

## McMillan, Acquanette (Netta)

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**From:** aliomanu-akamai  
**Sent:** Monday, April 11, 2022 10:19 AM  
**To:** PublicComment-AutoResponse  
**Subject:** attn: Kevin Johnson 86 S Fair Oaks public hearing

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The character and charm of the Pasadena has fallen victim to development -poor designs that threaten preservation of our cultural community, history and aesthetics. Pasadena no longer looks, feels or behaves like Pasadena. It's strength in it's uniqueness – what attracts talents and far reaching ideals to this area - is failing.

The unique architecture of our area is being compromised, threatened and sometimes destroyed by outside development investment interests. The proposed development does not complement or benefit our neighborhood. It will tower above and block view of the Green Hotel – which should remain the focus of our Central Park Area. The spirit of Central Park architecture complements the positioning and views of the Green Hotel. This was all carefully thought out and planned with quality of living for the community in mind. Olmsted would take umbrage to this carefully orchestrated balance being shaken and buried by the visual assault of yet another massive development in Pasadena especially one in its historic district.

The Central District can't handle the population increases from current development in the area. The filth, noise and pollution is damaging to health. Traffic, parking and congestion is causing mounting frustrations, violations and damages. There is diminishing respect for observance of traffic signs, parking restrictions, speed limits and sidewalk etiquette – this documented by the number of trees downed and concrete barriers met by wayward vehicles. The sense of neighborhood is being lost in the anonymity of massive developments pounded into our diminishing open spaces. History, beauty and quality of life matters. Ambassador College campus has fallen into the abyss. Preserve the dignity of the Green Hotel and Central Park for Pasadena, its property owners, residents and visitors.

Dayton St. property owners and residents and friends of Pasadena heritage

## Jomsky, Mark

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**From:** Johnson, Kevin  
**Sent:** Monday, April 11, 2022 9:20 AM  
**To:** Jomsky, Mark  
**Subject:** FW: project 86 SF fair Oaks Pasadena Ca

Good morning Mark,

See public comment below for Item #9 on tonight's City Council agenda.

Thanks,

Kevin

Kevin Johnson  
Design & Historic Preservation Section  
City of Pasadena Planning & Community Development Department  
(p) 626-744-7806  
[kevinjohnson@cityofpasadena.net](mailto:kevinjohnson@cityofpasadena.net)

**From:** MIKE GHOSSEIN <>  
**Sent:** Monday, April 04, 2022 12:03 PM  
**To:** Johnson, Kevin <[kevinjohnson@cityofpasadena.net](mailto:kevinjohnson@cityofpasadena.net)>  
**Subject:** project 86 SF fair Oaks Pasadena Ca

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MI NAME IS AHMAD GHOSSEIN I LIVE IN THE GREEN HOTEL AND MY ROOM # IS # 419 AND I SUPPORT THE PROJECT Thank you

Mike Salazar, Architect for the **Castle Green Homeowners Association**  
86 S. Fair Oaks Avenue – Opposition to SCEA Approval.

April 10, 2022

**Pasadena City Council**  
City of Pasadena  
175 North Garfield Avenue  
Pasadena, CA 91109

**Subject:** Agenda item #9 for April 11, 2022, Sustainable Communities Environmental Assessment (SCEA) for 86. S. Fair Oaks Ave. Request for Completion of EIR.

Honorable Mayor and Councilmembers:

Please reject SCEA for a continued and comprehensive EIR process and continue the long-established lead environmental position of the Design Commission for 86 S. Fair Oaks Ave.

### **Is SCEA Adequate?**

Not only does SCEA match the lowest bar of CEQA review, but it's also just not appropriate to this most-sensitive, historic and complex location. SCEA also overrides the Design Commission's zoning-approved role of lead environmental body, negating the previous 13 years of the Design Commission's critical and comprehensive role as lead body (reinforced by past City Councils) for this site. It thrusts the City Council into an arguably 'political' lead role that puts the cart before the horse and at best has clouded what exactly the Design Commission has the authority to evaluate and make findings for necessary project changes.

### **SCEA is staff's choice, and the wrong one at that.**

SCEA document Introduction (Section 1, page 1.0-2) confirms its lowest level of CEQA review stating SCEA is "comparable" to the *first level* of the full EIR process, an *approved EIS* (Environmental Initial Study with a Mitigated negative Declaration). Flash back to 2013, when a 'comparable' EIS was created for a *significantly smaller* 64-unit project by this owner at this exact location failed to receive a SCEA-equivalent Mitigated Negative Declaration by the Design Commission. Concerns and inadequacies expressed by the Design Commission and public comment rejected the basic-level EIS, requiring a full EIR review process.

Now this City Council is expected to grant essentially an EIS-similar SCEA approval to a *significantly larger* 87-unit project with arguably more impacts that cannot be studied or analyzed in a SCEA document? Staff says to "ignore" that previous EIR, for it has "nothing" to do with the SCEA project. But the process of that failed 64-unit project is a cautionary tale to be ignored only at your peril:

- 2013's EIS was inadequate and thus rejected.
- The 2014 DEIR raised the infamous 11 "Areas of Known Controversy" not resolved in the DEIR (with up to 9 more "Areas" raised in Public Comment).
- A "Revised" DEIR had to be issued as the DEIR was found to understate the "significant and unavoidable" traffic impacts on Dayton Street by 50%.
- We all know the 2015 FEIR & project was essentially rejected and that EIR was left uncertified.

