



Community Development
Department

Memo

DATE: May 5, 2022

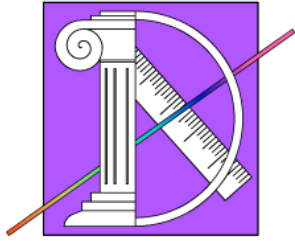
TO: Design Review Board

FROM: Angelica Frausto-Lupo, Community Development Director

PREPARED BY: Matt Chang, Planning Manager

RE: Additional Document Item No. 4, Public Hearing – 1016 Palm Avenue (Project No. 2442-DRX)

The attached written comments were received by 12:00 p.m. on May 5, 2022.



Dahl Architects, Inc
1134 El Centro Street
South Pasadena, CA 91030
(626) 564-0011, (626) 564-1591 fax

May 2, 2022

Sandra Robles
Associate Planner

Design Review Board Commissioners
City of South Pasadena

RE: 1016 Palm Avenue, South Pasadena
DRB 5/5/2022 Hearing Agenda Item #4
APN: 5313-014-013 Project #2442DRX

Thank you for your review, processing, and action on our project of 1016 Palm Avenue, South Pasadena at the DRB hearing Thursday May 5, 2022. We submitted to the City for this single family home remodeling and addition way back on August 12, 2021, so we are excited to finally have our DRB hearing. Our project manager Tammie Kallen and I will both be there, and look forward to going over the home's improvements for the VonCannon family with you. We are in agreement with the City's staff report and recommendations. The proposed enhancements will be good for both the home and the neighborhood, as further noted in other letters in your packet from the VonCannons and their neighbors. There is though one negative neighbor letter (1020 Palm) that is an unfortunate continuation of their multiple disputes with multiple neighbors. The neighbor complained about the installation of the air conditioner unit in 2013, but because it was installed to code, the VonCannons were able to move past that issue in coordination with the City. It is too bad that the recent remodeling by their neighbor to the south (1030 Palm) took so long, but things were tough during Covid. Now that most people can meet again in person, we will be able to be more efficient with the Voncannons' construction schedule.

Over the years before the VonCannons moved in, their non-historic home was over-remodeled, added onto and modified, stripping most all of its earlier craftsman detailing that we are now bringing back for an even better neighborhood compatibility, with a full front porch and a front dormer to reduce the existing overly large expanse of front roof. The single-level proportions remain intact, with the rear second-level addition likely even missed by 90% of the pedestrians walking by. The rear addition only extends out 5'6" to the rear and the side, while the 1020 Palm neighbor's home and attached garage continue back another 27 feet beyond that to the rear. The resulting side setback is more than required at 6'8" instead of the minimum 5'0", so plenty for the existing hedgerow to continue to thrive for good privacy for both adjoining neighbors.

We look forward to meeting at the DRB hearing and going over everything, and answering any questions that you may have.

Thank you,

Steven P. Dahl, AIA
Tammie Kallen
Dahl Architects, Inc.

VONCANNON
1016 PALM AVENUE
SOUTH PASADENA, CALIFORNIA 91030

May 2, 2022

Via Electronic Mail

South Pasadena Design Review Board
Samantha Hill, Chair
Melissa Hon Tsai, Vice-Chair
Joe Carlson
Brian Nichols
Kay Younger
PlanningComments@southpasadenaca.gov

Re: 1016 Palm Avenue (APN: 5313-014-013), Project No. 2442-DRX

Dear Ms. Hill, Ms. Tsai, Mr. Carlson, Mr. Nichols, and Ms. Younger,

We are the owners of 1016 Palm Avenue. When we got married ten years ago, we wanted to buy a house in South Pasadena because we knew it was the best place to raise a family because of its amazing schools and tight-knit community. We bought our home at 1016 Palm in 2013 after competing with over two dozen other offers, and our dream became a reality. Although it was on the small side, the house was perfect for us and the dream of our family. We now have two young children whom we are fortunate enough to walk to school every morning, wonderful neighbors whose kids feel comfortable being treated as one of our own, and enough equity built up in our home to be able to afford to expand it to fit our growing needs.

During the pandemic lockdowns, we—like many other families—began spending a lot of time in our home doing everything from working, schooling two children (one of them with special needs), cooking all of our meals, working out, and generally entertaining ourselves. It made us realize that our beloved home no longer fit our needs, and if we wanted to stay in this wonderful community, we would have to find a way to expand our home. That is why we decided a year ago to renovate our home to add a second story, put in a real dining room with indoor/outdoor flow to the back patio so we could entertain friends with plenty of ventilation, add a powder room for guests, and cover the back patio so that we could enjoy our backyard without being under the blazing Southern California sun. Having lived in our home for over eight years, we also wanted to bring it more in line with the Craftsman style, since the renovations from the 1960s resulted in diluting that aesthetic. We found a local and reputable architect who saw our vision and drew it on paper. Now we are excited to be at the cusp of bringing our vision to life so that we can make our current home our forever home.

