

Jomsky, Mark

From: Heather Drake <drake.heather@rocketmail.com>
Sent: Sunday, July 21, 2019 11:58 AM
To: Jomsky, Mark
Subject: Support of the Appeal Regarding permit numbers 11869 and 11879. We must protect our tree canopy!
Attachments: City Council Trees July 22 (1).docx

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

Dear Mr Jomsky,

I hope this email finds you well.

As a current Pasadena resident I am writing to let you know that we 100% fully support the attached letter.

We moved to Pasadena 25 years ago because of the uniqueness of the city and its extraordinary beauty and charm. There is no other city like Pasadena in the world!

Over the years we have watched the City of Pasadena continually make illogical decisions when it comes to balancing urban growth and maintaining the unique beauty of Pasadena. It has to stop!

The City of Pasadena is putting money before common sense. A mistake that will forever change the uniqueness of our wonderful city and before you know it Pasadena will look and feel like every other overdeveloped, congested, cement filled metropolis. According to the US Department of Agriculture, "robust urban forests or Green Infrastructure can reduce energy use, improve water quality and increase overall health and well being." This should be an important goal for our city!

The time to start using logic is now, especially with regard to our Urban Canopy! I read a quote recently that stated "drama starts where logic ends" and it fits this circumstance perfectly.

Thank you for listening.

With respect,

Heather and Josh Drake
1475 Rutherford Dr.
Pasadena, CA 91103
(626)644-4166



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

07/22/2019
Items 23 & 24

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: Jeff C <tongva4802@gmail.com>
Sent: Monday, July 22, 2019 3:20 AM
To: Jomsky, Mark
Subject: 7/22/19 City Council Agenda Items 23 and 24

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

Dear Mark,

If not sure if you all are still collecting correspondence for the council agenda tonight, but if you are, please add my e-mail to the list of correspondence for tonight's agenda items 23 and 24. Please reach out if you have any questions.

Thanks very much,
Jeff Cyrulewski

Dear Mayor and Councilmembers,
Unfortunately, I cannot be at tonight's council meeting, since I'm out of town for work, but I am a Pasadena resident, and I support having a full CEQA review of the properties at Los Robles and Madison.

Thank you,
Jeff Cyrulewski

**CORRESPONDENCE FROM
THE BOARD OF ZONING
APPEALS MEETING
SUBMITTED BY ERIKA FOY
FOR THE 07/22/2019
CITY COUNCIL MEETING**

Mirzakhania, Talyn

From: Catherine Shaffer <catherineshaffer@yahoo.com>
Sent: Saturday, March 16, 2019 11:29 AM
To: Mirzakhania, Talyn
Subject: Appeal for Permit to build yet another High rise in Pasadena

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

March 16, 2019

Dear Ms. Mirzakhania

I am writing to appeal the permit for the construction of a new 94,165 square-foot, six-story, 92 unit multi-family residential building with 131 parking spaces. The proposed project is located at 253 South Los Robles.

To my understanding this is just one of five new large projects along the Los Robles corridor.

I moved to Pasadena for many reasons. One the beauty and architecture along with the quiet neighborhoods. Now suddenly over the last few years buildings are going up all over town increasing traffic and taking away the charm of Pasadena with all these high rises.

You and I both know a 92 unit building with family and friends will certainly need more than 131 parking spaces. Why the suddenly increase in these high density buildings?

Please consider what this is doing to the beautiful city of Pasadena before you approve more of these buildings.

Catherine Shaffer

787 E California Blvd

Pasadena

Christina Hoffman
969 S. Madison Avenue
Pasadena, CA 91106

March 18, 2019

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhanian and Board of Zoning Appeals,

I live in Madison Heights and write to express my objection to the proposed 92 unit multi-family residential project proposed at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner. It is not appropriate for this developer to escape the important CEQA criteria with the City of Pasadena's blessing. Our neighborhood is concerned with the increase in traffic, unattractive construction, and the negative impact of some of these projects along the Los Robles corridor. This project should be appropriately scaled to the surrounding neighborhood.

It is my belief that the project will compromise public safety and increase traffic congestion and noise. A project of this size and scope will shrink available open space and create an uncharacteristically dense, city-center style development only blocks from single-family residential areas. We are also concerned about the proposed removal of a 100 ft. Canary Pine tree at the edge of the development, and why the developer is not required to integrate this protected tree within the scope of the project.

Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects such as 253 South Los Robles Avenue have a real potential to cause great harm to the historical architecture and charm of our community.

Thank you for your service and careful consideration of this project.

Christina Hoffman

Christina Hoffman
969 S. Madison Ave.
Pasadena, California 91106

March 19, 2019

Talyn Mirzakhanian, Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhanian and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood.

It is my belief that the project will compromise public safety and increase traffic congestion and noise. A project of this size and scope will shrink available open space and create an uncharacteristically dense, city-center style development only blocks from single-family residential areas. I am also concerned with the removal of a 100 ft. Canary Pine tree at the edge of the development. Why isn't the developer required to integrate this protected tree within the scope of the project?

Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.



Ann Babcock
740 S Oak Knoll Ave
Pasadena, CA 91106

Mirzakhonian, Talyn

From: Nancy <nancyb37@aol.com>
Sent: Tuesday, March 19, 2019 9:02 AM
To: Mirzakhonian, Talyn
Subject: Madison Heights Zoning Appeal

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

Dear Ms. Mirzakhonian,

I am a resident of Madison Heights in Pasadena, and I urge you to oppose the construction of the 94,165 six-story, multi-family structure proposed for 253 South Los Robles. We are striving to retain the cohesiveness of our neighborhood which benefits all of Pasadena.

I sincerely hope you will concur.