Yet choosing SCEA for this larger project means that only 3 mitigation measures and barely a "Don't Block the Driveway" sign on Dayton Street will deal with any and all potential traffic impacts to Dayton Street and its outdated intersections with barely a crosswalk.

CEQA's core statutory purpose (as the State's overriding environmental law) is to avoid adverse impacts. However, to quote a concern among some Design Commissioners, "...the SCEA looks great on paper and seems to pass muster in terms of checking the boxes and things of that sort...but it doesn't mean that

Mike Salazar, Architect for the **Castle Green Homeowners Association**  
86 S. Fair Oaks Avenue – Opposition to SCEA Approval.

there's not a risk." Contrary to the staff report, the Design Commission did not grant 'approvals' nor was it (nor could it) be asked anything more than "advice" regarding SCEA "adequacy."

### **Let's put SCEA's adequacy into perspective**

In a rainstorm, you have a choice to grab the SCEA ballcap or the EIR umbrella. **Wearing a ballcap in the rain is adequate, but it pales to the protection of an umbrella.** Why would this City Council exchange its umbrella for a ballcap in the middle of a storm? The choice is all yours, not G&K or staff's decision.

SCEA purposely limits the environmental areas that the Design Commission can review *and* require changes to only 20 standard areas, a small sub-portion of the comprehensive environmental areas of review available in an EIR umbrella. And what SCEA *prevents* from environmental consideration strains its credibility and appropriateness for this location and *should* warrant its rejection. Among the omitted areas:

- No SCEA consideration of any Alternatives. Alternatives give the Design Commission leeway to improve projects, to reduce a wide range of environmental impacts. SCEA diminishes environmental review and will tie the Design Commission's hands unnecessarily: No "Environmentally Superior" option for this historically sensitive location, No reduced heights option, No *less-traffic-on-Dayton-Street* option.
- No SCEA consideration of the very "Aesthetic" concerns raised by the DC this year, last year and in 2017 (like blocked viewpoints of and at historic buildings, a dramatic increase in shading and restricted air flow, 90-high height towering over the block and Central Park).
- No SCEA considerations for any cumulative impacts, especially for traffic impacts proven to be problematic for the smaller 64-unit project from 2015. No ability to improve Dayton Street and the adjacent intersections or fire access limitations.

SCEA eliminates these and other major EIR environmental impact areas from actionable findings by the Design Commission. Staff comments have bred confusion by loosely interchanging CEQA with SCEA and "advice" with "approvals" in hopes the City Council will just move this forward with SCEA as if it is in the best interest of all to suffer an arguably diminished SCEA Design Review process.

The primary and singular intent and focus of SCEA is to provide a reduced level of environmental review solely to promote "housing near transit" based on its location. That this is a significant historic site means little to SCEA. Yes, there is a Historic Report (strangely "comparable" to the Report in the failed 64-unit EIR) attempting to justify SCEA's **stand-alone tower** as the second coming of Colonel Green's 1903 Concept, concluding it creates no conflicts with the Secretary of Interior Standards and these most-historic existing structures it obscures.

### **SCEA Contradicts the 1903 Concept**

Green's 1903 vision was the completion of a *singularly* grand, U-Shaped Hotel Green inwardly focused on a largely open garden connecting the three sides visually, and outwardly focused on Central Park, in fact set back *over 30 feet* from Dayton Street (as is the Castle Green) to show respect to the (newly built) Central Park to the south.

At January's Design Commission meeting, the two core tenets of Green's 1903 Concept were discussed: **a)** connect a third building on the third side of this city block to form a singularly grand U configuration hotel and **b)** provide an open "courtyard as the focal point or the heart, or the garden of this complex." As one Design Commissioner summed it up, "...that is ...the historical resource and the cultural resource of this site."

Yet the SCEA project you are asked to approve tonight contradicts these concepts, and this was not missed by the Commission, as a concern was raised on the SCEA's *stand-alone building* and contradictions in the historic report: "Why wouldn't the U addition, the U construction not be connected with the original? ...That would give you a U configuration and that would complete the space that is the heart of the garden of the

Mike Salazar, Architect for the **Castle Green Homeowners Association**  
86 S. Fair Oaks Avenue – Opposition to SCEA Approval.

complex. **So now we have a L configuration with a building at the corner. That's totally different from the original [1903 Concept] master plan. Totally different from the original intent.**" Totally a contradiction.

### **Location, Location, Location**

Why SCEA? Let's look at the "location" of this project, for it falls within the ubiquitous if not laughably broad ½-mile range adjacent to transit, just like virtually all of OPMD, downtown and commercial Pasadena. Meeting this SCEA 'criteria' is no great bar: *even without SCEA* this location still qualifies for most other transit-related benefits. The rejection of SCEA retains all other transit benefits.

But what is the adage of real estate: location, location, location. SCEA says transit matters. But SCEA also says most EIR environmental standards don't matter. In fact, nowhere does SCEA elevate historic preservation nor mention the Secretary of Interior Standards in its qualification criteria. SCEA project claims to meet all local standards yet fails to meet the long-established development patterns of Old Pasadena that have deferred to and protected this significant site and historical patterns and status of this location, codified in both the Central District and General Plans but *contradicted by this 80-to-90-foot-tall stand-alone tower.*

From the beginning of the Design Guidelines for Old Pasadena, the adjacent Schoolhouse Parking Structure (as were the other two structures) was limited to 40 feet. In fact, most all of Old Pasadena has been limited to 40 feet. *Every single contemporary structure* since in the blocks surrounding the historic Hotel Green National Register block have been proposed at or downsized to be no taller than 40 feet, because: 1) Old Pasadena is a low-rise district, and 2) The established patterns of development (with few exceptions) did not exceed this height, and 3) This Hotel Green block is the most significant Old Pasadena site, the "heart" of Old Pasadena.

