

Sanchez, David

From: Carole Lee Alexander <j-cbrady@earthlink.net>
Sent: Tuesday, May 08, 2018 5:26 PM
To: Sanchez, David
Subject: Foothill/Kinneloa Project

Hi David,

I have lived in Pasadena my entire life.

I am 100% against the size proposed for the Foothill/Kinneloa Project.

This project along with the Panda Inn and Home Depot Projects puts way too many cars and people on Foothill Blvd.

It is important to remember that the Kaiser Permanente Urgent Care Center is next door.

Carole Brady Zip Code 91107

Sanchez, David

From: Brock J. Dewey <bdewey@deweypest.com>
Sent: Wednesday, May 09, 2018 5:44 PM
To: Sanchez, David
Cc: cdewey@deweypest.com
Subject: 3200 East Foothill Boulevard Project

Mr. Sanchez,

We were hoping to attend the public hearing this evening but unfortunately, we are now unable. We would like to learn how the environmental impacts will be mitigated as we have operated adjacent to the project site without any issue since the late 90's.

We are the neighbors directly to the west of the project located at 3090 East Foothill Boulevard. In fact, there is a small parcel in the project that is across North Kinneloa Avenue from the main campus that we share a property line with adjacent to our property. There is an easement for ingress and egress across our property, granted by the city to this adjacent parcel that we feel will no longer be necessary if that parcel is included in this development.

We also have other concerns about the project blocking our signage, additional pedestrian and vehicle traffic as well as how the potential hazardous materials remediation will affect our business and employees.

Generally, we are in favor of additional housing for the city and want to work with all authorities to help projects of this type become reality.

Thank you for allowing our input and keeping us informed of the application process.

Sincerely,

Brock J. Dewey, Executive Vice President Dewey Services, Inc., dba Dewey Pest Control
939 E Union St., Pasadena, CA 91106-1716
Office: (626) 568-9248 x713
Fax: (626) 568-9204

Planning Commission
City of Pasadena
C/o David Sanchez
dsanchez@cityofpasadena.net

Re: 3200 East Foothill

I would like to clarify and comment on the City response to my remarks at the last hearing.

As to comments 1 and 2, I am further concerned about public access to documentation showing the site has been completely cleaned and not just to a less than significant level. Any level is significant when the site will be used for family homes. Who will be the lead in the City for this cleanup?

As to comment 3 the case you cite, California Building Industry Assn vs. Bay Air Quality Management District, it is my understanding that the Court left a qualifier. If a proposed project exacerbates an existing environmental condition, then the project must be evaluated for risks to potential users.

As to comment 5, I did see the check -the- box form that police and fire service are adequate. I am concerned about medical calls and police calls. It is no secret that calls for police service in the eastend are frequently delayed because there are no officers available. It is medical calls, not fire calls, that are my concern. Increased populations put a strain on emergency services.

It is unfortunate that each project on the same street is evaluated in isolation and the totality of what Foothill Boulevard and the surrounding area will become is not taken into account. It is further unfortunate that public health and the environment are reduced to an evaluation of "not a significant level."

I will not be able to attend tonight's meeting because of a conflict. The transportation department has also scheduled an important meeting for tonight. Again we all seem to work in isolation.

Thank you, David, and thank you to the Planning Commission for your hard work and dedication.

Diane Kirby

Sanchez, David

From: Ken Perry <kenpasadena@yahoo.com>
Sent: Sunday, May 06, 2018 2:18 PM
To: Sanchez, David
Cc: Masuda, Gene; Tornek, Terry
Subject: Disgusted by the Continued Overdevelopment of East Pasadena - Space Bank Project

I am a 25 year resident of East Pasadena and I continue to be appalled as the city encourages developers to cram in development after development in our part of town. Our roads are already jammed with traffic and yet developers will bring hundreds of new cars and parking spaces to proposed new developments in East Pasadena. Our infrastructure is already overtaxed and yet gridlock will get much worse.

Instead of creating a cement jungle from one end of Pasadena to the other, why not force developers to at least build smaller developments that do not change the already deteriorating character of our city?

Has the city ever considered forcing developers to contribute to funds to build and maintain parks and open space - or even to help pay for ex-employee pensions?

Does the planning department consider that traffic on the 210 Freeway already backs up through much of Pasadena and current residents have to wait to get off on their exits many hours of the day?

Why allow developers to bring in so many parking spaces and cars even though its mere footsteps from the Metro Gold Line station?

