

**CORRESPONDENCE  
FROM  
OCTOBER 24, 2022  
CITY COUNCIL  
MEETING**

**Varsh, Tess**

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**From:** Bazarevitsch, Natalie @ LA North  
**Sent:** Tuesday, August 10, 2021 11:29 AM  
**To:** Varsh, Tess  
**Cc:** Reyes, David  
**Subject:** The Affinity Wellness Campus, Pasadena

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Good Morning,

As a long-time Linda Vista resident, I am in support of The Affinity Project on South Arroyo Parkway. The project will bring much-needed assisted living to the heart of the City, making it easier to stay in Pasadena near family as they age. My father is an assisted living facility, so I know how valuable they are to a community.

The new medical/research facilities within the project will provide a great boost to the medical research corridor. The timing for the project could not be better as we watch the healthcare and life sciences industries grow. It is exciting to see Pasadena at the forefront of this growth and for The Affinity to help make the long-time vision for this area a reality.

Best, Natalie

Natalie Bazarevitsch | Senior Vice President | Broker/Lea. 011886404  
**CBRE | Advisory & Transaction Services | Investor Leasing**  
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T +1 818 502 6723 | F +1 818 243 6069 | C +1 626 278 3875  
[natalie.bazarevitsch@cbre.com](mailto:natalie.bazarevitsch@cbre.com) | [www.cbre.com](http://www.cbre.com)

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Nicholas Cacarnakis

Pasadena CA 91101

8/10/2021

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

RE: PD#39 - Affinity Project – 465-577 S. Arroyo Parkway

Planning Commissioners:

Frequently the need for more housing is in the news. However, we don't often hear about the need for new housing for seniors. The Affinity Project is a mixed-use development that will provide both assisted and independent housing options for seniors. The project will also include much needed medical office space in the growing medical and technology corridor near Huntington Memorial Hospital.

I think this project will be a welcome addition to the area that will provide health and wellness services to residents and the greater community as well. I hope to see the project move forward in a timely manner so we can see the positive economic benefits this plan will bring to our town.

Best regards,

*Nicholas Cacarnakis*

Nicholas Cacarnakis

Emery Childress IV

Pasadena, CA 91106

08/10/2021

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

RE: PD#39 - Affinity Project - 465-577 S. Arroyo Parkway

Planning Commissioners:

Frequently the need for more housing is in the news. However, we don't often hear about the need for new housing for seniors. The Affinity Project is a mixed-use development that will provide both assisted and independent housing options for seniors. The project will also include much needed medical office space in the growing medical and technology corridor near Huntington Memorial Hospital.

I think this project will be a welcome addition to the area that will provide health and wellness services to residents and the greater community as well. I hope to see the project move forward in a timely manner so we can see the positive economic benefits this plan will bring to our town.

Best regards,

A handwritten signature in black ink, appearing to read "Emery Childress IV". The signature is stylized with a large "E" and "C".

Emery Childress IV



**Varsh, Tess**

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**From:** Maggie Crawford [REDACTED]  
**Sent:** Wednesday, August 11, 2011 10:53 AM  
**To:** Varsh, Tess  
**Subject:** Support for Affinity Planned Development #39

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Support for Affinity Planned Development #39

Dear Planning Commission:

I want to express my support for the proposed mixed-use development on Arroyo Parkway. This is an ideal location for a new medical facility, as it is in the heart of Pasadena's growing medical and technology corridor. The project also includes senior housing, both independent living and assisted living and memory care. Located near medical providers will make it very convenient for senior residents seeking medical care.

As a long time resident of Pasadena, over the years I've seen how Pasadena's medical industry has grown. I am the Training Consultant for Huntington Memorial Hospital's Pet Therapy Program and I can see the many benefits that this project will bring to the area. Not only will it serve Pasadena residents, but it will provide the resources needed to attract top medical professionals to our city.

This will be an exciting addition to our growing medical and health-care related industry and it has my support.

Sincerely,  
Maggie Crawford  
[REDACTED]  
Pasadena, CA 91107

Sydney Dailey

, CA 91105

August 9, 2021

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

RE: Planned Development #39 (Affinity Project) 465-577 S. Arroyo Parkway

Dear City Planners/Planning Staff,

I'm writing to express my support of The Affinity mixed-used development that is planned on the west side of Arroyo Parkway. This investment in the Arroyo Parkway commercial corridor will enhance the streetscape and will activate a pedestrian frontage along Arroyo, which currently has no pedestrian activity. It will provide new medical office space and both assisted and independent housing options for seniors, while preserving two historic buildings on the property.

Given the track record and extensive experience of the development team, led by Patrick Chraghchian and Pete Kutzer, I'm confident that this project will greatly enhance the Arroyo Parkway corridor and be a wonderful resource to our community.

Best,

  
Sydney Dailey

Cyndi Erickson

Pasadena, CA 91105

August 9, 2021

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: Affinity Project – 465-577 S. Arroyo Parkway**

To Whom It May Concern:

Our city is becoming a major medical resource hub. So many healthcare providers already call Pasadena home, including Shriners Hospital for Children, Kaiser Permanente School of Medicine, USC, UCLA, just to name a few. Affinity's new, state-of-the-art medical building will support Pasadena's growing healthcare services by helping to attract top physicians and researchers.

Addressing the need for more Class A medical office space in the Huntington Hospital Corridor will not only enhance Pasadena's ability to serve the medical technology industry, but it will contribute to the economic interests of the city as well.

I very much support this project. It will be a great addition to the area.

Sincerely,

A handwritten signature in black ink, appearing to read "Cyndi Erickson", followed by a long horizontal flourish line.

Cyndi Erickson

Michelle Ficarra

Pasadena, CA 91107

August 11, 2021

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: PD#39 - Affinity Project – 465-577 S. Arroyo Parkway**

Planning Commissioners:

Frequently the need for more housing is in the news. However, we don't often hear about the need for new housing for seniors. The Affinity Project is a mixed-use development that will provide both assisted and independent housing options for seniors. The project will also include much needed medical office space in the growing medical and technology corridor near Huntington Memorial Hospital.

I think this project will be a welcome addition to the area that will provide health and wellness services to residents and the greater community as well. I hope to see the project move forward in a timely manner so we can see the positive economic benefits this plan will bring to our town.

Best regards,

  
Michelle Ficarra

## Varsh, Tess

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**From:** Jim Gamb [REDACTED]  
**Sent:** Tuesday, August 3, 2021 11:39 AM  
**To:** Varsh, Tess  
**Cc:** Reyes, David  
**Subject:** Kutzer Co. Affinity Project

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As a long time resident of West Pasadena, member and board chair of HMRI, I am writing in support of this Kutzer Co. project. I have had an opportunity to review the plans and believe it would be a high quality addition to the development of the area near HMM and have a positive influence on adjacent property values.

As a real estate investor, I am very familiar with the expertise the Kutzer Co. brings to the development and management of like projects, and I urge approval of the Affinity development.

James(Jim) D. Gamb, CFA

## Varsh, Tess

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**From:** Akila Gibbs  
**Sent:** Tuesday, August 10, 2021 5:47 PM  
**To:** Varsh, Tess  
**Cc:** Reyes, David  
**Subject:** Affinity Project

**Follow Up Flag:** Follow up  
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Dear Ms. Varsh,

*(I am resending this email because the first I sent had computer problems)*

As Executive Director of the Pasadena Senior Center, I know all too well the need for residential opportunities for older adults in our community which offer graduated care and memory care.

I've just viewed the presentation on the proposed Affinity Project on Arroyo Parkway. Not only was I pleased with their efforts to preserve those architectural aspects that are so important but also to create a multi-use structure that fulfills current needs for the residents of the Pasadena community. It's located in a part of Pasadena that allows older adults easy access to a variety of businesses and entertainment, thus encouraging residents to be active and engaged. It also maintains Whole Foods that has come to be an integral part of the Pasadena landscape and food resource.

That section of land has been under-utilized for a very long time. I am in favor of the project as it is currently proposed.

Please feel free to contact me if you have any questions.

Most sincerely,  
Akila



Akila Gibbs Executive Director  
Pasadena Senior Center  
85 E. Holly Street, Pasadena CA 91103  
P 626.685.6703 M 323.646.6834 F 626.577.4235  
[PasadenaSeniorCenter.org](http://PasadenaSeniorCenter.org)

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**Tricia Keane**

Pasadena, CA 91104

August 10, 2021

**City of Pasadena**

Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

RE: The Affinity Project Planned Development #39 – Providing Housing for Seniors

Dear Honorable Planning Commission:

I am a 19-year resident of Pasadena and writing in support of the Affinity project, City of Pasadena Planned Development Project #39. The Affinity mixed-use development project addresses two critical needs faced by our City. First is the on-going need for more housing for seniors, and a related need is for additional medical office space for Pasadena's growing medical and technology industry.

As you may know, Pasadena has among the highest concentrations in the Los Angeles region of residents aged 50 and older. Given that the Independent Living vacancy rate in 2019 was 0.5% for Pasadena, there is a real need for additional housing options for our seniors. The Affinity will provide a much-needed option for housing for people who want to remain in the community as they age and their housing needs change.

The project is the right type in the right place. In addition to locating housing for seniors near transit, the project also includes additional medical office space near Huntington Hospital and in the area of Pasadena where such uses are appropriately located.

This is a well-planned project that is appropriate for and consistent with the Arroyo Parkway corridor, and I respectfully encourage your support.

Sincerely,



**Tricia Keane**

**From:** Dean Kitchens  
**Subject:** Affinity Project Pasadena  
**Date:** August 10, 2021 at 11:11:56 AM PDT  
**To:** [tvarsh@cityofpasadena.net](mailto:tvarsh@cityofpasadena.net)  
**Cc:** [davidreyes@cityofpasadena.net](mailto:davidreyes@cityofpasadena.net)

Dear Ms. Varsh:

I am writing to express my support for the Affinity Project on Arroyo Parkway in Pasadena. It is a lovely and much-needed development for the area, with goals and uses consistent with the neighborhood and the demographics of the City of Pasadena. I understand it will soon come before the planning commission and I therefore wanted to register my strong approval of the project.

I am a long-term resident of Pasadena, and have been active in the life of the City, including my ongoing service as a director of the Oak Knoll Neighborhood Association (albeit my endorsement of this project is solely as an individual). I care greatly about development in Pasadena, and urge approval of outstanding projects such as this one which will add to the beauty of Pasadena and will provide much needed health-related resources to the community.

Thank you for considering my views regarding approval of the Affinity Project.

Sincerely,

Dean Kitchens

Pasadena CA. 91106



-----Original Message-----

From: stan kong

Sent: Wednesday, August 11, 2021 4:40 PM

To: [tvash@cityofpasadena.net](mailto:tvash@cityofpasadena.net)

Subject: Affinity Development Project

The Affinity Development appears to be a good project for the Pasadena Community having viewed the pedestrian video on YouTube and a conversation with Pete Kutzer. It will revitalize the area and improve the experience entering Pasadena through the Arroyo Parkway corridor.

Sincerely,  
Stan Kong



August 11, 2021

City of Pasadena

Planning & Community Development Department

175 North Garfield Avenue

Pasadena, CA 91101

RE: PD#39 - Affinity Project - 465-577 S. Arroyo Parkway

Planning Commissioners:

The proposed Affinity development planned on Arroyo Parkway is a project I can support. As a member of Pasadena's healthcare industry, I am pleased to see such a great investment in our community's growing medical industry.

I've had my physical therapy practice in Pasadena for 15 years. This project will address the need for more Class A medical office space in the Huntington Hospital Corridor and will enhance Pasadena's ability to serve the medical technology industry, while contributing to the economic interests of the city.

Working with many seniors, I can appreciate how beneficial it will be to have medical office space close to senior housing. This project will be a great asset for our residents and an economic boost for our city.

Regards,

A handwritten signature in black ink, appearing to read "Erik Landswick". The signature is fluid and cursive, with a large initial "E".

Erik Landswick

Landswick Physical Therapy • 959 E. Walnut Street, Suite 240, Pasadena, CA 91106  
Phone: (626) 795-2390 • Fax: (626) 795-2391 • Email: [information@landswickpt.com](mailto:information@landswickpt.com)  
Website: [www.landswickpt.com](http://www.landswickpt.com)

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**From:** Nikki Maciejowski [REDACTED]  
**Sent:** Wednesday, August 11, 2021 12:08 PM  
**To:** Vansly, Jess  
**Subject:** The Affinity Project

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

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Dear Pasadena Planning Commission:

I want to express my support for The Affinity project, the proposed mixed-use development on Arroyo Parkway. Since I have an older parent, the idea of a new housing project for seniors is very appealing to me.

We hear a lot about the need for more housing, but housing for seniors is not always a priority. This project will provide both assisted and independent housing, which is great for people like my mother, who want to stay in the area. The fact that the facility is near public transit is another plus. So many seniors have to give up driving. To have the ability to use the Metro or take a bus will not only be convenient, it will help residents feel more independent, not having to rely on friends or family for transportation.

I understand that the development also includes a medical office facility. That makes perfect sense near senior housing. Currently I drive my mom to many different doctor and health-care related appointments all over Pasadena. Having a Class A medical facility so close will be great for those senior residents. It will be a great addition to Pasadena and should help attract quality medical providers.

Sincerely,  
Nikki Maciejowski  
Woodbury  
Altadena, CA 91011

Shae Morales

Pasadena, CA 91106

08/10/2021

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

RE: Arroyo Parkway Planned Development #39 - The Affinity

To Whom It May Concern:

When I first heard about the proposed Planned Development on Arroyo Parkway I was worried that we would be losing the Whole Foods Market. I'm happy that the Whole Foods will be maintained and that the other historic buildings on the site will be preserved. It's often so easy for a developer to come in and revise history by putting up a new modern box. I'm happy that is not the case with The Affinity Project.

I'm grateful that the City of Pasadena has such a comprehensive planning process. I trust that this project will be a great new addition to our City. We need more housing, and with our growing health care industry, the medical office space will help boost our economy as well.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Shae M', with a stylized flourish at the end.

Shae Morales

**Varsh, Tess**

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**From:** Penny Plotkin [REDACTED]  
**Sent:** Wednesday, August 11, 2021 9:01 AM  
**To:** Varsh, Tess  
**Cc:** Rojas, David; Fox, Ruthie  
**Subject:** Affinity Project on Arroyo Parkway

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Good Morning Planning Commission,

Last month was the first time I had seen plans for the Affinity Project during a presentation to the Pasadena Heritage Board.

I was so impressed with the presentation and the outstanding complex that is being developed there. What a great, positive, and much needed addition to Arroyo Parkway.

Best Regards,

Mrs. James R. Plotkin

## Varsh, Tess

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**From:** Julie Rosenberg [REDACTED]  
**Sent:** Tuesday, August 10, 2021 5:25 PM  
**To:** Varsh, Tess  
**Cc:** info@affinitypasadena.com  
**Subject:** Affinity Letter JR.docx  
**Attachments:** Affinity Letter JR.docx

**Follow Up Flag:** Follow up  
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To Whom It May Concern,

I think this is a worthwhile project and I fully support it.

Julie Rosenberg

[REDACTED]  
South Pasadena, Ca 91030

Sent from my iPhone

Julie Rosenberg

South Pasadena, California, 91030

August 10, 2021

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

Subject: The Affinity Project - 465-577 S. Arroyo Parkway in Pasadena

Dear City Planners/Planning Staff,

I'm writing to support the mixed-use project called The Affinity. This property consists of a full city block and when completed, I believe it will greatly enhance the Arroyo Parkway corridor and contribute positively to the lives of area residents.

Plans for the development include two key components -- new medical office space and assisted and independent housing options for seniors. It goes without saying that housing is in high demand, and seniors do not have a lot of options for housing if they want to remain in the Pasadena and South Pasadena areas. We have high concentrations of residents aged 50 and older, so a project that addresses the needs of our seniors will be a welcomed resource in the community.

People also want to have the care they need as they age. This project would allow continuing care for both independent living and longer-term needs including assisted and memory care. Building a modern medical facility close to those people with increasing health-related needs is a good fit. The medical resource will serve residents and the greater community as well. But perhaps equally importantly, it will support the area's growing health and wellness industry and help to attract top medical professionals to the city.