In fact, a quote from these original Guidelines states, "...the addition of massive, highrise buildings in the area would destroy the unique character and continuity of the area, and adversely affect the retail... environment and pedestrian scale of the existing buildings." This SCEA projects 'averages' 81 feet high along Fair Oaks to *compete* with (not compliment) the historic Hotel Green, including an overly tall and massive 90-foot-high power-tower (copy-catted from Green St. & Raymond minus the design acumen and necessary 30+ foot Dayton St. setback), to dominate this block and lord over Central Park, removing long-established views of and from its historic block-mates.

*I know what an oversized project can do to the fragility of Old Pasadena. I joined 3 other Design Commissioners during my first term on DC to vote 4-3 against John Wilson's internal mall proposal for the One Colorado block. In the political fallout that ensued, Bill Ellinger and I both lost our "automatic" second terms on the Design Commission. But history has a way of vindication for Bill and I. Wilson's 'mall' not only failed to meet the establish development patterns, but it introduced a large domineering project that claimed to be beneficial. We only had to look down the block to the Plaza Pasadena that sucked all the life from the surrounding streets to know we made the right choice. SCEA's dominating stand-alone tower could "comparably" suck all the life out of the 120-years of these historic buildings. Don't allow SCEA's get in the way of what's right for this location.*

Now we have a domineering, block-busting copy-cat that's more concerned with being the new Gateway (G&K, Jan. 2022 DC meeting) than respecting the century-plus historic gateway complex of the Hotel Green block and Central Park. Only a continued EIR process returns the environmental authority to the Design Commission to consider reduced impact Alternatives and actual massing, shading, shadows and light and air impacts for needed project changes. Is this Council ready to say this most historic location only warrants SCEA review that will most certainly tie the Design Commissions hands under SCEA's diminished Design Review findings?

Mike Salazar, Architect for the **Castle Green Homeowners Association**  
86 S. Fair Oaks Avenue – Opposition to SCEA Approval.

The City Council must keep in mind that SCEA was created back in 2008, ironically the same year that a G&K project first appeared on this hallowed location. The parallels continued, however. 2008's SCEA was rendered moot by lengthy legal challenges that only allowed its use beginning in 2019. 2008's G&K project had zero support, then resurfaced in 2013-2015 with a failure to certify its EIR (as a smaller 64-unit project). 2017-18's introduction of this 87-unit project had similar concerns raised yet with arguably expanded impacts, yet SCEA was not available and most assumed an EIR process would continue. It was not until 2021 - 2 years beyond 2019's SCEA resolution – that SCEA was applied by staff's choice.

And the ironic choice of SCEA is not lost on the fact that Dayton Street was noted in 2014 to be significantly and unavoidably impacted by what was then a 64-unit project with no mitigation – one of many reasons that EIR was inadequate and uncertified. Staff wrote this fact in a city Notice about that project. Now we ALL know that this larger SCEA project of 87-units increases traffic levels significantly, but various Sacramento 'solutions' (including SCEA) dis-allow findings to be made regarding traffic to reduce environmental impacts from a larger project. Just so you know, SCEA's traffic mitigation is likely to be a simple sign is posted at the sole project driveway on Dayton Street to be sure the queueing traffic generated on Dayton Street does not block the project driveway. If that's not TRANSPORTATION over PRESERVATION priorities run amok, it certainly is a gift to the Attorney General of California.

For in these days of Sacramento's assault on Pasadena planning, preservation and historic resources, supporting SCEA and its complicity in the measurable diminishment of environmental and preservation protections *at this location* is the wrong action for this City Council to take, and could send the wrong message in support of Sacramento's attempts to weaken Pasadena's firm commitment to planning its built environment and preserving historic environment and its balanced and equitable creation of new housing.

Please continue to fight for Pasadena's community values **by rejecting SCEA for a continued and comprehensive EIR process and affirm the long-established lead environmental position of the Design Commission** for this historically most significant and sensitive location/project.

Mike Salazar, Architect for the  
Castle Green Homeowners Association  
Chairperson of the Castle Green Architecture & Design Committee of the HOA.  
Former 3-term Pasadena Design Commissioner, former 2-term Pasadena Community Development Committee Member, former Pasadena Library Commissioner. Native Pasadenan and former Castle Green property owner.



January 20, 2022

Mayor Victor Gordo and Pasadena City Council  
Attn: Mark Jomsky  
Pasadena City Hall  
100 N. Garfield Avenue  
Pasadena, CA 91101

**Re: Central Park Apartments SCEA**

Dear Honorable Mayor and Members of the City Council,

Pasadena Heritage has reviewed the SCEA for the Central Park Apartments, and we previously submitted comments on the draft SCEA. We have met with ARG and Goldrich Kest, and they have presented their design as it evolved to our Advocacy Committee and positively responded to our comments and suggestions.

We believe that the SCEA document has studied the impacts of this project adequately and that mitigation is included to address identified impacts as well as responds to a number of comments and concerns. We find the SCEA is acceptable, provides adequate information for decision-making purposes, and addresses environmental impacts appropriately. We do have some further comments on some particular items, outlined below.

