

Jomsky, Mark

Subject: FW: Tonight

-----Original Message-----

From: Rosey Bell [mailto:roseybell@rocketmail.com]

Sent: Monday, July 22, 2019 11:23 AM

To: Terry Tornek <ttornek@charter.net>; Thyret, Pam <pthyret@cityofpasadena.net>

Subject: Tonight

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Dear All,

I feel it is very important for the City of Pasadena to request an environmental review of the projects proposed for North Madison and Los Robles. They seem to be big projects that dwarf the neighborhood. If Pasadena keeps allowing these ginormous project to be approved, and built, Pasadena stands to lose our charm and character. I know the State of California does not care, its time for us as leaders, and citizens of Pasadena to stand up and show that we do.

Please forward my letter to the other Council Members. I have obligations tonight and cannot show up in person to state my position.

Respectfully Submitted,

Rosey Bell

726 S. El Molino Ave

Pasadena, California 91106

Jomsky, Mark

From: Christine Fedukowski <cfedukowski@gmail.com>
Sent: Monday, July 22, 2019 12:04 PM
To: Jomsky, Mark
Cc: Wilson, Andy; Thyret, Pam
Subject: Madison Heights Neighborhood Association Appeal of 253 S. Los Robles BZA Approval
- City Council AR23

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Dear Mark,

I am a 13- year resident and property owner in the Playhouse District.

I support Madison Heights Neighborhood appeal and ask that City Council reverse BZA approval, deny Applicant's application, and require a full environmental impact review. Evidence has been presented to indicate the proposed project will potentially have significant adverse impacts. To identify and properly analyze such potential impacts, an EIR must be done. Without that analysis, how can the city assert there are no adverse impacts?

Our downtown neighborhoods are too important to permit potentially irreparable damage without proper analytic review and robust public process.

And, please record my thanks to the Madison Heights Neighborhood Association for their time and efforts on behalf of our community.

Please distribute this to City Council members,

Thank you,

Christine Fedukowski

CHRISTINE FEDUKOWSKI ||
601 E. Del Mar Blvd #408, Pasadena, CA 91101
PHONE: 626.792.6246 | MOBILE: 415.310.0385

Jomsky, Mark

From: Stacey Fortner <sfortner@me.com>
Sent: Monday, July 22, 2019 1:36 PM
To: Jomsky, Mark
Subject: City Council Trees July 22 (1)[1].docx PLEASE ADD FOR TONIGHTS MEETING!
Attachments: City Council Trees July 22 (1)[1].docx

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

City Council Members:

As a Pasadena resident for 51 years, the over development and increased density without regard to our precious tree canopy has become an immense and concerning problem. I am 100% supporting the attached letter. We are at a fork in the divide and we must choose wisely tonight, to honor and preserve our city's history and beautiful, mature tree canopy!

Thank you,
Stacey Fortner
40 Arroyo Drive No. 102
Pasadena, CA 91105

Sent from my iPhone



July 22, 2019

Mayor Tornek, City Council, Planning Department
City Clerk
100 North Garfield Ave.
Pasadena, CA 91101

Re: Appeal of Hearing Officer's Decision on Affordable Housing Concession Permit #11869 and #11879

Dear Mayor, City Council, and Planning Department,

The developers in both cases of 253 South Los Robles and 127 North Madison want to remove beautiful protected trees from their properties even though it seems as if they could easily be integrated into the proposed development. This 100ft canary pine at 253 South Los Robles is the only remaining protected tree left on the block. Its removal does not conform with the very first Guiding Principle of our General Plan which was developed through an extensive program of community outreach and input conducted over a six-year period. It says, "*Growth will be targeted to serve community needs and enhance the quality of life...New development will build upon Pasadena's tradition of strong sense of place, great neighborhoods, gardens, plazas, parks, and trees.*"

Our residents really want to understand the city process of our tree ordinance which allows this removal especially when we specifically asked our General Plan to include tree preservation? There are two other trees clustered next to the one tall protected tree at 253 South Los Robles to be removed and it doesn't make sense how they will be able to remain with the property line just a few feet from the remaining trees especially when design commission will not have a chance to scale back the building to make sure the trees stay healthy. How will they dig the subterranean garage and build massive walls just feet away from the trees that are to remain? Will we see another Kaiser wrongdoing? In fact, we have protections in place for this but it through the design commission.

If the design commission first had the opportunity to see how the development could be altered and minimized to save these trees as it says in our protection policy, we might see a completely different project. After these concessions are given though, you have put the design commission in a corner. They cannot save the tree by giving more incentives to the developer with height or reduced garden requirements because the project is already out of scope of the General Plan. The design commission has to choose between two evils to remove the last protected tree on the block or go even bigger which will not be consistent with our General Plan. What is happening with the city not following Goal 5, Policy 5.5 of our General Plan- "*Civic Open Space. Continue to protect the character of the Civic Center as defined by its landscaped open spaces and tree canopy. Locate and design new civic structures to respect this urban form, character, design and functionality.*"

The next big development coming to our city like these two must take our tree canopy into consideration just as our General Plan requires in Policy 5.5. It is the city's duty to protect its current residents from development that might hinder the livability of our city and protect us from a high urban heat index. In addition, our city is quickly losing what differentiates us from other cities: mature trees.

We must ensure that the city we pass down to our children isn't made of just parking lots and concrete developments. It is up to city staff and council to protect us from development that contradicts this fundamental imperative and follow

our General Plan. While our city does have tree protections in place, it is clear it is not enough and you are not following it. The city needs to take a stronger stance on maintaining mature trees in the urban center. We must create a city that has strong urban forestry efforts with dense vegetation and a beautiful urban canopy. We need to band together and insist on stronger and more stringent views of our urban canopy.

Thank you,

Jomsky, Mark

From: City Web
Sent: Monday, July 22, 2019 11:50 AM
To: Official Records - City Clerk
Subject: Contact Form From Office of the City Clerk

Name : Richard A Grzesiak
Phone: 6266585650
Email: rich.grzesiak@yahoo.com

Message:

I oppose the furtherance of the projects sponsored by these 2 firms: no exceptions, exemptions, or waivers should be allowed.

In exchange for a grand total of NINE (9) "affordable" housing units to be constructed, these 2 developers are being granted exemptions to go ahead and build properties that exceed height and other restrictions that are essential to maintain a quality of life in those areas — and avoid more examples of extreme gentrification (and, frankly, monetary greed).