I hope you will approve this project that will add so much to the area.

Best regards,  
Julie Rosenberg

**Michelle Round**  
**So. Pasadena 91030**

August 10, 2021

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: PD#39 - Affinity Project – 465-577 S. Arroyo Parkway**

Planning Commissioners:

Frequently the need for more housing is in the news. However, we don't often hear about the need for new housing for seniors. The Affinity Project is a mixed-use development that will provide both assisted and independent housing options for seniors. The project will also include much needed medical office space in the growing medical and technology corridor near Huntington Memorial Hospital.

I think this project will be a welcome addition to the area that will provide health and wellness services to residents and the greater community as well. I hope to see the project move forward in a timely manner so we can see the positive economic benefits this plan will bring to our town.

Best regards,

  
Michelle Round



Charles Schillaci  
Pasadena, CA 91105

August 10, 2021

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: Affinity Project – 465-577 S. Arroyo Parkway**

To Whom It May Concern:

Our city is becoming a major medical resource hub. So many healthcare providers already call Pasadena home, including Shriners Hospital for Children, Kaiser Permanente School of Medicine, USC, UCLA, just to name a few. Affinity's new, state-of-the-art medical building will support Pasadena's growing healthcare services by helping to attract top physicians and researchers.

Addressing the need for more Class A medical office space in the Huntington Hospital Corridor will not only enhance Pasadena's ability to serve the medical technology industry, but it will contribute to the economic interests of the city as well.

I very much support this project. It will be a great addition to the area.

Sincerely,

  
Charles Schillaci

Mary Frances Schillaci

Pasadena, CA 91105

August 8, 2021

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: The Affinity Project Planned Development #39 – Providing Housing for Seniors**

Planning Department:

The Affinity mixed-use development project, addresses two critical needs of The City of Pasadena. One, the need for additional medical office space for our growing medical and technology industry and two, housing for seniors.

Pasadena has among the highest concentrations of residents aged 50 and older in the Los Angeles region. According to market research, the Independent Living vacancy in 2019 was 0.5% for Pasadena. The Affinity will provide a much-needed option for people who wish to remain in the community as they age.

An added benefit, is its location near mass transit. Residents will have access to destinations throughout southern California and can possibly forego the need to own a vehicle. Proximity to the Metro line, also provides convenient access to onsite medical facilities to the broader community as well as nearby residents.

This seems like a great project for the Arroyo Parkway corridor.

Sincerely,

  
Mary Frances Schillaci

Victoria Stratman

Altadena California 91001

August 4, 2021

City of Pasadena Planning Commission  
Hale Building  
175 N. Garfield Ave., 2nd Floor  
Pasadena, CA 91101

Dear Members of the Planning Commission:

I write to express my support for the proposed Affinity Project on Arroyo Parkway. I have had the opportunity to see the plans for this project and am truly excited about it. Having recently retired from the California Institute of Technology as General Counsel, I am very interested in remaining connected to Pasadena. The proposed Affinity Project would provide some much-needed senior living in one of the most vibrant parts of Pasadena. Rather than being cut off and isolated, the Affinity project will allow seniors to continue being an active part of the community with a variety of opportunities within walking distance, including access to two Gold Line stations.

Equally important to me, the project preserves the nature of that very special area on the Arroyo Parkway. The plan includes restoring two historic buildings on the site and creating a public courtyard in addition to a mixed-use facility with medical offices. Based on what I have seen of the proposal, the result will be a beautiful, pedestrian friendly addition to Pasadena while at the same time serving seniors, such as myself, with a chance to remain active in the community.

For these reasons, I hope that the Planning Commission favorably reviews this project and thank you for your consideration of my input.

Sincerely yours,

*Victoria D. Stratman*

Victoria D. Stratman

**From:** Steven Trytten >  
**Date:** August 10, 2021 at 9:16:31 AM PDT  
**To:** [tvarsh@cityofpasadena.net](mailto:tvarsh@cityofpasadena.net)  
**Cc:** [davidreyes@cityofpasadena.net](mailto:davidreyes@cityofpasadena.net)  
**Subject:** Affinity Project on Arroyo Parkway

Dear Ms. Varsh,

I recently learned about the Affinity Project on Arroyo Parkway. After reviewing some of the available materials on line, I am very impressed with this project. It provides a lot of benefits to the City and looks very thoughtful in anticipating needs for additional parking and other considerations to make it a positive addition to the City. I'm also impressed with the high quality people who are involved in the project. Thank you for considering my comment, and for all you do for the City.

Best wishes,

Steve

**Steven E. Trytten | Managing Partner, LA County**

**Henderson Caverly Pum & Trytten LLP**

301 N. Lake Avenue, Suite 203, Pasadena, CA 91101  
(t) 626-365-6000 | (f) 626-365-9000 | [strytten@hcesq.com](mailto:strytten@hcesq.com)

For our other office locations in San Diego, Irvine, West LA, and Rancho Santa Fe, please visit our website at [www.hcesq.com](http://www.hcesq.com)

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## Varsh, Tess

**From:** Carole Walker [REDACTED]  
**Sent:** Wednesday, August 11, 2021 10:34 AM  
**To:** Varsh, Tess; Keyes, David  
**Cc:** [REDACTED]  
**Subject:** The Affinity Project

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Good Morning Tess and David,

I have been a commercial broker in Pasadena for over 33 years. I have seen Pasadena expand into a City where large corporations want their headquarters and now we have evolved into a population that supports its businesses.

I have had the opportunity to study "The Affinity" proposed development project. For the last 30 years, I had envisioned a developer designing and building a project of this nature.

Once this project is built it will undoubtedly be a model for other projects in the City. People interested in the assisted living business are looking for a more workable model for senior care facilities.

How will this project advance the image of assisted living facilities?

1. Creates a vibrant meeting place for friends and relatives in an atmosphere enjoyable to both.
2. In their normal everyday life, they enter a facility they once again will be able to engage with all age groups, shopping at their favorite stores, eating at a variety of restaurants, close to medical offices and Huntington Hospital.
3. The best part of all that this project offers is that friends and relatives would want to visit the seniors more often. It is a facility visiting seniors in a sterile assisted living home where there is a small bedroom, a small recreation room and a cafeteria that serves bland unappetizing food. It will give seniors a new lease on life and living the last years in a more enjoyable atmosphere.

These developers are true humanitarians and will give Pasadena an image no other City will have. I foresee that this facility will have a waiting list to get in.

Please approve this development and see this type of project as a future model for other assisted living homes.

Call me with any specified questions.

Sincerely,

**Carole Walker | Executive Vice President**  
**Redstone Commercial Real Estate**  
301 N. Lake Avenue, Suite 1000  
Pasadena, CA 91101  
(626) 795-2355 Office  
(626) 795-2351 Fax  
(626) 255-6100 Cell

**Takeda, Michi**

---

**From:** Darrell Done  
**Sent:** Sunday, May 23, 2021 7:24 AM  
**To:** Takeda, Michi  
**Subject:** Affinity project on Arroyo Parkway

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I am writing in support of the proposed Affinity project on Arroyo Parkway.

I have lived and worked in Pasadena for over 40 years. The housing shortage continues to challenge our community and this project would allow older homeowners a viable option to move from their homes and remain within Pasadena. As an active Realtor in the area, I know that where to relocate if they were to sell, is a major concern with these seniors.

I have reviewed the plans and believe this medical and assisted living project is long overdue. These are complimentary uses, tied together with a very attractive courtyard between the historic buildings. This project will provide an ideal environment for people in the assisted living building to get together with family and friends, and to remain in the community they love. The medical/research building achieves the right level of prominence for this location, while still fitting in.

The thoughtful design will also encourage pedestrian activity down Arroyo Parkway from Old Pasadena. Having a Metro Station on each side will minimize traffic, which is also the right approach in this area.

Please work closely with the developer team to make any necessary refinements, and help make this project happen soon. It would be a terrific addition to the area and help with our shortage of single family homes.

**Darrell Done**

Coldwell Banker Realty

Sales Manager

Global Luxury Director

Architectural Properties Specialist

(626) 844-2255

[www.DarrellDone.com](http://www.DarrellDone.com)

CalRE #01233781



GLOBAL  
LUXURY.

**City of Pasadena Design Commission**

Attention: Michi Takeda  
Hale Building  
175 N. Garfield Avenue, 2<sup>nd</sup> Floor  
Pasadena, CA 91101

RE: 491-577 S. Arroyo Parkway Project

Dear Commissioners:

As a Pasadena resident, owning part of an historic building, (Pasadena's first co-op, The Barcelona,) I write to support the Affinity Project on Arroyo Parkway.

Pete Kutzer is the kind of developer that has a "goodness of fit" for Pasadena. When I was president of the South Pasadena Chamber of Commerce from 2003 to 2015, we got to know each other, and watch as three high-quality firms attempted to create an appropriate infill project called Downtown SouthPas. It was sensitive and right-sized for the community. Yet, all were pushed away for fear of change. Today, that same site is a sensitively designed and vibrant corner at Fair Oaks and Mission – a product of The Kutzer Company, who knew how to proceed to get both residents' embrace and commercial viability.

Pete and I met before the Pandemic and discussed The Affinity plans. Recently I reviewed the project again. It looks like an excellent mix of senior housing, medical offices and retail. It's close to the Metro Gold Line stop at Del Mar Station, and Metro buses 177 and others on Del Mar, as well as Pasadena Transit bus stops on California and S. Arroyo Parkway. If you conclude that the design respects the vision of the Design Review Board in preserving Arroyo Parkway buildings, concentrating the taller buildings near the Gold Line, and providing walkable, pedestrian friendly perimeter, then there are good reasons to approve these plans.

Pasadena, like many California communities, is trying to respond to housing demands, without destroying our neighborhoods. We're even opening up for ADUs. We've allowed density bonuses for housing on all three sides of me – blocking a once protected sightline of the City Hall dome and San Gabriel Mountains, for Barcelona Owners.

I do not see similar downsides to the Affinity. Instead, this proposal brings in a solution for Pasadena's families, with specialized housing, so they can stay local as they transition in their lives. Since it also brings in a healthcare component, it feels like a two-for one deal.

Thank you volunteering, for guiding Pasadena with design sensitivity as well as allowing for commercial viability. When a developer with a track record of respectful, right-sized, historically sensitive projects, such as The Kutzer Company, seek approval – I am very confident, and offer my support. I am at \_\_\_\_\_ if you'd like to reach me.

Sincerely,



Scott Feldmann  
The Barcelona

Pasadena CA  
91101

cc:

Pete Kutzer

**From:** Paul Little < >  
**Sent:** Tuesday, May 25, 2021 11:46 AM  
**To:** [mtakeda@cityofpasadena.net](mailto:mtakeda@cityofpasadena.net)  
**Subject:** Support for Affinity Project on South Arroyo Parkway

City of Pasadena Design Commission  
Attn: Michi Takeda  
Hale Building  
175 N. Garfield Ave., 2nd Floor  
Pasadena, CA 91109

Hello.

The Chamber of Commerce and Civic Association of Pasadena fully supports the project at Arroyo Parkway and Del Mar Boulevard.

The project will be attractive and re-energize an area that has fallen to neglect in recent years. Several aspects of the project will be significant and positive additions to Pasadena.

Thank you,

Paul Little  
President and CEO



USC Mrs. T.H. Chan Division of  
Occupational Science and Occupational Therapy  
*Faculty Practice*

*Marissa Marchioni, OTD, OTR/L, CEAS  
Assistant Professor of Clinical Occupational Therapy  
USC Occupational Therapy Faculty Practice  
USC Mrs. T.H. Chan Division of Occupational Science  
and Occupational Therapy*

May 18, 2021

City of Pasadena Design Commission  
Attn: Michi Takeda  
Hale Building  
175 N. Garfield Ave. 2<sup>nd</sup> Floor  
Pasadena, CA 91101

RE: 491-577 S. Arroyo Parkway

Dear Members of the Design Commission:

USC Chan Division of Occupational Science and Occupational Therapy is invested in supporting people of every age can enjoy life to the fullest. Our vision aspires to promote community, work, and living spaces that are inclusive and health-promoting, which includes attention to the design and flow of the physical space to craft a future environment where people thrive. In harmony with this vision, the Occupational Therapy Faculty Practice (OTFP) consults with organizations and communities that share our vision and core values that strive to create inclusive environments that consider the range individual needs across the lifespan. Specifically, we recognize that the health of the individual is in part constructed by a reciprocal interaction with their environment. While environmental adaptations are not novel in the realm of health and safety, OTFP supports the creation of environments that enhance well-being rather than solely decrease risk to health.

With this in mind, we have been supporting the applicant's team in the design of the Affinity Project in considering how community members might manage their physical health and mental well-being within the site (e.g., exercise facilities, community space, green space), how to facilitate safe and efficient navigation of the environment for individuals of all ability levels (e.g. cognition, vision, mobility), room designs that support open communication, and other health-promoting design choices. Throughout the last year, OTFP has been working with the applicant's team on ideation, design, and layout to explore and implement best practices including the consideration of design principles that support inclusiveness and productive aging. OTFP finds that the project is exemplary in design and function to support ease of use and enjoyment for all members of the community including but not limited to those with limited mobility.

As a partner in this exciting project, we look forward to continuing our collaborative process until completion. We look forward to continued work ensuring that all aspects of the site have been thoughtfully considered with respect to the breadth of diversity and abilities.

Sincerely,



---

Marissa Marchioni, OTD, OTR/L, CEAS  
USC Occupational Therapy Faculty Practice  
1640 Marengo St. Suite 500 Los Angeles, CA 90033  
P: 323-442-3340 | F: 323-442-3351  
[marissa.marchioni@med.usc.edu](mailto:marissa.marchioni@med.usc.edu)

From: Steve Mulheim < >

Sent: Tuesday, May 25, 2021 12:09 PM

To: [mtakeda@cityofpasadena.net](mailto:mtakeda@cityofpasadena.net)

Cc:

Subject: Affinity Project on Arroyo Parkway - Design Review Comment

City of Pasadena Design Commission,

I am writing in support of the proposed Affinity project at 555 S. Arroyo Parkway. As the President and CEO of the Old Pasadena Management District, I have more than 15 years of experience in Pasadena, and have been fortunate to support the positive evolution of the community. I also have known the local principals (Pete Kutzer at Edgewood and Patrick Chraghchian at Adept) for many years, and have seen the quality and success of their projects, especially in thoughtful design that activates the streetscape and the surrounding areas.

While this project is not located within Old Pasadena and my Board has taken no official position, I believe that Affinity's combination of uses - including medical/research and assisted living - is particularly needed in Pasadena, and putting them next to each other near the Metro is a terrific idea. I especially appreciate the preservation of the historic buildings, the inviting common areas, and pedestrian-friendly nature of the improvements.

I look forward to the Affinity receiving all necessary approvals, and the positive impact it will have in the neighborhood, and in Pasadena as a whole.

Thank you,

**Steve Mulheim**  
President & CEO

OLD PASADENA MANAGEMENT DISTRICT  
23 E Colorado Blvd. | Suite 200 | Pasadena CA 91105  
Tel 626.356.9725 x12  
Fax 626.356.9775



Please consider the environment before printing this e-mail

## Takeda, Michi

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**From:** GREGG SMITH  
**Sent:** Monday, May 24, 2021 4:52 PM  
**To:** Takeda, Michi  
**Cc:** pkutzer@kutzer.com  
**Subject:** Fwd: Affinity Project on Arroyo Parkway

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Sent from my iPad

Begin forwarded message:

**From:** GREGG SMITH  
**Date:** May 24, 2021 at 3:50:19 PM PDT  
**To:** pkutzer@kutzer.com  
**Subject:** Affinity Project on Arroyo Parkway

Dear Michi:

My brother and I are the tenants across the street from the proposed project, the Affinity Project. We own the Parkway Grill and the Arroyo Chophouse restaurants and we feel that this project is sorely needed in our great City.