**Cultural Resources**

The proposed design is respectful of the context, though we believe it needs further refinement in some areas. This parcel is within the Old Pasadena National Register Historic District. Because of this, it is required that the Design Commission make the finding that the project is in keeping with the Secretary of the Interior's Standards. The project has improved considerably since first proposed, and input from the community is reflected in changes made and led to better design as currently proposed. Then project will inevitably change more as it moves through the Design Commission process.

One element of the design that is absolutely critical is the courtyard. This open space in the middle of the site is a profound change from earlier proposals and provides an open area for all residents while also creating a visual buffer between the new building and its two historic neighbors. Views of the Castle Green and Green Hotel Apartments, though reduced from some angles, still provide visibility of these historic buildings and enjoyment of them to a large extent. It is essential that this space remain even as the design may change.

### Noise (Vibrations)

One major concern Pasadena Heritage has expressed is the risk of vibrations doing harm to the Castle Green or Green Hotel Apartments. Through this environmental process, concern for adjacent historic properties has been considered and addressed with proper mitigation and vibration monitoring. We find the mitigation measures to be thoughtful and appropriate.

### Traffic

Additional traffic will impact Dayton Street in particular, and could disrupt the connection to Central Park for residents who use the park. Though TOD parking standards are being used, and parking has been reduced from earlier versions of the project, we strongly encourage reducing parking further if at all possible, using reductions allowed by the City's own Affordable Housing Concession Menu, to reduce car trips to and from the building. This parcel is one of the best in the City in terms of transit access, being just steps away from Del Mar Station, multiple bus lines, and the new proposed BRT line. Reducing parking will also lead to less excavation, reducing the intensity and duration of vibration impacts on adjacent historic buildings.

Even if parking is reduced, there needs to be a safe pedestrian connection at the Fair Oaks Avenue and Dayton Street intersection. The Central Park playground is located just south of this proposed project, and with added traffic, the City of Pasadena should be ensuring the safety of the children and families that use it. The nearby Fire Station adds complexity to this section of Fair Oaks, and the increased residential uses west of Fair Oaks will generate trips to and from the Park. As mitigation measures, we encourage parking restrictions near the intersection and consideration of a raised crosswalk, which forces drivers to slow down as they turn onto Dayton Street from Fair Oaks Avenue. This device can also improve accessibility and safety for pedestrians, especially for children, parents pushing a stroller, or mobility impaired seniors.

We thank you for hearing our comments and thoughts on this prominent project. We will continue to stay engaged through the Design Commission review phase.  
Sincerely,



Susan N. Mossman  
Executive Director



Andrew Salimian  
Preservation Director

CC: David Reyes, Director of Planning  
Kevin Johnson, Principal Planner  
Katie Horak, Principal, ARG



## McMillan, Acquanette (Netta)

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**From:** Henry G  
**Sent:** Monday, April 11, 2022 1:13 PM  
**To:** PublicComment-AutoResponse  
**Subject:** 4/11/22 Agenda Item Comment - Goldrich & Kest Development 86 S Fair Oaks

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Dear Mayor & Members of the Council -

I sat through the recent Design Commission virtual meeting on this proposed project and was astounded at the confusion, misinformation and at best, some misleading statements and answers given by staff.

SCEA is an optional pathway, not required - and its unclear why the city staff is so vigorously appearing to advocate for it (especially so given the lack of approvals and support in the past for even smaller, less negatively impactful projects presented by G&K) and as stated before by many, whole inappropriate to this Pasadena gateway site adjacent and impactful to some of the Crown City's "Jewels" such as the Central Park and the Castle Green and Hotel Green Apartments, et al.

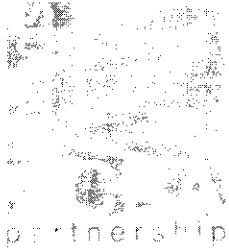
While the most recent design is better in some aspects, it still contains major flaws which the optional SCEA process will likely render untouchable so I urge you to place this in the more appropriate, traditional process befitting of the collective governmental, professional and community curation Pasadena heritage sites like these merit.

There's no second chance to get this right.

Kind regards.

Henry Golas

Pasadena, CA 91105



4.11.22

RECEIVED

2022 APR 11 PM 1:33

City of Pasadena  
175 N. Garfield Avenue  
Pasadena, CA 91101

CLERK OF THE CITY COUNCIL

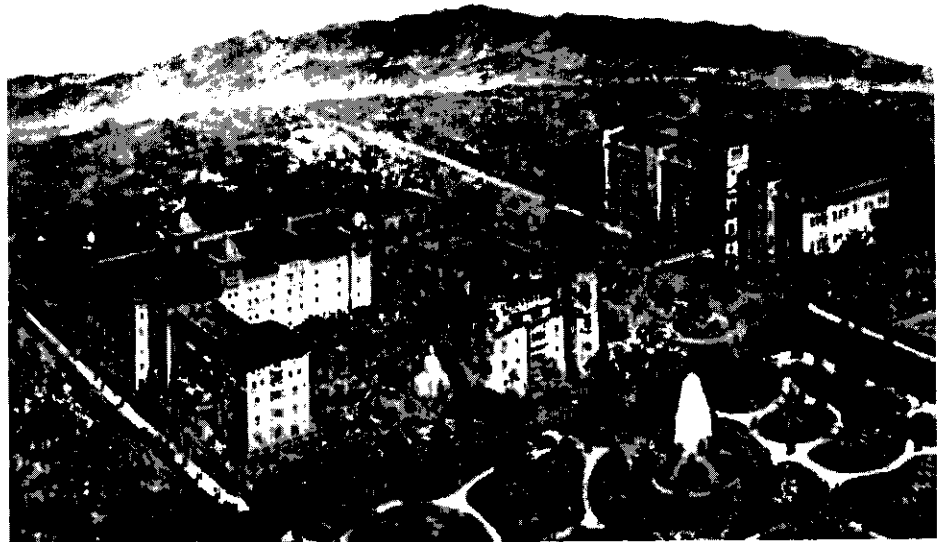
Attention: Pasadena City Council

Regarding: The Proposed Central Park Apartments Project, located at  
86 S. Fair Oaks Avenue, Pasadena