The rules need to be maintained. No concessions or exemptions should be allowed, and certainly not for a nine (9) units of 'affordable' housing.

User Information

IP Address: 174.85.47.32

User-Agent (Browser/OS): Mozilla Firefox 60.0 / OS X

Referrer:

<https://gcc01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cityofpasadena.net%2Fcity-clerk%2Fcontact%2F&data=02%7C01%7Cmjomsky%40cityofpasadena.net%7Cc41a5a32b7c04636804108d70ed56734%7C82d9fc002c664402a28fc6bcd32e491%7C1%7C0%7C636994182029223839&sdata=b74%2BhWekzN9JwUfNxvMXs4Bh3Emm0NpF99mQvuLdbrU%3D&reserved=0>

Jomsky, Mark

From: Ron Johnson <rjohnson@gmail.com>
Sent: Monday, July 22, 2019 12:00 PM
To: Jomsky, Mark
Subject: Affordable Housing Concession Permit #11869 and #11879

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Re: Appeal of Hearing Officer's Decision on Affordable Housing Concession Permit #11869 and #11879

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We must ensure that the city we pass down to our children isn't made of just parking lots and concrete developments. It is up to city staff and council to protect us from development that contradicts this fundamental imperative and follow our General Plan. While our city does have tree protections in place, it is clear it is not enough and you are not following it. The city needs to take a stronger stance on maintaining mature trees in the urban center. We must create a city that has strong urban forestry efforts with dense vegetation and a beautiful urban canopy. We need to band together and insist on stronger and more stringent views of our urban canopy.

Thank you,

Ron Johnson
333 Manford Way
Pasadena, CA 91105

Jomsky, Mark

From: Virginia Jones <giniajones@live.com>
Sent: Monday, July 22, 2019 10:51 AM
To: Jomsky, Mark
Subject: 253 South Los Robles Appeal

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Dear City Council Members,

My husband and I are members of the Madison Heights Neighborhood Ass and cannot be present tonight to join the appeal to rethink the building at 253 South Los Robles. We strongly concur with our association's stance and urge you to protect what makes Pasadena so special.

Sincerely,

Virginia and Tom Jones
770 Arden Road
Pasadena

Jomsky, Mark

From: Chuck Livingstone <realtor@chucklivingstone.com>
Sent: Monday, July 22, 2019 10:17 AM
To: Jomsky, Mark
Subject: Tonight's City council meeting-July 22
Attachments: image001.jpg

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Hi Mark,

As a former resident of Madison Heights Neighborhood Association and past President as well as President of Pasadena Beautiful Foundation, I oppose the waiver of CEQA review.

The General Plan Land use guide states: Growth will be targeted to serve community needs and enhance the quality of life...New development will build upon Pasadena's tradition of strong sense of place, great neighborhoods, gardens, plazas, parks and trees.

These two new development projects do not represent Pasadena's General Plan nor stay within guidelines of pass developed projects.

The oversize buildings are not in good design of Pasadena's overall General Plan.

The big development coming to Pasadena takes away our tree canopy. The city needs to protect us from these large development projects and protect us from a high urban heat index. The proposed projects threatens our city history of protected tree canopy, our parks etc. Yes on the CEQA review

--

Best Regards,



**Charles "Chuck" Livingstone
Realtor**

O: (626) 584-0050

C: (626)-641-1264

Realtor@ChuckLivingstone.com

388 S. Lake Ave. Pasadena, Ca. 91101

www.ChuckLivingstone.com

CalRE# 01203399



Coldwell Banker Residential Brokerage



CITY CLERK

19 JUL 22 12:01PM

July 22, 2019

Mayor Tornek, City Council, Planning Department
City Clerk
100 North Garfield Ave.
Pasadena, CA 91101

Re: Appeal of Hearing Officer's Decision on Affordable Housing Concession Permit #11869 and #11879

Dear Mayor, City Council, and Planning Department,

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We must ensure that the city we pass down to our children isn't made of just parking lots and concrete developments. It is up to city staff and council to protect us from development that contradicts this fundamental imperative and follow

07/22/2019
Item 23 & 24

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Thank you,



MARK A. MORILLO
1240 CATALAN ROAD
PASADENA, CA.
91105



CITY CLERK

19 JUL 22 12:08PM

July 22, 2019

Mayor Tornek, City Council, Planning Department
City Clerk
100 North Garfield Ave.
Pasadena, CA 91101

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Items 23 & 24

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Thank you,

Kimberly Popovich Shepherd
1295 Lombardy Road
Pasadena, CA 91106

**ANN F. SCHEID
500 SOUTH ARROYO BOULEVARD
PASADENA, CALIFORNIA 91105**

CITY CLERK

19 JUL 22 02:22PM

July 22, 2019

Subject: 253 South Los Robles, Avenue, Pasadena

Dear Mayor Tornek and Members of the City Council:

I am submitting a report on the work of architect Peter J. Holdstock, architect of the building at 253 South Los Robles that is proposed for demolition and clearly a master architect, fulfilling National Register eligibility for Criterion C. Additionally, the architectural qualities of the building merit consideration for listing in the National Register or as a City of Pasadena Landmark. The environmental studies prepared for this project failed to recognize the significance of the building and of the architect.

I submit that Peter Holdstock demonstrated a mastery of a surprising range of architectural designs, use of materials, building typologies, and inventiveness, which qualify him as a master, despite the fact that his career in Southern California was relatively brief. His career in Canada, culminating in the position of City Architect in Saskatoon is less well-known here, but he was recognized there as a prolific and gifted architect.

As a young architect trained in post-war Britain, he was aware of the innovative architecture developing in Southern California. He was drawn to the Pasadena firm, Smith & Williams, architects of award-winning buildings, and immigrated to Pasadena specifically to work at Smith & Williams, the leading firm of its day in the region. In 1960, he received an award for the Kenneth Anderson house in Loomis, California, which cited the post-and-beam structure for its seamless integration into the surrounding landscape. In 1968, he received an award for his innovative use of pre-stressed concrete hexagonal panels in the two visually distinctive Sciences and Arts Buildings at Ambassador College (demolished).

Holdstock is also the designer of the Children's Chapel of the Neighborhood Church (now on the campus of Sequoyah School) a magical building with glass walls interspersed by wood mullions, evoking a mini-cathedral for children. Another distinguished building by Holdstock is the First Presbyterian Church of Altadena, built for Pasadena's Japanese-American congregation, displaced during World War II, and then displaced again when their church was taken by freeway construction in the 1970s. Holdstock's design marries traditional Christian architectural forms with Japanese elements, creating a distinctive original design.