As is apparent, the buildings that occupy the real estate in question have been dilapidated for years and have been an eye sore and in need of some much needed reimagined/vital new uses.

I can not think of a better location for Medical, Research and Assisted Living uses that have synergy that works extremely well together.

I very much like the plans for preserving the two historic structures across the street from our restaurants and using the courtyard between them as the public center of the project.

I also feel that the development is the perfect fit for that corner, and will bring the kinds of jobs and economic activity that has been missing for the last couple of decades.

I feel that the proximity to Huntington Memorial Hospital is ideal.

My brother and I have hosted our Fall Food and Wine Festival at Parkway Grill and the Chophouse for the past 37 Years with all proceeds going to the Hospital. The funds have generally gone to the Trauma Center as more and more hospitals have closed theirs due to the expense involved in operating their own. This has been a very important endeavor for us, as one never knows when a family member or loved one may need to go to a Great Trauma Center.

In my opinion this project is long overdue.

We are 100% in favor of the Affinity Project.

Best to you,

Gregg Smith

Sent from my iPad

## Takeda, Michi

---

**From:** Julianne Worrell  
**Sent:** Monday, May 24, 2021 11:11 AM  
**To:** Takeda, Michi  
**Cc:** Pete Kutzer  
**Subject:** The Affinity Planned Development, 555 S. Arroyo Parkway, Pasadena

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe. Report phish using the Phish Alert Button. Learn more...<[https://mydoit.cityofpasadena.net/sp?id=kb\\_article\\_view&sysparm\\_article=KB0010263](https://mydoit.cityofpasadena.net/sp?id=kb_article_view&sysparm_article=KB0010263)>.

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Attention:

City of Pasadena Design Commission  
Michi Takeda  
Hale Building  
175 N. Garfield Avenue, 2nd Floor  
Pasadena, CA 91101

Dear Commissioners:

I am a 34 year resident of Pasadena and a former commissioner in the City. I therefore appreciate what you do and the time that you devote to reviewing and considering projects for our City.

I am writing to you to express my opinion that an assisted living project is an important component for our City now and in the future. We all are aging and at some point, many of us may need a place where cutting-edge healthcare and research is available outside the hospital environment. It is then, if not right now, when we would look to The Affinity, and find a well designed, state of the art and (travel) accessible resource.

I have reviewed the Affinity Planned Development proposal and appreciate that it makes very good use of the space at 555 S. Arroyo Parkway. The location is very appropriate for access given the Gold Line stations, reducing potential traffic. The building designs works well with the existing historic structures and, being a fan of natural light and outdoor spaces, I again think this design (incorporating courtyards, and extensive landscaping) provides a very inviting atmosphere for potential residents as well as the entire community, if and when they have an opportunity to visit the facility.

I think The Affinity Planned Development would be a welcome asset to the City, for all residents now. With the evolving and expanding world of healthcare, it should also provide great potential for the future.

Thank you again for the time you are devoting to the review and consideration of this project.



June 1, 2022

Pasadena Planning Commission  
Steven Olivas, Chair and Planning Commission  
175 North Garfield Avenue  
Pasadena, CA 91109  
VIA EMAIL: [jvanpatten@cityofpasadena.net](mailto:jvanpatten@cityofpasadena.net), [htam@cityofpasadena.net](mailto:htam@cityofpasadena.net)

**Re: The Affinity Project - June 8 Hearing – Environmental Impact Report**

Dear Chair Olivas and Planning Commissioners

The Board of Directors of the Pasadena Chamber of Commerce is fully supportive of the Affinity Project at California Boulevard and Arroyo Parkway in Pasadena.

The project will include a medical office building and an assisted living facility along with the existing Whole Foods Market and establishments in the historic properties on site.

The site of the project, along Arroyo Parkway is ideally suited for the uses proposed. Medical offices will complement the nearby Huntington Hospital and the already existing medical uses on Raymond Avenue and Fair Oaks Avenue. The assisted living facility will have easy access to the Gold Line Stations at Del Mar Boulevard and Fillmore Street. Medical offices in close proximity will also provide walkable access to necessary medical support.

We are all aware of the need for housing and services for our aging population.

The project will not have significant impacts on nearby streets and will provide an attractive use to the area that is not under-utilized. It is also compatible with the City of Pasadena's plans for the area and adheres to the General Plan.

The Pasadena Chamber of Commerce urges your support for the Affinity Project and asks that you approve the Final Environment Impact Report for the project.

Thank you



Paul Little

Cc: D. Reyes

**From:** [REDACTED]  
**To:** [Tam, Hayman](#)  
**Subject:** Message for Planning Commission  
**Date:** Wednesday, August 24, 2022 2:58:29 PM

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Dear Hayman,

If possible, could you please forward this message to the Planning Commissioners regarding their review of the Affinity Project today? I'm sorry to be sending it so late and hope you will be able to distribute the message.

Many thanks, Sue Mossman

Dear Chair and Members of the Planning Commission:

On behalf of Pasadena Heritage, I am writing to express our strong and consistent support for the retention and reuse of the historic buildings on Arroyo Parkway that are part of this project. We have met with the developers, expressed our views and ideas, and appreciated being asked to share our opinions through several iterations of the proposed project. Our focus has always been first and foremost the treatment of the historic resources as part of this project.

We believe that the restoration and adaptive re-use of these smaller scale historic buildings adds character to the project, ties the new buildings to their larger historic context, and creates an open, lower-scale component to the project that improves it and the pedestrian experience along Arroyo Parkway.

As you review this PD proposal and deliberate today, please do not consider any change to the project that would jeopardize or eliminate these historic resources which would be to the detriment of the project and the city.

Susan N. Mossman

Executive Director



PASADENA HERITAGE  
PRESERVATION | ADVOCACY | EDUCATION

160 N. Oakland Avenue | Pasadena, CA 91101

June 3, 2022

Planning Commission  
City of Pasadena, California

**Re: June 8, 2022 Meeting on Planned Development #39 (Affinity Project)**  
**("Project")**

**Sent by email:** *htam@cityofpasadena.net*

Dear City of Pasadena Planning Commission:

I am a long-time resident of Madison Heights. The Project is close to my home and is therefore of keen interest to me. I have reviewed both the Preliminary and Final EIRs, and have attended an event where the Project developer presented the various aspects of the Project.

I support the Affinity Project. It will be a benefit to the community, and I encourage you to support it as well. In particular, I like the Project's aged-care and medical uses. I am chief executive of an operator of both aged-care assisted living and memory care facilities. We do not operate in Pasadena, but have extensive knowledge of the many benefits that such facilities provide to a community, both for their residents and their adult children. Also based on my knowledge of the existing supply of aged-care facilities, the Affinity will meet an unmet demand for high quality aged-care services, and help keep Pasadena's elderly in Pasadena, where they want to stay and without the Project may otherwise have no choice but to move elsewhere. The medical research / office component of the Affinity should also be an attribute and further Pasadena's position of a leading medical services hub.

I am unfortunately unable to join this meeting; however, I request that this letter be read. Thank you for considering my views on this matter.

Best regards,



Andrew Oksner





Submission to Hearing on Wednesday, July 13, 2022 for the Proposed Affinity Project at 465-577 S. Arroyo Parkway, Pasadena

The Affinity Project is a significant addition to address Pasadena's unmet senior needs.

Central Pasadena has historically been characterized as a community of local and LA-wide leaders in civic, corporate and medical affairs. Therefore, it is physically a community of large, single- family homes and has been largely self-contained for its needs. Such a community has many leaders who reach their career peak in their 50s-60s.

That means that 20-30 years later such citizens need access to elegant retirement facilities, easy access shopping facilities and first-class geriatric medical care. Pasadena is not positioned to meet these needs. There are long waiting lists for our few continuum-of-care retirement communities, and, with the exception of Huntington Community Hospital, limited and decentralized medical care inadequate for the complex diseases of the elderly.

In the last few years, the greater Los Angeles medical community has identified these needs and there is currently a competition among the leading medical schools and health providers in Los Angeles to get a foothold in Pasadena. In the last few years Cedars-Sinai Medical Center has affiliated with Huntington Hospital and UCLA with Doheny Eye Institute; Kaiser has established a 4-year Medical School in central Pasadena; and USC is building a 100,000 square foot Medical Office Building to bring its affiliated faculty into the community. In a few years, Pasadena will be known as the City of Roses, of the Rose Bowl and of an easily accessible center of exceptional medical care.

The Affinity Project is a proposed Complex meeting all of these needs. It is a Wellness Innovation Community consisting of a Continuum of Care Assisted Living Facility, an Independent Senior Living building, a Medical Research Building, an existing Whole Foods Market, underground parking, new commercial space and interwoven and surrounding attractive pedestrian grounds.

This new core Wellness Community will be part of a 5 square block area of downtown Old Pasadena with this extensive medical community, plus many great restaurants, six national chain hotels, and shopping and entertainment in the Paseo Colorado as well as many individual establishments. It will bring Independent Senior Living, the continuum of Assisted Living and a Medical Research facility to this extensive complex of care.

As a retired Professor of Medicine and Genetics who has lived in Pasadena for 20 years, I urge support for the creation of this complimentary community to further extend the capability of Pasadena as a Leading Community of medical and residential care for Seniors.

Elizabeth M Short MD, *Emerita* Professor of Medicine, Pasadena, July 13, 2022

**From:** Josh Albrectson  
**Date:** February 20, 2022 at 5:48:48 PM PST  
**To:** jvanpatten@cityofpasadena.net  
**Subject:** Letter of support for the Affinity project presented at the 2/23 Planning Commission meeting

Dear Planning Commission,

I am writing in support of the Affinity project next to the Whole Foods in Pasadena. I am a homeowner who lives immediately South in South Pasadena. I see a lot of people in my neighborhood that are aging in place longer than they probably should be. There is no nice senior housing in our neighborhood and the Affinity project would be a great addition to our neighborhood.

When both my grandparents got older, they moved to senior centers in Indianapolis and Cincinnati. They were able to stay a part of their community while getting the care and attention they needed. That is sorely lacking here.

And that is part of the reason we have a housing crisis. People are staying in their homes longer and young families can no longer afford to live in our neighborhoods. The Affinity project would provide a great place for seniors to choose to move in their neighborhood while at the same time allowing young families to move into the single family homes. There is a reason that both South Pasadena and Pasadena are having huge drops in school population.

Thank you very much.

--

Josh Albrectson MD  
Neuroradiologist by night  
Crime fighter by day

Nicholas Cacarnakis

Pasadena, CA 91101

February 16, 2022

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101  
RE: PD#39 - Affinity Project – 465-577 S. Arroyo Parkway

Planning Commissioners:

Frequently the need for more housing is in the news. However, we don't often hear about the need for new housing for seniors. The Affinity Project is a mixed-use development that will provide both assisted and independent housing options for seniors. The project will also include much needed medical office space in the growing medical and technology corridor near Huntington Memorial Hospital.

This project will be a welcome addition to the area that will provide health and wellness services to residents and the greater community as well. I hope to see the project move forward in a timely manner so we can see the positive economic benefits this plan will bring to our town.

Best regards,

*Nicholas Cacarnakis*  
Nicholas Cacarnakis

February 16, 2022

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

RE: PD#39 - Affinity Project – 465-577 S. Arroyo Parkway  
Planning Commissioners:

Frequently the need for more housing is in the news. However, we don't often hear about the need for new housing for seniors. The Affinity Project is a mixed-use development that will provide both assisted and independent housing options for seniors. The project will also include much needed medical office space in the growing medical and technology corridor near Huntington Memorial Hospital.

I think this project will be a welcome addition to the area that will provide health and wellness services to residents and the greater community as well. I hope to see the project move forward in a timely manner so we can see the positive economic benefits this plan will bring to our town.

Best regards,

  
Emery Childress IV

Pasadena, CA 91106

Sydney Dailey

• Pasadena, Ca 91105

February 16, 2022

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

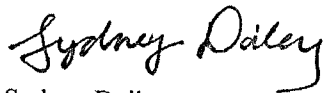
RE: Planned Development #39 (Affinity Project) 465-577 S. Arroyo Parkway

Dear City Planners / Planning Staff,

I'm writing to express my support of the Affinity mixed-use development that is planned on the west side of Arroyo Parkway. This investment in the Arroyo Parkway commercial corridor will enhance the streetscape and will activate a pedestrian frontage along Arroyo, which currently has no pedestrian activity. It will provide new medical office space and both assisted and independent housing options for seniors, while preserving two historic buildings on the property.

Given the track record and extensive experience of the development team, led by Patrick Chraghchian and Pete Kutzer, I'm confident that this project will greatly enhance the Arroyo Parkway corridor and be a wonderful resource to our community.

Best,

A handwritten signature in cursive script that reads "Sydney Dailey".

Sydney Dailey

February 22, 2022

City of Pasadena  
Attn: Mr. Van Patten  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

RE: Planned Development #39 (Affinity Project) 465-577 S. Arroyo Parkway

Dear Mr. Van Patten,

I'm writing in support of the Affinity project on Arroyo Parkway.

As a longtime resident of Pasadena ( I was born at St. Luke's Hospital), I believe this project will provide new uses that are desperately needed in our community. When my mother was widowed and needed additional care, it became impossible to find anything locally that suited her. She is 90 years old and currently in a place in Highland, CA, an hour or more drive for many of our family members. The City must support new investment in housing options for our seniors who want to remain in their community but need facilities that address their changing needs as they age.

Also, the project's investment in new medical and research facilities will expand Pasadena's capabilities in delivering healthcare and help the City stay competitive as technology and medical research advances.

I wish the project included some housing for formerly homeless seniors as our older adults on fixed social security need options for housing or they will become or stay homeless, but I understand that only so much can fit on the site.

Thank you for your consideration.

Sincerely,

Sarah Dusseault

Cyndi Erickson



February 17, 2022

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: Affinity Project – 465-577 S. Arroyo Parkway**

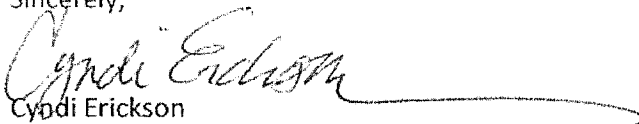
To Whom It May Concern:

Our city is becoming a major medical resource hub. So many healthcare providers already call Pasadena home, including Shriners Hospital for Children, Kaiser Permanente School of Medicine, USC, UCLA, just to name a few. Affinity's new, state-of-the-art medical building will support Pasadena's growing healthcare services by helping to attract top physicians and researchers.

Addressing the need for more Class A medical office space in the Huntington Hospital Corridor will not only enhance Pasadena's ability to serve the medical technology industry, but it will contribute to the economic interests of the city as well.

I very much support this project. It will be a great addition to the area.

Sincerely,

  
Cyndi Erickson

Tricia Keane

Pasadena, CA 91104

February 15, 2022

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

RE: The Affinity Project Planned Development #39 – Providing Housing for Seniors

Dear Honorable Planning Commission:

I am a 19-year resident of Pasadena and writing in support of the Affinity project, City of Pasadena Planned Development Project #39. The Affinity mixed-use development project addresses two critical needs faced by our City. First is the on-going need for more housing for seniors, and a related need is for additional medical office space for Pasadena's growing medical and technology industry.

As you may know, Pasadena has among the highest concentrations in the Los Angeles region of residents aged 50 and older. Given that the Independent Living vacancy rate in 2019 was 0.5% for Pasadena, there is a real need for additional housing options for our seniors. The Affinity will provide a much-needed option for housing for people who want to remain in the community as they age and their housing needs change.

The project is the right type in the right place. In addition to locating housing for seniors near transit, the project also includes additional medical office space near Huntington Hospital and in the area of Pasadena where such uses are appropriately located.

This is a well-planned project that is appropriate for and consistent with the Arroyo Parkway corridor, and I respectfully encourage your support.

Sincerely,



Tricia Keane





February 16, 2022

Jason Van Patten  
Senior Planner  
City of Pasadena  
Via email

Dear Mr. Van Patten,

The Pasadena Chamber of Commerce and Civic Association wishes to express its support for the Affinity Project at 465-577 South Arroyo Parkway in Pasadena.

