence project into the current front yard landscape project or be a basis to delay the front yard project even further.

Given that the plan for the front yard, as a project, has been adapted to meet the requests of the interested neighbors and is not integrated with any future planning, there appears to be no reason for any further delay. The Archdiocese fully supports the parish request that the City and the CHC act on and approve the plan at this time for the front yard landscaping at the residence at 1534 Ramona Avenue.

The parish, quite simply, wants to complete the work based on the currently agreed plans. However, if that is not possible or you are not prepared to approve the plan, we will need to consider whether, sadly, formal legal action is necessary. I trust that will not be the outcome.

Finally, in making this request, I want to note that the leadership term for Cambria Tortorelli expires on June 30 and there will be a new parish leader effective July 1, 2021. Both the parish and the Archdiocese are anxious to complete this project before the change of leadership.

Thank you for your consideration and I look forward to a positive outcome at your meeting this week.

Yours very truly,



Margaret G. Graf  
General Counsel

cc. Michael T. Davitt, Director of Real Estate  
Ms. Kanika Kith, Planning Manager, City of South Pasadena Planning & Building  
Development  
Parish File

**From:** [Antonio D'Amico](#)  
**To:** [PlanningComments](#)  
**Subject:** 3/18 Meeting: Agenda Item -- Holy Family Church Proposed Landscaping Plans -- Urge Support. Thank you.  
**Date:** Wednesday, March 17, 2021 10:36:55 AM

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**CAUTION:** This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have owned a single-family home in South Pasadena for many years, where my wife and I have raised our three boys.

Regarding the plans proposed by Holy Family Church to landscape the front yard of its rectory property at 1534 Ramona Avenue, we hereby strongly urge the City Planning Department and Cultural Heritage Commission to approve Holy Family's plans without any additional conditions. For purposes of full disclosure, we are Holy Family parishoners.

Thank you for the opportunity to voice our support for this project.

Best regards,

Antonio & Kim D'Amico

**From:** [Kerry O'Hara, Ph.D](#)  
**To:** [Cambria Tortorelli](#); [PlanningComments](#)  
**Subject:** 1534 Ramona landscaping renovation  
**Date:** Wednesday, March 17, 2021 10:14:39 AM

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To whom it may concern:

As a born-and-bred South Pasadenian and a lifelong parishioner of Holy Family Parish, I am very dismayed to hear that you have stopped an already-approved project plan for 1534 Ramona due to the complaints of a single individual. This is part of many residents' efforts to beautify our amazing city! Please allow the project to proceed without delay and with no further adjustments made.

I appreciate your timeliness in this matter.

I am also willing to give testimony, if needed.

Sincerely,

Kerry O'Hara, PhD

714.308.9843

1405 Oak Crest Ave, South Pasadena

**From:** [Kevin Coleman](#)  
**To:** [PlanningComments](#)  
**Cc:** [REDACTED]  
**Subject:** 1534 Ramona frontage  
**Date:** Wednesday, March 17, 2021 10:56:27 AM

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As residents of South Pasadena, We urge you to accept the latest proposal submitted by Holy Family Church. We understand that every effort has been made to meet neighborhood requests. In the meantime the unfinished area, existing for over a year, is not only unattractive but also a safety hazard. Our previous experience with your commission regarding a home on our street was handled in a very professional manner, so we look forward to a satisfactory resolution of this issue.

J. K. Coleman  
C. M. Coleman  
[REDACTED]

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**From:** [PJ Attebery](#)  
**To:** [PlanningComments](#)  
**Subject:** 3/18/21 So Pas CHC Meeting Agenda Item #2 - Holy Family Church, Ramona Ave Project #23949-COA  
**Date:** Wednesday, March 17, 2021 11:06:11 AM

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**CAUTION:** This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commission Members,

As a South Pasadena resident and Holy Family parishioner, I would like to state my support for the proposed landscape design without conditions. Thoughtful consideration for the surrounding neighborhood and responsiveness to Commission recommendations have been exercised in good faith.

Please do not delay the project any further. The submitted design will only enhance the existing landscape and appropriately represent the current So Pasadena esthetic.

Sincerely,

PJ Attebery

[REDACTED]

So Pasadena, CA 91030

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**PJ Attebery, RDH**  
**Dental Clinic Coordinator**

[REDACTED]

**323.516.6188**  
**5900 S. Eastern Ave., Ste 133**  
**Commerce, CA 90040**

H. Claude Hudson CHC / Hubert H. Humphrey CHC  
El Monte CHC / Edward R. Roybal CHC  
Long Beach CHC / High Desert RHC



# **ATTACHMENT 2**

Verbal Comment

([Click Here](#))