



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

Memo

Date: July 22, 2020

To: Chair and Members of the Design Review Board

From: Kanika Kith, Planning Manager

Prepared By: Kanika Kith, Planning Manager

Re: Additional Document No. 3 for Item No. 1 – 1319 Stratford Ave (Project No. 2299-DRX) –Public Comments

Public Comments

In addition to the public comments provided to the Board in Additional Document Nos. 1 and 2, three additional comments requesting changes to the proposed design were from the residents:

1. Jonathan Gonzales and Tania Nasir
2. Raul and Jessie Gutierrez
3. Luis and Reinoso

These comments are included as Attachment 1.

Attachments:

1. Public Comments

ATTACHMENT 1
Public Comments

From: [Johnathan Dax](#)
To: [PlanningComments](#)
Cc: [Tania Nasir](#); [Johnathan Dax](#)
Subject: 1319 Stratford Avenue
Date: Wednesday, July 22, 2020 9:56:28 AM

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 Design Review Board,

The following is in regards to 1319 Stratford Ave. First and foremost, we are happy that we have new members of our community and neighborhood and we look forward to meeting them.

We are the neighbors directly north at 1315 Stratford Ave. After initial review of the design plans and proposals, we just have a few concerns we would like to express.

1. Our neighborhood craftsman character is what makes our area very special. When we decided to buy property in this city years ago it was very important to us, and the driving factor, to select a property in the craftsman style. Having said that, we are concerned that the proposed design would impose on the historic character and thus potentially have financial ramifications for property value in the future. With respect to the new design proposal, we wholeheartedly support creativity and innovation while wanting to maximize space. However, this modernistic approach is a concern given the above.
2. Regarding the north side setback proposal, we have a concern as this may potentially block sunlight to our south side terrace and indoor space. Currently, the first floor does not seem to align with code on setback and the proposal of design for the second floor setback should follow within code. Most homes that are constructed today have side setbacks.
3. And lastly, construction during the pandemic. Two concerns here, first we want to ensure all contractors/workers follow any safety protocol and have established measures to prevent any possible spread of COVID-19. Second, construction while SPUSD distance learning. Concern here is potential noise and activity disruption while our 10 year old son is distance learning. We would welcome working with the city, contractors and homeowners on this point.

We look forward to hearing from the committee on the above.

Best regards,

Johnathan Gonzales & Tania Nasir

Kanika Kith

From: raul gutierrez <raulg@yahoo.com>
Sent: Wednesday, July 22, 2020 11:55 AM
To: PlanningComments; Jessie Maemori - GMAIL
Subject: Dear Design Review Board

Follow Up Flag: Follow up
Flag Status: Flagged

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I've attached my comments as follows:

Dear South Pasadena Design Review Board:

We are Raul and Jessie Gutierrez, owners of the Craftsman-style bungalow at 1311 Stratford Avenue in South Pasadena. We viewed the applicant presentation for the design of the property located at 1319 Stratford Avenue and have the following comments:

1. Exterior Design – In our opinion, renovating the home has some challenges when adding to the original architectural style of the residence. The main challenge is a high-pitched roof and keeping within the city's height requirements. However, providing a flat roof that is visible from the street does not add to the Craftsman-style architecture in this neighborhood established well over 100 years ago.
2. Property Setback – Typically, all properties on this street maintain a 5' setback from property line to structure. Why is this property different, given that the property is 2' wider than most adjacent homes. I suggest maintaining a setback consistent with current codes for first floor and second floor structures.
3. Interior Design – Providing 10' ceilings to the interior spaces of the second floor would not contribute to the overall architecture of the existing residence. I suggest maintaining a low-pitched roof in lieu of a drastically different roof line (e.g. a flat roof) to maintain a street appearance consistent adjacent homes and with the neighborhood.

We hope the Design Review Board will suggest the proper recommendations for this renovation in the interest of the Craftsman architecture this community has established.

Sincerely,

Raul & Jessie Gutierrez

1311 Stratford Avenue

From: [Lupe Trevizo](#)
To: [PlanningComments](#)
Cc: [Lupe Reinoso](#)
Subject: Recommendations for new construction
Date: Wednesday, July 22, 2020 1:54:46 PM
Attachments: [Design Review Board-letter-072220.docx](#)
[ATT00001.txt](#)

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Hello,

We are in agreement with the Gutierrez family letter of concerns forwarded. Attached below.

We are not opposed to the construction as we also added a 2nd floor and have been in support of other Craftsman construction projects within the past years on Stratford.

We would love to preserve the Craftsman look and style as the house under review sits within several Craftsman homes.

We are asking you Please apply all prior construction and aesthetic requirements as mandated to other properties on Stratford when our projects went before your committees.

Thank you
Luis and Lupe Reinoso
1312 Stratford Ave
South Pasadena, Ca 91030

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