I have reviewed the environmental documents and agree with the determination that there are no impacts from the project that cannot be mitigated.

I appreciate the effort that will be made to preserve the historic buildings on site.

The project will add two important aspects that will enhance the quality of life in Pasadena.

Senior housing is going to become more and more critical as Pasadena's population ages. The Affinity Project will provide quality housing to seniors in our community and region, housing in close proximity to resident needs like groceries, medical facilities and even Huntington Hospital.

The medical office space proposed could serve the residents at the project, but also add opportunities for local residents to access medical care and service providers, another need that will be even more critical in the future.

In addition, the Affinity Project will enhance an important but underutilized corner and contribute to further improving to the Arroyo Parkway corridor. This will be an attractive project that will improve the aesthetics of the area while preserving historic architecture on site.

The Affinity Project will be a positive addition to Pasadena's built environment, provide needed services and housing and have no significant negative impacts on the area or the city.

The Pasadena Chamber of Commerce and Civic Association supports the Affinity Project and looks forward to the development.

Thank you,

Paul Little

Ch. D. Reyes

February 22, 2022

City of Pasadena  
Attn: Mr. Van Patten  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

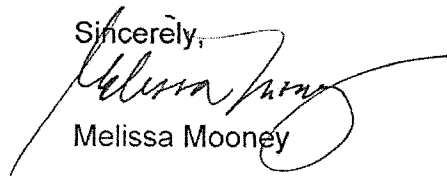
SUBJECT: Planned Development #39 (Affinity Project) 465-577 S. Arroyo Parkway

Dear Mr. Van Patten:

Please support the mixed-use plan proposed on Arroyo Parkway.

This investment will further contribute to the City's economic growth, which is needed as we continue to deal with the challenges of the pandemic, and it will re-energize the Arroyo Parkway, an important commercial corridor in our City. The new medical offices and retail uses will help attract quality medical professionals to a location that's right next to public transit. It will also attract other investment and businesses to the area to serve the needs of the project's senior residents, physicians, medical researchers and office workers. I'm excited about the proposed changes with the streetscape improvements, greenery and open areas, and believe this project will provide positive enhancements for our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Mooney", with a long, sweeping underline that extends to the right.

Melissa Mooney

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**From:** Nikki Macie  
**Date:** Tuesday, February 22, 2022 at 12:46 PM  
**To:** "[jvanpatten@cityofpasadena.net](mailto:jvanpatten@cityofpasadena.net)" <[jvanpatten@cityofpasadena.net](mailto:jvanpatten@cityofpasadena.net)>  
**Cc:** "[info@affinitypasadena.com](mailto:info@affinitypasadena.com)" <[info@affinitypasadena.com](mailto:info@affinitypasadena.com)>  
**Subject:** Support for Planned Development - Affinity Project

Hello,

I want to express my support for The Affinity project, the proposed mixed-use development on Arroyo Parkway. Since I have an older parent, the idea of a new housing project for seniors is very appealing to me.

We hear a lot about the need for more housing, but housing for seniors is not always a priority. This project will provide both assisted and independent housing, which is great for people like my mother, who want to stay in the area. The fact that the facility is near public transit is another plus. So many seniors have to give up driving. To have the ability to use the Metro or take a bus will not only be convenient, it will help residents feel more independent, not having to rely on friends or family for transportation.

Plans also include medical office space in the development. That makes perfect sense near senior housing and the location near Huntington Hospital.

Regards,  
Nikki Maciejowski

Shae Morales

Pasadena, CA 91106

2/16/22

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

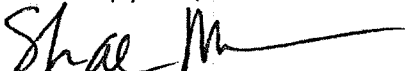
RE: Arroyo Parkway Planned Development #39 – The Affinity

To Whom It May Concern:

When I first heard about the proposed Planned Development on Arroyo Parkway I was worried that we would be losing the Whole Foods Market. I'm happy that the Whole Foods will be maintained and that the other historic buildings on the site will be preserved. It's often so easy for a developer to come in and revise history by putting up a new modern box. I'm happy that is not the case with The Affinity Project.

I'm grateful that the City of Pasadena has such a comprehensive planning process. I trust that this project will be a great new addition to our City. We need more housing, and with our growing health care industry, the medical office space will help boost our economy as well.

Sincerely yours,

  
Shae Morales

Michelle Round  
So. Pasadena, Ca 91030

February 17, 2022

City of Pasadena  
Planning & Community Development Department  
175 N. Garfield Avenue  
Pasadena, Ca 91101

RE: PD#39 – Affinity Project – 465-577 S. Arroyo Parkway

Planning Commissioners:

Frequently the need for more housing is in the news. However, we don't often hear about the need for new housing for seniors. The Affinity Project is a mixed-use development that will provide both assisted and independent housing options for seniors. The project will also include much needed medical office space in the growing medical and technology corridor near Huntington Memorial Hospital.

I think this project will be a welcome addition to the area that will provide health and wellness services to residents and the greater community as well. I hope to see the project move forward in a timely manner so we can see the positive economic benefits this plan will bring to our town.

Best regards.

A handwritten signature in black ink, appearing to read "Michelle Round", written in a cursive style.

Michelle Round

February 18, 2022

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: PD#39 - Affinity Project – 465-577 S. Arroyo Parkway**

Planning Commissioners:

Frequently the need for more housing is in the news. However, we don't often hear about the need for new housing for seniors. The Affinity Project is a mixed-use development that will provide both assisted and independent housing options for seniors. The project will also include much needed medical office space in the growing medical and technology corridor near Huntington Memorial Hospital.

I think this project will be a welcome addition to the area that will provide health and wellness services to residents and the greater community as well. I hope to see the project move forward in a timely manner so we can see the positive economic benefits this plan will bring to our town.

Best regards,

A handwritten signature in black ink, appearing to read "Charlie Stratton", with a long horizontal flourish extending to the right.

Charlie Stratton

Pasadena, CA 91105

July 13, 2022

City of Pasadena Design Commission  
Attention: Michi Takeda and Kevin Johnson  
Hale Building  
175 N. Garfield Avenue, 2nd Floor  
Pasadena, CA 91101

RE: 491-577 S. Arroyo Parkway Project

Dear Commissioners:

Previously I spoke as a strong supporter of the Affinity Project, and I write again to reiterate that support. Because of a medical condition I cannot attend the meeting this evening, so I am sending this letter instead.

As the president of the South Pasadena Chamber of Commerce I worked for over a decade in an anti-development environment and learned how to navigate the desires of a no- or slow-growth citizenry with the equally important need for change and evolution to keep a community vibrant with a high quality of life. Some of the most important guidance I got was from one of its commercial property owners who had a commitment to quality, appropriate design and sensitivity in planning – Pete Kutzer and his team at The Kutzer Company.

When Pete and I reviewed the plans for the proposed assisted living facility I had already lost both my parents after a prolonged experience of managing their final days with a POA. It was eye-opening, expensive and disheartening. The need for a quality solution such as is being proposed in the Affinity, within the City of Pasadena, is vital. It will offer families a way to cope with the experience of aging in place and supporting their families as circumstances evolve with their health and personal agency.

Pasadena is growing and it's not always welcomed. I live in a historic building that will soon be engulfed by tall buildings on all sides. Fortunately, the Design Commission held the developers to standards that promise appealing aesthetic, and the density bonuses taken were in trade for an affordable housing component. So while I empathize with others who fear too much growth too fast, I tend to think that our City has a strong handle on it, and between the quality of this builder and our zoning guidelines, we will gain a valuable asset in Pasadena by proceeding with the Affinity project.

Thank you for serving to make Pasadena a better place to live. I wish I could speak to you directly in this, but cannot appear in person at this moment. If you would like to speak with me, I am at

Sincerely,

  
Scott Feldmann  
The Barcelona



cc: Pete Kutzer

July 13, 2022

City Of Pasadena  
Planning & Community Development  
175 North Garfield Avenue  
Pasadena, CA 91101

Subject: The Affinity Project - 465-577 S. Arroyo Parkway in Pasadena

Dear City Planners/Planning Staff,

I'm writing to support the mixed-use project called The Affinity. This property consists of a full city block and when completed, I believe it will greatly enhance the Arroyo Parkway corridor and contribute positively to the lives of area residents.

People also want to have the care they need as they age. This project would allow continuing care for both independent living and longer-term needs including assisted and memory care. Building a modern medical facility close to those people with increasing health-related needs is a good fit. The medical resource will serve residents and the greater community as well. But perhaps equally importantly, it will support the area's growing health and wellness industry and help to attract top medical professionals to the city.

I hope you will approve this project.

Best regards,

  
Kyle Grasso





**Tam, Hayman**

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**From:** Kris Morrish [REDACTED]  
**Sent:** Tuesday, July 12, 2022 10:56 AM  
**To:** Tam, Hayman  
**Subject:** Public Comment -7/13/22 PC mtg, Item #5

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I am writing in support of item # 5 on the Planning Commission agenda for 7/13, the Affinity project.

I have two main reasons:

- 1) I have lived in Pasadena and South Pasadena for 40 years and have travelled between the two cities many times, often along Arroyo Blvd. Once the center street beautification project was completed a few years ago, it became even more obvious that something should be done to make the boulevard more walkable and pedestrian friendly. This well-designed project does just that, in a block currently broken up by driveways and parking lots and a hodge podge of random uses. I am also impressed that the existing historic buildings are being incorporated into the proposed project.
- 2) I have elderly parents who have also lived in Pasadena for the past 40 years and we have spent the last year looking at retirement facilities that provide a continuum of care. I can tell you first hand that this type of facility is severely lacking in Pasadena. As is the case for most elderly people, my parents would prefer to remain in their community and, sadly, they are going to be forced to move outside of the city. I wish the Affinity project was being completed rather than beginning!

Thank you for your consideration. I urge you to support this important project and vote for its approval.

*Kris Morrish*



OLD PASADENA<sup>™</sup>  
MANAGEMENT DISTRICT

July 12, 2022

Re: Planning Commission Meeting July 13, 2022  
Item 5 – Affinity Project, Planned Development #39

Dear Chair Lyon and Planning Commissioners,

The Board of Directors of Old Pasadena Management District (OPMD) received a presentation from the project team of the proposed Planned Development #39, known as the Affinity Project. The project is not within the Old Pasadena borders, but its adjacency makes the content and execution meaningful to our stakeholders. The Board found the overall concept to be well designed, sensitive to its surroundings, and well positioned to provide important services to the Pasadena community. The project developers have executed and managed numerous properties in Old Pasadena, and are well known to be good and thoughtful owners who show as much concern for the whole as they do for their specific properties. They have been especially involved owners and have illustrated affection for Pasadena, respect for its history and historic fabric, and commitment to maintaining quality properties and tenants.

For all of these reasons, the OPMD Board is supportive of the Affinity project.

Respectfully,

Steve Mulheim  
President & CEO

June 26, 2022

Jack R. Callison, Jr.,  
Chief Executive Officer  
Community Support Office  
Sunrise Senior Living  
7902 Westpark Drive  
McLean, Virginia 22102

Dear Mr. Callison, Jr.,

I am writing to convey to you my deep appreciation for the exceptional care that your staff provided to my mother, Anne Ross, during her 8-year long residency at Sunrise of Playa Vista.

Your staff were attentive to her needs, caring, and were exceptionally competent. She was always treated respectfully. The work that you and your staff do is challenging and so very important to residents and their families.

On another note, your staff have also been good friends to me on my visits, making it a kind of home away from home and a second family. I will miss all of you very much.

Sincerely,



Sherri Roman



Cc: Chief Executive Officer  
Jack R. Callison, Jr.  
Community Support Office  
Sunrise Senior Living  
7902 Westpark Drive    McLean, Virginia 22102

Cc: Shannon Howell, Executive Director,  
Sunrise of Playa Vista 5555 Playa Vista Drive, Playa Vista, CA 90094

July 13, 2022

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: Affinity Project – 465-577 S. Arroyo Parkway**

Planning Commissioners:

Frequently the need for more housing is in the news. However, we don't often hear about the need for new housing for seniors. The Affinity Project is a mixed-use development that will provide both assisted and independent housing options for seniors. The project will also include much needed medical office space in the growing medical and technology corridor near Huntington Memorial Hospital.

I think this project will be a welcome addition to the area that will provide health and wellness services to residents and the greater community as well. I hope to see the project move forward and provide families with this type of care that is lacking in the Pasadena area.

Best regards,

A handwritten signature in black ink, appearing to read "Maria Sarmiento", with a stylized flourish at the end.

Maria Sarmiento

**Tam, Hayman**

---

**From:** GREGG SMITH [REDACTED]  
**Sent:** Tuesday, July 12, 2022 9:11 AM  
**To:** Tam, Hayman; [REDACTED]  
**Subject:** Affinity Project

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe. Report phish using the Phish Alert Button. Learn more...<[https://mydoit.cityofpasadena.net/sp?id=kb\\_article\\_view&sysparm\\_article=KB0010263](https://mydoit.cityofpasadena.net/sp?id=kb_article_view&sysparm_article=KB0010263)>.

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To who it may concern:

My brother and I are the tenants across the street from the proposed project, the Affinity Project. We own the Parkway Grill and the Arroyo Chophouse restaurants and we feel that this project is sorely needed in our great City.

As is apparent, the buildings that occupy the real estate in question have been dilapidated for years and have been an eye sore and in need of some much needed reimaged/vital new uses.

I can not think of a better location for Medical, Research and Assisted Living uses that have synergy that works extremely well together.

I very much like the plans for preserving the two historic structures across the street from our restaurants and using the courtyard between them as the public center of the project.

I also feel that the development is the perfect fit for that corner, and will bring the kinds of jobs and economic activity that has been missing for the last couple of decades.

I feel that the proximity to Huntington Memorial Hospital is ideal.

My brother and I have hosted our Fall Food and Wine Festival at Parkway Grill and the Chophouse for the past 37 Years with all proceeds going to the Hospital. The funds have generally gone to the Trauma Center as more and more hospitals have closed their Trauma Centers due to the expense involved in operating their own Centers. This has been a very important endeavor for us, as one never knows when a family member or loved one may need to go to a local Trauma Center.

In my opinion this project is long overdue. We are 100% in favor of the Affinity Project.

Best to you,  
Gregg Smith

Sent from my iPhone

July 13, 2022

City of Pasadena  
Planning & Community Development Department  
175 North Garfield Avenue  
Pasadena, CA 91101


**Affinity Project) 465-577 S. Arroyo Parkway**

Dear City Planners/Planning Staff,

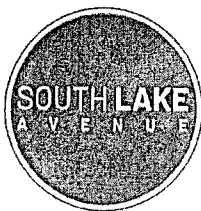
I'm writing to express my support of The Affinity mixed-used development that is planned on the west side of Arroyo Parkway. This investment in the Arroyo Parkway commercial corridor will enhance the streetscape and will activate a pedestrian frontage along Arroyo, which currently has no pedestrian activity. It will provide new medical office space and both assisted and independent housing options for seniors, while preserving two historic buildings on the property.

Given the track record and extensive experience of the development team, led by Patrick Chraghchian and Pete Kutzer, I'm confident that this project will greatly enhance the Arroyo Parkway corridor and be a wonderful resource to our community.

Best,



Karen Zamora



south lake business association

201 south lake avenue suite 505 pasadena ca 91101  
t 626.792.1259 f 626.792.1287 e slba@southlakeavenue.org

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March 23, 2022

Jason Van Patten, Senior Planner  
City of Pasadena  
Planning and Community Development Department  
175 North Garfield Ave.  
Pasadena, CA 91101

RE: Planned Development #39 – Affinity Project – 465-577 S. Arroyo Parkway

Dear Jason,

The South Lake Business Association is writing to express our support for the construction and development of The Affinity Wellness Community project in Pasadena. We would also like to commend Arroyo Parkway, LLC and its team for their commitment to the Pasadena Business Community, the emergent sectors within it, and those who have made a home in this city.