Holdstock's versatility and problem-solving abilities were truly tested when he took on the "modernization" of the James Culbertson house by Greene and Greene, a job usually attributed to Whit Smith. While it has been roundly criticized since the advent of the historic preservation movement, the architect managed to convey in the new structure significant features associated with the Greens' work, as well as saving important

**T 626.577.7620 F 626.577.7073
E scheid@usc.edu**

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elements from the original building. It appropriates the elements of the Greenes' later designs, creating a mid-century modern design that could only have happened in California. This was a project that followed fashion but also defied it by saving significant portions of the original building.

Considering that Holdstock left Pasadena for Canada when he was only forty, having worked here for 17 years, he accomplished a great deal and still had 25 years in Canada of creative productivity.

The building at 253 South Los Robles proposed for demolition is an elegant design with its major ceremonial entrance facing the parking lot, an innovation exceedingly rare in Southern California, although one would expect it to be common. White forms outlined in black contrast with the warm red-brown wood surrounding the entry, which is set above ground level and reached by a gentle flight of broad steps. The wood surrounding the entry appears to be a later addition, which could easily be removed to reveal the original design. The building's gentle curved corners break with the sharp angles of Mid-Century modern architecture, exploiting the sculptural qualities of concrete. The vertically-laid brick veneer on the exterior demonstrates a new decorative form for a building material that is always laid horizontally. Since the demolition of Holdstock's buildings on the Ambassador College campus, this remains the only example of his sculptural concrete buildings left in Pasadena.

The setting, originally a large landscaped parking lot screened by a tall hedge around the south quarter of the block, served to screen the grand building entrance, which is now revealed by the removal of all landscaping.

Built for the Marble Mortgage Company, a unit of United California Bank, this office building housed the beginnings of a company that would become Interstate Bank, which built a financial empire, symbolized by its Los Angeles skyscraper, the tallest building in the center of Los Angeles. One of Pasadena's most prominent citizens, Bill Bogaard, served as chief counsel for the bank. These associations contribute to the significance of the building at 253 South Los Robles.

You have extensive reports before you which analyze all the technical issues associated with the new project and which seem to ensure that all the rules are being followed, all the i's are dotted and the t's crossed. The intensity of development proposed on this site will set a precedent for what happens north of California Boulevard in the future, an area that is still home to houses interspersed with small-scale apartment buildings, bungalow courts, significant landscaping and trees.

Zoning always envisions "build-out," scorning "transitional" areas as inferior to the "perfect city" that will eventually be created. This vision supports "infill" as progress toward completion of the planned city. Instead, these areas are in fact representative of city development across time, and they retain the city's history. In addition, they preserve landscaping and trees, as well as smaller buildings that provide visual variety as well as pleasant places to live. Across the street are Throop Church and the Smith House by

Greene and Greene, which will be further isolated and therefore adversely affected by this project.

I urge you to consider carefully whether demolition of this building truly serves the interests of the City and of the environment, both built and natural.

Sincerely,

Ann Scheid

Former Senior City Planner, City of Pasadena

Former Staff, Pasadena Cultural Heritage Commission and Pasadena Design Commission

M.DesS., Graduate School of Design, Harvard

Peter J. Holdstock
Architect

Peter J. Holdstock, Architect
1929-2002

Summary

Peter J. Holdstock was born in 1929 in Kent in Southern England. He received a traditional education and knew from the age of six that he wanted to be an architect. He was talented at drafting, and in his teens, he bicycled around England and Wales, seeking out the major buildings, cathedrals, the works of Christopher Wren and Inigo Jones.

He received a scholarship to the Medway School of Art in Rochester, Kent, to study architecture. His architectural courses emphasized historic architecture. However, Holdstock subscribed to John Entenza's *Arts and Architecture*, which introduced him to Southern California architecture. He was attracted to the work of Smith & Williams, which had "its roots in the Greene and Greene houses," and "was warmer and more human than that of the ex-Bauhaus architects."

He emigrated with his parents in 1948, but found that Smith & Williams was not hiring when he arrived, so he worked for other firms for two years before being drafted into the US Army, which sent him to Signal Corps Headquarters in Georgia. When he was discharged in 1953, he was hired by Smith & Williams, where he worked for eight years, completing many projects as project architect and designer. He became a part of Community Facility Planners, a group formed of architects, landscape architects (EDAW), industrial designers, city planners, and structural engineers (Kariotis), all housed in a courtyard building on South Fair Oaks in South Pasadena.

