

Jomsky, Mark

Subject: FW: Regarding Monday November 18 agenda item: PUBLIC HEARING: CONDITIONAL USE PERMIT NO. 6036

From: Howie Zechner <howie@razvideo.com>

Date: November 18, 2013 at 1:21:50 AM PST

To: <bbogaard@cityofpasadena.net>, <rstone@cityofpasadena.net>, <mlmorales@cityofpasadena.net>, <mmcaustin@cityofpasadena.net>, <district1@cityofpasadena.net>, <jwest@cityofpasadena.net>, <ChristianCruz@cityofpasadena.net>, <nsullivan@cityofpasadena.net>, "Masuda, Gene" <gmasuda@cityofpasadena.net>, <vdelacuba@cityofpasadena.net>, <smadison@cityofpasadena.net>, <ttornek@cityofpasadena.net>

Subject: Regarding Monday November 18 agenda item: PUBLIC HEARING: CONDITIONAL USE PERMIT NO. 6036

Attention Mayor Bill Bogaard and Council members Jacque Robinson, Margaret McAustin, John J. Kennedy, Gene Masuda, Victor Gordo, Steve Madison, Terry Tornek.

Regarding November 18 agenda item: PUBLIC HEARING: CONDITIONAL USE PERMIT NO. 6036 TO ALLOW THE CONSTRUCTION OF A 128-UNIT MIXED-USE PROJECT AND STREET VACATION OF THE NORTHERN TERMINUS OF MERIDITH AVENUE AT 1727-1787 EAST WALNUT STREET AND 235 NORTH ALLEN AVENUE

As a longtime business and homeowner in the City of Pasadena I wish to voice my opposition to the approval of this project unless traffic and more parking issues are address and rectified.

The proposed entrance/exit on Meridith at a bare minimum needs a no left turn, right turn only sign. In reality it should have crosswalks and some way to stop cars from crossing Walnut. Though there are numerous accidents and even some fatalities no upgrades to the Allen and Walnut intersection are planed. The light there desperately needs a left turn arrow and a right turn only lane on the north/west side of Allen and Walnut next to this development. Crosswalk upgrades at that intersection are also way overdo for the amount of pedestrian traffic that uses it.

Current plans call for a total of 203 parking spaces. This includes all residential, commercial and handicap spaces. Far too few for so a large development.

The city calls this area a Transit Oriented Development (TOD) zone. It is already in distress because of the Gold Line station that was built with zero parking. At last Thursdays November 14 Transit Oriented Development Code meeting ALL who spoke complained about how inadequate these parking requirements are in the TOD zone and how this limited parking

reduces their quality of life and affects their homes and business.

I urge you Mayor Bill Bogaard and the City Council to reject this development in its current configuration. This project and parking are hot button issues and should not be treated lightly.

Thank you
Harald Zechner

Jomsky, Mark

Subject: FW: Allen/Walnut Development

On Nov 17, 2013, at 9:28 PM, "John Depew" <mrjohndepew@gmail.com> wrote:

Dear Margaret:

I and many of my neighbors have concerns regarding the development of 128 apartment units and 5,000 square feet of retail space at the site of the former Davis Lumberyard and Scientific Automotive repair shop. Although I personally support transit orientated development, it is by no means a panacea for the actual impacts such a development will have on our neighborhood; particularly parking and traffic.

The reports I have read would have one believe that the project would have less than significant impact on traffic. Balderdash! The traffic situation in the neighborhood is already overwhelmingly dangerous and chaotic. This development will have a substantial negative impact on an already very bad situation. I live on Bonnie Avenue and I have been in a fender-bender trying to make a left onto Walnut Street. This intersection and the Meredith Avenue and Walnut Street intersection are so dangerous, I will no longer try to make a left turn from either. Bonnie is a standard residential street, but now has to do the work of a major thoroughfare, thanks to its having become a major route to and from Pasadena City College's parking structure on South Bonnie Avenue. The Bonnie and Walnut intersection cries out for a traffic light; in fact, the whole area here needs a major traffic mitigation rework.

I urge you and your colleagues on the City Council to the right thing and see to it that needed traffic flow and traffic safety concerns are addressed before this project is allowed to go forward.

Sincerely

John Depew

144 North Bonnie Avenue

(626) 577-0232

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Jomsky, Mark

Subject: FW: Allen and walnut development

From: Ken Mataya <kenmatayadesign@yahoo.com>
Date: November 17, 2013 at 11:40:10 PM PST
To: "mlmorales@cityofpasadena.net" <mlmorales@cityofpasadena.net>,
"bbogaard@cityofpasadena.net" <bbogaard@cityofpasadena.net>
Subject: **Allen and walnut development**

Hello,

I would like to state my opposition to the proposed development at Allen and Walnut, parking and traffic are already an issue in this area and the proposal does not provide enough parking for the number of units and retail proposed.