Amidst the rise of commercial and residential developments in the County, The Affinity's mix of state-of-the-art medical service/research, assisted living facility, and retail component are unique in vision and function. The project is a welcomed addition to the thriving life science and medical industries looking to operate in Pasadena. Its location, in a vibrant section of the Arroyo corridor, will aid in the success of shops, restaurants, and retail businesses in the area. Finally, the project's residential component will help address the acute shortage of assisted senior living facilities in the city.

We also enthusiastically approve of the preservation of the historical building within The Affinity.

It is for all these reasons that the South Lake Business Association supports the efforts of our colleagues and neighbors in the approval and construction of The Affinity Wellness Community Project.

Yours sincerely,

Oscar Torres  
President  
South Lake Business Association

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Abraham siordia and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

It is important that we do not let great opportunities like this pass. We need jobs and we need good paying jobs- mortgage paying jobs, we need healthcare, and we need retirement options for workers that call Pasadena their home. This project would create all that. With the amount of working union families that live in the area this project would benefit the community and the people that call this community home. Let's take advantage of every opportunity to create economic prosperity for our constituents and contribute to the health and wellbeing of our community.

We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Abraham siordia



**Takeda, Michi**

---

**Subject:**

FW: Item no .5 affinity project

Dear Hayman Tam,

My name is Adrian Gudino and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Adrian Gudino

**Takeda, Michi**

---

**Subject:**

FW: tem No. 5 Affinity Project

My name is Adrian Moran and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Adrian moran

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

My name is Albert Garcia, and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Albert Garcia

**Takeda, Michi**

---

**Subject:** FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Alberto Sanchez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Alberto Sanchez

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Alejandro chavez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Alejandro Chavez

Sent from my iPhone

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Alonso Vargas and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Alonso Vargas

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Andrew Gonzalez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Andrew gonzalez

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**Takeda, Michi**

---

**Subject:** FW: Item no. 5 affinity project

Dear Hayman Tam,

My name is Andruw Aguilar and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Andruw Aguilar



**Takeda, Michi**

---

**Subject:** FW: Item No.5 affinity project

Dear Hayman Tam,

My name is Angel Iomeli and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

It is important that we do not let great opportunities like this pass. We need jobs and we need good paying jobs- mortgage paying jobs, we need healthcare, and we need retirement options for workers that call Pasadena their home. This project would create all that. With the amount of working union families that live in the area this project would benefit the community and the people that call this community home. Let's take advantage of every opportunity to create economic prosperity for our constituents and contribute to the health and wellbeing of our community.

We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

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**Subject:**

**FW:**

Subject: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Anibal Rios and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

---

**Subject:**

FW: Item no.5 Affinity Project

Dear Hayman Tam,

My name is Anthony Perez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Anthony Perez

Sent from my iPhone

**Takeda, Michi**

---

**Subject:**

FW: Item No.5 Affinity Project

Dear Hayman Tam,

My name is Armando hernandez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Armando hernandez

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Blake Powell and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Blake Powell

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Blake E. Powell

Carpenter / NFS CPFC Services

"A team isn't a bunch of kids out to win.  
A team is something you belong to,  
something you feel,  
something you have to earn."

- - - Coach Gordon Bombay.

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Bonifasio Rojas and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Bonifasio Rojas

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Brandon Solorzano and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Brandon Solorzano

Sent from my iPhone

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Bryan De Leon, and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Bryan De Leon



**Takeda, Michi**

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**Subject:** FW: Item No. 5 affinity project

Dear Hayman Tam,

My name is Bryon M\_\_ and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

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**Subject:**

FW: My job

[htam@cityofpasadena.net](mailto:htam@cityofpasadena.net)

Subject: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is cameron wadatz and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sent from my T-Mobile 5G Device

**Takeda, Michi**

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**Subject:** FW: tem No. 5 Affinity Project

Dear Hayman Tam,

My name is Carlos Carbajal and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Carlos Carbajal

**Takeda, Michi**

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**Subject:**

FW: Subject: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Chuck Powell and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

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Chuck Powell  
ICRA Specialist  
Infection Control Risk Assessment Specialist

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Cristal Solis-Garcia and I'm a wife to a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Respectfully,

Cristal Solis-Garcia

Wife to Local 661 Carpenters Union Member

**Takeda, Michi**

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**Subject:** FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Dan Langford and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

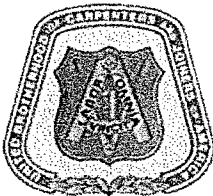
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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

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**Dan Langford**  
Vice President - Western District  
Mobile:  
Office:

United Brotherhood of Carpenters and Joiners of America  
[carpenters.org](http://carpenters.org)

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Daniel Acosta and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

---

**Subject:** FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Daniel Ayala and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Daniel Ayala

Sent from my iPhone



**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Daniel Galindo and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Daniel Galindo

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Dmitri and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,Dmitri Turner

Sent from my iPhone

**Takeda, Michi**

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**Subject:** FW: Item no.5 affinity project

Dear Hayman Tam,

My name is Edgar Flores and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Jason Green

**Takeda, Michi**

---

**Subject:** FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Eduardo Diaz and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661  
Carpenters Union Member

**Takeda, Michi**

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**Subject:**

FW: Item No.5 Affinity Project

Dear Hayman Tam,

My name is Edward Mills and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

It is important that we do not let great opportunities like this pass. We need jobs and we need good paying jobs- mortgage paying jobs, we need healthcare, and we need retirement options for workers that call Pasadena their home. This project would create all that. With the amount of working union families that live in the area this project would benefit the community and the people that call this community home. Let's take advantage of every opportunity to create economic prosperity for our constituents and contribute to the health and wellbeing of our community.

We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Edward Mills

Sent from my iPhone

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

My name is Elvis Corvera and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 213 Carpenters Union Member,

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

My name is Emilio Gonzalez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is emilio guidos and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,



**Takeda, Michi**

---

**Subject:** FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Emilio Sandoval and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Emilio Sandoval

**Takeda, Michi**

---

**Subject:**

FW: Item no. 5 Affinity Project

Dear Hayman Tam,

My name is \_\_\_\_\_ and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Emmanuel Vazquez

**Takeda, Michi**

---

**Subject:** FW: Item No, 5 Affinity Project

Dear Hayman Tam,

My name is Enrique Apodaca, and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Enrique Apodaca

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Eric Valles and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Eric Valles

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project Â

Dear Hayman Tam,

My name is Feliciano Flores and I am a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I am writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Feliciano Flores

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

My name is Franklin Rivera and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sent from my iPhone

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Herbert Hardy and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Herbert Hardy

**Takeda, Michi**

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**Subject:** FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Ian Letelier and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Ian Letelier



**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Hayman Tam,

My name is Irene Langford and I'm a Local 661 Carpenters Union members wife. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member wife,  
Irene Langford

Get [Outlook for iOS](#)

**Takeda, Michi**

---

**Subject:**

**FW: No. 5 Affinity Project**

Dear Hayman Tam,

My name is Israel Camacho and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Ivan Burgara and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Ivan Burgara

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Jason Green and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Jason Green

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Javier Hernandez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

---

**Subject:** FW: Item No. 5- Affinity Project

Dear Hayman Tam,

My name is Jerred Langford and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Jerred Langford

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**Jerred Langford**  
Lead Representative – Local 661

P:

M:

Southwest Regional Council of Carpenters  
[swcarpenters.org](http://swcarpenters.org)



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**Disclaimer**

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Javier Vera and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Javier Vera

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Jesus Gamez I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,



**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Joe Fuchs and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Jonathan Saenz and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

It is important that we do not let great opportunities like this pass. We need jobs and we need good paying jobs- mortgage paying jobs, we need healthcare, and we need retirement options for workers that call Pasadena their home. This project would create all that. With the amount of working union families that live in the area this project would benefit the community and the people that call this community home. Let's take advantage of every opportunity to create economic prosperity for our constituents and contribute to the health and wellbeing of our community.

We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Jonathan Saenz

Sent from my iPhone

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Jose alvarez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Sent from Yahoo Mail for iPhone

**Takeda, Michi**

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**Subject:**

**FW:**

Subject: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is \_jose castaneda\_\_\_\_\_ and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Jose castaneda

**Takeda, Michi**

---

**Subject:** FW: No 5 affinity project

Dear Hayman Tam,

My name is Jose Cruz, and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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Local 661 Carpenters Union Member,  
Jose cruz

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is \_\_\_\_\_ Jose Salcedo \_\_\_\_\_ and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Jose Salcedo

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Josh and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Josh Trejo

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Josue Solis Quinones and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Sincerely,  
Josue Solis Quinones  
Local 661 Carpenters Union Member



**Takeda, Michi**

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**Subject:**

FW: Affinity Project

Dear Hayman Tam,

My name is Josue and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Juan Arenas and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Juan Arenas

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Juan Carlos Benoit and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member.

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Juan Hernandez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Juan Hernandez

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Justin Sanchez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sent from my iPhone

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Kamran and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Kamran S Sepanlou

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Kevin Limones and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

---

**Subject:** FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Kevin Marcial-Sahagún and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,



**Takeda, Michi**

---

**Subject:** FW: Item No. 5 Affinity Project

My name is Liliana Rojo and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Liliana Rojo

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**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Maria Coronado and I'm a Local 661 Carpenters Union member.

Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

My name is Marielena Apodaca and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Marielena Apodaca

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Marlon Miranda and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

---

**Subject:** FW: Affinity project

Subject: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Mitchell Knox and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Mitchell Knox

**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Nelson Marin and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sent from my iPhone

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Oscar and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

It is important that we do not let great opportunities like this pass. We need jobs and we need good paying jobs- mortgage paying jobs, we need healthcare, and we need retirement options for workers that call Pasadena their home. This project would create all that. With the amount of working union families that live in the area this project would benefit the community and the people that call this community home. Let's take advantage of every opportunity to create economic prosperity for our constituents and contribute to the health and wellbeing of our community.

We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Oscar Tirado

**Takeda, Michi**

---

**Subject:** FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Patrick Crockerham and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Patrick Crockerham



**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Rafael Olivares and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Rafael Olivares

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Richard Cardenas and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sent from my iPhone

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

My name is Rolando Urquidez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sent from my iPhone

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Sadie Lopez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Sadie Lopez

**Takeda, Michi**

---

**Subject:** FW: htam@cityofpasadena.net

Subject: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Sammy Granados and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

---

**Subject:** FW: Item No. 5 Affinity project

Dear Hayman Tam,

My name is Sandra Hamilton and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sandra Hamilton

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**Takeda, Michi**

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**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Shane Lau and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Shane Lau

**Takeda, Michi**

---

**Subject:** FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Shaun Mieure and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Shaun Mieure



**Takeda, Michi**

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**Subject:**

FW: Subject: Item No. 5 Affinity Project

My name is Steve Perez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Susan Fuchs, and I'm a wife of a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Susan Fuchs  
Sent from my iPhone

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Tom Cummings and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Thomas Cummings

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is Vici Langford and I'm a mother and wife of a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Vici Langford

Sent from my iPhone

**Takeda, Michi**

---

**Subject:**

FW: No. 5 Affinity Project

Hayman Tam,

My name is Victor Camposeco and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Victor Camposeco

**Takeda, Michi**

---

**Subject:**

FW: Item no.5 affinity project

Dear Hayman Tam,

My name is Victoria Gudiño and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sent from Yahoo Mail on Android

**Takeda, Michi**

---

**Subject:**

FW: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is yesenia lopez\_\_\_\_\_ and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

**Takeda, Michi**

---

**Subject:**

FW: Item No.5 Affinity Project

Subject: Item No. 5 Affinity Project

Dear Hayman Tam,

My name is \_\_\_\_\_ YesselDiaz I am the wife of a local 661 Carpenter \_\_\_\_\_ and I'm a Local 661 Carpenters represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,



## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Thursday, October 20, 2022 8:39 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Protect Pasadena Trees

**CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

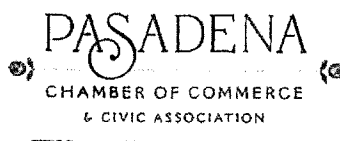
Re: Protect Pasadena Trees

Dear Mr. Jomsky,

The Pasadena City Council must address the following issues before approving the planned development project located at 465-577 Arroyo Parkway- 1) A massive subterranean garage going lot line to lot line, destroying all trees on the property; 2) Planting of no large trees between building lot lines to create an urban canopy within a dense urban area; 3) Zero street setbacks which will destroy the potential integration of trees into the new development plans supporting our urban forest policy. 4) Planting of only two street trees as described in the conditions of approval. 5) On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges "that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference." Does City Council agree with this statement? The City Council must further review why the EIR conditions for this project approves of only two additional street trees to suffice to match our urban forestry goals and policies for the General Plan. It is the city's and residents' interest to create an environment where strong urban forestry efforts with dense vegetation and a beautiful urban canopy for the vitality and health of the neighborhood. It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments.

Sincerely,  
Mr. Ken Perry

Prepared by OneClickPolitics (tm) at [www.oneclickpolitics.com](http://www.oneclickpolitics.com). OneClickPolitics provides online communications tools for supporters of a cause, issue, organization or association to contact their elected officials. For more information regarding our policies and services, please contact [info@oneclickpolitics.com](mailto:info@oneclickpolitics.com)



RECEIVED  
2022 OCT 19 PM 4:53

October 19, 2022

Mayor Victor Gordo  
Pasadena City Council  
100 North Garfield Avenue  
Pasadena, CA 91109  
VIA EMAIL: [mjomsky@cityofpasadena.net](mailto:mjomsky@cityofpasadena.net), [city\\_council@cityofpasadena.net](mailto:city_council@cityofpasadena.net),  
[Miguelmarquez@cityofpasadena.net](mailto:Miguelmarquez@cityofpasadena.net)

**Re: The Affinity Project – October 24 Public Hearing**

Dear Mayor Gordo and City Council Members

The Board of Directors of the Pasadena Chamber of Commerce is fully supportive of the Affinity Project at California Boulevard and Arroyo Parkway in Pasadena.

The project will include a medical office building and an assisted living facility along with the existing Whole Foods Market and establishments in the historic properties on site.

The Arroyo Parkway site is ideally suited for the uses proposed. Medical offices will complement the nearby Huntington Hospital and the already existing medical uses on Raymond Avenue and Fair Oaks Avenue. The assisted living facility will have easy access to the Gold Line Stations at Del Mar Boulevard and Fillmore Street. Medical offices in close proximity will also provide walkable access to necessary medical support for residents of the project.

We are all aware of the need for housing and services for our aging population.

The project will not have significant impacts on nearby streets and will provide an attractive use to the area that is currently very under-utilized. It is also compatible with the City of Pasadena's plans for the area and adheres to the General Plan.

The Pasadena Chamber of Commerce urges your support for the Affinity Project and asks that you approve the project.

Thank you,

A handwritten signature in black ink, appearing to read "Paul Little", written over a horizontal line.

Paul Little

Cc: City Council, M. Marquez

## McMillan, Acquanette (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Friday, October 14, 2022 8:29 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Magnolia Landmark District and the Affinity Project

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Re: Magnolia Landmark District and the Affinity Project

Dear Mr. Jomsky,

The residents of Magnolia Landmark District are alarmed by the planned development proposal to build two, seven-story buildings just a block and a half from our boundaries. The Project as described with medical uses, has a traffic volume of 6,366 trips a day if the questionable and overzealous "trip credits" are not factored in. The City of Pasadena has not placed any conditions of approval in the CEQA study to protect our neighborhood from cut through traffic and they have not provided conditions to ensure we can readily exit our street when the train creates backup all the way to Euclid Avenue during peak hours. How will the lack of any limitations or conditions for approval prevent this adjacent historic neighborhood of quiet streets and historic homes turn into a very busy, noisy and unsafe living environment? Pasadena Land Use regulations were meant to help neighborhoods evolve without sacrificing their unique characteristics or charm. This proposed use will erode our surrounding historical neighborhood if it moves forward with the massive unmitigated number of vehicle trips adjacent to our historic neighborhood. In addition, this planned development is completely incompatible with our General Plan which promises to protect the character of our neighborhoods. Council must do more to understand the impacts of building 380,000 sf of new medical space a block and a half from our boundaries. How we can be assured our neighborhood will not be impacted when there are currently no mitigations being put in place to ensure our landmark district remains healthy, comfortable, and pedestrian safe while adjacent commercial districts massively expand? We must ensure this idea of a high-growth, high-density model for Arroyo Parkway has been thoroughly reviewed and impacts are appropriately mitigated before moving forward. Can the city consider doing a cumulative traffic impact report to ensure our street will remain accessible? The CEQA analysis is based on the 2013 Travel demand Forecasting Model which seems old considering we are closing in on 2023. In addition, the EIR Response to Comments (112.3) also states the City's inability to conduct traffic count surveys, why? It seems perfectly plausible and imperative to conduct in person traffic surveys to ensure the success of our roads and maintenance of our historic neighborhoods. This development is too massive, lacks enough green space for future residents, is not contextually relative to our suburban neighborhood, and will cause the intrusion of traffic impacts to our street. Southwest Pasadena does not have the proper infrastructure to support such growth, and we are concerned that all of this new traffic will make it nearly impossible for Pasadena residents to access adjacent roads for their transportation needs. When was the last time Pasadena approved a project of this size with only one condition of approval being two street trees?