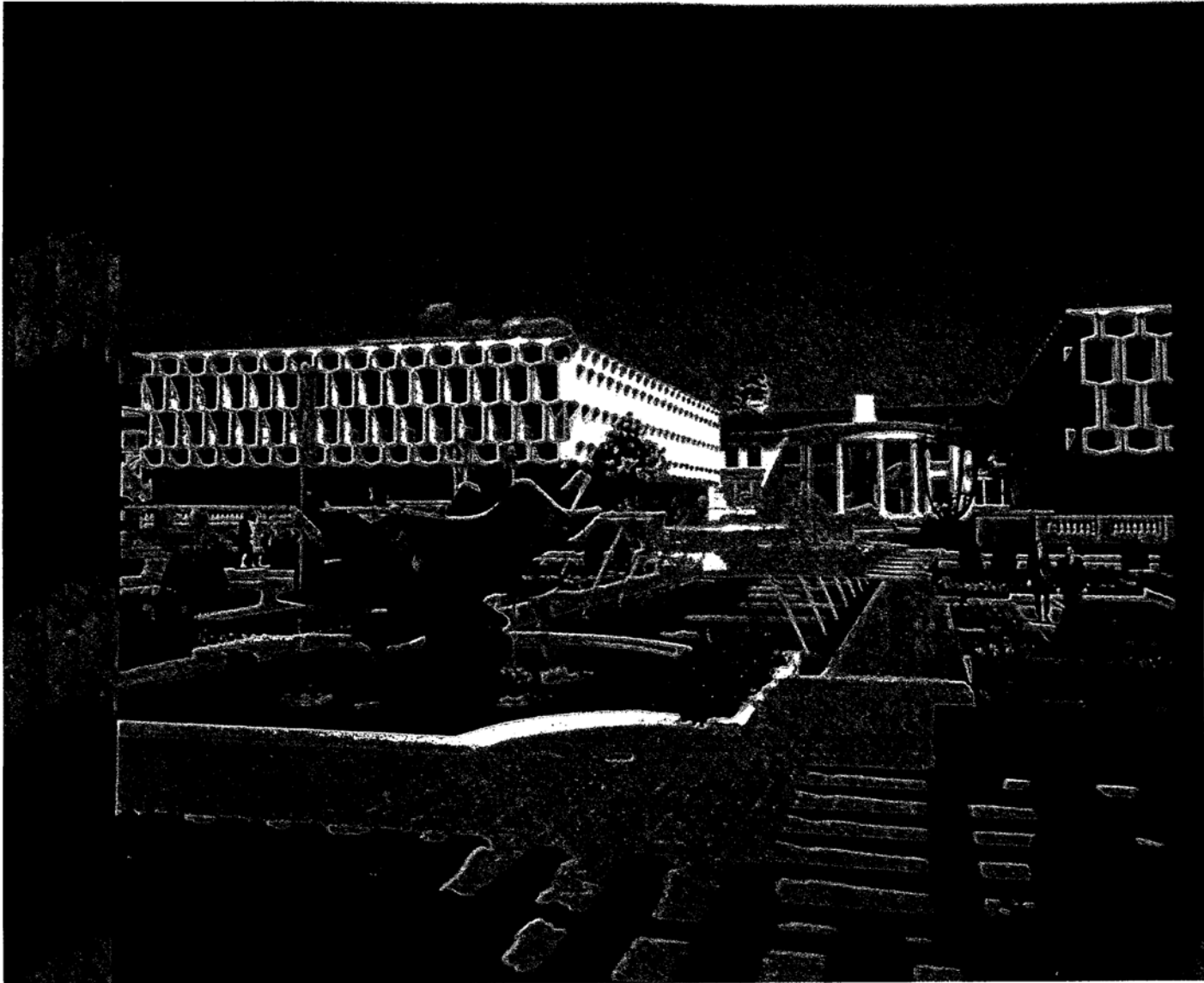
In 1961, he left the firm and formed a partnership with an army buddy, Stan Gould. The firm eventually partnered with a major client, O. K. Earl, a real estate and construction company. Holdstock was Senior Architect for the firm, where he completed many large projects, including buildings at Ambassador College, research and development facilities, and the O. K. Earl office building in Pasadena.

Although an American citizen, his British roots led him to immigrate to Vancouver in Canada in 1970, where he established a private practice, later taking up the post of City Architect in Saskatoon, Saskatchewan. He retired at age 65 in 1995 and died in 2002.

His career included work on historic buildings, residential designs featuring post-and-beam construction, large-scale pre-stressed concrete buildings, and innovative designs using wood and glass, such as the Children's Chapel for the Neighborhood Church in Pasadena. His concrete buildings from the 1960s exploited the sculptural nature of the material, and featured curved shapes and rounded corners, breaking with the Bauhaus taste for strict rectangles and sharp edges. The recent taste for Mid-Century modern design has tended to frown on these later buildings as an "impure" version of modernism, and they are fast disappearing.

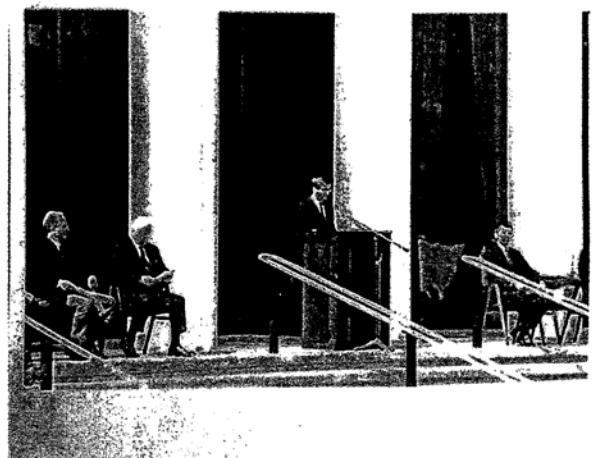
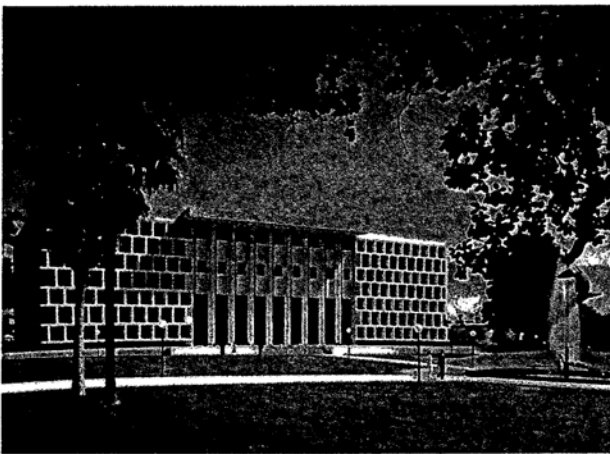
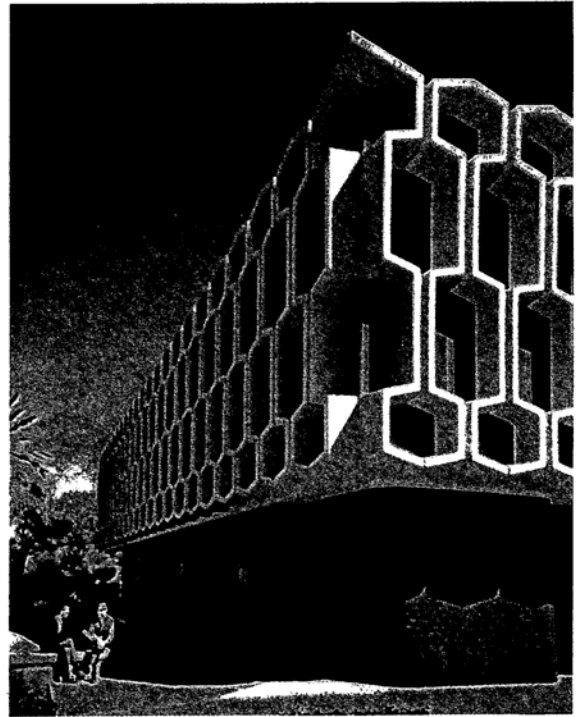
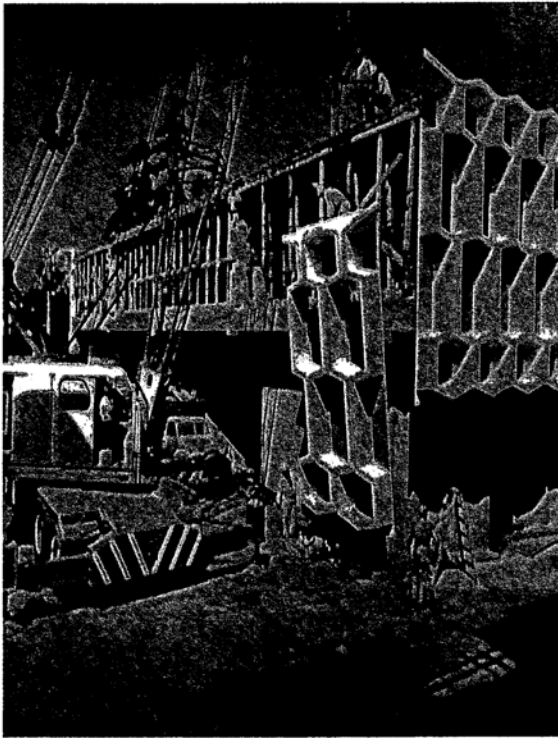
-Ann Scheid

