



July 6, 2018

Mayor Terry Tornek and Members of the City Council  
City of Pasadena  
100 N. Garfield Avenue  
Pasadena, California 91101

RE: 3200 East Foothill Boulevard Mixed Use Project  
Support for PD Request and Cultural Resource Mitigation Plan

Dear Mayor Tornek and Council Members:

Pasadena Heritage has reviewed the proposed project and SCEA materials, and would like to offer the following comments, particularly in support of the PD zoning and the Cultural Resources Mitigation and Monitoring program.

#### **Zone Change to PD**

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

#### **Cultural Resources Analysis**

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

We are particularly pleased that with our urging, Trammell Crow agreed to preserve and re-use the monumental Variable Atmospheric torpedo testing tank as

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a focal point in the project's public open space. We found this historic structure or artifact to be a dramatic and significant piece of the past and one that clearly illustrates the Navy's work at this location. We appreciate Trammell Crow's willingness to preserve and highlight the tank, along with the flagpole, anchor, and torpedo sculpture.

In our comments before the Planning Commission, we made three requests which we believe have all now been adequately addressed in the final documents before you. Those matters were:

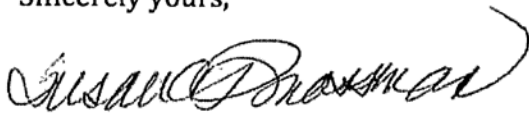
**CR-1 Recordation** -- We requested that in addition to the locations listed to receive copies of the recordation materials, that the Pasadena Public Library also receive a copy, and that copies or representations of the interpretive materials to be displayed on site be included in the records provided so as to be accessible to those who cannot visit the site and be available in the future if needed.

**CR-2 - Interpretive Program** -- We requested that the description of the Interpretive Program be modified to include the identification of key individuals who worked at the site, their personal histories, credentials, roles, and/or accomplishments relating to the site so as to "humanize" the history being presented.

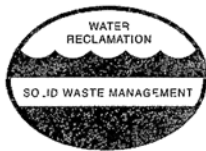
**Mitigation Monitoring** -- Lastly, we requested clarification that the mitigation monitoring steps described at the top of Page MMRP24, will apply to each of the specific artifacts listed (Flagpole, Anchor Symbol, Torpedo Monument, and Variable Atmospheric Tank). That would assure acceptable mitigation for each of the individual artifacts.

We believe that all these questions have been addressed to our satisfaction, and we therefore are pleased to express our support for the overall project project concept and the mitigation plan for historic resources on this site. Thank you for this opportunity to comment.

Sincerely yours,



Susan N. Mossman  
Executive Director



# COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

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Mailing Address P O Box 4998, Whittier, CA 90607-4998  
Telephone. (562) 699-7411, FAX (562) 699-5422  
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GRACE ROBINSON HYDE  
*Chief Engineer and General Manager*

July 9, 2018

Ref. Doc. No.: 4630658

Mr. David Sanchez  
Senior Planner  
City of Pasadena  
175 North Garfield Avenue  
Pasadena, CA 91101

Dear Mr. Sanchez:

### **Comment Letter for 3200 East Foothill Boulevard Mixed Use Project**

This is in reply to your notice, which was received by the Sanitation Districts of Los Angeles County (Districts) on June 28, 2018. The proposed project is located within the jurisdictional boundaries of District No. 16. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall B Unit 5C Trunk Sewer, located in Foothill Boulevard east of Halstead Street. The Districts' 24-inch diameter trunk sewer has a capacity of 7.4 million gallons per day (mgd) and conveyed a peak flow of 4.2 mgd when last measured in 2012.
2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average flow of 64.7 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.
3. The expected increase in average wastewater flow from the project, described in the notice as 550 apartment units and 9,800 square feet of retail and restaurant space, is 87,305 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org),

Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza  
Customer Service Specialist  
Facilities Planning Department

AR:ar

cc: A. Schmidt  
M. Tatalovich

July 8, 2018

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CITY CLERK

City Council Members  
Pasadena, California

Reference: 3200 Foothill Blvd. Mixed Use Project.