Dear Mr. Johnson,

I am writing to express some concerns that I have in regards to the proposed Central Park Apartments Project. As a property owner, board chairman for the Homeowner's Association and member of the Architectural committee for Castle Green, I have reviewed the drawings for the proposed development and would like to bring to your attention the following items which we would appreciate the oversight of City Planning.

The applicant appears to be asserting that this project will complete an unrealized wing of Hotel Green per the below photo and has stated that "the proposed design would have created a U-shaped building with a landscaped central courtyard" and "the wing along Fair Oaks Avenue, including the arcade and the greenhouse, was never constructed".

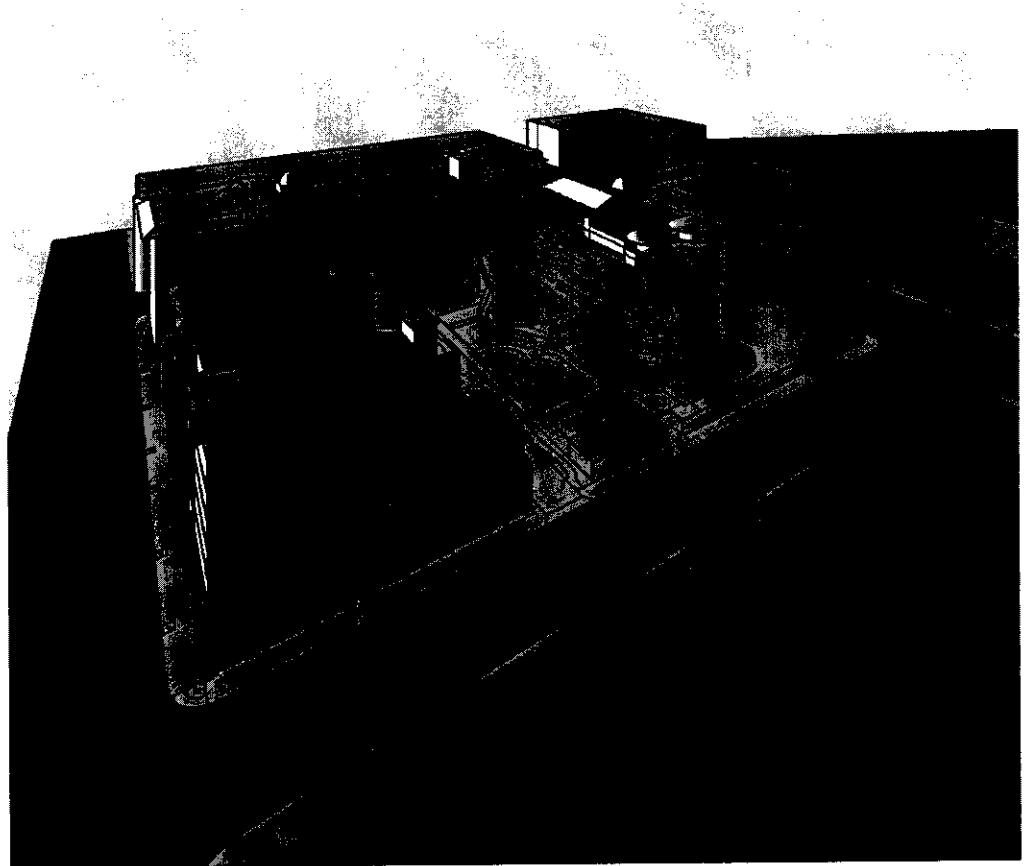


Although the applicant is correct in that Hotel Green had at some time in the past entertain the possibility of adding a wing along Fair Oaks, that is where the comparison ends. The below image indicates the proposed massing based on drawings submitted by the applicant. Wherein the volume shaded in red illustrates the extent of the proposed development and a substantial variance in massing that drastically reduces the interior courtyard.



