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2022 FEB -4 PM 4: 00

CITY CLERK
CITY OF PASADENA

February 3, 2021

Pasadena City Council

c/o Mark Jomsky
City Clerk
100 North Garfield Ave.
Pasadena, CA 91101

Re: Proposed project at 758 and 766 South Fair Oaks

Dear Mayor Gordo and City Council Members:

Livable Pasadena is writing in support of Huntington Hospital's proposed project. After receiving community comments regarding concerns raised by the project, Huntington Hospital reached out to the community groups to discuss those concerns. Huntington Hospital took the time to understand the issues and to work with the community to make changes. We are grateful for their partnership and their willingness to be responsive to community feedback. The changes made to the proposed project include the widening of sidewalks, improving ingress/egress, and the addition of a substantial number of trees that will add meaningfully to our tree canopy. We look forward to the project's completion and to a continued partnership with Huntington Hospital.

Thank you,
Megan Foker,
On behalf of Livable Pasadena

02/07/2022
Item 7



January 4, 2022

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

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Re: 758-766 S. Fair Oaks Ave.

Dear Honorable Mayor and Members of the City Council,

This project comes to you after multiple Design Commission, Planning Commission and community meetings that have led to some important changes. The proposed building sits at the corner of Fillmore Street and Fair Oaks Avenue, which is a vital pedestrian corridor because it links the neighborhoods of West Pasadena to the L Line at Fillmore Station. Earlier versions of this project were detrimental not only to the pedestrian experience but also transit ridership due to a lack of thoughtful site planning. Multiple curb cuts, a hardscaped sunken plaza, and a wide drop-off ran counter to the vision of a transit village as proposed by the South Fair Oaks Specific Plan.

Because of these issues, as well as our concerns about the design approach for the building, we and neighborhood groups asked the Planning Commission to deny the Conditional Use Permit until a more appropriate site plan was proposed, one that would encourage walkability and conform more closely to the vision of this emerging transit oriented neighborhood. We believe the Planning Commission made a smart decision in denying the CUP at that time. We do not object to the program or size of this building, but believe it should be designed in a way that contributes to the adjacent neighborhood.

Since then, we have met with Huntington Hospital along with several neighborhood groups, individuals, and members of the Planning Department. We appreciate everyone's time and input, and are grateful to Huntington Hospital for hosting the meetings and listening to our concerns. We are very pleased that changes have been made to address many of the concerns expressed, and we find that the site plan has been revised enough to move forward with this CUP. We appreciate the Huntington team's willingness to change the project so that it better conforms to the spirit of the pending South Fair Oaks Specific Plan.

We still have concerns about the design of the building, particularly the basic concept of a large, curved glass façade and office block, set well back from Fair Oaks. This kind of building is better suited to a suburban medical or office campus but does not relate to Pasadena, the architecture of Huntington Hospital, or the South Fair Oaks streetscape. We understand that

the Hospital likes this design and is not enthusiastic about rethinking the basic building concept, however we think it could be improved and relate better to this community. It is possible that design issues can be resolved through the Design Commission process. The project could and, in our opinion, should look more Pasadena and reference some influences of its context.

We call to your attention to the fact that the Design Commission rejected this design concept twice. They have not seen this version of the project which does include some real improvements, but we want the Commission to have every opportunity to work with the project team to alter the design if they believe it could be improved upon. A concern raised by both the Design Commissioners and Planning Commissioners is the inflexibility that is often associated with CUPs. Once a CUP is approved, the Design Commissioners frequently feel their hands are tied in making changes. Pasadena is lucky to have some extremely well qualified professionals appointed by you to serve on the Design Commission. Some are architects who have done healthcare-specific projects or who specialize in master planning. We believe they will have good ideas and guidance to improve upon this project and urge you to be certain that the Commission will have and use its discretion to alter the floor plans as they see fit in order to improve the design. We suggest a modification to recommended Condition of Approval # 1, so that it reads:

- I. The site/floor plans submitted for building permits and/or future development shall substantially conform to the site/floor plans site plan submitted with this application and dated, "Approved at Hearing, February 7, 2022," except as modified herein, **or as approved by the Design Commission.**

This is a very important project that will be built by one of Pasadena's greatest assets, Huntington Hospital, but it must be done in a way that encourages smart growth, relates to Pasadena as an historic city, and leads the way in this emerging neighborhood. There is so much potential to turn the South Fair Oaks area into a vibrant urban neighborhood, and this corner is at the most critical intersection. We thank you for taking our views into consideration, and support the approval of the CUP with that small but critical amendment to the Conditions.

Sincerely,



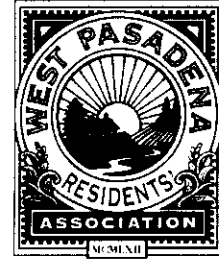
Susan N. Mossman
Executive Director



Andrew Salimian
Preservation Director

CC: David Reyes, Director of Planning
Beilin Yu, Zoning Administrator
Brad McCoy, VP Construction, Huntington Hospital

RECEIVED
2022 FEB -7 AM 9: 08
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January 12, 2022

Mayor Victor Gordo
Members of the City Council
VIA EMAIL

**Item 7, February 7, 2022 – Conditional Use Permit No. 6918
Huntington Hospital Medical Office Building**

Honorable Mayor and Members of the City Council

The West Pasadena Residents' Association supports the modifications to the 758-766 South Fair Oaks Medical Office Building project as presented at the December 16, 2021 meeting with Pasadena Heritage, Livable Pasadena, the Madison Heights Neighborhood Association, and WPRA, and as specified on pages 4 and 5 of the staff report. WPRA appreciates Huntington Hospital's willingness to engage with these community organizations and make appropriate modifications.

We still have concerns about the overall design of the building and are taking no position on the project itself.

WPRA also urges earlier engagement with concerned organizations in the future.

Huntington Hospital is an extremely valuable asset to Pasadena and beyond, and WPRA has enjoyed a long and cherished relationship with the Hospital. We look forward to participating in this and future development of the medical center complex.

Sincerely,

A handwritten signature in black ink that reads "Dan Beal".

Dan Beal, President
For the Board of Directors

c: David Reyes, Director, Planning and Community Development
Brad McCoy, Vice President, Real Estate, Huntington Hospital

The WPRA is an all-volunteer organization dedicated to maintaining and enhancing the quality of life in southwest Pasadena. We represent nearly 8,000 households, including 1,000 paid members.

WEST PASADENA RESIDENTS' ASSOCIATION
POST OFFICE BOX 50252 • PASADENA, CA 91115

02/07/2022
Item 7