Ambassador College Buildings



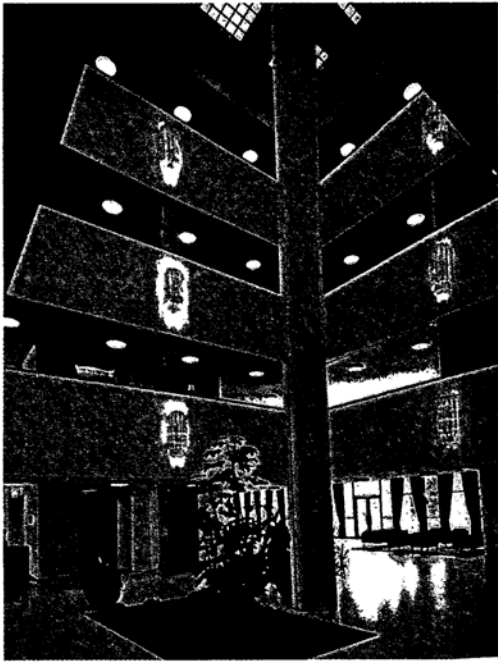
Ambassador College, Arts and Sciences Buildings

Won an award from the Pretressed Concrete Institute for use of pre-cast concrete panels in 1968
On reverse: Peter J Holdstock, Architect, O. K. Earl Corp. Builder, Photographer: Julius Shulman

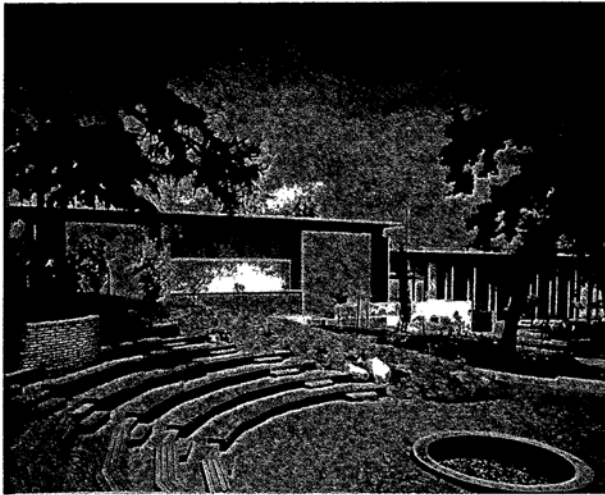


Ambassador College Administration Building
On reverse: Peter J. Holdstock, Architect
O. K. Earl Corp. Builder
Photographer: Julius Shulman

Holdstock speaking at the dedication



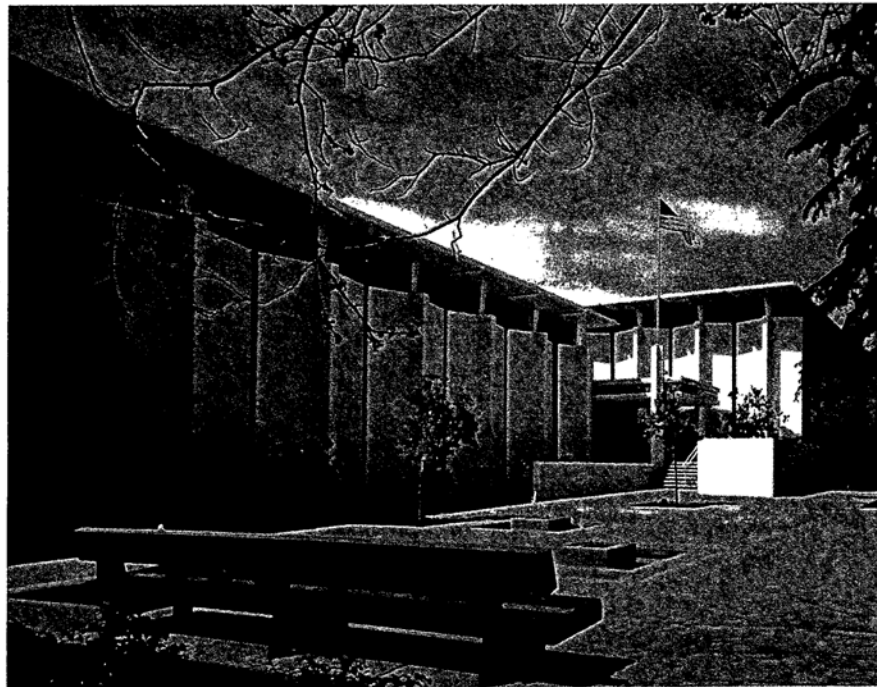
Ambassador College Administration Building interiors



School Building
On reverse: Peter J. Holdstock, Architect
O.K. Earl Corp, builder,
Photographer: Julius Shulman



Ambassador College Natatorium
On reverse: Peter J. Holdstock, Architect.
O.K. Earl Corp, Builder,
Photographer: Julius Shulman



Unidentified building
On reverse:
Peter J. Holdstock Architect
O. K. Earl Corp builder,
Photographer: Julius Shulman

Holdstock's Work at Smith & Williams



FOLIAGE of full acre site was left almost totally undisturbed. House is entirely wood, with no concrete visible.