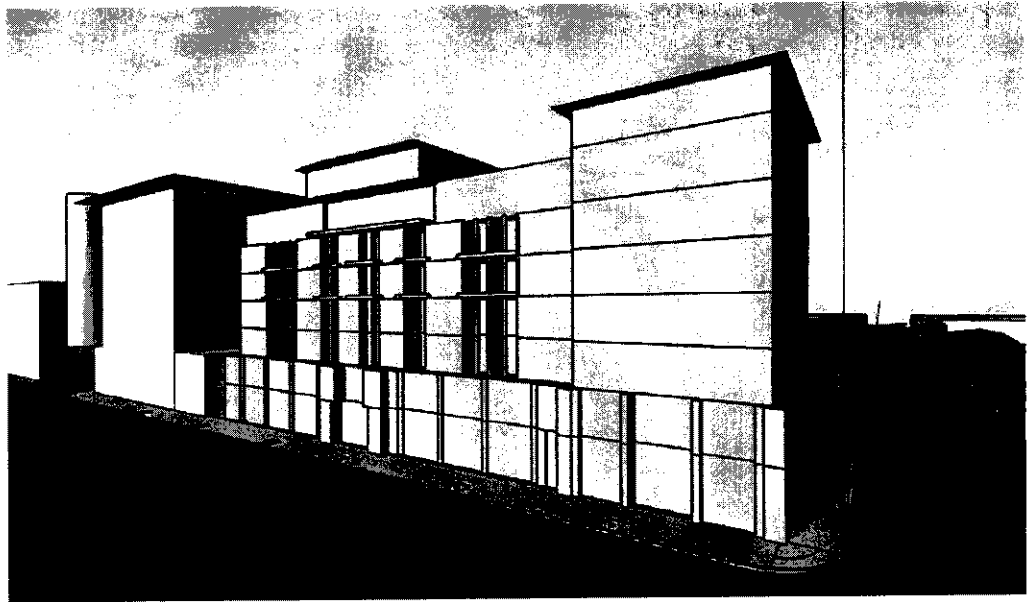
From a design standpoint, the approach of this project is in conflict with the Secretary of Interiors Standards as it does not respect the scale and massing of the existing historic structures on the site and attempts to mimic and confuse new construction with historic buildings.

The aforementioned proposed narrowing of the interior courtyard is not only in conflict with the original design intention of the historic site, though also would create a condition that would greatly restrict light and cast a continual shadow on the West side of Castle Green per the below virtual model which incorporates the proposed design and existing structures on the site.

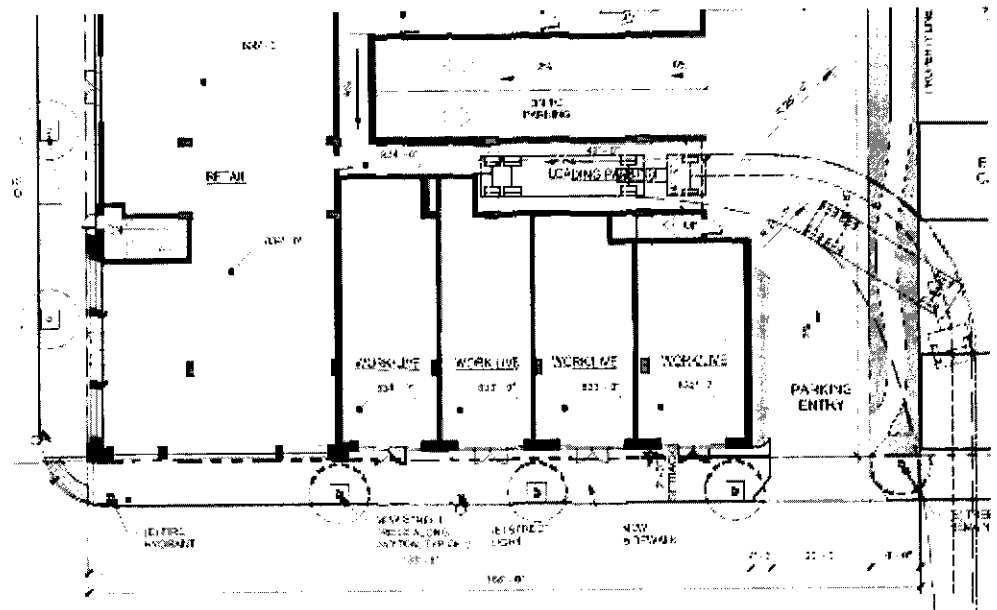


It is important to note that the software used to create the above virtual model allows for an accurate analysis of shade and shadows based on the site location, day and time of year. The shadows projected on the West face of Castle Green illustrated on the above model will occur every day of the year and are not limited to winter solstice.

As you may also note from the above virtual model, the massing of proposed new wing entirely overpowers the West wing of Castle Green in the way of sheer mass and would obstruct sight lines of Castle Green from Fair Oaks Avenue as indicated in the below image.

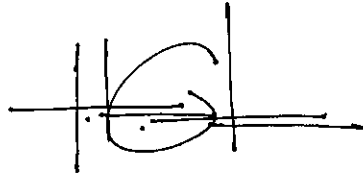


There has been a lot of concern expressed by Castle Green residents that traffic associated with this proposed development would negatively impact Dayton Street. Accordingly, we superimposed a truck turning radius in blue onto ARG's Site Plan and it appears that the required turning radius projects onto Castle Green's property per the below Partial Site Plan. We anticipate that Retail/Restaurant deliveries will occur throughout the day and want to ensure that delivery truck maneuverability in and out of the Loading Space will not impede resident access to the garage and result in vehicle stacking on Dayton. Will traffic engineers also be reviewing this proposal?



In closing, I would like to say that I appreciate that Goldrich & Kest has engaged Architectural Resources Group (ARG) based on their historical background and expect that ARG would continue to be the Architect of Record and be retained throughout the completion of this project.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Cambianica', written over a horizontal line. The signature is stylized and somewhat abstract, with a large 'C' and 'B' being the most prominent features.