Sincerely,

Nancy Matzdorff
722 South Euclid Avenue
Pasadena 91106

March 27th, 2019

Ms. Talyn Mirzakhani
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhani and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood.

It is my belief that the project will compromise public safety and increase traffic congestion and noise. A project of this size and scope will shrink available open space and create an uncharacteristically dense, city-center style development only blocks from single-family residential areas. I am also concerned with the removal of a 100 ft. Canary Pine tree at the edge of the development. Why isn't the developer required to integrate this protected tree within the scope of the project?

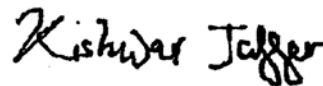
Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Resident Name-

SAEED JAFFER

KISHWAR JAFFER



Resident Address- 619 S. OAKLAND AVE, PASADENA CA 91106



M A D I S O N H E I G H T S

March 26, 2019

City of Pasadena Board of Zoning Appeals

c/o Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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

Dear Members of the Board of Zoning Appeals,

Madison Heights Neighborhood Association ("MHNA") submits this letter in advance of the continued de novo hearing of the Board of Zoning Appeals ("Board") scheduled for April 3, 2019 to highlight significant and dispositive flaws relating to the City's staff report and the hearing officer's decision with respect to Permit #11869.

As you know, categorical exemptions to California Environmental Quality Act ("CEQA") are construed narrowly and any finding that a proposed project is exempt from environmental review must be supported by substantial evidence. To qualify for an infill project, the City has the burden to show that the project is "consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations." (Cal. Code Regs. tit. 14, § 15332, subd. (a).) The City is also required to show that "[a]pproval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality." (Id., § 15332, subd. (d).)

As an initial matter, the Infill Exemption is inapplicable because the City has failed to establish whether the project was truly consistent with other elements of the General Plan and Zoning Code and thus eligible for an Infill Exemption. The City's failure to do so is attributable to the way that the City processes AHP's--i.e. the sequence of review. Specifically, the City evaluates the project from a design standpoint only after concession permits are granted. It does not go to formal design review until after the AHP's are approved. However, the Zoning Code by reference incorporates the Design Guidelines of the CBD Specific Plan into the Zoning Code, thus any inconsistency with the Design Guidelines would be an inconsistency with Zoning Code. But since the City has not evaluated the project first from a design standpoint, it cannot logically provide the Board with sufficient facts to determine whether to apply the Infill Exemption, which only allows the exemption for projects that are consistent with the General Plan and Zoning Code in every aspect except for those which the applicant is seeking Concession Permits - height and FAR.

In addition, the proposed project does not qualify for the Infill Exemption because it is not consistent with our city's General Plan and will result in operational impacts considered significant because ambient noise levels will rise to the "conditionally acceptable" or "normally unacceptable" category when

evaluated properly and cumulatively with the recently constructed Hyatt Place Hotel, and the ongoing construction of the Kaiser Medical School, 260 Colorado, 399 E. Del Mar Blvd., and 245 S. Los Robles Ave. Collectively, all six of these major developments will increase traffic noise on our neighborhood access streets in excess of the standard established in our General Plan. The proposed project should be subject to CEQA environmental analysis and should be properly evaluated within a cumulative project report of the Los Robles corridor where we are seeing an unprecedented amount of new construction in our historic neighborhood. Because the expected ambient noise increase can be considered an immediate change of under 3 years, significant impact would occur for surrounding roadways and buildout of these six projects will result in a noise increase of 5 dB or more in an environment where the ambient noise is currently 60dBA CNEL and where noise sensitive uses are present.

Additionally, Appendix G of the State CEQA Guidelines states, "The proposed project would result in potentially significant impacts related to noise if it would result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance. A significant impact related to noise would be when **substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.**"

With both examples of ambient noise and traffic noise evaluations, ESA chose to use an area of value with the least impact. With the selection of lower impact locations and streets, the real impact of a project like 253 Los Robles will not be evaluated appropriately. Would studying the area around the proposed development on the more highly burdened streets change the outcome and reflect potentially significant impacts? Of course it would.

In failing to require a more cumulative and thorough noise study combined with significant errors in the ESA Noise Technical Report, we believe the city staff and hearing officer have made a mistake in pushing this project through without appropriate analysis. Additional investigation is required to determine the potential noise impacts of these five projects combined with 253 South Los Robles for the following reasons:

1. The cumulative effect of so many additional cars using both the arterials and neighborhood connectors will likely increase ambient noise levels above 5.0 dBA on many of our residential streets. The City's Noise Restrictions Ordinance prohibits residents' exposure to noise levels that exceed established standards.
2. Just a slight increase of .6 dBA will push noise levels to rise to the "Conditionally Acceptable" category of 70 dBA for churches as noted in Table 3 of the Noise Technical Report prepared by ESA for 253 South Los Robles. It is especially troubling that the current 69.4 dBA ambient noise value at the R2 location on Del Mar, which is located just across from Throop Church, was not included in the original city staff report. Since the 69.4 value was based on current levels and measured at the **after**-traffic hour (i.e., 9:39 am to 9:54 am), the expected trip volume in combination with all these completed projects will substantially increase noise levels beyond .6 dBA. Therefore, if the ambient noise measurement had been taken at high traffic hours, the measured ambient noise level would surely be above 70 dBA and potentially at 75 dBA or "Normally Unacceptable" when all projects are completed.

