

## Iraheta, Alba

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**From:** Iraheta, Alba  
**Sent:** Monday, September 13, 2021 2:21 PM  
**To:** Iraheta, Alba  
**Subject:** FW: Lincoln Avenue Specific Plan - submission of correspondence

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Reitano Family Trust  
Roger & June Reitano

September 3, 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  
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.

As landowners with two tax paying businesses and property on Lincoln Avenue we are continuing our grandfathered in property status for both properties located at 1380 and 1392 Lincoln Ave and 373 West Washington Blvd. 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.

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,

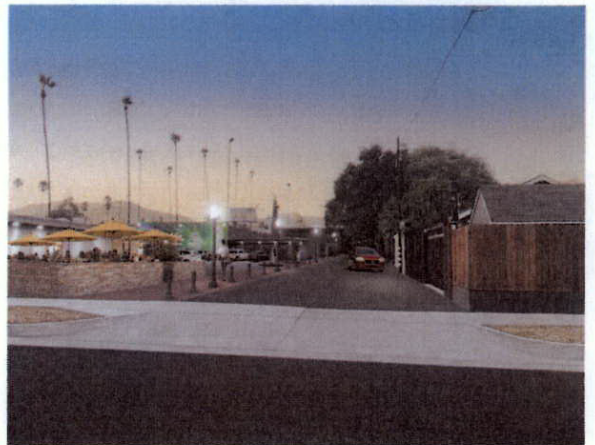
Roger Reitano  
June Reitano, Trustee  
Reitano Family Trust

Note: June 1, 2021 - submitted by electronic correspondence to: <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: <mailto:correspondence@cityofpasadena.net> - prior to September 13, 2021 Lincoln Avenue Specific Plan Update meeting

# Lincoln Avenue Specific Plan Update – Kettle's Nursery Concepts & Ideas

Jason Haniuk  
artist@jasonhaniuk.com



9/13/2021  
Item 15



## Row Alley

**Regardless of what development takes place with Kettle's Nursery, it would be beneficial if not a necessity to add lighting to Row Alley.**

As used to be the case with Lincoln Cafe, Home State Restaurant patrons park along Wyoming Street when the lot is full and walk through Row Alley for a shortcut to the establishment. Neighborhood residents such as myself also typically take Row Alley, for the convenience of a shorter distance. After dark however, the alley is usually devoid of light and unsafe. Unsavory types have frequented the alley in the past, especially prior to the opening of Lincoln Cafe and in the time between its closure and Home State's opening. This was partially due to the concealment from lack of lighting. More of a greater issue now, the combined vehicle traffic and pedestrian traffic in the dark Row Alley is a disaster ready to happen. If the Kettle's Nursery property is redeveloped/adaptively reused, pedestrian and vehicle traffic will likely increase in the alley, which is acceptable, but it will amplify these safety concerns with the lack of lighting.



## The New Row Alley

**What if Row Alley became a welcoming and safe side entrance for Home State and the future development of Kettles Nursery?**

Instead of playing “Frogger” with cars in the dark, patrons will be greeted with a well-lit, artful, and inviting walking path that directs them to Home State and other businesses/restaurants along the way. Decorative safety poles will help keep vehicles and pedestrians separated, and the brick or paver path makes the path more distinct from the roadway and possible parking areas. This concept also works great with development ideas that involve creating a small arts district-type area or restaurant row with the Kettle’s Nursery property, and serves as part of an anchor entrance to this business district area of Lincoln.



## Ice Cream Stand Conversion

**How great would it be to have a hip or trend-setting ice cream or gourmet burger stand revitalize this iconic space?**

I would love to see something like an Afters Ice Cream or Truck & Trowel Hamburgers occupy this space, or a food truck-type business that's looking to open their first brick & mortar establishment. A well-lit patio adjacent to the restaurant stand that serves as a connection to whatever new development is added to the Kettle's Nursery site would be welcoming. The area behind the restaurant stand can help serve as a parking area for all Kettle's Nursery site potential developments, and possibly overflow from Home State.



The restaurant stand, as it stands now.