

January 2010

Volume 7, Issue 1

Lower Hastings Ranch Association Newsletter

CALL TO ACTION

Your input is very important if you want to save the Ranch style character of the Neighborhood. The LHRA is presently working with the city to amend the zoning standards for residential construction in Lower Hastings Ranch. Because this is a lengthy process, it has been suggested that we put into place a temporary conditional use permit for second stories.

On Wednesday, January 27, the Planning Commission is going to decide if they will recommend the establishment of a temporary Conditional Use Permit (CUP) process.

This process will give residents notice if a neighbor wants to add a second story. A

hearing would be held before allowing second story construction.

Some background:

On December 10, 2009 staff members of the City's Planning Division met with residents of LHR to hear their concerns regarding new amendments to the zoning standards for residential construction in Lower Hastings Ranch. The consensus of the residents that attended the meeting was that they wanted to keep the ranch-style theme in the area and eliminate large bulky one and two story construction. Those in attendance objected to the mansionization that has recently taken place in Lower Hastings Ranch.

Date: JANUARY 27, 2010

***Place: CITY HALL COUNCIL CHAMBERS
100 N. GARFIELD AVE.
ROOM S249
PASADENA, CA***

Time: 6:15 PM

Upper Hastings has a permit system, which states that neighbors must be notified and can have input in all second story constructions. The Lower Hastings residents who attended the December meeting want this type of program established in our area until the City's Planning Division can develop a new zoning overlay.

Such a conditional permit is in effect for Upper Hasting Ranch. It is already written and has been effective. Hence, it should be an ordinance that could quickly be implemented in Lower Hastings Ranch as well.

Now is the time to give your input to the City Planning Department.

- ◆ ***Do you want to prohibit second stories?***
- ◆ ***Do you want to allow second stories with restrictions?***
- ◆ ***Have you considered quality of life issues; such as privacy, mountain views?***
- ◆ ***Have you considered the impact on your home if your neighbor's property is at a higher or lower elevation and a second story is added?***
- ◆ ***Have you ever thought about the changes in your property values if our neighborhood is inundated with second stories, bulky construction, and non-Ranch architecture?***

Your attendance at this meeting is very important – The City Planning Department does not endorse this proposal. They do not believe that there is a need to pass this type of ordinance because the new zoning standards should help reduce the mansionization that is taken place in LHR. Residents feel they can't wait until the new zoning is approved and that something must be done immediately.

The Zoning Department has not provided us with a timeline. A permit was just approved for another second story remodel on Rim Road. Permits will continue to be granted until changes in our overlay are implemented.

If you can't attend the meeting please mail, phone or email your concerns to:

Beilin Yu,
Associate Planner,
Current Planning, City of Pasadena
175 N. Garfield Ave.
Pasadena, CA 91101
byu@cityof Pasadena.net
626-744-6726

We hope to see you at the meeting.

Jim Brennan, President
351-9472
Brennanjames2@gmail.com

We need your help. Our association would be stronger if everybody helped a little bit. We can use your help participating in a phone tree, handing out literature on your block, attending public hearings, or monitoring city council meetings. Let us know if you can help.

**LOWER HASTINGS RANCH HOMEOWNERS ASSOCIATION
MEMBERSHIP DUES FORM**

Period of Membership - JANUARY 1st. TO DECEMBER 31, 2010

Name: _____ **Spouse** _____

Address: _____

City _____ **State** _____ **Zip** _____

E-mail address: _____

Phone number: _____

Membership Dues per calendar year: \$25.00

Please send this form with your check to:

LHRA
3495 Landfair Road
Pasadena, CA 91107

Would you be interested in volunteering to help?

- _____ **Newsletter preparation and delivery (mailings).**
- _____ **Welcoming new residents to our community.**
- _____ **Monitoring City of Pasadena (District 4) proposed commercial developments.**
- _____ **Serving as a Director on Lower Hastings Ranch Homeowner's Association Board**
- _____ **Help Board with special project as need arises**

**If you have any comments or suggestions for the Board of Directors,
please include them in this mailing.**

Thank you.

Association Web Address: <http://www.lowerhastingsranch.org>