3. The project is within a 60 dBA contour as shown in Figure 9 of the Noise Element and additional investigation is required in accordance with the California Sound Transmission Control Standards.
4. Calculation of the existing roadway noise levels was accomplished using traffic volumes prepared by the Pasadena Department of Transportation. However, the model did not use the street directly in front of the project. The segment of Los Robles between Cordova and Del Mar has been omitted. The City of Pasadena Transportation website lists an ADT of 15,634 in 2016 for Los Robles between Cordova and Del Mar, which is 20% higher than the ADT listed for Los Robles Ave between Del Mar and California at 12,869. This higher traffic volume with higher average speeds could reach a calculated traffic noise level of 70 dBA CNEL directly in front of Throop Church, which is only "Conditionally Acceptable." If California state law does not allow for cities to evaluate street segments directly in front of the proposed development, the next segment to be evaluated should have been from Colorado to Green Street, which had a 2013 baseline of 17,512 ADT as referenced by the Noise and Vibration Impact Analysis of the Paseo Colorado Redevelopment project at 260 Colorado Blvd. Del Mar should also have been included in the report at a volume of 19,800 ADT as reported by our DEIR in 2015.
5. The ESA study evaluated streets with the highest ambient noise measurements during after-traffic hours, whereas the streets with little or no traffic were evaluated during peak traffic time. Consistency is important if we are to be able to compare "apples to apples."
6. The removal of a 100 foot protected Canary Pine tree does not conform with Policy 7c in the City Land Use plans, which encourages landscaping activities that employ techniques to minimize noise. The tree being processed for a private tree removal permit provides a barrier effect reducing point and line source noise levels. Noise levels will increase further when the tree is removed.
7. The segments selected to estimate operational traffic noise levels were not reflective of streets actually impacted by the proposed development. The three segments of Cordova selected have been regarded as one of the quietest and least traveled streets in our city.
8. Community noise exposure can be Ldn, CNEL, or dBA as listed throughout the ESA report. If any of these measurements exceeds the noise-compatible land use guidelines for the City, the development must be designated for noise-sensitive land use. These guidelines are set forth by the General Plan and must be followed.

In summary, the five approved projects listed above are within .25 miles of 253 South Los Robles and will substantially contribute to traffic volume on Los Robles. An unprecedented amount of change happening far too quickly. These developments are high vehicle trip generators, and will undoubtedly add significant and unexpected additional vehicle trips to our roadways.

The proposed project at issue here would not have been considered exempt from CEQA analysis had areas of study been properly chosen, potentially creating outcomes significantly different. It makes us wonder if the ESA evaluation was designed to help the developer rather than protect current residents from abhorrent traffic noise.

City of Pasadena Board of Zoning Appeals

March 26, 2019

Page 4

Residents living within MHNA boundaries are in a difficult position because our streets are utilized and accessed by many residents of Pasadena, and the proposed developments north of MHNA will add an untold number of cars to our streets affecting the safety and livability of our neighborhood. It is our duty as a board to oversee city government when Madison Heights and adjacent neighborhoods are threatened by civic planning decisions, including excessive development. These six projects pose a significant potential escalation of traffic noise in the Madison Heights residential neighborhood.

The City has not, and cannot, provide the substantial evidence required to establish that the proposed project at issue here is exempt from environmental review. Further studies must be required before 253 South Los Robles is given their affordable housing concession permit. The hearing officer's decision should be overturned.

Best regards,

A handwritten signature in black ink that reads "John Latta". The signature is written in a cursive, flowing style.

John Latta
President, MHNA

Mirzakhonian, Talyn

From: Kate Amsbry <kateamsbry@gmail.com>
Sent: Wednesday, March 27, 2019 11:29 AM
To: Mirzakhonian, Talyn; jvanpattan@cityofpasadena.net
Subject: SAVE TREES - 253 S Los Robles and 127 N Madison

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

Please do not allow the developers of 253 S Los Robles and 127 N Madison remove any more trees. The trees in Pasadena are a big part of the why people want to move here from the westside and other areas of LA.

Kate Amsbry | DRE# 01805536
SOTHEBY'S INTERNATIONAL REALTY
800 E. Colorado Blvd, Suite 150, Pasadena, CA 91101
kate.amsbry@sothebyshomes.com | 626.298.2005 | kateamsbry.com
What is Your Home Worth?

By the way...I am never too busy for your referrals!

March 27, 2019

Ms. Talyn Mirzakhian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhian and Board of Zoning Appeals,

I have been a resident of 355 South Los Robles Avenue for 37 years.

Our building is three properties south of Del Mar and extends from Los Robles on the east to Euclid on the west.

In the last two years, I have seen an increasing onslaught of traffic, noise and particulate pollution in my neighborhood.

I am strongly objecting to the construction of the 92 unit, six story project proposed for 253 South Los Robles.

I do not drive out of my building onto Los Robles after 3 pm on workdays because there is bumper-to- bumper southbound traffic on Los Robles backing up from California to Del Mar. There is always increased traffic on Euclid between 8 and 9 am and always heavy traffic and noise on Del Mar at all times of the day.

As Secretary of my Homeowners Association, I hear constant complaints from our residents about noise and congestion from increasing traffic and noise on Los Robles and Del Mar.

At least one of our owners has planned to install double paned windows in her unit which faces Los Robles. She is tired of the noise and pollution insults from this traffic.

I would also like to ask for a **CEQA analysis** of the noise and traffic impacts on our building. This project would be another negative impact on the quality of life in our neighborhood

There is also a 100 foot canary pine tree on the 253 Los Robles property. Will this tree be integrated into the plan for this project?

Thank you for your attention to my letter and to your careful assessment of the impacts this project would have on my neighborhood.