Sincerely,  
Mr. Jeff Kamin

## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Friday, October 14, 2022 11:09 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Magnolia Landmark District and the Affinity Project

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Re: Magnolia Landmark District and the Affinity Project

Dear Mr. Jomsky,

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Sincerely,  
Dr. Amy Kim

## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Friday, October 14, 2022 11:10 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Pasadena's Urban Tree Canopy

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Re: Pasadena's Urban Tree Canopy

Dear Mr. Jomsky,

Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's city council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods.

Sincerely,  
Dr. Amy Kim

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## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Friday, October 14, 2022 11:21 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Magnolia Landmark District and the Affinity Project

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Re: Magnolia Landmark District and the Affinity Project

Dear Mr. Jomsky,

The residents of Magnolia Landmark District are alarmed by the planned development proposal to build two, seven-story buildings just a block and a half from our boundaries. The Project as described with medical uses, has a traffic volume of 6,366 trips a day if the questionable and overzealous "trip credits" are not factored in. The City of Pasadena has not placed any conditions of approval in the CEQA study to protect our neighborhood from cut through traffic and they have not provided conditions to ensure we can readily exit our street when the train creates backup all the way to Euclid Avenue during peak hours. How will the lack of any limitations or conditions for approval prevent this adjacent historic neighborhood of quiet streets and historic homes turn into a very busy, noisy and unsafe living environment? Pasadena Land Use regulations were meant to help neighborhoods evolve without sacrificing their unique characteristics or charm. This proposed use will erode our surrounding historical neighborhood if it moves forward with the massive unmitigated number of vehicle trips adjacent to our historic neighborhood. In addition, this planned development is completely incompatible with our General Plan which promises to protect the character of our neighborhoods. Council must do more to understand the impacts of building 380,000 sf of new medical space a block and a half from our boundaries. How can we be assured our neighborhood will not be impacted when there are currently no mitigations being put in place to ensure our landmark district remains healthy, comfortable, and pedestrian safe while adjacent commercial districts massively expand? We must ensure this idea of a high-growth, high-density model for Arroyo Parkway has been thoroughly reviewed and impacts are appropriately mitigated before moving forward. Can the city consider doing a cumulative traffic impact report to ensure our street will remain accessible? The CEQA analysis is based on the 2013 Travel demand Forecasting Model which seems old considering we are closing in on 2023. In addition, the EIR Response to Comments (112.3) also states the City's inability to conduct traffic count surveys, why? It seems perfectly plausible and imperative to conduct in person traffic surveys to ensure the success of our roads and maintenance of our historic neighborhoods. This development is too massive, lacks enough green space for future residents, is not contextually relative to our suburban neighborhood, and will cause the intrusion of traffic impacts to our street. Southwest Pasadena does not have the proper infrastructure to support such growth, and we are concerned that all of this new traffic will make it nearly impossible for Pasadena residents to access adjacent roads for their transportation needs. When was the last time Pasadena approved a project of this size with only one condition of approval being two street trees?

Sincerely,  
Teri Shikasho

## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Friday, October 14, 2022 11:22 AM  
**To:** PublicComment-AutoResponse  
**Subject:** We Need Trees!

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Re: We Need Trees!

Dear Mr. Jomsky,

Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's city council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods. We must do everything possible to promote a stronger urban tree canopy.

Sincerely,  
Teri Shikasho

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## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Saturday, October 15, 2022 11:54 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Magnolia Landmark District and the Affinity Project

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Re: Magnolia Landmark District and the Affinity Project

Dear Mr. Jomsky,

The residents of Magnolia Landmark District are alarmed by the planned development proposal to build two, seven-story buildings just a block and a half from our boundaries. The Project as described with medical uses, has a traffic volume of 6,366 trips a day if the questionable and overzealous "trip credits" are not factored in. The City of Pasadena has not placed any conditions of approval in the CEQA study to protect our neighborhood from cut through traffic and they have not provided conditions to ensure we can readily exit our street when the train creates backup all the way to Euclid Avenue during peak hours. How will the lack of any limitations or conditions for approval prevent this adjacent historic neighborhood of quiet streets and historic homes turn into a very busy, noisy and unsafe living environment? Pasadena Land Use regulations were meant to help neighborhoods evolve without sacrificing their unique characteristics or charm. This proposed use will erode our surrounding historical neighborhood if it moves forward with the massive unmitigated number of vehicle trips adjacent to our historic neighborhood. In addition, this planned development is completely incompatible with our General Plan which promises to protect the character of our neighborhoods. Council must do more to understand the impacts of building 380,000 sf of new medical space a block and a half from our boundaries. How can we be assured our neighborhood will not be impacted when there are currently no mitigations being put in place to ensure our landmark district remains healthy, comfortable, and pedestrian safe while adjacent commercial districts massively expand? We must ensure this idea of a high-growth, high-density model for Arroyo Parkway has been thoroughly reviewed and impacts are appropriately mitigated before moving forward. Can the city consider doing a cumulative traffic impact report to ensure our street will remain accessible? The CEQA analysis is based on the 2013 Travel demand Forecasting Model which seems old considering we are closing in on 2023. In addition, the EIR Response to Comments (112.3) also states the City's inability to conduct traffic count surveys, why? It seems perfectly plausible and imperative to conduct in person traffic surveys to ensure the success of our roads and maintenance of our historic neighborhoods. This development is too massive, lacks enough green space for future residents, is not contextually relative to our suburban neighborhood, and will cause the intrusion of traffic impacts to our street. Southwest Pasadena does not have the proper infrastructure to support such growth, and we are concerned that all of this new traffic will make it nearly impossible for Pasadena residents to access adjacent roads for their transportation needs. When was the last time Pasadena approved a project of this size with only one condition of approval being two street trees?

Sincerely,  
Mr. John Holmes



## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Friday, October 14, 2022 3:12 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Protect Our Urban Tree Canopy

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Re: Protect Our Urban Tree Canopy

Dear Mr. Jomsky,

The Pasadena City Council must address the following issues before approving the planned development project located at 465-577 Arroyo Parkway- 1) A massive subterranean garage going lot line to lot line, destroying all trees on the property; 2) Planting of no large trees between building lot lines to create an urban canopy within a dense urban area; 3) Zero street setbacks which will destroy the potential integration of trees into the new development plans supporting our urban forest policy. 4) Planting of only two street trees as described in the conditions of approval. 5) On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges "that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference." Does City Council agree with this statement? The City Council must further review why the EIR conditions for this project approves of only two additional street trees to suffice to match our urban forestry goals and policies for the General Plan. It is the city's and residents' interest to create an environment where strong urban forestry efforts with dense vegetation and a beautiful urban canopy for the vitality and health of the neighborhood. It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments.

Sincerely,  
Mr. Jeff Kamin

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## McMillan, Acquanette (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Sunday, October 16, 2022 1:25 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Magnolia Landmark District and the Affinity Project

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Re: Magnolia Landmark District and the Affinity Project

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Sincerely,  
Dr. Heather and Mr Gabe Moreno

## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Sunday, October 16, 2022 9:27 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Magnolia Landmark District and the Affinity Project

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Re: Magnolia Landmark District and the Affinity Project

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Sincerely,  
Frances Morrison

## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Sunday, October 16, 2022 9:28 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Protect Pasadena Trees

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Re: Protect Pasadena Trees

Dear Mr. Jomsky,

The Pasadena City Council must address the following issues before approving the planned development project located at 465-577 Arroyo Parkway- 1) A massive subterranean garage going lot line to lot line, destroying all trees on the property; 2) Planting of no large trees between building lot lines to create an urban canopy within a dense urban area; 3) Zero street setbacks which will destroy the potential integration of trees into the new development plans supporting our urban forest policy. 4) Planting of only two street trees as described in the conditions of approval. 5) On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges "that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference." Does City Council agree with this statement? The City Council must further review why the EIR conditions for this project approves of only two additional street trees to suffice to match our urban forestry goals and policies for the General Plan. It is the city's and residents' interest to create an environment where strong urban forestry efforts with dense vegetation and a beautiful urban canopy for the vitality and health of the neighborhood. It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments.

Sincerely,  
Frances Morrison

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## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Monday, October 17, 2022 7:49 AM  
**To:** PublicComment-AutoResponse  
**Subject:** More Trees Please

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Re: More Trees Please

Dear Mr. Jomsky,

Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's city council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods. Your consideration is appreciated.

Sincerely,  
Ms. Melissa Eaves

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## McMillan, Acquanette (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Monday, October 17, 2022 7:59 AM  
**To:** PublicComment-AutoResponse  
**Subject:** More Trees Please

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Re: More Trees Please

Dear Mr. Jomsky,

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Sincerely,  
Mrs. Kristi Link

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## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Monday, October 17, 2022 8:02 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project and Trees

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Re: Affinity Project and Trees

Dear Mr. Jomsky,

It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments. The planned development for 465-577 Arroyo Parkway is very concerning to me because of the lack of any meaningful setbacks along Arroyo Parkway, which translates to zero in-ground trees anywhere around the periphery of the development. Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's city council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods. On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges "that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference." I strongly believe that it is in everyone's interest to create and foster strong urban forestry efforts, as dense vegetation and a beautiful urban canopy are vital for the health and beauty of our neighborhoods. It is concerning that the historic and tree-lined Madison Heights neighborhood would be directly abutting such drastic concrete canyons of development, and I appreciate your careful consideration of the shortcomings of this development plan.

Sincerely,  
Mrs. Page Malloy

## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Monday, October 17, 2022 9:36 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Help our Tree Canopy!

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Re: Help our Tree Canopy!

Dear Mr. Jomsky,

Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's city council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods. It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments. Please help our community.

Sincerely,  
Heather Drake

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## McMillan, Acquanette (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Monday, October 17, 2022 9:45 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Please Do Not Build a City Without Trees

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Re: Please Do Not Build a City Without Trees

Dear Mr. Jomsky,

It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments. The planned development for 465-577 Arroyo Parkway is very concerning to me because of the lack of any meaningful setbacks along Arroyo Parkway, which translates to zero in-ground trees anywhere around the periphery of the development. Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's City Council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods. On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges "that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference." I strongly believe that it is in everyone's interest to create and foster strong urban forestry efforts, as dense vegetation and a beautiful urban canopy are vital for the health and beauty of our neighborhoods. It is concerning that the historic and tree-lined Madison Heights neighborhood would be directly abutting such drastic concrete canyons of development, and I appreciate your careful consideration of the shortcomings of this development plan.

Sincerely,  
Mark Freeark

## McMillan, Acquanette (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Monday, October 17, 2022 10:18 AM  
**To:** PublicComment-AutoResponse  
**Subject:** More Trees Please

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Re: More Trees Please

Dear Mr. Jomsky,

Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's city council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods. Your consideration is appreciated.

Sincerely,  
Rebecca Reed

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## McMillan, Acquanette (Netta)

**From:** myvoice@oneclickpolitics.com  
**Sent:** Monday, October 17, 2022 10:54 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Pasadena's Urban Tree Canopy

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Re: Pasadena's Urban Tree Canopy

Dear Mr. Jomsky,

Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's city council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods.

Sincerely,  
Mrs. Lisanne Kern

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## McMillan, Acquanette (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Monday, October 17, 2022 11:06 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Protect Pasadena Trees

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Re: Protect Pasadena Trees

Dear Mr. Jomsky,

The Pasadena City Council must address the following issues before approving the planned development project located at 465-577 Arroyo Parkway- 1) A massive subterranean garage going lot line to lot line, destroying all trees on the property; 2) Planting of no large trees between building lot lines to create an urban canopy within a dense urban area; 3) Zero street setbacks which will destroy the potential integration of trees into the new development plans supporting our urban forest policy. 4) Planting of only two street trees as described in the conditions of approval. 5) On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges "that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference." Does City Council agree with this statement? The City Council must further review why the EIR conditions for this project approves of only two additional street trees to suffice to match our urban forestry goals and policies for the General Plan. It is the city's and residents' interest to create an environment where strong urban forestry efforts with dense vegetation and a beautiful urban canopy for the vitality and health of the neighborhood. It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments.

Sincerely,  
will Freeark

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## McMillan, Acquanette (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Monday, October 17, 2022 11:14 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Pasadena's Urban Tree Canopy

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Re: Pasadena's Urban Tree Canopy

Dear Mr. Jomsky,

Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's city council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods.

Sincerely,  
Mrs. Pamela halferty

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## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Monday, October 17, 2022 11:20 AM  
**To:** PublicComment-AutoResponse  
**Subject:** We Need Trees!

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Re: We Need Trees!

Dear Mr. Jomsky,

Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's city council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods. We must do everything possible to promote a stronger urban tree canopy.

Sincerely,  
Mrs. Anneke Greco

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## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Monday, October 17, 2022 1:18 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Leave Room for Trees

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Re: Leave Room for Trees

Dear Mr. Jomsky,

It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments. The planned development for 465-577 Arroyo Parkway is very concerning to me because of the lack of any meaningful setbacks along Arroyo Parkway, which translates to zero in-ground trees anywhere around the periphery of the development. Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's city council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods. On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges "that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference." I strongly believe that it is in everyone's interest to create and foster strong urban forestry efforts, as dense vegetation and a beautiful urban canopy are vital for the health and beauty of our neighborhoods. It is concerning that the historic and tree-lined Madison Heights neighborhood would be directly abutting such drastic concrete canyons of development, and I appreciate your careful consideration of the shortcomings of this development plan. Sincerely, Anamaria Young

Sincerely,  
Mrs. Anamaria Young

## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Tuesday, October 18, 2022 7:17 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Magnolia Landmark District and the Affinity Project

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Re: Magnolia Landmark District and the Affinity Project

Dear Mr. Jomsky,

The residents of Magnolia Landmark District are alarmed by the planned development proposal to build two, seven-story buildings just a block and a half from our boundaries. The Project as described with medical uses, has a traffic volume of 6,366 trips a day if the questionable and overzealous "trip credits" are not factored in. The City of Pasadena has not placed any conditions of approval in the CEQA study to protect our neighborhood from cut through traffic and they have not provided conditions to ensure we can readily exit our street when the train creates backup all the way to Euclid Avenue during peak hours. How will the lack of any limitations or conditions for approval prevent this adjacent historic neighborhood of quiet streets and historic homes turn into a very busy, noisy and unsafe living environment? Pasadena Land Use regulations were meant to help neighborhoods evolve without sacrificing their unique characteristics or charm. This proposed use will erode our surrounding historical neighborhood if it moves forward with the massive unmitigated number of vehicle trips adjacent to our historic neighborhood. In addition, this planned development is completely incompatible with our General Plan which promises to protect the character of our neighborhoods. Council must do more to understand the impacts of building 380,000 sf of new medical space a block and a half from our boundaries. How we can be assured our neighborhood will not be impacted when there are currently no mitigations being put in place to ensure our landmark district remains healthy, comfortable, and pedestrian safe while adjacent commercial districts massively expand? We must ensure this idea of a high-growth, high-density model for Arroyo Parkway has been thoroughly reviewed and impacts are appropriately mitigated before moving forward. Can the city consider doing a cumulative traffic impact report to ensure our street will remain accessible? The CEQA analysis is based on the 2013 Travel demand Forecasting Model which seems old considering we are closing in on 2023. In addition, the EIR Response to Comments (112.3) also states the City's inability to conduct traffic count surveys, why? It seems perfectly plausible and imperative to conduct in person traffic surveys to ensure the success of our roads and maintenance of our historic neighborhoods. This development is too massive, lacks enough green space for future residents, is not contextually relative to our suburban neighborhood, and will cause the intrusion of traffic impacts to our street. Southwest Pasadena does not have the proper infrastructure to support such growth, and we are concerned that all of this new traffic will make it nearly impossible for Pasadena residents to access adjacent roads for their transportation needs. When was the last time Pasadena approved a project of this size with only one condition of approval being two street trees?