With respect to the only letter expressing concerns about our proposed project from Christopher Cockcroft, we note that on the one hand he purports to care about the aesthetics of the neighborhood in insisting that our house remain exactly the same as it was in the early 1900s, yet on the other hand wants us to put our “ghastly” air conditioning unit on the roof—which is prohibited by the City precisely because it is an eyesore and would detract from the visual harmony of the

May 2, 2022

neighborhood. He wants to dictate that our home be one story yet complains about too much of our lot being covered so that there's "little open yard space" in a backyard that does not belong to him, and also rails against the proposed second story—the existence of which actually minimizes lot coverage and frees up yard space. These inconsistencies demonstrate that his concerns are borne out of a self-serving desire to accommodate his unreasonable noise expectations and desire for "light and air" and not out of genuine concern for his community. He also fails to mention that a large plot of apartment buildings directly across the street consist of both one-story structures and two-story buildings tucked behind the front façades—exactly what is proposed here. It is therefore simply untrue that the proposed two-story addition will not be "harmonious in scale" compared to the apartment complex across the street and the numerous other two-story homes on the block. In addition, his claim of special knowledge about our home's foundation is on its face not credible. Even if it were true, though, that is a reason to move forward with our proposed project because the next step is to consult with a structural engineer who will ensure that the house's foundation will be up to date so that the house can withstand another hundred years and not collapse in on us. The current house is extremely drafty and not energy efficient, resulting in the need to run the air conditioner more often than will be necessary once all the doors and windows are replaced and the home is properly insulated per the proposed renovation. And, as you know, his hyperbolic and unfounded prediction that our home is going to be "demolished" is simply not accurate.

Mr. Cockcroft has been the lone exception to the supportive and welcoming cadre of neighbors whom we have had the pleasure to live amongst. While it is unfortunate that he has once again chosen to direct negative energy at his neighbors in service of his own interests, we agree with the professional opinions and findings of the members of the Planning Department, who recommend that the Design Review Board approve our project subject to conditions of approval.

Thank you for your time and effort on our project. We know you want what we want: to preserve the charm of South Pasadena while enabling it to fit the changing needs of its community.

Very truly yours,



Eric VonCannon



Jennie VonCannon

cc: Matt Chang, Planning Manager (mchang@southpasadenaca.gov)
Sandra Robles, Associate Planner (srobles@southpasadenaca.gov)
Steve Dahl, Dahl Architects, Inc. (steve@dahlarchitects.com)
Tammie Kallen, Dahl Architects, Inc. (tammie@dahlarchitects.com)

April 28, 2022

To Whom it May Concern:

Our beloved friend and next door neighbor, Ed Stowe, lived on 1016 Palm Avenue for many years. He and his wife raised two boys in that house and practically raised other neighborhood children as well because they used to run the local daycare. Ed was a thoughtful neighbor. One of those friends who would leave roses on your front porch every Spring that he would cut from his yard. Ed was so proud of his roses and would go on and on about how much fertilizer and how much love he would put into those roses. We were always bringing food to each other's houses. When Ed couldn't walk anymore because of his spinal degeneration, he would call all of us over to his little kitchen every couple of weeks and have a warm piece of cake with him that his son brought over. When Ed passed away several years ago, we felt this huge void in our hearts. But it wasn't only our family who grieved his loss, our collective neighborhood cried and mourned his passing. I never thought that we could fill that void in our hearts.

When we found out that Ed's sons had sold the house, we were excited to meet our new neighbors, Eric and Jenny. They were a newly married couple. Eric worked in law enforcement and Jenny worked in government law. They are hard working people and serve our community and country. Eric's family are all veterans. Jenny became pregnant and over the years, we watched their little family grow. Soon, they had a second baby. We've had them over to our house pre COVID and loved watching their kids play and hear their delightful screeching laughter. Both of their children are very active: we see them daily playing in the front yard and sometimes in our yards as well looking for their lost balls and frisbees.

We are delighted and supportive that Eric and Jenny are making additions to their home. They have a special needs child and their house is small for a growing family. They feel cramped sometimes and want to provide more for their children, like create a special playroom to meet their childrens' needs.