Loomis, California

Smith & Williams; P. J. Holdstock, Project Architect

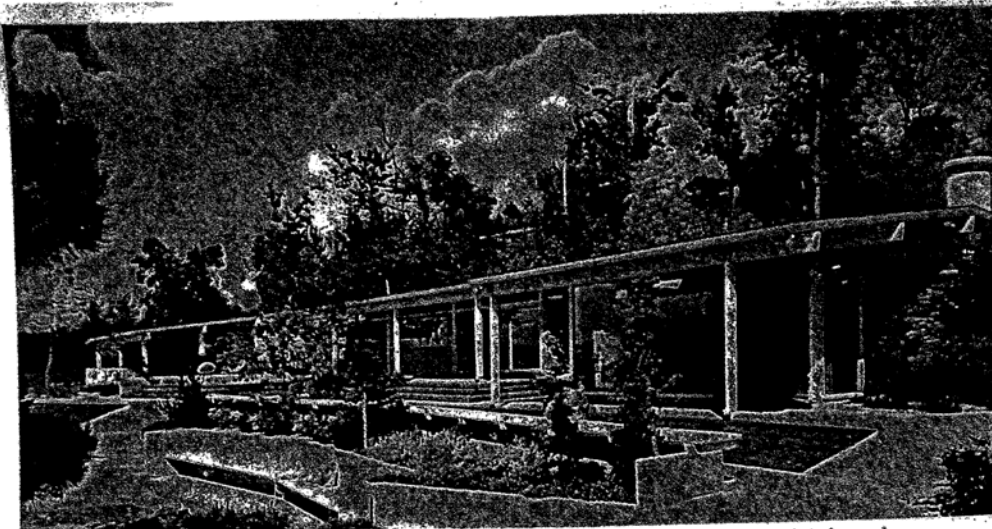


Long "hall-bridge" links Anderson home's two totally separate pavilions.

Kenneth Anderson is a landscape architect, his wife an arts and crafts teacher. Both are avid hikers and campers, long-time members of the Sierra Club. Here again were clients who respected the natural beauty of their site, an acre of undulating land covered with live oak, shrubs and wild flowers dotted with large granite outcroppings. There was virtually no grading. And the house was placed so that major loads were transmitted to the granite. Where none was available, a boulder was buried halfway into the ground on a concrete pad; a boll was sunk, and the wood column attached; thus, no concrete is visible anywhere. Materials are principally P. & G. T&C Tim Deck cut from Engleman spruce, vertical grooved redwood siding and Douglas fir for floors, trim and structural members. The Andersons, who did some of the work themselves, found an itinerant Japanese carpenter to help them. He had such respect for the woods that he mitred floor joists where visible and grain was undesirable. In plan, the house is two pavilions connected by a "hall-bridge" beneath which flows an intermittent brook. Beside the dining room is a screened area for eating outdoors, penetrated by part of a native oak. A deck extends into the bedroom to form a bedstead. In good weather, the Andersons simply slide back the shoji screen and move out to sleep in the open air, the versatile deck thus becoming an extension of the bedroom.

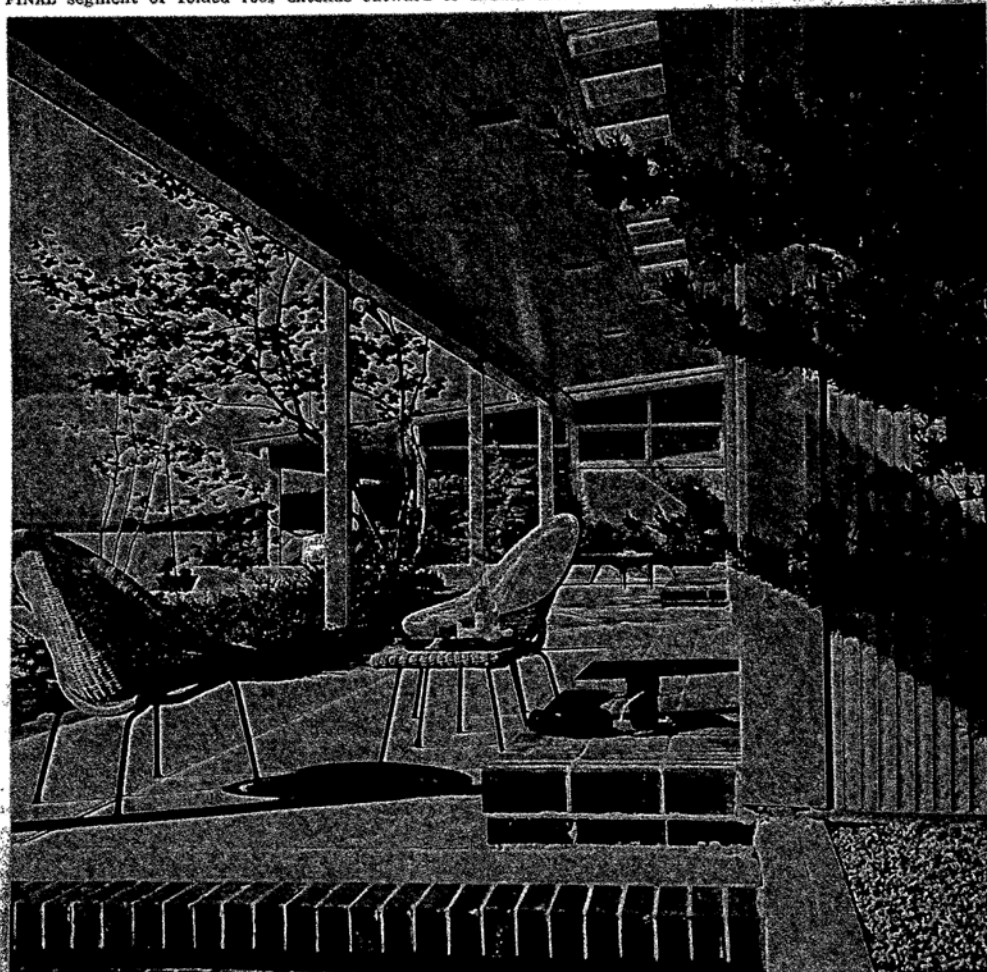
Award-winning residential design in Loomis, California, 1960