Will employees, residents and customers of the new developments even be able to get to these new locations given the already horrible traffic in the area?

Meanwhile, Pasadena residents who already live here and have to work elsewhere will find it harder and harder to get to their jobs.

Are you sacrificing small businesses in the area like Tap and Tile on Foothill? It will be hard to continue to patronize them if Foothill is at constant gridlock most of the day.

The "excuse" that Sacramento is forcing these changes is a weak one. Why doesn't the city fight back? Does the city even work with San Gabriel Valley state representatives to fight these idiotic policies in Sacramento? Does the city work with other cities in the region who are also dealing with these policies? Will the entire San Gabriel Valley soon be just one giant cement and steel development?

The Space Bank development is yet another ugly boil on a very overdeveloped corridor of our city.

I know it is your job to execute policy - not create it. Just know that the majority of citizens in East Pasadena are angry and disgusted by what developers are doing to our neighborhoods and to our city.

Ken Perry
775 N. Martelo Ave.
Pasadena, CA 91104

213-308-5319

May 6, 2018

Planning Commission
City of Pasadena

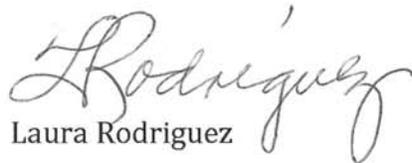
Reference: Planned Development by Pasadena Gateway, LLC.

I am aware that the City of Pasadena decided to use the Sustainable Communities Environmental Assessment (SCEA) because it was faster than an Environmental Impact Report (EIR). However, if any project needed an EIR it would be this one. The site is listed on a hazardous material list by the federal government. We are well aware that the Navy used the site for development and testing of weapon systems and the soil was heavily contaminated. From what I understand, the SCEA study says that mitigation measures were adopted for hazards and hazardous materials among others. Will these measures be applied when contamination is discovered? If so, will it be reported in writing? The Commission needs this report before construction is approved.

I am also troubled by the fact that this development will increase the traffic on Foothill Blvd. that has been getting worse with all the other developments in our city. The way the plans were presented showed that some buildings will be located immediately adjacent to the 210 freeway. The people that will be moving in to the apartments will get a double dose of smog and noise from the freeway and from the stalled traffic on Foothill. Please consider this before approving this development.

Pasadena has always been a wonderful city to live and raise children. We need to think about the impact of these types of projects on all of the residents.

Thank you,



Laura Rodriguez

3880 Hampton Rd.

Pasadena, CA 91107

Sanchez, David

From: M.Leos <amam4@charter.net>
Sent: Sunday, May 06, 2018 9:08 PM
To: Sanchez, David
Subject: Space Bank Project

I am writing regarding the development at 3200 east Foothill Blvd.

I object to certain issues with this project:

Too many units and parking spaces on this property. The city wants to reduce driving lanes yet at the same time increase the number of cars traveling through this area.

Building close to a freeway has proven to have great health risks. Years from now, there will likely be many lawsuits as people become ill from breathing in the emissions.

I quote the L.A. Times, March 5, 2017 article.

“For more than a decade, California air quality officials have warned against building homes within 500 feet of freeways. And with good reason: People there suffer higher rates of asthma, heart attacks, strokes, lung cancer and pre-term births. Recent research has added more health risks to the list, including childhood obesity, autism and dementia.” The article continues; “The invisible, chemical laden specks are less than one-thousandth the width of a human hair – so tiny they are hard to capture with pollution controls or filters. Scientists suspect ultra-fine particles are able to pass through the lungs and into the bloodstream, where they may harm the heart, brain and other organs. Yet they remain unregulated by state and federal authorities.”

I would suggest that the entire article be read to understand the impact. Why does this city continue building projects freeway-adjacent when these health risks have been proven?

Please set the building further away from the street. Open space between buildings and sidewalk would help with the appearance of this massive project.

Thank you,

Marian Dorsett-Leos



May 9, 2018

Stephanie DeWolfe, Planning Commission Chair,
c/o David Reyes, Director, Planning and Community Development, City of Pasadena
175 North Garfield Avenue
Pasadena, CA 91109
VIA E-MAIL

Re: Housing Project at 3200 East Foothill Boulevard

Dear Ms. DeWolfe and Mr. Reyes,

The Pasadena Chamber of Commerce Legislative and Government Affairs Committee had a thorough briefing on the project at 3200 east Foothill Boulevard (Space Bank) by the developers and were impressed with the project, its appearance, massing and especially the open space to be included. We also appreciate that there will be 69 affordable units on the property so that very low and moderate-income persons will be included among the 550 apartments on site.