Ken Mataya
Principal Designer
Sent from my iPad

Stewart, Jana

From: Don Fenstermaker <crystalrose@earthlink.net>
Sent: Sunday, November 17, 2013 3:51 PM
To: Bogaard, Bill
Subject: FW: Parking at Foothill and Allen, Don Fenstermaker and Anahid Sultanian at 119 No Bonnie Ave, Pasadena

From: Don Fenstermaker [<mailto:crystalrose@earthlink.net>]
Sent: Sunday, November 17, 2013 3:48 PM
To: 'mlmorales@cityofpasadena.net'
Subject: Parking at Foothill and Allen, Don Fenstermaker and Anahid Sultanian at 119 No Bonnie Ave, Pasadena

The proposed building, with 128 Units + should have at least 500 parking spots. The parking in this area is stretched because of Pasadena City College and several streets full of businesses, the Thieves market on the 1st Sunday of each month at PCC, the Rose Parade, the Goldline Station with no parking, a large bus garage on Allen, the list goes on and on.

Don Fenstermaker
Anahid Sultanian

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Stewart, Jana

From: Ken Mataya <kenmatayadesign@yahoo.com>
Sent: Sunday, November 17, 2013 11:40 PM
To: Morales, Margo; Bogaard, Bill
Subject: Allen and walnut development

Hello,

I would like to state my opposition to the proposed development at Allen and Walnut, parking and traffic are already an issue in this area and the proposal does not provide enough parking for the number of units and retail proposed.

Ken Mataya
Principal Designer
Sent from my iPad

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Stewart, Jana

From: MECARock@aol.com
Sent: Saturday, November 16, 2013 5:26 PM
To: Bogaard, Bill
Subject: Proposed developments on old Davis Lumber property

Dear Mayor Bogaard,

I am writing regarding the proposed development of 128 apartment units, a retail business, and a restaurant on the old Davis Lumber/Scientific Automotive Repair properties at Walnut and Allen.

I am a 35 year resident of this community and have seen our once safe and quiet neighborhood streets slowly become dangerously overused, both by greatly increased traffic and parking issues. We were excited when the Gold Line Station was built, but shocked that no absolutely no parking was provided, stressing the already limited available street parking. PCC students unable to find on-campus parking crowd my street all year-round.

I can't imagine the increased danger to our neighborhood kids and pets posed by the increased traffic from the proposed new housing units and businesses at the Walnut/Allen site. Has sufficient parking been planned for all these developments?

Please take into consideration the quality of life of our Pasadena neighborhoods when weighing the pros and cons of allowing such huge developments to overrun our communities.

Thank you so much for your support.

Sincerely,

Colleen Rockwell

111 N. Bonnie Ave.

626) 793-5723

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Jomsky, Mark

Subject: FW: PROPOSED DEVELOPMENT AT ALLEN AND WALNUT

From: CHRIS WICKERSHAM [<mailto:wcwickersham@earthlink.net>]

Sent: Sunday, November 17, 2013 12:29 PM

To: Morales, Margo

Cc: Bogaard, Bill

Subject: PROPOSED DEVELOPMENT AT ALLEN AND WALNUT

Dear Council Member McAustin;

I am writing you to express the concerns I have about the retail/commercial development that is being proposed for the old Davis Lumber site on the corner of Allen and Walnut.

For the past 38 years, I have owned a small commercial building at 1835 E. Walnut on the north side of the street just two doors east of Allen Ave. During this time, I have constantly experienced problems dealing with the lack of parking in the area. While I have adequate off street parking for the current use of my building, I regularly encounter others from the surrounding area who want to use my off street parking because they can not find parking elsewhere.

I recently attended a presentation by the developers of the Davis Lumber site. After looking at what is being proposed and talking to the developers, it became very clear to me that, as proposed, the parking for such a high density development on such a small site is completely inadequate.

I know this proposed development falls within the Transit Oriented Development Zone but I think it is VERY unrealistic to think that, in this part of Southern California, a one bedroom apartment, which is often occupied by more than one adult, will have on the average of only one car per unit and a two bedroom apartment, which most often is occupied by two or more adults, will on the average have only one and a half cars per unit. The extra cars owned by the residents will have to park somewhere and most likely they will use what little on street parking we have in the area and then the off street parking of adjacent business will become attractive places to park. This will just add to and worsen the parking problem we have been experiencing for so many years.

I am also concerned that the proposed parking for the commercial portion of the development will not be convenient for the staff and customers to use. As presented, the commercial portion fronts on Allen Ave. and parking for this portion is inside the development with the entrance at Meridith Ave., one block to the west. It appears to me that patrons and staff of the commercial portion will find it much more convenient to park at the businesses just across the street on the south side of Walnut or even at the businesses east of Allen, which includes my building. I would like to see the commercial space moved further west so this space is adjacent to the entrance for parking.

I know this property will be developed but I hope what is eventually built will be a welcome addition to this area and not a maximum density, poorly conceived development that will just add to the problems we have been dealing with for so long.

Please consider downsizing this project so it is something that Pasadena can be proud of and not something that will just add to our existing problems.

Chris Wickersham,
Owner, 1835 E. Walnut St.

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