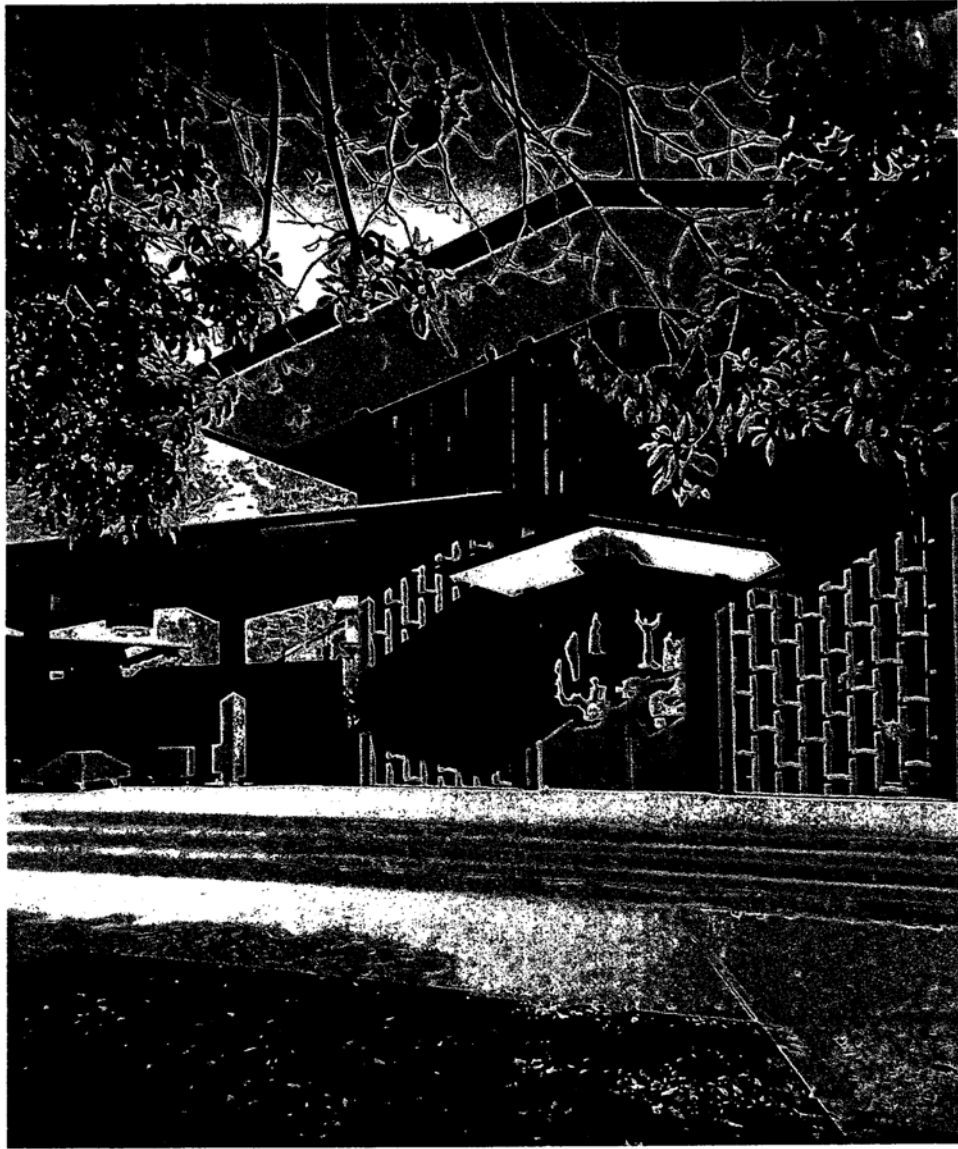
Western Architect and Engineer, October 1960



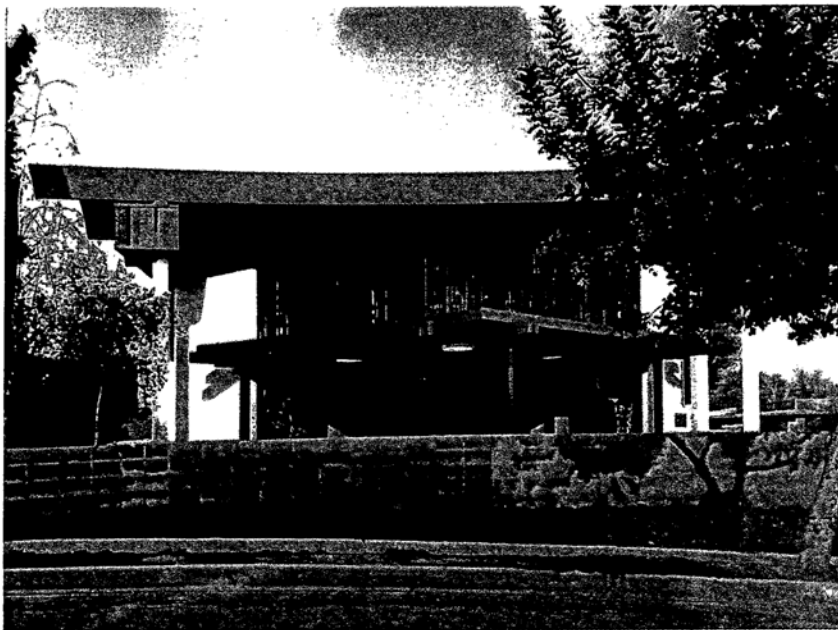
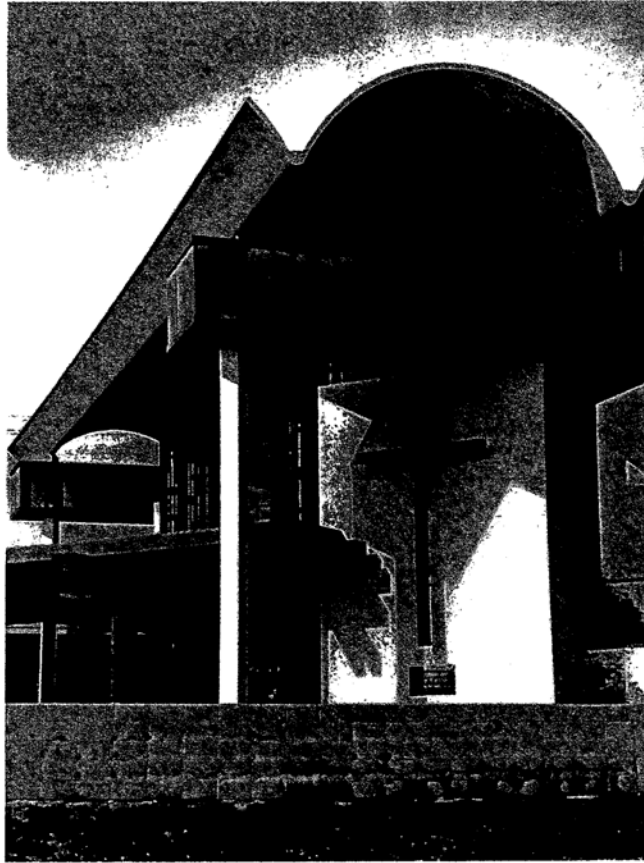
FACADE spreads across elaborately landscaped lakefront. Stone alternates with white painted wood

