



Community Development
Department

Memo

DATE: January 19, 2023
TO: Cultural Heritage Commission
FROM: Sandra Robles, Associate Planner
RE: Additional Documents, Item No. 4, Public Hearing – 504 El Centro Street (Project No. 2443-COA/AUP)

The attached written comments were received by 12:00 p.m. on January 19, 2023.

January 15, 2023

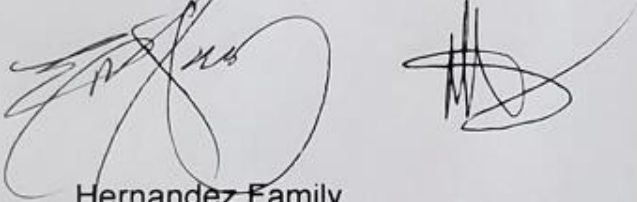
To Whom it May Concern,

We are writing this letter in support of the Felix Family who live at 504 El Centro St.. We have lived in this neighborhood since March 2003 and have been friends with the Felix family since then. They are very respectful neighbors and citizens of this community.

We support the work they would like to have done to their existing home. They are adding on to their home to support and help their growing family. Please feel free to contact us if you have any questions.

Sincerely,

Ernie and Nancy Hernandez

Handwritten signatures of Ernie and Nancy Hernandez. The signature on the left is larger and more stylized, while the one on the right is smaller and more compact.

Hernandez Family
1008 Indiana Ave.
South Pasadena, CA 91030

000000000000000000000000

From:

Sent: Tuesday, January 17, 2023 5:26 PM

To: PlanningComments <PlanningComments@southpasadenaca.gov>

Subject: 504 El Centro

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I live on the same block and I strongly object to the plan for 504 El Centro. This plan will destroy an existing arch which distinguishes and provides character to this lovely home. Furthermore the house will become a two story home which is out of character from the original style of this home. All of the most recent projects in the area have been single story additions and have maintained the style of the original home except this one. I have supported those single story and stylistically consistent homes. This one is not one I can support and I fail to see how Cultural Heritage could approve of effectively removing a beautiful example of Spanish Revival style home to replace it with something so out of character from the modest recent projects.

I am not providing my name or address because in this situation I prefer to remain unidentified

To:

From: Christina Vaughan

Sent: Tuesday, January 17, 2023 4:38 PM

To: PlanningComments <PlanningComments@southpasadenaca.gov>

Subject: Fwd: 504 El Centro St (APN 5313-008-003)

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see email below

Sincères salutations,
Christina Vaughan

Professeur de français
Arcadia High School, California

"Nous sommes ce que nous faisons de maniere repetee. L'excellence n'est donc pas une action mais une habitude." -Aristote

"We are what we repeatedly do. Excellence, then, is not an act, but a habit." -Aristotle

----- Forwarded message -----

From: Christina Vaughan

Date: Tue, Jan 17, 2023 at 4:03 PM

Subject: 504 El Centro St (APN 5313-008-003)

To: <planningcomments@southpasadena.gov>

Good afternoon,

My husband and I live at 925 Palm Ave, South Pasadena, CA 91030. We are neighbors to Robert & Maria Felix who are seeking to add square footage both in a first floor and second floor in the back of their home.

We are in the final stages of our own remodel and renovation where we added almost 1000 square feet to our 1300 sq ft. home.

We are grateful to the CHC for learning us and for guiding us with suggestions to make the addition even better.

Our next door neighbors on Palm Ave also added on to a historic home by adding square feet on the first floor and adding a second floor behind. They did this around 2004. They just sold their house this summer, but they thoroughly enjoyed the extra space for family and grandchildren.

I respectfully submit that even a historical home can be appropriately modified to add square footage and preserve the character of the home. Please help Robert and Maria find the best path forward and approve their request.

Best regards,
Christina Vaughan

Sincères salutations,
Christina Vaughan

Professeur de français
Arcadia High School, California

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From: Mike Swenson
Sent: Wednesday, January 18, 2023 11:05 AM
To: PlanningComments <PlanningComments@southpasadenaca.gov>
Subject: project number: 2443-COA-AUP. APN:5313-008-003

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To whom it may concern: My name is Mike Swenson, I own the house at 514 El Centro St. I have lived in this wonderful neighborhood for 42 years. Our neighbor at 504 El Centro St. would like to make an addition to his house. I have no objections to the proposed plans, and think it would be a nice improvement to the property. The plans that I have seen, keep the "Spanish" look of the house. I hope that these plans are approved. Sincerely. Mike Swenson

From: Anne Harnagel
Sent: Thursday, January 19, 2023 9:34 AM
To: PlanningComments <PlanningComments@southpasadenaca.gov>
Subject: For tonight's (1/19) Cultural Heritage Commission meeting

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Anne Harnagel
Agenda item No. 4, 504 El Centro Street project

My name is Anne Harnagel, and I own the home at 930 Indiana Avenue that adjoins the rear of the property at 504 El Centro Street. The public notice sent by the Cultural Heritage Commission to the neighbors of 504 El Centro, as well as the Cultural Heritage Commission Agenda Report, Item 4, mentions a proposed second-story addition totaling 379 square feet. What is missing from the notice and the report—and I believe should have been included because it's a significant part of the applicant's plan!—is any mention of a 143.5-square-foot covered balcony addition adjoining the 379-square-foot master suite addition. That balcony addition was discovered only after a close study of the floor plans (attachment 8).