Sincerely,
Molly Kennington
355 South Los Robles Avenue #236

Mirzakhonian, Talyn

From: Kandis Jaffrey <Kajaffrey@Jktmgroupllc.com>
Sent: Wednesday, March 27, 2019 1:50 PM
To: Mirzakhonian, Talyn; jvanpatten@cotyofpasadena.net
Subject: 233 S. Los Robles - Tree

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

Please do not approve the Developers request to remove the beautiful tree at this address. I recently returned from New York and was so happy to have beautiful trees in Pasadena and a skyline in which I could see the mountains. By caving into these developers and/or forgiving them when the "inadvertently" destroy trees will significant destroy our beautiful city.

Kandis Jaffrey
1200 S Oakland Avenue
Pasadena, CA 91106

Sent from my iPhone

Mirzakhonian, Talyn

From: Jennifer Melyan <jennifermelyan@gmail.com>
Sent: Thursday, March 21, 2019 2:56 PM
To: Mirzakhonian, Talyn
Subject: Madison Heights CONCERN

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

March 29th, 2018

Ms. Talyn Mirzakhonian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhonian and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights on Magnolia Avenue, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue. This project is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood.

It is my belief that the project will compromise public safety and increase traffic congestion and noise. A project of this size and scope will shrink available open space and create an uncharacteristically dense, city-center style development only blocks from single-family residential areas. I am also concerned with the removal of a 100 ft. Canary Pine tree at the edge of the development. Why isn't the developer required to integrate this protected tree within the scope of the project?

Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Jennifer Melyan

2019
March 29th, 2018

Ms. Talyn Mirzakhani
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhani and Board of Zoning Appeals,

- As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood.

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Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Resident Name- BENJAMIN CHULAY

Resident Address- 741 S. HUDSON AVE.

Additional Comments- TALYN,

PLEASE TAKE THIS PROJECT AS
A SERIOUS NEGATIVE !!!

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhanian and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood.

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Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Resident Name-

Firouze Mosharrafi & Elake Kabani

Resident Address-

*990 S Los Robles Ave
Pasadena, CA 91106*

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhani
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhani and Board of Zoning Appeals,

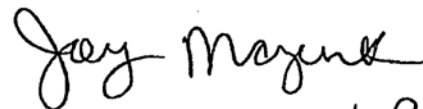
As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood.

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Thank you for your attention to, and careful review of, this project.



Resident Name-

Joy and Robert Mazurek

Resident Address-

650 S. Los Robles
Pasadena CA 91106

Additional Comments-

Mirzakhonian, Talyn

From: Joy Mazurek <JMazurek@getty.edu>
Sent: Tuesday, March 19, 2019 1:59 PM
To: Mirzakhonian, Talyn
Subject: 253 South Los Robles permit appeal
Attachments: Madison Heights_Mazurek.pdf

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

Dear Ms. Mirzakhonian,

I am a concerned home owner in Madison Heights. I have seen many construction projects in the last few years, mostly condominiums, near Los Robles and Del Mar. The traffic congestion on Los Robles is already very very difficult. When I bring my kids home from school, what usually takes 10 minutes, will take up to 30 minutes. Sometimes I cannot even drive across intersections heading South on Los Robles, even though the light is green. Especially problematic is California and Los Robles and Colorado and Los Robles. Have you considered putting in a turn arrow for prime traffic times onto California from Los Robles? I feel the further development of Los Robles will forever change our quiet and historic neighborhood. Please see my attached letter.

Thank you,

Joy Mazurek
Assistant Scientist

The Getty Conservation Institute
1200 Getty Center Dr, Suite 700
Los Angeles, CA 90049
310-440-6850

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhania and Board of Zoning Appeals,

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This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood.

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Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Resident Name-

John W. Hope
John W. Hope

Resident Address-

732 S. Euclid Ave.
Pasadena

Additional Comments-

WE DON'T NEED MORE PEOPLE AND TRAFFIC ENOUGH
IS ENOUGH PLEASE STOP!

March 29th, 2018

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Planning and Community Development
175 North Garfield Ave.
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Resident Name-

Michael A. Newkirk
MICHAEL A. NEWKIRK

Resident Address-

789 S. HUDSON AVE.
PASADENA, CA 91106

Additional Comments-

Olivia P. Garfield
Olivia P. Garfield

789 S. Hudson Ave
Pasadena, CA 91106

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Erin Sweeney
648 S. Oakland Avenue
Pasadena, CA 91106

March 29th, 2018

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Planning and Community Development
175 North Garfield Ave.
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Resident Name-

Mitchel Tinkham

Resident Address-

662 S. Euclid Ave, Pasadena, CA 91106

Additional Comments-

March 29th, 2018

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Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Brian Lamb

Resident Name:

667 S. Hudson Ave Pasadena, Ca. 91106

Resident Address:

Additional Comments

I have lived on this street for 50 years
and have seen many changes, not all good.
Preserve our heritage! Ben Lamb

March 29th, 2018

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175 North Garfield Ave.
Pasadena, CA 91101

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Resident Name-

Cynthia Flynn

Resident Address-

870 S. Euclid Ave. Pasadena CA 91106

Additional Comments-

March 29th, 2018

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Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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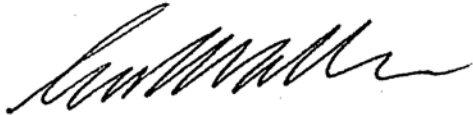
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Resident Name- *Annabelle R. Wilson*

Resident Address- *731 S. Euclid Ave*

Additional Comments- *Pasadena is out of control regarding density. The City will best serve its residents by getting resident-property owner input instead of forging ahead without restraints!*

March 29th, 2018

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Resident Name- Chuck Livingstone

Resident Address- former resident of MHNA,
now at 423 S Madison Ave

See second page

Additional Comments- President of Pasadena Foundation, always have an issue with developers and our street trees. If don't take care of what we have now, we'll be in concrete city without trees adding their values to our environment