The above project has finally come to you for a decision and I am requesting that you consider the following observations:

- The report sent by the Planning Department is very thorough and mentions all the mitigation measures that will be undertaken to make the site livable. Please verify that the measures will perform as proposed because the consequences will be very harsh for future residents.
- The traffic in that area is very impacted now and the 210 Freeway is no longer the communities' freeway. It belongs primarily to all the semi trailers that use it at all times. If you think that is an exaggeration, please try to drive it during work hours in either direction. Once the project is done, I honestly do not know how people will get around to get to the west side of Pasadena. The already crowded streets will be impacted by this as well as several housing and commercial developments in East Pasadena that will be built in the near future. If you do not live around here, you can ignore the problem but we certainly cannot.
- Evidently, developers want to build close to public transportation to make it easier for residents to get around but it is very puzzling that all the development so far has been north of the freeway only. Why haven't developers gone south of the freeway? That area is just as close to the Gold Line as we are. I would urge all of you to promote this idea.

Please be aware that your decision to pass this project will be a major disruption for our neighborhoods now and in the future. Time will show us if you made the right choice and, if you did not, irreversible harm will have been done to Pasadena during your term.

Thank you,

Laura Rodriguez  
3880 Hampton Rd.  
Pasadena, CA 91107

**07/09/2018**  
**Item 17**

## **Jomsky, Mark**

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**From:** Dan Austin <Dan@thearbgroup.com>  
**Sent:** Monday, July 09, 2018 10:36 AM  
**To:** Sanchez, David  
**Cc:** Sheila Gonzaga; Jim Andersen  
**Subject:** 3200 E. Foothill Blvd.

David,

I am the Property Manager / Asset Manager for the Hastings Village Shopping Center located at 3341-3429 E. Foothill Boulevard. I am unable to attend the meeting tonight for 3200 E. Foothill Boulevard due another meeting I must attend.

I did want to let the planning commission know that the owners of The Hastings Village Shopping Center are in full support of this project and believe it will compliment Foothill Boulevard in a positive manner.

Thank you.

**Dan Austin**  
**Property | Leasing Manager**  
**The ARBA Group, Inc.**  
**6300 Wilshire Boulevard Suite 1800**  
**Los Angeles, California 90048**  
**☎ (323) 651-1808**  
**Dan@thearbgroup.com**

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**Item 17**

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CITY CLERK

**ADAMS BROADWELL JOSEPH & CARDOZO**

A PROFESSIONAL CORPORATION

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LINDA T. SOB CZYNSKI

July 9, 2018

**VIA EMAIL AND OVERNIGHT MAIL**

**Agenda Item 17**

Mayor Tornek  
City Council Members  
City of Pasadena  
100 Garfield Ave  
Pasadena, CA 91101

Re: 3200 East Foothill Boulevard Mixed-Use Project

Dear Honorable Mayor Tornek and City Council Members:

We write on behalf of the Coalition for Responsible Equitable Economic Development ("CREED LA"), Carlos Blas De La Torre, Christian Blas, Mario Polanco, Oscar Blas, Erik Flores, Fernando Medina, Tarik Streetz, Shomari Davis and Jose Pina regarding the City of Pasadena's revised Sustainable Communities Environmental Assessment ("SCEA") prepared pursuant to the California Environmental Quality Act<sup>1</sup> ("CEQA") for the 3200 East Foothill Boulevard Mixed Use Project ("Project") proposed by Pasadena Gateway, LLC's.

CREED LA and its expert consultants from Soil / Water / Air Protection Enterprise reviewed the revised SCEA. Based on our legal and technical review, CREED LA has concluded that the City adequately addressed the issues raised in our prior comments on the SCEA.

In response to our comments, the City:

- Conducted an inspection of the onsite anechoic tank and stated no water is present in the tank, thereby resolving the issue of impacts from contaminated water in the tank.

<sup>1</sup> Pub. Resources Code, §§ 21000 et seq.; 14 Cal. Code Regs., §§ 15000 et seq. ("CEQA Guidelines").

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July 9, 2018

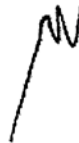
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- Concurred with the conclusions in the Applicant's HRA that was prepared in direct response to our comments regarding impacts from TACs construction emissions.
- Amended mitigation measure AQ-1 to require the use of Tier 4 Final standard equipment for all bull dozers, backhoes, excavators, cranes, pavers, paving equipment and rollers, in order to reduce public health impacts during construction to below the level of significance.
- Guaranteed that the Project will not be occupied by residents unless and until the Department of Toxic Substances Control verifies that contaminant levels on-site, including volatile organic compounds in soil vapor in buildings, do not exceed regulatory action levels and the site is suitable for unrestricted land use, including residential uses.

We thank the City for thoroughly addressing the legal and technical issues identified in our comments, and for its thorough and good faith responses and additional investigations. We have no further objections to the Project.

Sincerely,

Tanya A. Gulesserian  
Nirit Lotan



NL:acp

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