Ample consideration has been given to mitigating the impact of the second-story addition on the street views of 504 El Centro (but I am sad to see that the distinctive arches that add to the home's charm and character are to be demolished). I understand the value of the additions to the applicant and his family, and I am not opposed to the entire project. I am opposed, however, to the balcony addition that will negatively impact me and my quality of life. (The applicant's parents reside next door (to the east) at 510 El Centro, co-own the house at 504 with their son and, I assume, support his plans.) If the balcony is to be his "zen space," as the applicant stated to me, does it have to be so large? It appears large enough to hold 30 people for parties.

My lot and home (954 square feet) are quite small, and I cherish every inch of my "zen space." The balcony addition would loom over my lot and have a direct view of my bedroom window and backyard, infringing on my privacy and my unimpeded use and enjoyment of my property. My yard is a place of rest and relaxation; the balcony addition would, of course, alter how I can use my space. In addition, my bedroom is only about 8 feet from the fence that separates the properties.

The Gafverts at 500 El Centro and I will be the most adversely impacted homeowners in the neighborhood. We are united in our opposition to the applicant's proposed balcony addition.

To preserve privacy and property rights, I respectfully request the the 504 El Centro project be approved on the condition that:

1. The balcony be removed.
2. In the alternative, I request that the project be approved on the condition that the balcony be reduced in size by 50%, from 143.5 square to 71.75 square feet.
3. In order to mitigate the intrusion on my privacy (as well as the expected construction noise), I request that the commission approve the project on the condition that the applicant, before construction begins, plant mature landscaping along the fences at the north and west of his lot.

TO: PlanningComments@southpasadenaca.gov

FROM: Rebecca and Martin Gafvert

RE: Agenda Item #4 - 504 El Centro Street, January 19, 2023

We have owned and lived in our home at 500 El Centro Street since 1975. We are next door to 504 El Centro St. on the West side. While we understand the applicant's need for additional living space, we would like to bring a few concerns to your attention.

- According to Table 4: Standard 2: found on page 8, "The historic character of a property will be retained and preserved." The arches on the east and west sides of the house are integral to the Spanish Colonial Revival-style of this house, and removal should be avoided. They are also charming.
- The covered 143.5 square foot balcony off the 2nd floor bedroom (which was NOT mentioned in the Project Description) will have full view of our back yard and swimming pool, affecting our privacy and enjoyment of our outdoor space.
- The view of the mountains to the Northeast, as currently seen from the East side of our house, will be entirely blocked by the new addition. Preserving this view is important to us. Would reduction or removal of the balcony be a solution?
- We were unable to determine from the plans provided how much of the rain run-off from the change in the roofline on the West side will flow into our (lot-line) swimming pool and yard. This is a concern because of the shrunken yard clearance and drainage options.
- Finally, we currently experience a slight problem in the summer from the Western sun reflecting off the side of our neighbor's property. With the large, white, second story addition, we anticipate the impact to be a major factor in reflected glare and cooling costs which we will incur.

We have always enjoyed living in a community that believes in preserving its cultural heritage and looks out for the interests and quality of living of all the citizenry. We appreciate your consideration of these matters and trust that you will make the right decision.

Respectfully,

Martin Gafvert

Rebecca Gafvert

From: Ariel Gonzales
Sent: Thursday, January 19, 2023 10:03 AM
To: PlanningComments <PlanningComments@southpasadenaca.gov>
Subject: APN:5313-008-003 Jan 19, Meeting

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January 19, 2023

Attn: Cultural Heritage Commission of South Pasadena

APN:5313-008-003

We have been notified of the plans for an addition to be built at the residence of 504 El Centro. After looking up the address we were pleasantly surprised that it belonged to our neighbors, the Felix family. The Felixes were one of the first families to welcome us when we moved down the street a few years ago. They are excellent and thoughtful neighbors who serve throughout our community. You can always find them actively volunteering in their children's schools, coaching kid's soccer, or ready to help anyone in the neighborhood that needs a hand. Simply put, they're the kind of people that make our small town great.

Undertaking a construction project is inconvenient, especially for a family of six who recently welcomed a newborn, but it is necessary for them to thrive. The Felixes are not investors or developers, but rather a family who have outgrown their home and don't want to be uprooted. We urge you to please allow them to proceed with this pursuit, they've proven to be kind and considerate neighbors and we are sure they will bring the same thoughtfulness to this project.

Sincerely,

The Gonzales Family
402 El Centro, Unit 4

From: Vic Reehal, MD [CA]
Sent: Thursday, January 19, 2023 10:26 AM
To: PlanningComments <PlanningComments@southpasadenaca.gov>
Subject: Request to allow addition to a house for a nieghbor

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Hi

I live in South Pasadena, and we are neighbors with Mr. Rob Felix.

It has been brought to my attention that his family are seeking permission to build an addition to their property at 504 El Centro Street,
South Pasadena.
APN: 5313-008-003.

The purpose of the addition is to accommodate a new child, who will be born soon. 😊

Rob is a great neighbor, and has 3 children, and their family is an asset to the community

Please allow them to build this addition, so they have room for their new upcoming beautiful child

Thank you

Vickram Reehal
402 El Centro ST, unit 14
South Pasadena, CA
91030

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