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Resident Name- Jessica Bishop

Jessica Bishop

Resident Address-
705 South Hudson Ave
Pasadena, CA 91106

Additional Comments-

MARY BISHOP
Jessica Bishop

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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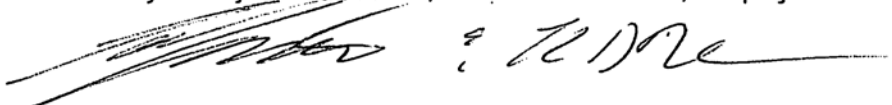
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Resident Name-

JOHN MATTITES KEVIN LUCAS

Resident Address-

809 OAKWOOD PLACE

Additional Comments-

March 29th, 2018

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Resident Name-

George and Carol Matsuda

Resident Address-

670 S. Euclid Avenue
Pasadena, CA 91106

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhania

Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Frank Sabatini
Corinne Chandler Sabatini
Resident Name-

Resident Address-

730 S. El Molino
Pas.

Additional Comments-

This would severely impact the neighborhood!
Stop!

March 29th, 2018

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Resident Name-

ALVAREZ, OBIE + LAURIE

Resident Address-

630 S. OAKLAND AVE PASADENA 91106

Additional Comments-

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Resident Name-

Juan Garcia-Zapatero

Resident Address-

*877 So. Euclid Ave
Pasadena, CA 91106*

Additional Comments-

March 29th, 2018

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Resident Name- JOANNE S4 & JOHN WILCOX

Resident Address- 875 S. MADISON AVE.
PASADENA, CA. 91106

Additional Comments-

March 29th, 2018

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Resident Name- AHAVA EINSTEIN

Resident Address- 685 So. EUCLID AV. Pasadena 91106

Additional Comments- When I established my residence in the neighborhood in 1973, my reasons were tied to my 2 young sons: close to library, park and hospital. From my home to the hospital in heavy traffic, it took 7 minutes. Today as a very senior, it takes 27 minutes. The over crowding of the city is painful and

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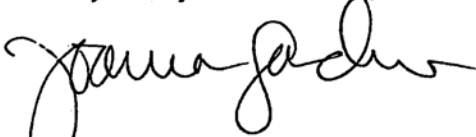
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Resident Name-

Joanna Gardner

Resident Address-

737 S. Los Robles Ave.

Additional Comments-

There is more than enough traffic on Los Robles !!

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Resident Name-

Spencer Sanderson - 

Resident Address-

774 South Oakland Ave. Pasadena Ca 91106

Additional Comments-

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Resident Name-

*William Mulheavy, Victoria Mulheavy
Katherine Mulheavy, Laura Mulheavy*

Resident Address-

715 S. OAKLAND AVE, PASADENA, CA 91106

Additional Comments-

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Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhania and Board of Zoning Appeals,

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Thank you for your attention to, and careful review of, this project.

Resident Name-

Jan Sutherland

Resident Address-

672 S. El Molino

Additional Comments-

Don't ruin Pasadena!

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

PATRICIA VANLEY
OWNER

JENNIFER NUNNERY
DAUGHTER

Resident Address-

797 S. EUCLID AVE
799 S. EUCLID AVE

PASADENA, CA

Additional Comments-

I HAVE LIVED HERE FOR 50+ YEARS.

WHY DO WE HAVE TO CHANGE THIS UNIQUE NEIGHBORHOOD?

IT WILL NOT BE IMPROVED BY THE SUGGESTED DEVELOPMENT MENTIONED ABOVE. PLEASE CONSIDER OUR QUALITY OF LIFE!

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Douglas Venturelli

Resident Name-

608 So Euclid Ave
PASADENA 91106

Resident Address-

President - Denton Court HOA

Additional Comments-



March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thomas L Jones, Virginia A Jones

Resident Name-

Resident Address-

770 Arden Road

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhania

Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Resident Name- Jason Lu

Resident Address- 645 S Euclid Ave
Pasadena, CA 91106

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Jennifer Melyan



765 Magnolia Ave., Pasadena, CA 91106

Please help us protect our historic neighborhood!

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

DR. HOWARD W. SCHUTH
MRS. MARY SCHUTH

Howard W. Schuth
Mary Schuth

Resident Address-

27 OAK KNOLL GARDENS DRIVE
PASADENA, CA 91106

Additional Comments-

Please, save the 100ft Canary Pine tree!

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

Teresa Moore *Peter M. Moore*

Resident Address-

734 South Oakland Ave, Pasadena, CA 91106

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhanian and Board of Zoning Appeals,

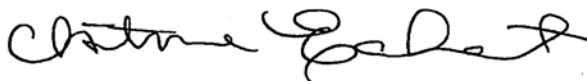
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Thank you for your attention to, and careful review of, this project.



Resident Name-

Christina Earhart

Resident Address-

974 S. Los Robles Ave.
Pasadena, CA 91106

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhianian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

ELANA MCINERNY

Resident Address-

478 ALPINE STREET, PASADENA, CA 91106

Additional Comments-

Let's strive to keep Pasadena beautiful
by committing to its historic
neighborhoods and tree cover.

density!

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name- *Lorna Nelson*

Resident Address- *725 Arden Rd
Pasadena, CA 91106*

Additional Comments-

*Pasadena is turning into Los Angeles. Please
Persevere as much as possible. Please save the
Canary Pine! No more noise for our residential
neighborhood!!!
Lorna*

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name- Sally S. Bunkall and Ray Turner

Resident Address- 949 S. Madison Avenue
Pasadena, CA 91106

Additional Comments- we are completely opposed to the proposed structure. The Los Robles corridor is already a traffic nightmare. Stop ruining our Beautiful City!