Sincerely,  
Mrs. Shannon Kramer Staat



## McMillan, Acquanette (Netta)

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**From:** carlos.  
**Sent:** Tuesday, October 18, 2022 8:20 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity project

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-----  
Dear Pasadena City Council,

My name is Carlos and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

It is important that we do not let great opportunities like this pass. We need jobs and we need good paying jobs- mortgage paying jobs, we need healthcare, and we need retirement options for workers that call Pasadena their home. This project would create all that. With the amount of working union families that live in the area this project would benefit the community and the people that call this community home. Let's take advantage of every opportunity to create economic prosperity for our constituents and contribute to the health and wellbeing of our community.

We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Carlos Carbajal

## McMillan, Acquanette (Netta)

---

**From:** Emilio Gonzalez  
**Sent:** Tuesday, October 18, 2022 8:25 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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-----

Dear Pasadena City Council,

My name is Emilio Gonzalez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

It is important that we do not let great opportunities like this pass. We need jobs and we need good paying jobs- mortgage paying jobs, we need healthcare, and we need retirement options for workers that call Pasadena their home. This project would create all that. With the amount of working union families that live in the area this project would benefit the community and the people that call this community home. Let's take advantage of every opportunity to create economic prosperity for our constituents and contribute to the health and wellbeing of our community.

We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

## McMillan, Acquanette (Netta)

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**From:** Vic Rodriguez  
**Sent:** Tuesday, October 18, 2022 8:26 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Victor Rodriguez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

It is important that we do not let great opportunities like this pass. We need jobs and we need good paying jobs- mortgage paying jobs, we need healthcare, and we need retirement options for workers that call Pasadena their home. This project would create all that. With the amount of working union families that live in the area this project would benefit the community and the people that call this community home. Let's take advantage of every opportunity to create economic prosperity for our constituents and contribute to the health and wellbeing of our community.

We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Victor Rodriguez

Sent from my iPhone

## McMillan, Acquanette (Netta)

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**From:** richard cardenas  
**Sent:** Tuesday, October 18, 2022 8:26 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Richard Cardenas and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sent from my iPhone

## McMillan, Acquanette (Netta)

---

**From:** Elvis Corvera  
**Sent:** Tuesday, October 18, 2022 8:26 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Elvis corvera and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 213 Carpenters Union Member,

## McMillan, Acquanette (Netta)

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**From:** kevin marcial · [redacted]  
**Sent:** Tuesday, October 18, 2022 8:26 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Kevin Marcial and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

## McMillan, Acquanette (Netta)

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**From:** Edward Mills <  
**Sent:** Tuesday, October 18, 2022 8:27 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Eddie Mills and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sent from my iPhone

**McMillan, Acquanette (Netta)**

**From:** Rafael Olivares <[rafael@affinityproject.com](mailto:rafael@affinityproject.com)>  
**Sent:** Tuesday, October 18, 2022 8:28 AM  
**To:** PublicComment-AutoResponse; Van Patten, Jason  
**Subject:** Affinity project

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Dear Pasadena City Council,

My name is           Rafael OLIVARES           and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Rafael OLIVARES



## McMillan, Acquanette (Netta)

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**From:** Kamran Sepanlou <[kamran@mydoit.cityofpasadena.net](mailto:kamran@mydoit.cityofpasadena.net)>  
**Sent:** Tuesday, October 18, 2022 8:28 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Kamran and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Kamran Sepanlou

## McMillan, Acquanette (Netta)

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**From:** VASH  
**Sent:** Tuesday, October 18, 2022 8:28 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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My name is Josue Gil Zambrano and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

## McMillan, Acquanette (Netta)

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**From:** Armando Hernandez <[armando.hernandez@affinityproject.com](mailto:armando.hernandez@affinityproject.com)>  
**Sent:** Tuesday, October 18, 2022 8:29 AM  
**To:** PublicComment-AutoResponse; Van Patten, Jason  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Armando Hernandez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,  
Armando hernandez

## McMillan, Acquanette (Netta)

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**From:** Justin Sanchez  
**Sent:** Tuesday, October 18, 2022 8:29 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Justin Sanchez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sent from my iPhone

## McMillan, Acquanette (Netta)

---

**From:** Juan Carlos Benoit  
**Sent:** Tuesday, October 18, 2022 8:29 AM  
**To:** PublicComment-AutoResponse; Van Patten, Jason  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Juan Carlos Benoit and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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Local 661 Carpenters Union Member, Juan Carlos Benoit

## McMillan, Acquanette (Netta)

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**Sent:** Tuesday, October 18, 2022 8:29 AM  
**To:** PublicComment-AutoResponse

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Subject: Affinity Project

Dear Pasadena City Council,

My name is \_\_\_\_\_yesenia lopez\_\_\_\_\_ and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

## McMillan, Acquanette (Netta)

---

**From:** Jonathan galicia  
**Sent:** Tuesday, October 18, 2022 8:30 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Jonathan Galicia and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Jonathan Galicia

## McMillan, Acquanette (Netta)

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**From:** cesar gonzalez  
**Sent:** Tuesday, October 18, 2022 8:30 AM  
**To:** PublicComment-AutoResponse; Van Patten, Jason  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Cesar Gonzalez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

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## McMillan, Acquanette (Netta)

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**From:** Christian Molina  
**Sent:** Tuesday, October 18, 2022 8:30 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Christian Molina and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Christian Molina,

Sent from my iPhone

## McMillan, Acquanette (Netta)

---

**From:** eduardo felix  
**Sent:** Tuesday, October 18, 2022 8:30 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Eduardo F Macias and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

It is important that we do not let great opportunities like this pass. We need jobs and we need good paying jobs- mortgage paying jobs, we need healthcare, and we need retirement options for workers that call Pasadena their home. This project would create all that. With the amount of working union families that live in the area this project would benefit the community and the people that call this community home. Let's take advantage of every opportunity to create economic prosperity for our constituents and contribute to the health and wellbeing of our community.

We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Eduardo F Macias

Sent from my iPhone

## McMillan, Acquanette (Netta)

---

**From:** Israel Guardado  
**Sent:** Tuesday, October 18, 2022 8:33 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Israel Guardado and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Israel Guardado

## McMillan, Acquanette (Netta)

---

**From:** Ricky Ceja  
**Sent:** Tuesday, October 18, 2022 8:34 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Ricky Ceja and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Ricky Ceja

## McMillan, Acquanette (Netta)

---

**From:** Elvis Guzman  
**Sent:** Tuesday, October 18, 2022 8:35 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Subject: Affinity Project

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Dear Pasadena City Council,

My name is Elvis Guzman and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member, Elvis Guzman

## McMillan, Acquanette (Netta)

---

**From:** Jordy Peralta  
**Sent:** Tuesday, October 18, 2022 8:36 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Jose Peralta and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sent from my iPhone

## McMillan, Acquanette (Netta)

---

**From:** abraham siordia mariscal  
**Sent:** Tuesday, October 18, 2022 8:31 AM  
**To:** PublicComment-AutoResponse; Van Patten, Jason  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Abraham Siordia and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Abraham siordia

## McMillan, Acquanette (Netta)

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**From:** Aaron Oconnor  
**Sent:** Tuesday, October 18, 2022 8:33 AM  
**To:** corsepondence@cityofpasadena; Van Patten, Jason  
**Subject:** Affinity project

**Follow Up Flag:** Follow up  
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[corsepondence@cityofpasadena.net](mailto:corsepondence@cityofpasadena.net)  
[jvanpatten@cityofpasadena.net](mailto:jvanpatten@cityofpasadena.net)

Subject: Affinity Project

Dear Pasadena City Council,

My name is Aaron Oconnor and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,



## McMillan, Acquanelle (Netta)

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**From:** Thomas Alferez  
**Sent:** Tuesday, October 18, 2022 8:40 AM  
**To:** Van Patten, Jason  
**Subject:** Affinity project

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

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Dear Pasadena City Council,

My name is Thomas and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

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We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

Sent from my iPhone

## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Tuesday, October 18, 2022 10:02 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Protect Pasadena Trees

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Re: Protect Pasadena Trees

Dear Mr. Jomsky,

The Pasadena City Council must address the following issues before approving the planned development project located at 465-577 Arroyo Parkway- 1) A massive subterranean garage going lot line to lot line, destroying all trees on the property; 2) Planting of no large trees between building lot lines to create an urban canopy within a dense urban area; 3) Zero street setbacks which will destroy the potential integration of trees into the new development plans supporting our urban forest policy. 4) Planting of only two street trees as described in the conditions of approval. 5) On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges “that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference.” Does City Council agree with this statement? The City Council must further review why the EIR conditions for this project approves of only two additional street trees to suffice to match our our urban forestry goals and policies for the General Plan. It is the city’s and residents’ interest to create an environment where strong urban forestry efforts with dense vegetation and a beautiful urban canopy for the vitality and health of the neighborhood. It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments.

Sincerely,  
Elizabeth Stellwagen

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## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Tuesday, October 18, 2022 10:02 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Help our Tree Canopy!

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Re: Help our Tree Canopy!

Dear Mr. Jomsky,

Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's city council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods. It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments. Please help our community.

Sincerely,  
Mrs. Carol Goldthwait

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## McMillan, Acquanette (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Tuesday, October 18, 2022 10:06 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Protect Our Urban Tree Canopy

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Re: Protect Our Urban Tree Canopy

Dear Mr. Jomsky,

The Pasadena City Council must address the following issues before approving the planned development project located at 465-577 Arroyo Parkway- 1) A massive subterranean garage going lot line to lot line, destroying all trees on the property; 2) Planting of no large trees between building lot lines to create an urban canopy within a dense urban area; 3) Zero street setbacks which will destroy the potential integration of trees into the new development plans supporting our urban forest policy. 4) Planting of only two street trees as described in the conditions of approval. 5) On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges "that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference." Does City Council agree with this statement? The City Council must further review why the EIR conditions for this project approves of only two additional street trees to suffice to match our urban forestry goals and policies for the General Plan. It is the city's and residents' interest to create an environment where strong urban forestry efforts with dense vegetation and a beautiful urban canopy for the vitality and health of the neighborhood. It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments.

Sincerely,  
Mrs. Jennie Peudet

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## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Tuesday, October 18, 2022 10:22 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Protect Pasadena Trees

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Re: Protect Pasadena Trees

Dear Mr. Jomsky,

SAVE THE TREES!! Our newest neighbor specifically moved to Pasadena because of the tree lined streets! The Pasadena City Council must address the following issues before approving the planned development project located at 465-577 Arroyo Parkway- 1) A massive subterranean garage going lot line to lot line, destroying all trees on the property; 2) Planting of no large trees between building lot lines to create an urban canopy within a dense urban area; 3) Zero street setbacks which will destroy the potential integration of trees into the new development plans supporting our urban forest policy. 4) Planting of only two street trees as described in the conditions of approval. 5) On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges "that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference." Does City Council agree with this statement? The City Council must further review why the EIR conditions for this project approves of only two additional street trees to suffice to match our urban forestry goals and policies for the General Plan. It is the city's and residents' interest to create an environment where strong urban forestry efforts with dense vegetation and a beautiful urban canopy for the vitality and health of the neighborhood. It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments.

Sincerely,  
Mrs. Shannon Williamson

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## McMillan, Acquanette (Netta)

**From:** myvoice@oneclickpolitics.com  
**Sent:** Tuesday, October 18, 2022 10:45 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Protect Our Urban Tree Canopy

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Re: Protect Our Urban Tree Canopy

Dear Mr. Jomsky,

The Pasadena City Council must address the following issues before approving the planned development project located at 465-577 Arroyo Parkway- 1) A massive subterranean garage going lot line to lot line, destroying all trees on the property; 2) Planting of no large trees between building lot lines to create an urban canopy within a dense urban area; 3) Zero street setbacks which will destroy the potential integration of trees into the new development plans supporting our urban forest policy. 4) Planting of only two street trees as described in the conditions of approval. 5) On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges "that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference." Does City Council agree with this statement? The City Council must further review why the EIR conditions for this project approves of only two additional street trees to suffice to match our urban forestry goals and policies for the General Plan. It is the city's and residents' interest to create an environment where strong urban forestry efforts with dense vegetation and a beautiful urban canopy for the vitality and health of the neighborhood. It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments.

Sincerely,  
Tiffany Beljak

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## McMillan, Acquanette (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Tuesday, October 18, 2022 10:48 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Protect Our Urban Tree Canopy

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Re: Protect Our Urban Tree Canopy

Dear Mr. Jomsky,

The Pasadena City Council must address the following issues before approving the planned development project located at 465-577 Arroyo Parkway- 1) A massive subterranean garage going lot line to lot line, destroying all trees on the property; 2) Planting of no large trees between building lot lines to create an urban canopy within a dense urban area; 3) Zero street setbacks which will destroy the potential integration of trees into the new development plans supporting our urban forest policy. 4) Planting of only two street trees as described in the conditions of approval. 5) On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges "that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference." Does City Council agree with this statement? The City Council must further review why the EIR conditions for this project approves of only two additional street trees to suffice to match our urban forestry goals and policies for the General Plan. It is the city's and residents' interest to create an environment where strong urban forestry efforts with dense vegetation and a beautiful urban canopy for the vitality and health of the neighborhood. It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments.

