

December 2010

Volume 7, Issue 4

Lower Hastings Ranch Association Newsletter

Public Hearing for Lower Hastings Ranch Zoning Code Amendment

WEDNESDAY, DECEMBER 8, 2010 at 6:15 pm

Pasadena City Hall

Council Chambers, Room S249

This is your opportunity to give your input on the type of community you want to live in. Last week you received a Notice of Public Hearing for Lower Hastings Ranch Zoning Code Amendment. **It is very important you either attend the Hearing or give your written input.**

The Planning Commission has done an excellent job of developing standards for Lower Hastings Ranch. The proposed code amendment includes development standards for height of front porches and height, size and setbacks of second story additions. This proposed amendment should reduce or eliminate the mansionization that is taking place in this area.

To protect our neighborhood, we believe that the Zoning Code Amendment should include a requirement that a Conditional Use Permit (CUP) be obtained for any new or two story construction and that the construction should be compatible with the existing character of the neighborhood (such as roof slope, roof materials, exterior siding, window pattern etc.)

The requirement for a conditional use permit will give neighbors transparency. You will be notified if a new home will be built on your block or an owner is going to add a second story. (As we do not have any vacant lots in Lower Hastings Ranch, the only way for a new home to be built would be to tear down an existing one.)

With a Conditional Use Permit requirement you will have an opportunity to see what type of construction is being proposed in your neighborhood and you will be able to voice your opinion on the structure if it affects your privacy or views. We are hoping that even if development standards are met, if a large number of neighbors object to the development, the developer must listen to the neighbors' concerns and will be a good neighbor and modify the structure to satisfy the neighbors' concerns. If this does not happen, then you will have an opportunity to make your objection known to a Hearing Officer; the officers might side with the neighbors and adjust the structure even if it meets zoning standards.

Upper Hastings Ranch has this requirement and it seems to work well. We do not see any downside in having a CUP requirement made part of our Zoning Amendment other than it will take longer to obtain a permit to build a new house or add a second story.

It is very important that you attend the public hearing or write to City Planners (Beilin Yu, Associate Planner). This will be an opportunity for you to help develop standards for future construction in Lower Hastings Ranch.

Jim Brennan

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

Period of Membership - DECEMBER 1st., 2010 To DECEMBER 31, 2011

Name _____

Spouse/Partner _____

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

Our Association's web address is

<http://www.lowerhastingsranch.org>

IMPORTANT:

If you cannot attend the meeting on December 8, please send a note with your comments to Beilin Yu, Associate Planner, Permit Center, 175 N. Garfield Ave., Pasadena, 91109-7215.

You can also send her an email: byu@cityofpasadena.net.