FINAL segment of folded roof extends outward to shelter terrace and shield large windows facing the water

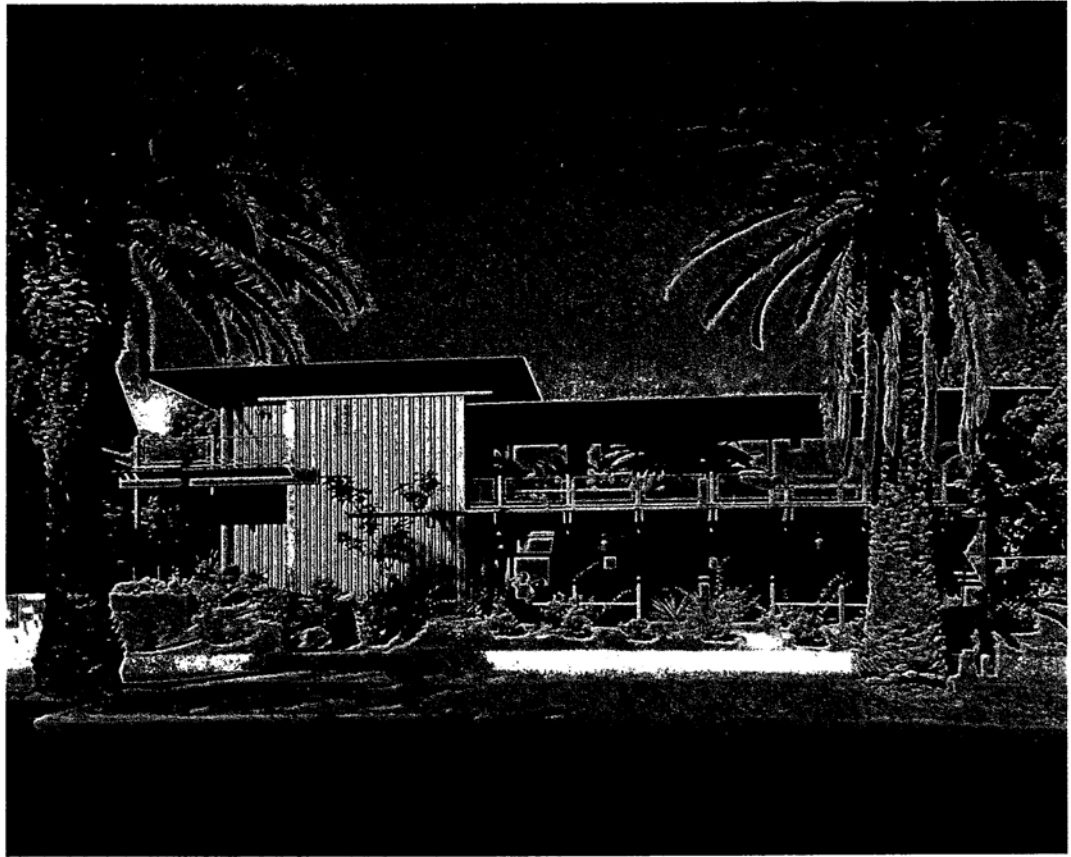




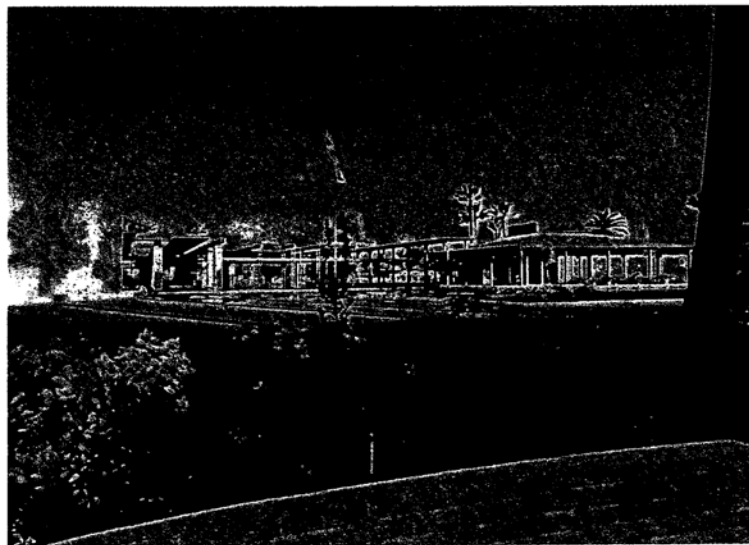
Former Children's Chapel of Neighborhood Church, now on Sequoia School campus
On reverse: Architect: Peter Holdstock, Smith and Williams.
Photographer: Julius Shulman



Japanese Presbyterian Church on North Lincoln Avenue.
Peter Holdstock, Smith & Williams
Photographer: Julius Schulman



Present Sequoya School building
Peter Holdstock, Smith & Williams
Photographer: Julius Shulman



Unidentified building
Peter Holdstock, Smith & Williams
Photographer: Julius Shulman



Residence for Mr. and Mrs. Rene Lavanant
Pasadena, California

Designed by:

Smith and Williams, Architects
207 South Los Robles
Pasadena, California

THE PHOTOGRAPH MAY NOT BE REPRO-
DUCED WITHOUT WRITTEN PERMISSION
JULIUS SHULMAN
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COLE STATION
LOS ANGELES 46, CALIF.

462-2

Lavanant Residence, Pasadena
Peter Holdstock, Smith & Williams

Jomsky, Mark

From: Shannonstaat <shannonstaat@yahoo.com>
Sent: Monday, July 22, 2019 11:38 AM
To: Jomsky, Mark
Subject: 253 south Los Robles appeal

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Mark Jomsky - I live on Magnolia Avenue and I am worried about over development and traffic congestion. I've seen our neighborhood changing before my eyes. Please put a stop to these huge over- developments that do not fit with Pasadena's historic character. Please keep our interests at heart and appeal the 253 south Los Robles project.

Shannon Staat
626-252-4311
728 Magnolia