

Molinar, Tess

From: City Web
Sent: Wednesday, January 6, 2021 5:13 PM
To: Reyes, David; Paige, Jennifer; Garzon, Julia; Rocha, Luis; Sinclair, David
Subject: Public Comment for Hearing Officer on January 6, 2021 about Agenda Item 2.A.

Follow Up Flag: Follow up
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Public Comment for Hearing Officer on January 6, 2021 about Agenda Item 2.A.

Commission, Committee or Legislative Body	Hearing Officer
Meeting Date	January 6, 2021
Agenda Item Number	2.A.
Name	The Silverstein Law Firm
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Phone	(626) 449-4200
City	Pasadena
State	CA
Zip Code	91101

Comments The Silverstein Law Firm represents the property owner abutting the proposed project at the former Van de Kamp residence. We renew our prior request for continuance to allow us to obtain and review public records requested from the City and to consult with experts to ensure protection for our client’s property which is highly susceptible to damage from dust and vibration.

If the matter proceeds, we request the application be denied as urged in our letter filed this morning. We highlight the following objections:

First, the project, which includes demolition of 70% of the guest house, does not qualify for the proposed Class 3 exemption from CEQA.

Second, the project does not qualify for CEQA exemption based upon the historic status of the Van de Kamp home (which must be considered regardless of whether the home is a listed historic resource) and unusual circumstances we have detailed in other correspondence.

Third, the findings required for HDP cannot be made. The unduly narrow project description violates the letter and spirit of the HDP ordinance and the whole of the project should be reviewed as a “major renovation.” Most critical, approval of the application would risk severe damage to our client’s property.

**I consent to have my
comment read out
loud during the
meeting.**

Yes