Eric and Jenny are great neighbors and they've become part of our Palm Family. I think Ed would be proud that his house is once again filled with children and a growing family. So, we are here to support their renovations to create a home that can grow with their family. Families are like roses. You need to nurture them or they wither.

We hope that you will help to support their plans to renovate their home.

Kind regards,

Sean Malatesta and Christine Tam

Li
820 Mission Street Unit 107
South Pasadena, California 91030

May 2, 2022

South Pasadena Design Review Board

Re: Project No. 2442-DRX

Dear Design Review Board,

We are writing in support of project no. 2442-DRX. For over a year now, we have been talking to our friends, the Von Cannon family, about their plans to expand their home. We've been excited for their project to begin. The plans and drawings look tasteful and sensible for their growing family. We feel that this project would not only make their home more suitable for their family in the long term, it would also help elevate their block, thereby elevating South Pasadena as a whole. To have more sunlight, air flow, space, and energy efficiency, would only be positives.

Like the Von Cannons, we felt the weight of schooling our children and working from home during the pandemic. The situation was unexpected, but it put a spotlight on how valuable the right space is to our physical and mental well being . Home is a haven. It is a place where school, work, play, exercise, rest, and community take place.

We have had the joy of spending time with the Von Cannons pre-pandemic as well as during the pandemic. Our children have played together for hours at a time. They have decided it is worth the time, the monetary investment, and the temporary inconvenience of this project for the countless benefits that follow. We feel that it is reasonable and beneficial for this project to proceed.

The drawings and plans have been executed by a highly qualified, experienced architect who has helped countless South Pasadenans realize their home goals while maintaining the structural and design integrity of the city. In closing, we feel this project is in good hands and want to voice our support. Thank you for your time.

Sincerely,

Kenny Li

Sanly Yuen-Li

From: Wendy Leung
Sent: Tuesday, May 3, 2022 11:47 PM
To: PlanningComments
Subject: Comments for Design Review Board public hearing on 5/5/22, Re: 1016 Palm Ave, Project No. 2442-DRX

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.

May 3, 2022

Design Review Board
City of South Pasadena
Re: 1016 Palm Avenue, Project No. 2442-DRX, Agenda Item #4

Dear South Pasadena Design Review Board,

Thank you for this opportunity to express my firm support of my neighbor's home renovation project at 1016 Palm Ave. I am the owner of 1023 Adelaine Ave, the home directly behind the subject property. I had the pleasure of viewing this project's plan.

South Pasadena has so much to be proud of, nearing the top of the list being neighborhoods rich in character because of its aged but well-maintained homes. The owners and architect are exemplary in improving a smaller, older home and designing it in a way that creates such wonderful useable space for a growing family while maintaining the aesthetics of the neighborhood. Although the current home is quaint, the new proposed style wonderfully matches even better with the attractive craftsman styles of the neighborhood without appearing overwhelmingly large from the street's view.

I am aware that the renovations will involve some noisy activity of construction directly behind my property. However, this minor inconvenience is temporary and all well worth it, as it will ultimately be a beautiful improvement to our community and contribute to the overall look of the street. Thank you again for allowing me to express my delight of this proposed home renovation design. I am very excited to see another gem in our neighborhood!

Respectfully,

Wendy Leung
Homeowner,
1023 Adelaine Ave
South Pasadena, CA 91030

Dear Design Review Board,

We are Matt and Liz Dubeck, and we live at 1002 Palm Avenue. Our neighbors to the south of us at 1016 Palm have submitted plans to renovate their home to expand it to accommodate their family. Our family has spent a lot of time at their house and we fully support this renovation. We have seen the plans for the proposed home and think that they have done a wonderful job of preserving its craftsman-like character while elevating the home's potential to its fullest and making it more consistent with the neighborhood's craftsman style with the expansion of the front porch. The second-story addition is subtle and does not overwhelm the original house because it is tucked away behind it. Although any renovation comes with noise and dust, we think it is the neighborly thing to do to support our neighbors' efforts in making their home comfortable for them to live in as long as they are doing it according to the rules—which the VonCannons are. We also know that they are adding the covered porch in the backyard specifically so that the neighborhood kids, including ours, can all play together out of the sun but outside to minimize the risk of the spread of COVID. We welcome improvements to the homes in the neighborhood because we do not want to live on a street where the houses simply sit and decay with no efforts to combat the deterioration due to time in the name of keeping things exactly as they were 100 years ago. An excellent example of this is the recent renovation to 1030 Palm, which vastly improved the aesthetic of the street. We look forward to seeing the finished product at 1016 Palm and our kids can't wait to play in the new covered porch!

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Dubeck".A handwritten signature in blue ink, appearing to read "Liz Dubeck".