



**PASADENA  
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October 22, 2021

City of Pasadena  
Attn: Mark Jomsky  
Pasadena City Hall  
100 N. Garfield Avenue  
Pasadena, CA 91101

RECEIVED  
2021 OCT 25 AM 8:51  
CITY CLERK  
CITY OF PASADENA

**Re: PPR of Civic Center Senior Affordable Housing Project**

Dear Honorable Mayor and Members of the City Council,

Pasadena Heritage is pleased that you will be reviewing this very important project, which will be a major new addition to Pasadena's treasured Civic Center and will provide needed affordable senior housing.

Pasadena Heritage has met with the National Core and ONYX Architects team on several occasions to discuss this project. We believe the Civic Center is a sensitive and important place. Its beauty and fame is constantly demonstrated by being the place where Pasadenans and others take wedding and graduation photos, where movies are filmed, and where special events take place. Through the Civic Center's foundational Bennett Plan, Pasadena is not only connected to Paris and the École des Beaux-Arts but also the North American-focused City Beautiful Movement.

Any new building added to the Civic Center and facing City Hall across Centennial Plaza must be of the highest quality and be designed to complement the existing historic architecture. The Council agreed with these principles when it directed staff to issue the RFP that led to this project, and we count on you to hold firm to those expectations as this project unfolds. We have spoken to the architects extensively about their design approach, materials and even exterior finishes though it is still early in the design process. We understand that costs are especially challenging for an affordable housing project, however we should not lower our expectations that this be a truly fine building worthy of a place in the Civic Center. We appreciate that the project team has listened, responded, and, we believe, are committed to achieving these goals.

We look forward to hearing your thoughts on the project so far.

Sincerely,

Susan N. Mossman  
Executive Director

Andrew Salimian  
Preservation Director

PRESERVATION | ADVOCACY | EDUCATION

10/25/2021  
Item 7

## Martinez, Ruben

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**From:** Jill Shook  
**Sent:** Monday, October 25, 2021 4:20 PM  
**To:** PublicComment-AutoResponse; Anthony Manousos  
**Subject:** re: #7 on today's agenda, Jill Shook

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I want to say a huge thanks to you, our city council for unanimously supporting the Civic Center project of 112 units of Senior housing with 10% or possibly more for our unhoused seniors. Please do all you can to create a smooth sailing on the preliminary plan review so we can get these units online as soon as possible. Thank you!! Jill Shook

Jill Shook, Missions Door, Catalyst <http://www.missionsdoor.org/missionaries/shook-jill>

Doctor of Ministry, Bakke Graduate School

Blog: [makinghousinghappen.net](http://makinghousinghappen.net) Websites: [www.makinghousinghappen.org](http://www.makinghousinghappen.org) and [makinghousinghappen.com](http://makinghousinghappen.com)

Author/Editor: *Making Housing Happen: Faith Based Affordable Housing Models*

Jill@makinghousinghappen.com Phone: (626) 675-1316



**10/25/2021**  
**Item 7**

**Martinez, Ruben**

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**From:** Phyllis Chestang <  
**Sent:** Monday, October 25, 2021 5:47 PM  
**Subject:** Vote in favor of this City Council item/#\$ and Item #7/Councilmember Kennedy

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**PROJECT FEASIBILITY.**

As a member of CSCDA, the City has the ability to approve the acquisition by CSCDA of apartment projects for conversion to public housing by entering into Public Benefit Agreements as the local host. As a mechanism, the City currently participates in three (3) CSCDA units -- The Hudson (678 E. Walnut Street), Westgate Apartments (231 S. DeLacey Avenue), and The Theo (289 N. El Molino Avenue). The City is currently under contract to acquire a fourth project in Pasadena, Phase 1 consisting of 480 units located at 231 De Lacey Avenue. A Public Benefit Agreement for this transaction is recommended for Council approval. The public benefit from this proposed transaction is the compensation of the projected \$282M that Westgate Phase 1 residents will save in the next 30 years, and the City's property tax loss over the same period is approximately \$7.42M.

10/25/2021  
Item 7

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**OLD BUSINESS:**

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7. **PREDEVELOPMENT PLAN REVIEW OF A NEW 112-UNIT SENIOR AFFORDABLE HOUSING PROJECT AT 280 RAMONA ST**  
Recommendation This report is intended to provide information to the City Council; no action is required



*staff report*

2847k

ATTACHMENT A 755k

ATTACHMENT B 81k

ATTACHMENT C 44646k

SUPPLEMENTAL MATERIAL RECEIVED AFTER POSTING OF AGENDA

CORRESPONDENCE FROM SEPTEMBER 20, 2021 COUNCIL MEETING 2143k

CORRESPONDENCE FROM OCTOBER 4, 2021 COUNCIL MEETING 764k

CORRESPONDENCE 318k

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**REPORTS AND COMMENTS FROM COUNCIL COMMITTEES**

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**As Executive Director, Second Wind, I am in favor of these projects that address the housing crisis and homeless issues nationwide.**

**Phyllis M. Chestang, MBA**

**Business Owner & Founder, Second Wind, a 501c3,**

**4Education & Community**



**International Business & Finance**

**PhD Mgmt. Decision Sciences Candidate**

**UCLA Alumni, instructor, writer, consultant**

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