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.



Resident Name- *Ellen & Michael Hatch*

Resident Address- *755 S. Oakland Ave
Pasadena CA 91106*

Additional Comments-

I can already hardly walk my dog on California Blvd because he will be decapitated if his head hangs out off the curb going potty on this 4 lane road with no inches

I just paid \$8K to a certified arborist for very slight modification to my residence. It makes me angry that developers have to do less not more to care for our trees.

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

Justine Bae

Resident Address-

855 Oak Knoll Circle, Pasadena CA 91106

Additional Comments-

Please see my concerns underlined above. There should be more strict oversight on projects of this size & impact.

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Colleen S. Womack

Resident Name-

Colleen S. Womack

Resident Address-

*595 S. Oakland Ave.
Pasadena, CA 91106*

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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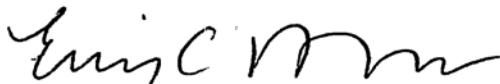
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Thank you for your attention to, and careful review of, this project.

Emily C Dossert, MD
Resident Name-



Resident Address-
877 S. Madison Ave
Pasadena CA 91106
Additional Comments-

Thank you for your consideration -

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

CHARLES N. MAUCH

Resident Address-

697 Magnolia Av.

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhonian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

3/18/2019

Thank to
draw.

Resident Name-

Kathy Wales

Resident Address-

778 S. Euclid (between California
and Glenarm)

Additional Comments-

There are many days where it is almost faster to walk between Green and California! This project will only make traffic worse. It seems to me that there should be a full review of its traffic impact. Thank you,
Kathy Wales

March 29th, 2018

Ms. Talyn Mirzakhian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Molly Hollingsworth

Resident Name- *Molly Hollingsworth*

Resident Address- *808 S. Madison Ave.
Pasadena, CA 91106*

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

Dennis & Carolyn Repko

Resident Address-

725 South Los Robles Ave.
Pasadena, CA 91106

Additional Comments-

We hope you'll listen to the concerns
of our Madison Heights neighbors.

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhanian and Board of Zoning Appeals,

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Thank you for your attention to, and careful review of, this project.



Resident Name-

LOIS J. HARPER

Resident Address-

818 S. MARENGO AVE., UNIT 203
PASADENA, CA 91106

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.



Resident Name-

Carolee Reiling

Resident Address-

774 S. Hudson Ave, Pasadena, CA 91106

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name- Bradford Hall Jr

Resident Address- 773 S Oakland Ave
Pasadena Calif

Additional Comments- 91106

Development in the city is out of control
Soon Pasadena will be like Westwood & Glendale
How do you expect to have all of this development and not have traffic gridlock

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Claire and Carmie Robinson

Resident Name-

Claire and Carmie Peckett Robinson

Resident Address-

*885 S. Madison Ave
Pasadena CA 91106*

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Evelyn Orlman

Resident Name-

*728 S Los Robles
Pasadena, CA 91106*

Resident Address-

Additional Comments-

*Is this our legacy? High rise apartments shedding the
Crowded streets! ^{light}
Neighborhoods gone as single family homes
on large lots are replaced by underground
parking and multi residences! Old street trees
- A sense of Community*

March 29th, 2018

Ms. Talyn Mirzakhianian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

Lorain M. Tan LORRAIN M. TAN

Resident Address-

1008 S. Euclid Ave, Pasadena, Calif
91106

Additional Comments-

Anyway to make cement side street
safer for the daily walkers on Euclid?
Too many old trees bumps up the
side walk Lots of old folks like me here

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

Gloria P. Navarro

Resident Address-

910 South Madison Ave
Pasadena CA 91106

Additional Comments-

Too much additional congestion

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

Louise Clark

Resident Address-

*677 S. Hudson Ave.
Pasadena CA 91106*

Additional Comments-

This project has too many units for the area!

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.



Resident Name- Ronald Yoshihara

Resident Address- 676 S. Euclid Ave.

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

Suzanne Boyer

Resident Address-

751 S. Hudson Ave
Pasadena, CA 91106

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.



Resident Name- SUSAN COLTON

Resident Address- 651 S. OAKLAND AVE, PASADENA, CA 91106

Additional Comments-

THERE HAVE BEEN TOO MANY MULTI-UNIT BUILDINGS RECENTLY BUILT IN OUR AREA. TRAFFIC IS ALREADY HORRIFIC AND WHEN CALIFORNIA BLVD IS CLOSED DOWN TO FIX THE METRO ISSUE ~~AT~~ BETWEEN ARROYO AND RAYMOND (FOR 2 YEARS WE'RE TOLD) IT WILL CAUSE EVEN MORE ISSUES. PLUS MORE UNITS MEAN MORE WATER USAGE AND WE NEED TO CAREFULLY CONSIDER MASS BUILDING AND POOR TRAFFIC PROCEDURES IN ORDER TO KEEP OUR BEAUTIFUL.

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhania and Board of Zoning Appeals,

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Thank you for your attention to, and careful review of, this project.

Alex & Ty Gaffney

Resident Name-

Alex & Ty Gaffney

Resident Address-

1025 S. Oakland Ave. Pasad. 91106

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhianian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

Rita + Ray Elshout

Resident Address-

692 So. El Molino, Pas 91106

Additional Comments-

Living on El Molino, our traffic is terrible. We cannot handle a 92 unit residential (our city) apt unit. Please we don't

Kristin Techentin Harrison
625 Magnolia Avenue
Pasadena, California 91106

March 29th, 2019

Ms. Talyn Mirzakhanian

Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project. With all the development that is happening on Los Robles and in the Central District, each project needs to be weighed with respect to all the other projects around it and not as just an individual project. I believe that the combined impact of all this development without thoughtful design and density review, along with concern for tree preservation, will be quite detrimental to our neighborhood(s) and the whole overall feeling of our city. Vibrant and interesting architecture, planned and appropriate density and a canopied city is what has made Pasadena such a desirable place to live and raise a family.

