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**2020 JAN 13 PM 3: 31**

January 13, 2019

**CITY CLERK  
CITY OF PASADENA**

Pasadena City Council  
City of Pasadena  
100 North Garfield Avenue  
Pasadena, California 91101

RE: Predevelopment Plan Review: 491-577 South Arroyo Parkway

Dear Honorable Mayor and Members of the City Council:

Pasadena Heritage's Advocacy Committee recently reviewed the proposed project at our monthly meeting in January 2020. We hosted Pete Kutzer and John Jabbara of Edgewood Realty Partners at our office where they presented their proposal. Members of the Committee in attendance, who represent a cross-section of architects, engineers, and advocates, voiced the following suggestions and recommendations. We hope these suggestions will further inform the City Council in providing direction to this project.

#### **Advocacy Committee Comments**

- Appreciate that the development team recognized the two historic structures on the site and have incorporated them into their plans, including their rehabilitation and adaptive re-use.
- Support full EIR for the project to ensure proper analysis and process. Pleased that the development team has committed to pursue this route.
- A PD for this large site with multiple buildings and uses seems appropriate, as long as the focus is on using the flexibility a PD provides to realize a superior project and creative design solutions with better relationships to the historic structures and the neighbors across Arroyo Parkway and California.
- The proposed uses are appropriate to the location, and we appreciate that another market-rate apartment or condo project is not being proposed and the project anticipates a pedestrian friendly environment – this should be emphasized with better interface between the sidewalk and building face/entries.
- More information about the project's surroundings, especially the east side of Arroyo Parkway, should be provided in order to understand the context. What historic buildings are in the vicinity? (Note the Parkway Grill and other important resources and key uses.)
- The two new buildings are very large and tall and will be dramatically different in scale to what exists in the area, especially the medical building at the corner of California and

Arroyo Parkway, which will be very prominent. The project should consider either reducing the height or using the PD to step the mass back.

- More modulation and articulation should be explored to break up the massing and add more variety and interest.
- Suggestions for the medical building included further exploration of materials and finishes; stepping the building back from the corner and along the California Boulevard frontage, recessing the entry area perhaps tucking under upper stories; having building design exhibit a traditional base, middle, top organization and definition. There was no consensus on what changes would be best, but strong consensus that the building needs modification and more options should be studied.
- More attention is needed for the "public realm" and open space elements of the project. The sidewalk widths along Arroyo Parkway should be determined and considered for pedestrian connectivity. Are they adequate?
- The open space in the middle of the project and between the two small-scale historic buildings is a positive.
- We do not think the canopy structure as illustrated is the right solution to connecting project elements or for providing shade or a pleasing outdoor space. It is perhaps not needed at all, or should be rethought in terms of function, materials, and options. We recommend studying a natural canopy of trees to the proposed plaza areas to reduce impacts of heat, sun, and glare on the site.
- Historic buildings may become lost by the size and massing of new structures. Medical office building may be able to step back from the smaller brick building in a way that is more appropriate.
- More consideration of environmental factors is needed: rainwater capture, Low Impact Development (LID) planters, solar potential, noise attenuation in regard to rail and traffic, specialty air filtration due to site features.
- Pursue an interpretive program for the historic structures: what is their history and why are they important?

Sincerely yours,



Susan N. Mossman  
Executive Director



Andrew Salimian  
Preservation Director

cc: David Reyes  
Luis Rocha  
Pete Kutzer

**Jomsky, Mark**

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**From:** Elana McInerny <elanamcinerny@mac.com>  
**Sent:** Monday, January 13, 2020 12:50 PM  
**To:** Jomsky, Mark  
**Subject:** Predevelopment Plan Review of a Planned Development Zoning District at 491-577 South Arroyo Parkway

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A resident of Pasadena since 1996 I really dislike all the new development going up. It is changing the character of Pasadena, making it much less charming. I'm also concerned about safety. I am a big walker and that corner is unwelcoming to walkers to begin with. The entire corridor on both sides of California between Arroyo Parkway and Raymond is not walker good.

The proposed building at S. Arroyo and California is another tragedy waiting to happen. That location is not right for street side development. You need big trees providing shade and a set back entrance. I'm not fond of Lake and California where Noah's is, it always seems very unsafe with kids running around, but that is a better example of a welcoming corner.

Zona Rosa couldn't make it happen. Sitting street side on that corner was even ok there with a somewhat set back setting.

The new development that clogs the Pasadena streets has little redeeming value when spaces sit vacant, parking spots and access to them is compact, and more steel, glass and concrete fill the sky rather than our beautiful views of natural beauty. Can't we build wide rather than tall?

Let's help cool the climate with less unnecessary and negatively impacting building.

Best,  
Elana McInerny  
478 Alpine Street  
Pasadena, CA 91106

01/13/2020  
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