John Cambianica, AIA

## McMillan, Acquanette (Netta)

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**From:** David Woodbury  
**Sent:** Monday, April 11, 2022 3:20 PM  
**To:** PublicComment-AutoResponse  
**Subject:** For Public Hearing on Environmental (SCEA) Document for 86 S. Fair Oaks Ave

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Dear Mayor and Council Members,

California State Historic Building Code (see: [oh.parks.ca.gov](http://oh.parks.ca.gov)) gives alternative building regulations for permitting construction or changes of use of a “qualified historic building or structure,” which the Historic Building Code goes on to define as: “any structure or property (and)... associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate *local* or state government jurisdiction. This shall include structures on existing or future national, state or *local* historical registers, such as the National Register of Historic Places...and city or county registers of inventories of historical or architecturally significant sites, places, historic districts, or landmarks. This shall also include places, locations, or sites identified on these historical registers...

Let me remind the council that The Castle Green, The Hotel Green, and the entire city block from Fair Oaks to Raymond, Green Street to Dayton, is registered on the historic inventory of Pasadena, and the National Register of Historic Places And that this proposed development is on, not beside, not near to, but on an Historically Registered site.

And yet we are being told by the developer of 86 S. Fair Oaks Ave Apartments, this seven story, eleven level behemoth, and also disturbingly by city staff, that we must proceed with the fast tracked permitting of this development do to its existence in a metro corridor; city staff went so far as to say in the last meeting with the Design Commission that the metro corridor fast track permitting is the new law in town, and by inference, that not approving this fast tracked SCEA was against the law. Not only does this advocacy for the developer's push to build on this Historically Registered block puts into question the neutrality of city staff, it is also false.

Let me clearly state California State's Historic Building Code, which gives alternative building regulation for permitting construction or changes of use on any structure or property and associated sites on national, state or local historical registers, such as the National Register of Historic Places. This includes places, locations or sites identified on these historical registers.

And let me remind the council that The Castle Green, The Hotel Green, and the entire city block, under which this development is being proposed, is registered on the local historic inventory of Pasadena, as well as the National Register of Historic Places.

This is what's at stake: The Castle Green / Hotel Green, our local treasure, 124-year-old symbols of civic pride is under threat.

Are we to allow in the blink of an eye, the Castle Green / Hotel Green, an 124-year-old icon of our city, and one of our most important architectural gems, to be shrouded out by this new generic 11-level mass development, fast tracked through city hall, under a false pretext that, do to its existence in a metro corridor, we do not have recourse to the protections of California State Historic Building Code for the permitting of developments on a historically Historically Registered site, an Historically Registered site both with the City of Pasadena, as well as the National Register of Historic Places?

The Castle Green / Hotel Green is an historic symbol of Pasadena for well over a century, and it's future, and the future of this historically registered property should not be determined by its existence in a metro corridor, but by it's iconic status as a local and nationally registered historic treasure.

I implore you to reject this fast tacked SCEA by voting No.

Thank you for your time,

David Woodbury

*Pasadena Resident, District 6*



## McMillan, Acquanette (Netta)

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**From:** Peter Hartgens  
**Sent:** Monday, April 11, 2022 3:49 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Central park apartment project

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Dear mayor and City Council Members:

I am writing you in reference to the plans of G and K realty to build a new building connected to or adjacent to the Green Hotel Apartments and Castle Green.

Without a doubt we need more housing in the city of Pasadena as well as throughout the state of California etc. I definitely am in favor of this building project to be carried through especially because to my understanding it will have low and low low income housing available as well. And for me this is a crucial part of this project. I have been told that it will it's in that case I am definitely for the builder of this addition.

I know that there are residents of The Green Hotel Apartments that are opposed to this additional building being built. As a resident of the Green Hotel Apartments are know that many of them do not want it built because of the noise such building of this addition would make. This I find sad Especially because many of the people living here at the Green Hotel Apartments are Hud clients. And a number of them have ended up at the green coming out of really horrific conditions. I would really like to see more people taken out of deplorable conditions or be able to get low housing from being homeless and I am more than willing to put up with the noise necessary for building construction.

Thank you for consideration of the bug request.

Sincerely,

Peter C Hartgens, OFM,MSW

Sent from my iPad

RECEIVED

Honorable Mayor and City Council members,

2022 APR 11 PM 4: 05

My name is Sam Hooker and I am a resident of the iconic historic landmark Castle Green. I am in support of a well-planned and considered development at 86 S. Fair Oaks, but for such a significant historic site at the gateway to Old Town, SCEA is not an appropriate approval process. Why prioritize transit-oriented development over every other aspect of design and planning – that is what SCEA does. I strongly support the City abandon the SCEA process and let the City's lead development agency – Design Commission not be hamstrung by the limitations of SCEA.

The current and recent Design Commissions have never had meaningful input into this project. Previous, less dense projects have been explored on this site for many years and previous Design Commissions have always been the lead agency and have never approved a project. So now, planning staff has determined a path for approval that specifically excludes that the Design Commission from the process by using a state permitted – not mandated, process called SCEA for transit oriented developments rather than a well-thought through EIR process that includes alternative outcomes that would ensure better planning for this iconic site.

The last time the Design Commission publically reviewed this process was in 2017 BEFORE SCEA WAS BEING UTILIZED IN CALIFORNIA WITHOUT JUDICIAL REVIEW. 7 of the 9 current Design Commissioners were not on the Commission at that time. If you doubt that there is limited input from the current Design Commission on the project, please review the transcript from the February 22, 2022 advisory review meeting. It is clear; many of the commissioners have concerns with the project and have limited knowledge about what is included in the SCEA environmental review.