Kristin Harrison

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name- Matthew & Nancy Gong

Matthew Gong *Nancy Gong*

Resident Address- 475 Alpine Street
Pasadena, CA 91106

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhianian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

Carolyn Coleman Carolyn Coleman

Resident Address-

1184 S. Los Robles Ave, Pasadena

Additional Comments-

I think a study should be done on the impact this building will have on ~~the~~ Los Robles, which already has a great deal of traffic.

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name-

John Butcher

Resident Address-

1174 S. Los Robles Ave, Pasadena 91102

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name

KRATIMA SOLANKI

Resident Address-

1220 S. LOS ROBLES PASADENA CA 91106

Additional Comments-

THE TRAFFIC ON LOS ROBLES HAS ALWAYS BEEN AN ISSUE WITH CARS ZOOMING UP + DOWN + TRASH BEING THROWN IN MY YARD AS WELL ON THE STREET. WILL TRAFFIC BE DIVERTED?

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

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Thank you for your attention to, and careful review of, this project.

Resident Name- *Mrs. Marianne Hendriks.*

Resident Address- *1231 So. Los Robles Ave. Pasadena.*

Additional Comments- *_____*

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhania and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.


This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood.

It is my belief that the project will compromise public safety and increase traffic congestion and noise. A project of this size and scope will shrink available open space and create an uncharacteristically dense, city-center style development only blocks from single-family residential areas. I am also concerned with the removal of a 100 ft. Canary Pine tree at the edge of the development. Why isn't the developer required to integrate this protected tree within the scope of the project?

Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Resident Name-


Janet M. Stone

Resident Address-

1230 S. Los Robles Ave

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhanian

Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhanian and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

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Thank you for your attention to, and careful review of, this project.

Resident Name-

L. Lomoyan

Resident Address-

1315 S. LOS ROBLES AVE PASADENA, CA

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhianian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhianian and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

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Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Resident Name-

Wm. E. Still
William E. Still

Resident Address-

Additional Comments-

Mark Graf
718 S. Los Robles Ave.
Pasadena, CA 91106
March 29th, 2019

Ms. Tallyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhanian and Board of Zoning Appeals:

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

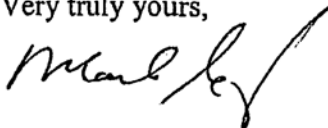
This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along South Los Robles Avenue where we are seeing an unprecedented amount of negative change in our historic neighborhood.

It is my belief that the project will compromise public safety and increase traffic congestion, noise and pollution. A project of this size and scope will shrink available open space and create an uncharacteristically dense, city-center style development only blocks from single-family residential areas. I am also concerned with the removal of a 100-foot Canary Pine tree at the edge of the development. Why isn't the developer required to integrate this protected tree within the scope of the project?

Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Very truly yours,



Mark Graf

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhania and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.


This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood.

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Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Resident Name-


RONALD R. MANZI

Resident Address-

740 SOUTH EVANHO ROAD
PASADENA, CA 91106

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhania and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood.

It is my belief that the project will compromise public safety and increase traffic congestion and noise. A project of this size and scope will shrink available open space and create an uncharacteristically dense, city-center style development only blocks from single-family residential areas. I am also concerned with the removal of a 100 ft. Canary Pine tree at the edge of the development. Why isn't the developer required to integrate this protected tree within the scope of the project?

Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Resident Name-

Blair Manzyke
Blair manzyke

Resident Address-

740 S. Euclid Ave.
Pasadena, CA 91106

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhianian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhianian and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood.

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Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.



Resident Name- *Arnold Possick*

Resident Address- *455 Alpine St.*
Pasadena, CA 91106

Additional Comments-

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhanian and Board of Zoning Appeals,

since 1983

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries. There must be a "sweet spot" for density?

This development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood. URBANIZING has its unintended consequences.

It is my belief that the project will compromise public safety and increase traffic congestion and noise. A project of this size and scope will shrink available open space and create an uncharacteristically dense, city-center style development only blocks from single-family residential areas. I am also concerned with the removal of a 100 ft. Canary Pine tree at the edge of the development. Why isn't the developer required to integrate this protected tree within the scope of the project? We hug trees. ♡

Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

We recognize the need for housing & tax revenue. We don't know if the old infrastructure can continue to support this increasing density? Also, our personal self-interest is to avoid destroying Pasadena's great quality of life. We are getting close

Resident Name- Michael & Wendy Churukian
629 S. Oakland Ave.
Pasadena, CA 91106

Resident Address-

Additional Comments-

THANKS!!!

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhanian and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

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Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Resident Name- *Ryan and Christina Panzarello*

Resident Address- *974 S. LOS ROBLES AVE*

Additional Comments- *I am extremely concerned regarding the amount of new projects on Los Robles. Most of my neighbors are as well. Slow down development projects and exclude "road-diets" from all future zoning plans/traffic!*

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhania and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

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Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Resident Name- Carlos Teran
Tatiana Bonilla

Resident Address- 685 S. El Molino Ave.
Pasadena, CA 91106

Additional Comments- Pasadena is very impacted, traffic is crazy and we want to preserve the historic appeal as well as the "Family" oriented feel.

