

# **CORRESPONDENCE**

**Flores, Valerie**

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**From:**  
**Sent:** Sunday, November 07, 2021 11:44 AM  
**To:** PublicComment-AutoResponse; moonlightlingconstruction@hotmail.com  
**Subject:** Response to City Council Hearing for November 15, 2021 - From: Reitano Family Trust  
**Attachments:** Image (5).jpg; Image (4).jpg; Image (6).jpg; Image (7).jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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attached is our response letter to the City Council Hearing of November 15, 2021

From: The Reitano Family Trust

**Reitano Family Trust**

Roger & June Reitano  
PO Box 771  
Leona Valley, CA 93551

November 7, 2021

**David Sanchez, Principal Planner**

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Ave.  
Pasadena, CA 91101-1704

**RE: Lincoln Avenue Specific Plan Update - City Council Hearing 11/15/21**  
**REF: HR-111521**

**Attn:** Mr. Sanchez

This letter is our official complaint notice and challenge to zoning changes regarding the Lincoln Avenue Specific Plan Project. We would like for this correspondence to become part of the public record and is the **Reitano Family Trust's** submission of public comment for the City Council Hearing of 11/15/21.

As landowners with two tax paying businesses and property on Lincoln Avenue, we are continuing our grandfathered property status for both properties located at 1380 and 1392 Lincoln Ave and 373 West Washington Blvd (see attached letter, dated May 24, 2013 from City of Pasadena). Both properties are rented with long term leases with ASAP Welding and Robertson Ready Mix Plant.

We continue to object to the fact that Lincoln Avenue will be reduced to a two lane road when it is a freeway off ramp, as well as a major access route. As well as any rezoning of our above listed properties.

We formally request to have put on record our challenge and objection to the entire Lincoln Avenue Specific Plan Project due to the fatal impact it could have on our family's future income.

Sincerely,

Roger Reitano

June Reitano, Trustee  
Reitano Family Trust

Attachment 1: May 24, 2013 letter

**Note:** June 1, 2021 - submitted by electronic correspondence to:  
[tvarsh@cityofpasadena.net](mailto:tvarsh@cityofpasadena.net) - Tess Varsh, Staff Rep. - prior to June 9, 2021, Planning Commission Meeting for Lincoln Avenue Specific Plan Update.

**Note:** September 3, 2021 - submitted by electronic correspondence to:  
[correspondence@cityofpasadena.net](mailto:correspondence@cityofpasadena.net) - prior to September 13, 2021 Lincoln Avenue Specific Plan Update meeting

**Note:** November 7, 2021 - submitted by electronic correspondence to:  
[publiccomment@cityofpasadena.net](mailto:publiccomment@cityofpasadena.net) - prior to November 15, 2021 City Council Hearing.



PLANNING DEPARTMENT  
PLANNING DIVISION

May 24, 2013

Roger & June Reitano  
Reitano Family Trust  
P.O. Box 771  
Leona Valley, CA 93551

Dear Mr. and Mrs. Reitano:

This is in response to your letter of April 9, 2013 (attachment 1) regarding your property on Lincoln Avenue.

The Lincoln Avenue Specific Plan will specify what types of uses are allowed in the future and the heights, setbacks and other rules for these new businesses. It will not force any property owner to close their business, even if the business is not one of the types of businesses allowed by the plan. The current zoning for your properties at 1380 and 1392 Lincoln and 373 West Washington is CG-1 (General Commercial Lincoln Corridor). This zoning does not allow concrete ready-mix plants, nor are they allowed in any other zoning district in the city. Under the Lincoln Avenue Specific Plan, concrete ready-mix plants will continue to be non-conforming or not-allowed, however your business is grandfathered in until you choose to close it. The Zoning Code, in Chapter 17.71.090 provides the ability for you to alter or expand your non-conforming use with the approval of a minor conditional use permit.

For the April 20, 2010 Lincoln Avenue Specific Plan Advisory Committee meeting the City's consultant prepared case studies of what could happen in the future for specific sites on Lincoln Avenue which included your property (see attachment 2). Case Study 1 in this attachment shows how your property and adjacent properties might look if they were changed in the future to a retail and office center. This case study was intended to show one example of a project that would be allowed under the proposed plan if you and other property owners choose to change your properties. These could not happen without the full support of you and other property owners. This is illustrating an option for you or your family if you ever choose to sell or develop your property in the future.

1. Notification - The notification for the early community meetings in 2009 was sent to Property Owners but used only the site address, not the mailing addresses of property owners if they had a different address. This was corrected and for the community meeting in December 2010 and for the subsequent 2012 & 2013 Environmental Impact Report (EIR) meetings and public hearings, all mailings have been sent to your P.O. Box in Leona Valley.

2. Allowed businesses - To take effect, the Specific Plan will be reviewed by the Planning Commission and adopted by the City Council at public hearings. The proposed businesses in the draft Specific Plan were developed at the community meetings and by the Lincoln Avenue Specific Plan Advisory Committee.

3. Parking - Each new business in the Lincoln Avenue Specific Plan area would be required to provide adequate parking on their site. There are no public parking lots or garages proposed. No sites have been designated as parking lots, nor would any site be required to be a parking lot. The Specific Plan encourages parking for each project to be in the rear portion of their development site, rather than in the front.
4. Communications cell towers - The Lincoln Avenue Specific Plan and the EIR include all the properties along Lincoln Avenue, including the properties at 369 West Washington Bl., 1440 and 1464 Lincoln Ave. owned by Thelma Davee. They have not been exempted from the plan.
5. Reducing Lincoln to two lanes - The EIR is examining the impact of reducing Lincoln Avenue from four lanes to two lanes south of Washington Boulevard. The intent is to calm and reduce traffic and enhance the experience for pedestrians.
6. Copies of minutes and records - We will compile these documents and send them to you under separate cover.

The Lincoln Avenue Specific Plan will not be in effect until after the City Council certifies the Environmental Impact Report, adopts the Specific Plan and amends the Zoning Code. This is anticipated to occur in the Summer of 2013. You will have additional opportunities to comment on the plan at the Planning Commission and City Council public hearings. If you have additional questions or would like to have a meeting with Laura and me, please feel free to contact Laura Dahl at 626-744-6767. We would welcome the opportunity to further discuss your concerns.

Sincerely,



Denver E. Miller, Principal Planner  
Planning & Community Development Department

Attachments:

Attachment 1: April 9, 2013 letter

Attachment 2: April 20, 2010 meeting summary and case studies

cc: Laura F. Dahl, Senior Planner  
Tina Williams, Field Representative for City Council District 1  
David Reyes, Deputy Director