

# Hailyn Chen

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February 1, 2019

To the City of Pasadena Planning Division:

I am a partner of the Los Angeles law firm Munger, Tolles & Olson LLP and have lived at 1193 Avoca Avenue in Pasadena in a historic 1910 Craftsman house for the past 10 years. I write in enthusiastic support of Gabriela Yariv's request for a minor variance at 81 Grace Terrace for a rear yard encroachment for a proposed two story balcony structure.

Because I walk my dog every day and because 81 Grace Terrace is just a block away from my house, I have walked past 81 Grace Terrace every day for the past 10 years. The house at 81 Grace Terrace was foreclosed on, abandoned, and derelict for a number of years, apparently with squatters living in it for a significant period of time. I witnessed firsthand the broken windows, trash, and collapsing balcony, which were an eyesore and detracted from the character and integrity of our Grace Hill neighborhood.

For months, my neighbors and I worried that the house at 81 Grace Terrace would continue to deteriorate in its abandoned state. So we were thrilled to learn last year that, not only had the house been purchased, but that it was Gavi who was the new owner. Having known her for many years, I have no doubt that Gavi will restore the home with extraordinary sensitivity to the architectural heritage and aesthetic of Grace Hill, and her landscape design will enhance the beauty of our neighborhood. Gavi is a native of San Marino and Pasadena whose lifelong dream has been to restore a historic house and create a home for her family – and she chose this house on Grace Hill in part because it allows her to continue to care for her aging parents, who live a few blocks away on Madeline Drive. Gavi cherishes and has a deep understanding for the unique architectural heritage of Pasadena.

As an award-winning local landscape designer who specializes in historic properties, Gavi's proposed balcony structure would not only be in keeping with the neighborhood aesthetic, it would improve the character and feel of the neighborhood. I know that Gavi plans for wisteria and other flowering plants to envelop the proposed balcony structure. The neighborhood and the City could not be luckier in having Gavi renovate the house at 81 Grace Terrace. The minor variance should be granted.

Yours very truly,

Hailyn Chen