This City Council approved a motion to refer the approval of the SCEA to Design Commission for an “advisory opinion”. The Commission took up the issue on February 22<sup>nd</sup>. At several points in the meeting, staff told the commissioners they would have input on traffic and historic resource issues at final design review, which are severely diminished or effectively excluded from the SCEA process. Again, please read the

transcript. In fact several of the Commissioners were confused about what they were being asked to do as an advisory role. Adding to the confusion was staff telling them they could “add conditions of approval” to the project. The staff planner even said, “if you believe based on your analysis or review of the document...there are inadequacies in the environmental documentation that you think needs to be addressed or that city council should consider, it would be important for you to provide”. Yet SCEA excludes much of that process until AFTER the project is approved. If you listen to the meeting, it is clear many of the Commissioners have not reviewed the environmental documentation to their own satisfaction.

SCEA may be an appropriate environmental process for certain projects in some cities. It is a choice, it is not mandated. This particular SCEA process has specifically eliminated the City’s usual approval process, the consideration of all aspects of the project by the Design Commission. Why? Just so we can have an expedited TOD project? Let’s give the Design Review a voice in a complete review the project so they can consider all alternatives and get the project the City and its residents deserve.

RECEIVED

2022 APR 11 PM 5: 06

April 11,2022

Dear Honorable Mayor and City Council Members,

Staff did not include or mention SCEA in the posted Agenda of October 24, 2017 Scoping Session Meeting and only mentioned it in the meeting when pressed on what the 35% bonus density meant, which was listed in the Agenda. Yet Kevin Johnson indicated at the February 22, 2022 Design Commission SCEA Advisory that that meeting, 4-1/2 years ago, with only 2 Of 7 Design Commissioners present, sufficed as the Preliminary Design Meeting that covered (or announced) density issues under SCEA and the Commissioners were allowed no further input on the project's impact after what must've been Notification by Staff since Staff did not register any input, positive or negative, by Design Commissioners.

How can a fully developed project (which it would need to be to determine the 35% density bonus) be presented at a Scoping Session to the lead development agency, with no issues noted or addressed from that meeting to be taken up at the following meeting? Why was the Design Commission institutional knowledge with this project completely neglected by Staff for 4-1/2 years?

There was no City Attorney explicit instruction to the Design Review Commission in that initial 10-24-2017 SCEA meeting on what the Design Commission was allowed to decide according to SCEA, as there was at the 2-22-2022 SCEA Advisory Review Meeting. Can Staff, or the City Attorney's Office explain that oversight? And how can you even call the Public Hearing of February 22, 2022 an ADVISORY ENVIRONMENTAL REVIEW when the Design Commission is not allowed to offer advice, nor allowed to review, interpret and develop a consensus of Best Practices Application for this project? Why were the Design Commissioners led to believe on October 24, 2017, that they could ask that the Applicant come back with another proposal for the same preliminary consultation?

How could the 10-24-17 DC Hearing be considered an enshrined DC Review under SCEA when the Commissioners had no idea what their role, their "determining body role" was under this new (project) arrangement? There were many questions being asked by commissioners at the 2-22-22 SCEA Advisory Review Meeting as what they were being tasked with by the City Council deferring the matter to them. Yet Kevin Johnson still referred to the Design Commission as the Lead Development Agency. How can this be?

Why was the Predevelopment January 18, 2018, City Council Meeting labeled as "unofficial" by David Reyes? And how can you have a Predevelopment Presentation after a Design Commission Scoping Presentation (3 months previous) that raised more questions than it answered?

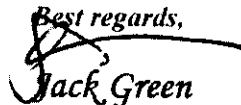
As an observation, it doesn't seem that Staff instructed anyone on the SCEA application as to when it began or how it would be managed through the relevant agencies or City Council. If it was, why would Richard MacDonald unleash his 1903Vision campaign depicting his version of Col. Green's Architectural and Design intent, 4-1/2 years after the initial 2017 Design Commission Scoping Meeting and 2018 City Council Predevelopment Meeting that Kevin Johnson said enshrined the Massing, Density, Height, and Unmitigated Traffic issues? It seems all very unnecessary if no Agency, or even City Council is allowed to change, address, or mitigate any of these impacts on the surrounding environment.

04/11/2022  
Item 9

And finally, I was there in 2008 when G&K first came to the Castle Green and made a presentation of a continuance of the Hotel Green 54-unit wing as once envisioned in an artist rendering but never developed beyond that drawing. I brought out other renderings that offered different perspectives on the garden area with a large fountain in the middle of the U-shaped structure. We even mused about combining property to include parking for the Castle Green in an underground parking garage. I would like to make clear; the Castle Green has never opposed a development at the corner of Dayton and Fair Oaks. What we, as well as all Pasadenans strive for is the best project.

There is no Old Town Gateway project higher than 5 levels. And the old adage comes in to play here with this project, "just because you think you can, doesn't mean you should".

Mr. Mayor, I read your well-crafted letter responding to the Attorney General concerning the implementation of SB9. The pressure for "cookie-cutter" compliance has to be enormous for the Council as well as Staff. I know it is completely out-of-the-box thinking, but the Castle Green would welcome a "fully" affordable housing, appropriately sized and constructed project over a massively built to maximum allowed by state law building. After all, we are connected to the Hotel Green which, according to the agreement that lapsed with the city last year, has 85% affordable housing units and we love our neighbors. So, since the City of Pasadena and G&K have made a deal in this regard in the past, what better Gateway Project could there be than an appropriately scaled, architecturally honoring historic resources, affordable housing structure at 86 S. Fair Oaks?

*Best regards,*  


**Jack Green**  
General Manager  
Castle Green

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