

**CORRESPONDENCE  
FROM  
AUGUST 3, 2020  
CITY COUNCIL  
MEETING**

**Jomsky, Mark**

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**From:** City Web  
**Sent:** Friday, July 31, 2020 12:16 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment for Meeting on August 3, 2020 about Agenda Item 8

## **Public Comment for Meeting on August 3, 2020 about Agenda Item 8**

<b>Name:</b>	<b>Email:</b>	<b>Phone:</b>	<b>Address:</b>
Richard A. McDonald			Pasadena, California 91101

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### **Comments:**

Dear Mayor and Members of the City Council - The applicant for this project respectfully disagrees with the statement on page one of your staff report that its application cannot be processed until Fuller's MP & DA amendments are processed, Per the express terms of the MP & DA, the applicant has rights and remedies as Fuller's successor to the site that allow it to proceed now and accordingly. We thus hope that we can work with staff to do so. Thank you for your time and attention to this matter.

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**Consent given to read my comments out loud: Yes**

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Item 8



**Martinez, Ruben**

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**From:** City Web  
**Sent:** Monday, August 03, 2020 12:24 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment for Meeting on August 3, 2020 about Agenda Item 8

## **Public Comment for Meeting on August 3, 2020 about Agenda Item 8**

**Name:** Anthony      **Email:**      **Phone:**      **Address:**  
Manousos      Ave, Pasadena, CA 91104

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### **Comments:**

I am deeply concerned that development of 105 housing units at 270-282 N. Los Robles Avenue by COB Investments LP takes advantage of the state density bonus and will provide only 8 units of very low income housing. COB is required by law to set aside at least 20% of its units to be affordable, according to Pasadena's inclusionary policy. Since the COB is requesting that the Fuller Master Plan requiring 100% affordable student housing be modified, I believe that the City Council should require the maximum feasible number of affordable units from the developer in return for this concession. At the time that the inclusionary policy was being updated, our calculations demonstrated that there could be a 10-12% return on investment even if 25% were set aside as affordable. Even this percentage is low considering that the Master Plan requires 100% affordability. I urge the Council not to make special concessions without getting a significant concession from COB Investments.

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**Consent given to read my comments out loud: Yes**

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**Martinez, Ruben**

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**From:** City Web  
**Sent:** Monday, August 03, 2020 1:01 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment for Meeting on August 3, 2020 about Agenda Item 8

## **Public Comment for Meeting on August 3, 2020 about Agenda Item 8**

**Name:** Sonja K. Berndt      **Email:**      **Address:** Pasadena, CA  
91107

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### **Comments:**

I submit this comment because I am concerned about modifying the Fuller Master Plan to accommodate the request of COB Investments LP to build high density apartment on this site. I do not object to high density housing because it is an ideal location: near the freeway, does not block anyone's view, and is much needed. However, the Fuller Master Plan was approved by the City and Fuller for a good reason. The need for student housing at Fuller has not disappeared even though enrollment has not increased as expected. The 2014 Housing Element says that there were 35,000 students in our City. This creates a high demand for apartments and housing for faculty and students, and impacts many long-term Pasadena residents who have to compete for the small pool of affordable housing. The Master Plan indicates that the City and Fuller have a responsibility to plan for the needs of student housing. Therefore, allowing a higher percentage of affordable units than is required by the City's inclusionary ordinance would be consistent with the intention of the Housing Element and the Master Plan. I urge the City Council to take this into consideration before modifying the Fuller Master Plan. Thank you.

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**Consent given to read my comments out loud: Yes**

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**Martinez, Ruben**

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**From:** City Web  
**Sent:** Monday, August 03, 2020 2:10 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment for Meeting on August 3, 2020 about Agenda Item 8

## Public Comment for Meeting on August 3, 2020 about Agenda Item 8

<b>Name:</b>	<b>Email:</b>	<b>Phone:</b>	<b>Address:</b>
Mercedes Young			Pasadena, California 91101

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### Comments:

To: Esteemed Council and staff of Pasadena

I am a Fuller Seminary alumn and former tenant of 282 N Los Robles Ave (formerly known as Fuller's "Koinonia" apartment complex) that was sold to Carmel Properties and subsequently resulted in all tenants (Fuller students) being evicted by Fuller in 2016. The current proposal involves an adjacent parking lot subject to Fuller's Master Plan and Development Agreement. It is with great concern that I urge Pasadena to hold Fuller accountable to its agreement which stipulates, "any net new housing units in the Fuller Master Plan would be affordable..." Although Fuller seeks to amend its Master Plan and Development Agreement, it is imperative the city upholds the purpose and intent of requiring affordability— to meet a dire need in the community by providing housing that is affordable. Regardless of status as a student or a community member, the dire need for affordable housing remains. Sadly, it is increasingly evident fewer African Americans and low income residents can afford to continue to live in Pasadena despite a deep and rich history lasting generations. By preserving full affordability of this proposed development, Pasadena can genuinely ensure a more inclusive, equitable and diverse future.

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**Consent given to read my comments out loud: Yes**

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**Martinez, Ruben**

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**From:** City Web  
**Sent:** Monday, August 03, 2020 3:17 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment for Meeting on August 3, 2020 about Agenda Item 8

## Public Comment for Meeting on August 3, 2020 about Agenda Item 8

<b>Name:</b> Jill Suzanne Shook	<b>Email:</b>	<b>Phone:</b>	<b>Address:</b>  CA 91104, Pasadena, CA 91104
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### Comments:

Wisely, the Fuller Master plan requires 100% affordable student housing. To address Pasadena's collective enrollment of 35,000 students, Pasadena's Housing Element states, "Because educational institutions play an important role in the history, economy, and community life of the City, it is important to ensure that the significant housing needs of current and future students, faculty, and employees are addressed." Page A-26. This site, ideal for high density housing, must be affordable for our lower income students. With our updated SRO housing policy, we need to emulate what Jim Osterling has proposed so we can accommodate more students. Please encourage the kind of student housing that Orange Coast College in Orange County has done by partnerships to create The Harbor, with 323 Units to be open this fall, with no public funds were used. Can we imagine this site for our cities' student population as opposed to more high-end housing? Rather than change the Fuller Master Plan, let's keep it intact and find a developer that will meet the real need in our city so we provide safe homes where students can social distance, and to especially take into account the 19% PCC students experiencing homelessness.

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**Consent given to read my comments out loud: Yes**

**Martinez, Ruben**

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**From:** City Web  
**Sent:** Monday, August 03, 2020 3:20 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment for Meeting on August 3, 2020 about Agenda Item 8

## **Public Comment for Meeting on August 3, 2020 about Agenda Item 8**

**Name:** Ferne Hayes      **Email:**      **Phone:**      **Address:** Pasadena, CA 91106

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### **Comments:**

Pasadena is direly in need of many more units of affordable housing. I have heard of several housing development projects in the planning process in our city. Now is the time to encourage and incentivize inclusion of on site affordable units, not in lieu fees, in all projects.

I note that development of 105 housing units at 270-282 N. Los Robles Avenue by COB Investments LP will provide only 8 units of very low income housing. COB is required by law to set aside at least 20% of its units to be affordable, according to Pasadena's inclusionary policy. They must be held to that at a minimum.

This project also falls in the Fuller Master Plan area which requires 100% affordable student housing and COB is requesting this be modified. Certainly the City Council should require the maximum feasible number of affordable units from the developer in return for this concession. I urge the Council not to make special concessions without getting a significant concession from COB Investments.

Thank you.

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**Consent given to read my comments out loud: Yes**

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