



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

Memo

Date: August 6, 2020

To: Chair and Members of the Design Review Board

From: Joanna Hankamer, Planning and Community Development Director
Kanika Kith, Planning Manager

Prepared By: Malinda Lim, Associate Planner

Re: August 6, 2020 Design Review Board Meeting Item No. 1 – Public Comment
for 1733 Hanscom Drive (Project No. 2264 & 2265 NID/DRX)

The Applicant for the projects at 1733 Hanscom Drive is requesting to add a basement for Lot 2 (the larger of the two lots) in the scope of the entitlement for the Design Review Board's consideration tonight. The addition of the basement comes from a recommendation from the Applicant's structural engineer and architect to ensure that the proposed home is structurally more secure. An e-mail from the applicant making this request is included as **Attachment 1**.

Attached are two written comments received for the projects. The comments were not included in the Design Review Board agenda packet because the comments were submitted after the posting of the agenda packet. In addition, there is a verbal comment which could be heard from the link provided in the attachment list below.

Attachments:

1. Applicant's Request to Add Basement to the Project
2. Written Public Comments Received After Posting of the Staff Report
3. Verbal Public Comment Received ([Click Here](#))

ATTACHMENT 1

Applicant's Request to Add
Basement to Lot 2

Malinda Lim

From: Peter Bakhtiari [REDACTED]
Sent: Thursday, August 6, 2020 11:10 AM
To: Malinda Lim; Kanika Kith; Irene Acosta
Subject: Peter/1733 Hanscom LOT2 (larger House_)

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.

Malinda,

As per our conversation, based on the conversation I had with my Architect and structural engineer they recommend that I put a basement on this house to ensure that the house is structurally more secure. This is based on the fact that the next door neighbor to the south had a much lower elevation than 1733 Hanscom. To Allow the foundation of the house to be more embedded in bedrock. This will not change the design of the house or the square footage. I would like the basement to be included as part of the project scope to be considered by DRB tonight.

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Thank you,

Peter Bakhtiari
5331 East Slauson Ave.
Commerce CA, 90040

ATTACHMENT 2

Written Public Comments Received
After Posting of the Staff Report

Malinda Lim

From: Kanika Kith
Sent: Thursday, August 6, 2020 10:54 AM
To: Malinda Lim
Cc: Joanna Hankamer
Subject: FW: Comments for Design Review Board Public Hearing 8/6/20

From: Betty Emirhanian [REDACTED]
Sent: Wednesday, August 5, 2020 2:36 PM
To: PlanningComments <PlanningComments@southpasadenaca.gov>
Cc: Malinda Lim <mlim@southpasadenaca.gov>
Subject: Comments for Design Review Board Public Hearing 8/6/20

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The following is a comment for Agenda item #1: project 2264 & 2265.

I am concerned about the design of the proposed two homes.

- The current house that will be demolished has a very distinct character and will unfortunately be replaced with two homes that are very similar in style to the homes just built across the street.
- The homes on Hanscom Drive are very eclectic in style and no two houses look the same.
- Having 4 homes in the same style so close together completely changes the character of that part of our street.
- It is beginning to look like tract homes. The fact that they are attractive and high end doesn't change that.

My 2nd concern is that Hanscom Drive is regularly losing our modest homes, which are being replaced by with expensive large residences.

- The current modest 1,068 sq. foot house that is proposed to be demolished is going to be replaced by a one house that is almost 4 times its size and another twice its size.
- Our street has traditionally been a place where families could buy a home at a more reasonable price than other parts of South Pasadena due to its modest homes.
- If it is deemed necessary to demolish a home, it should be replaced with something of similar character and size.
- If the piece of land is large as is the case with this project, rather than replacing 1 modest house with 1 or two large homes, how about building 3 smaller homes?
- Our area in the hills will be facing new construction for quite some time because of the open land and older homes being sold off to developers. Since the city is under pressure to build more affordable homes, we should not squander the opportunity to take advantage of this to further this goal.

Respectfully,

Betty Emirhanian

1815 Hanscom Drive

Malinda Lim

From: Kanika Kith
Sent: Thursday, August 6, 2020 11:55 AM
To: Malinda Lim
Cc: Joanna Hankamer
Subject: FW: Agenda Item No. 1 – 1733 Hanscom Dr. - Design Review Board (Project No. 2264 & 2265-DRX/NID)
Attachments: 1733 Hanscom Dr. NO PARKING SIGN.JPG

From: Eric Florin [REDACTED]
Sent: Wednesday, August 5, 2020 6:28 PM
To: PlanningComments <PlanningComments@southpasadenaca.gov>
Subject: Agenda Item No. 1 – 1733 Hanscom Dr. - Design Review Board (Project No. 2264 & 2265-DRX/NID)

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COMMENTS/QUESTIONS

1. Care should be taken due to the abundance of healthy, mature trees on the property, as well as our oak tree located very close to the property line when grading/leveling property.
2. Do the design plans include specifications for a wall/fence between the neighboring properties?
3. What will happen to our wires (electrical/internet/telephone) that cross through the property as they connect to the utility pole located at the back of 1733 Hanscom Dr.?
4. Care should be taken regarding heavy equipment and work trucks due to limited parking on Hanscom Drive, which is a narrow street. This has been problematic with the same developer's building of the houses at 1746 and 1750 Hanscom Drive. Please return the NO PARKING sign to its original location (see attached picture). The sign has been removed and is now leaning against the soon-to-be demolished house.

Thank you,

Eric Florin & Monica Hadsell
1741 Hanscom Dr.
South Pasadena, CA 91030

(neighbors to the immediate south of 1733 Hanscom Dr.)



ATTACHMENT 3

Verbal Public Comment Received

[\(Click Here\)](#)