The Pasadena Chamber of Commerce has reviewed the Draft Sustainable Communities Environmental Assessment of the project at 3200 East Foothill Boulevard in Pasadena and finds the review to be thorough, comprehensive and appropriate. According to the report, any potential impacts to environmental or cultural resources on the site can be mitigated or are less than significant. We support the staff recommendation and encourage the commission to recommend approval to the City Council.

We appreciate that the developers are placing parking toward the freeway side of the project and creating ingress and egress in a way that will have as little impact as possible on the surface streets. We also note that placement of parking against the freeway will act as a partial buffer to noise generated by passing traffic. Including the housing units and retail and/or restaurant uses along the ground floor street frontage will bring enhanced vitality to East Pasadena and provide easy access to the Gold Line.

The developers, Trammell Crow Residential, have been conscientious and considerate of the area and the property in developing fewer units than would be allowed under the zoning. They have also incorporated open space to the project that also enhances the experience for residents, neighbors and those who work nearby. This is an important and necessary project on a very appropriate site.

The Pasadena Chamber of Commerce is fully supportive of the project at 3200 East Foothill Boulevard and would recommend the commission and city council approve and certify the SCEA.

Thank you,



Paul Little
President and Chief Executive Officer

Cc: S. Mermell, T. Mizakhanian



May 9, 2018

Planning Commission
City of Pasadena
100 N. Garfield Avenue
Pasadena, California 91101

RE: 3200 East Foothill Boulevard Mixed Use Project

Dear Chair and Members of the Planning Commission:

We have reviewed the proposed project materials and have the following comments, particularly in regard to the Cultural Resources Section, Mitigation and Monitoring, included in the SCEA.

Zone Change to PD

In general, Pasadena Heritage finds that this project meets the requirements and the intent of special zoning under a Planned Development or PD. Though we often question the use of PDs, which often seem to only favor a developer's specific wishes, in this case the project site is truly unusual, and the timing between the approval of the General Plan Land Use Element and the revision of the East Pasadena Specific Plan places the proposal under differing sets of rules and expectations. We note that proposed plan calls for less density (FAR) and more open space than is required, adequate parking, and very challenging environmental issues because of its historic use. Therefore we find the request for a zone change to PD appropriate in the instance.

Cultural Resources Analysis

We have visited the site, viewed the historic buildings that are eligible to comprise an historic district, noted the extant historic artifacts, and considered the amount of toxic clean up required to responsibly (and legally) make this a clean and useful site. We agree that the history of the site and its use as a Naval weapons development and testing site is the most important aspect of the property's historic and identity, and that the buildings are generally undistinguished, in poor condition, and do not reveal this important history in a meaningful way. Therefore, we agree that the proposed mitigation plan, which retains and displays key historic artifacts, provides for professional documentation, and outlines the development of interpretive displays to be installed within the project where the public may view and learn from them, is appropriate mitigation in this unique circumstance.

Mitigation and Monitoring Plan

We request two additions and one clarification to the proposed Mitigation Measures and Monitoring Plan (Attachment I) under the Cultural Resources Section (Pages MMRP 23-26):

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3200 E. Foothill Mixed Use Project
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Page 2.

CR-1 Recordation

We request that in addition to the locations listed to receive copies of the recordation materials, that the Pasadena Public Library also receive a copy, and that a copies of the interpretive materials to be displayed on site be included in the records provided so as to be accessible to those who cannot visit the site and be available in the future if needed.

CR-2 - Interpretive Program

We request that the description of the Interpretive Program be modified to include the identification of key individuals who worked at the site, their personal histories, credentials, roles, and/or accomplishments relating to the site so as to "humanize" the history being presented.

Lastly, we request clarification if the mitigation monitoring steps described at the top of Page MMRP24, applies to each of the specific artifacts listed (Flagpole, Anchor Symbol, Torpedo Monument, and Variable Atmospheric Tank). If that is true then we are satisfied with the monitoring plan. If the monitoring steps need to be repeated for each specific item, then please see that the document is revised as such

Thank you for this opportunity to comment.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Susan N. Mossman", with a large, sweeping flourish at the end.

Susan N. Mossman
Executive Director