March 29th, 2018

Ms. Talyn Mirzakhania
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhania and Board of Zoning Appeals,

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Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Resident Name- *Peter Thompson and Sandra Troian*

Resident Address- *784 S. Oakland Ave, Pasadena, CA 91106*

Additional Comments- *The proliferation of multi-family residential projects and commercial projects in close proximity to Madison Heights has already begun compromising safety as well. We have seen a disturbing increase in theft and safety to our many children who are playing out and about. There have been many "close misses" with cars due to so much more traffic.*

Our neighborhood is in danger of losing its long held treasured qualities of peace and safety. Please help us.

March 29th, 2018

Ms. Talyn Mirzakhanian
Zoning Administrator
Planning and Community Development
175 North Garfield Ave.
Pasadena, CA 91101

Dear Ms. Mirzakhanian and Board of Zoning Appeals,

As a Pasadena resident living in Madison Heights, I am writing to express my strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from my neighborhood's boundaries.

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Madison Heights Neighborhood Association hopes to engage in constructive dialogue and problem-solving to ensure that the integrity of our residential neighborhoods and historic city center are protected and respected. Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Resident Name-

Sagar Raksik

Resident Address-

777 S. Euclid Ave, 91106

Additional Comments-

I have been living here for \approx 50 years and never seen Pasadena this congested. There must be a limit to growth. At minimum, this project requires a traffic study with associated air pollution and noise impact.

JUDY AND DAVID DENENHOLZ
717 SOUTH MADISON AVENUE
PASADENA, CA 91106

April 1, 2018

Ms. Talyn Mirzakhanian

Zoning Administrator Planning and Community Development

175 North Garfield Ave. Pasadena, CA 91101

RE: 253 SOUTH LOS ROBLES PROJECT

Dear Ms. Mirzakhanian and Board of Zoning Appeals,

As a Pasadena residents living in Madison Heights for the past 33 years, we are writing to express our strong objection to the proposed 92 unit multi-family residential project at 253 South Los Robles Avenue, which is scheduled to be constructed less than half a mile from our home.

The City has allowed way more dense development over the past decades than could possibly be imagined. The traffic, congestion, noise and crime are ruining the quality of life in Pasadena. It needs to slow down, way down.

This particular development should be subject to CEQA environmental analysis and should be properly evaluated in a cumulative manner with every other project along the Los Robles corridor where we are seeing an unprecedented amount of negative change in our historic neighborhood.

It is our belief that the project will compromise public safety and increase traffic congestion and noise. A project of this size and scope will shrink available open space and create an uncharacteristically dense, city-center style development only blocks from single-family residential areas. I am also concerned with the removal of a 100 ft. Canary Pine tree at the edge of the development. Why isn't the developer required to integrate this protected tree within the scope of the project?

Projects including 253 South Los Robles Avenue have the very real potential to cause great harm to the fabric of our community and way of life.

Thank you for your attention to, and careful review of, this project.

Judy and David Denenholz, 717 South Madison Avenue, Pasadena, CA 91106

Moncayo, Teresa

From: Aronoff <aronoff@sbcglobal.net>
Sent: Tuesday, April 02, 2019 8:20 AM
To: Mirzakhonian, Talyn
Subject: RE: 253 South Los Robles

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

Talyn –

I write to protest the awarding of construction of a six-story, 92-unit multi-family residential building with 131 parking spaces at 253 South Los Robles.

My protest is the project's ...

- overcrowding of the land causing increasing density of the area,
- the single lane in each direction of Los Robles is already strained in carrying local traffic,
- the 131 parking spaces conservatively translates into 520+ vehicle movement weekdays (in-and-out in the morning and similarly in the afternoon, too), and
- doesn't make sense to put so much pressure on the adjacent residential areas of the Madison Heights neighborhood and other immediate neighborhoods, too, plus
- the huge effect on the Los Robles and Colorado intersection (which is preceded by the narrowing of Los Robles between Green Street and Cordova Boulevard).

There are myriads of reasons this project doesn't fit the character of the already constricted Los Robles Blvd. Have heart for the residences already existing on Los Robles, especially with the complex nearing completion in the SW corner of Green Street and Los Robles. Then there is the traffic which will emanate from the new hotel at the NW corner of Green and Los Robles. This is not to mention the Kaiser Permanente hospital training building and its related traffic on the SE corner of Green and Los Robles.

I'm distraught about how poorly the city understands this matter. It is a known sociological fact the more you densify an area, the more crime makes itself present. Do we need more criminal activity? Stop this project and others like it from this huge increase in the density of units in this relatively small area. The only net result will be a diminution in the quality of life in the Madison Heights neighborhood.

Respectfully,

Bob Aronoff South Euclid Avenue Pasadena

Jomsky, Mark

From: Evelyn Gilmartin <hughev@att.net>
Sent: Sunday, July 21, 2019 12:37 PM
To: Jomsky, Mark
Subject: 253 South Robles Appeal

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

We support Pasadena's Heritage's appeal and request that the City Council not approve the project at 127-141 N. Madison as proposed. An EIR is needed to fully evaluate the project and study alternatives and proper mitigation.

We continue to be concerned about the overdevelopment of Los Robles around Colorado and the thorough disregard for the architectural heritage of our city. It appears that we cannot get sites built fast enough!!! How can this city supply the water demands of all these new buildings? . How can our streets handle all the extra traffic? We have to slow down development for awhile and take a breath and see what we have created or destroyed. The the small town beauty that made Pasadena a jewel may be gone before we realize it .

*Evelyn and Hugh Gilmartin
728 south los robles*

Jomsky, Mark

From: Mary Devin Starratt <mdstarratt@gmail.com>
Sent: Sunday, July 21, 2019 6:09 PM
To: Jomsky, Mark
Subject: 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.

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,
Mary Devin Starratt