Sincerely,  
Mrs. Sarah Shelton

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## McMillan, Acquanette (Netta)

---

**From:** myvoice@oneclickpolitics.com  
**Sent:** Tuesday, October 18, 2022 11:37 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Pasadena's Urban Tree Canopy

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Re: Pasadena's Urban Tree Canopy

Dear Mr. Jomsky,

Pasadena's General Plan includes goals and policies with the purpose of avoiding or mitigating any negative environmental effects for the city, including protecting trees and open space. Policy 10.13 encourages the maintenance and planting of additional trees along the city's sidewalks and private developments to support the health and diversity of wildlife, reduce the urban heat index, and sequester GHG emissions. However, in the Affinity Draft EIR, the only planned condition for approval calls for planting of two new street trees along Arroyo Parkway and California Blvd. All other trees will be above-grade planters. This project is proposed to remove 23 current in-ground trees—two are mature Canary Pines, which produce significant shade. The plan to replace 23 mature trees with only two street trees and 38 above-grade trees in planters, raises a number of valid questions: 1) How can Pasadena's city council find this project to be in alignment with the goals and policies related to the urban forest as outlined in our General Plan? 2) Are the two new sidewalk trees enough to support healthy and diverse wildlife? 3) How effective are potted trees at mitigating and sequestering the pollution caused by the estimated 6,952 additional vehicle trips (as proposed by building A) 4) Will the above-ground potted plants reduce the urban heat island that will be created from the construction of a 151,000 sf medical office and 184,376 senior living facility? The Pasadena City Council must address the following issues before approving this project: 1) The proposed massive subterranean garage going lot line to lot line, which will destroy all trees on the property; 2) The lack of any plans to place large trees between building lot lines, which would create an urban canopy within a dense urban area; 3) The complete lack of street setbacks, which destroys any potential integration of trees into the new development; and 4) The assertion that planting two in-ground trees will somehow meet Pasadena's goals regarding trees and green neighborhoods. Sincerely, Dan Goldthwait

Sincerely,  
Daniel Goldthwait

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## McMillan, Acquanette (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Tuesday, October 18, 2022 12:28 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Pasadena's Urban Tree Canopy

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Re: Pasadena's Urban Tree Canopy

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Sincerely,  
Lisa Evans

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## McMillan, Acquanette (Netta)

**From:** myvoice@oneclickpolitics.com  
**Sent:** Tuesday, October 18, 2022 1:10 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Magnolia Landmark District and the Affinity Project

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Re: Magnolia Landmark District and the Affinity Project

Dear Mr. Jomsky,

The residents of Magnolia Landmark District are alarmed by the planned development proposal to build two, seven-story buildings just a block and a half from our boundaries. The Project as described with medical uses, has a traffic volume of 6,366 trips a day if the questionable and overzealous "trip credits" are not factored in. The City of Pasadena has not placed any conditions of approval in the CEQA study to protect our neighborhood from cut through traffic and they have not provided conditions to ensure we can readily exit our street when the train creates backup all the way to Euclid Avenue during peak hours. How will the lack of any limitations or conditions for approval prevent this adjacent historic neighborhood of quiet streets and historic homes turn into a very busy, noisy and unsafe living environment? Pasadena Land Use regulations were meant to help neighborhoods evolve without sacrificing their unique characteristics or charm. This proposed use will erode our surrounding historical neighborhood if it moves forward with the massive unmitigated number of vehicle trips adjacent to our historic neighborhood. In addition, this planned development is completely incompatible with our General Plan which promises to protect the character of our neighborhoods. Council must do more to understand the impacts of building 380,000 sf of new medical space a block and a half from our boundaries. How we can be assured our neighborhood will not be impacted when there are currently no mitigations being put in place to ensure our landmark district remains healthy, comfortable, and pedestrian safe while adjacent commercial districts massively expand? We must ensure this idea of a high-growth, high-density model for Arroyo Parkway has been thoroughly reviewed and impacts are appropriately mitigated before moving forward. Can the city consider doing a cumulative traffic impact report to ensure our street will remain accessible? The CEQA analysis is based on the 2013 Travel demand Forecasting Model which seems old considering we are closing in on 2023. In addition, the EIR Response to Comments (112.3) also states the City's inability to conduct traffic count surveys, why? It seems perfectly plausible and imperative to conduct in person traffic surveys to ensure the success of our roads and maintenance of our historic neighborhoods. This development is too massive, lacks enough green space for future residents, is not contextually relative to our suburban neighborhood, and will cause the intrusion of traffic impacts to our street. Southwest Pasadena does not have the proper infrastructure to support such growth, and we are concerned that all of this new traffic will make it nearly impossible for Pasadena residents to access adjacent roads for their transportation needs. When was the last time Pasadena approved a project of this size with only one condition of approval being two street trees?

Sincerely,  
Mrs. Susan Drum

## McMillan, Acquanelle (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Tuesday, October 18, 2022 2:14 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Magnolia Landmark District and the Affinity Project

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Sincerely,  
Mrs. Kristin Harrison

## McMillan, Acquanette (Netta)

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**From:** Bryan Sanchez  
**Sent:** Tuesday, October 18, 2022 5:33 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project

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Dear Pasadena City Council,

My name is Bryan Sanchez and I'm a Local 661 Carpenters Union member. Carpenters Local 661 represents nearly 5,000 working men, women, and families in the area. I'm writing to you today regarding the hearing this afternoon for the Affinity Project. I wanted to voice my FULL SUPPORT for this project.

The Developer has made a solid commitment to hire responsible contractors that will be providing family supporting wages and benefits such as healthcare and pension.

Projects like this create hundreds of jobs for working families in the Pasadena area. The jobs that it creates are good paying jobs with benefits. Its projects like this that also create opportunity. Opportunity for union members in the Pasadena area to work and build in the area they live rather than commuting everyday to Los Angeles, Orange County, or further. This also creates opportunity for individuals to get on a career path with the trades and to get the proper skills training to be successful in the construction industry.

It is important that we do not let great opportunities like this pass. We need jobs and we need good paying jobs-mortgage paying jobs, we need healthcare, and we need retirement options for workers that call Pasadena their home. This project would create all that. With the amount of working union families that live in the area this project would benefit the community and the people that call this community home. Let's take advantage of every opportunity to create economic prosperity for our constituents and contribute to the health and wellbeing of our community.

We ask that you SUPPORT this project in full and approve this project at today's hearing.

Local 661 Carpenters Union Member,

## McMillan, Acquanette (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Thursday, October 20, 2022 6:30 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Magnolia Landmark District and the Affinity Project

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Re: Magnolia Landmark District and the Affinity Project

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Sincerely,  
Mrs. Sally Howell

## McMillan, Acquanette (Netta)

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**From:** Brad Hall  
**Sent:** Friday, October 21, 2022 7:47 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. **TREES:** The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. **HEIGHT:** The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
3. **SIDEWALKS:** For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. **NO HISTORIC RESOURCES VARIANCE:** This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. **CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS:** Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

## McMillan, Acquanette (Netta)

---

**From:** Ann Sunshine n>  
**Sent:** Friday, October 21, 2022 7:47 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

Please consider curbing the overdevelopment of our city. Let's maintain the sustainable and environmentally important canopy of trees in our City-planted in ground. Pasadena is a wonderfully walkable city. Let's keep it that way with wide deep sidewalks.

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
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Thank you very much.

## McMillan, Acquanette (Netta)

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**From:**  
**Sent:** Friday, October 21, 2022 7:52 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

Sent from my iPhone



## McMillan, Acquanette (Netta)

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**From:** Kristen Cannizzo <kristen.cannizzo@cityofpasadena.net>  
**Sent:** Friday, October 21, 2022 8:23 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

Sincerely,

Kristen Cannizzo

## McMillan, Acquanette (Netta)

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**From:** Olga Stangl  
**Sent:** Friday, October 21, 2022 8:40 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Thank you very much.

## McMillan, Acquanette (Netta)

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**From:** Claire Smigiel  
**Sent:** Friday, October 21, 2022 8:54 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Letter to the Council  
**Attachments:** Letter to the Pasadena City Council.pdf

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To The Pasadena City Council,

I, Dr. Claire Smigiel, and other Pasadena physicians have come together to write a letter to the Council to urge for action on climate change. We want the council to think about how climate change negatively affects the health of the population including the members themselves, their families and younger generations. I hope each member will read this letter and that it might inspire action. The time to act is now!

Happy to have further discussion with any member if requested.

Thank you,  
Claire Smigiel, MD

RECEIVED

October 20<sup>th</sup>, 2022

To the Pasadena City Council,

2022 OCT 24 AM 11:01

On behalf of our patients and the community we serve, the physicians of Pasadena are urging you to implement policies that will counter climate change and the looming climate emergency. To quote over 200 medical and health journals: The science is unequivocal; a global increase of 1.5°C above the preindustrial average and the continued loss of biodiversity risk catastrophic harm to human health that will be impossible to reverse. [1]

The American Medical Association (AMA) declared climate change a public health crisis, risking mental illness, physical injury, heat stroke, insect borne diseases and respiratory illness. [2] According to the Centers for Disease Control and Prevention (CDC), climate change is already impacting human health through air pollution, allergens and pollen, diseases carried by vectors, food- and water-borne disease, temperature extremes, and wildfires, and these health impacts are expected to increase. [3]

Heatwaves have become more frequent since the mid-1960s and are projected to become longer and more intense. This summer large portions of the globe experienced unprecedented heatwaves, with record temperatures of 117°F in Portugal, 109°F in France, and over 104°F in the UK. We here know all too well how this oppressive heat feels. Such extreme temperatures lead to heat stress, the largest single cause of weather-related deaths in the US.

Climate change has contributed to changes in the frequency, duration, and geographic distribution of droughts, and increases the risk of wildfires. Lastly, disasters and the need to quickly evacuate can affect usual access to medications, medical services, and electricity which can be dangerous for those with chronic disorders who need these items to survive. [4]

This year will again bring record highs in greenhouse gas emissions because we lack policy to prevent it. With current policies, the world is on track to warm by at least 3°C above preindustrial levels by 2100. [1] The technology for the transition exists but has not been prioritized or used to its maximum potential.

This is where the Council's job is of utmost importance. We desperately need policy prioritizing a rapid transition away from fossil fuels and toward renewable energy. The single most effective action that we can take in Pasadena to fight the climate catastrophe is to stop buying and generating the fossil fuels that emit the greenhouse gases that cause climate change. We support the Pasadena 100 effort to have Pasadena Water and Power (PWP) commit to achieving 100% carbon free power generation by 2030. We also support policies to electrify all buildings in Pasadena.

The signatories below strongly encourage the City Council to implement policies that promote and enforce the switch to renewables. This is the only way to have a healthy, livable future. The physicians of Pasadena are calling on the Council to take the climate crisis seriously and show leadership commensurate with the threat. The faster the transition happens, the less damage to our citizens' health.

Signed below are the doctors and their specialties.

Sincerely,  
Your physicians:

10/24/2022  
Item 16

October 20<sup>th</sup>, 2022

Claire Smigiel, MD – Allergy/Immunology  
Alexis Rieber, MD - Otolaryngology  
Caroline Yao, MD - Plastic Surgery  
Leslie Korostoff, MD - Obstetrics and Gynecology  
Annemarie Fanselau, MD - Pediatrician  
Mark Swanson, MD - Otolaryngology  
Katie Harder, MD - Emergency Medicine  
Taylor Carle, MD - Otolaryngology  
Celene Mulholland, MD - Neurosurgeon  
Ronnie Bannerje, MD - Anesthesia  
Aakash Agarwala, MD - Anesthesia  
Joanna Chan, MD - Dermatology  
William Lee, MD - Vascular surgery  
Eva Poon, MD - Internal medicine  
Sing Wind Poon, MD - Plastic surgeon  
Richa Agarwala - Psychology  
Vicky Pai, MD - Ophthalmology  
Haig Yenikomshian, MD - Plastic Surgery  
Evann Rosenberg, MD - Cardiology  
Sonal Patel, MD - Allergy/Immunology  
Marc Futernick, MD - Emergency Medicine  
Tina Wang, MD - Hematology/Oncology  
Sheila Clayton, MD - General Surgery  
Michèle Montllor, MD, FACS - General Surgery  
JoAnne D. Als M.D. - Child, Adolescent and Adult Psychiatry  
Anna Cheng, MD - Physical medicine & rehabilitation  
Amy Ni, MD - Family medicine

References:

1. Medical Journals Call Climate Change the ‘Greatest Threat to Global Public Health’  
(<https://www.nytimes.com/2021/09/07/climate/climate-change-health-threat.html>)
2. AMA adopts new policy declaring climate change a public health crisis [June 2022]  
(<https://www.ama-assn.org/press-center/press-releases/ama-adopts-new-policy-declaring-climate-change-public-health-crisis>)
3. US public health response to climate change for allergists-immunologists. Gillespie, Elizabeth et al. *Annals of Allergy, Asthma & Immunology*, Volume 128, Issue 6, 626 – 628. 2022
4. Building a comprehensive approach in CDC’s National Center for Environmental Health to address the health effects of climate change. Schramm PJ, Cordero A et al. *The Journal of Climate Change and Health*. 2021

## McMillan, Acquanette (Netta)

---

**From:** Cybelle Sato  
**Sent:** Friday, October 21, 2022 8:55 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

First and foremost, I am extremely tired of the overdevelopment of Pasadena. We need to keep at least some of the charm of the city intact. This development looks to be ugly and an eyesore.

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
3. SIDEWALKS: For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

Cybelle Sato

## McMillan, Acquanette (Netta)

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**From:** hugh gilmartin  
**Sent:** Friday, October 21, 2022 9:03 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

I support the following issues in addition to my concern about the continual growth and Pasadena's water supply. Roads are no longer capable of carrying the traffic . We cannot let land developers control the historic and beauty of our city. Remember the concrete building on Los Robles !! Once something is built , the mistake is a constant reminder of where we failed.

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
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5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.



## McMillan, Acquanette (Netta)

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**From:** Linda Ehrlich  
**Sent:** Friday, October 21, 2022 9:59 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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-----

Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
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4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

Linda Ehrlich,  
Sent from my iPad

## McMillan, Acquanette (Netta)

---

**From:** Amelia Swabb  
**Sent:** Friday, October 21, 2022 10:29 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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-----

Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. **TREES:** The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. **HEIGHT:** The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
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4. **NO HISTORIC RESOURCES VARIANCE:** This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. **CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS:** Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

Amelia Swabb  
Madison Heights Resident

## McMillan, Acquanette (Netta)

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**From:** Page Malloy  
**Sent:** Friday, October 21, 2022 10:44 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council: As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project: 1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city. 2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District). 3. SIDEWALKS: For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation. 4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making,

yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project. 5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

*Furthermore, we voted you into office so that you would protect and advocate for our community. We are counting on you taking our historic and beautiful city and it's residences into consideration when you are voting.*

Thank you,

Page and Justin Malloy

## McMillan, Acquanette (Netta)

**From:** PAULA RAO  
**Sent:** Friday, October 21, 2022 11:35 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

Trees are what make Pasadena stand out from surrounding cities. Please consider that when reading the following paragraph!

1. **TREES:** The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
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5. **CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS:** Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

Paula Rao

## McMillan, Acquanette (Netta)

---

**From:** Elizabeth Lanski  
**Sent:** Friday, October 21, 2022 11:37 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

Keeping Pasadena as a walkable city with shade trees and views of the mountains is crucial to the attractiveness of the city for residents and also businesses. Development must be done in a way that respects the historic nature, scale, and appearance of the city.

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. **TREES:** The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
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5. **CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS:** Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

Elizabeth Lanski

Pasadena 91106

## McMillan, Acquanette (Netta)

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**From:** Kathryn A. Fogarty  
**Sent:** Friday, October 21, 2022 12:47 PM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights and a member of Pasadena Heritage, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. **TREES:** The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
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5. **CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS:** Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

**I also hope that some of units will be affordable as the last thing Pasadena needs are more luxury apartments.**

Thank you very much.

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## McMillan, Acquanette (Netta)

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**From:** annette drey  
**Sent:** Friday, October 21, 2022 1:33 PM  
**To:** PublicComment-AutoResponse  
**Subject:** RE: Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a 40+ year resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. **TREES:** The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
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5. **CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS:** Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

Annette Drey





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MY OFFICE  
CITY OF PASADENA

October 21, 2022

Pasadena City Council  
City of Pasadena  
100 North Garfield Avenue  
Pasadena, California 91101

**Re: Planned Development #39 (Affinity Project)**

Dear Honorable Mayor and Members of the City Council,

Pasadena Heritage's focus on this project has been first and foremost the treatment of the historic resources as part of this project. Throughout the review process, we have expressed strong and consistent support for the retention and reuse of the historic buildings on Arroyo Parkway that are part of this project.

We believe that the restoration and adaptive re-use of the two smaller scale historic buildings adds character to the project, ties the new buildings to their larger historic context, and creates an open, lower-scale component to the project that improves it and the pedestrian experience along Arroyo Parkway.

We have met with the developers several times, expressed our views and ideas, and appreciated being asked to share our opinions through several iterations of the proposed project. We continue to have some questions about design aspects of the proposal but believe those can be addressed in the Design Review process. We also know that the nearby neighborhood associations and residents have expressed many concerns about the size and scale of this project and its traffic impacts. We are pleased that a number of those concerns are reflected in the Planning Commission's recommendations, including more pedestrian amenities, trees that can be planted in natural soil and thus mature more successfully, and water and other sustainability issues as well.

As you review this PD proposal and deliberate today, please do not consider any change to the project that would jeopardize or lead to the demolition of the historic resources, which would be detrimental to the project and the city. We also thank the Planning Commission for their diligence and for making strong recommendations that would improve the sustainability of the project. We support their proposed conditions.

Sincerely,

Susan N. Mossman  
Executive Director

Andrew Salimian  
Preservation Director

PRESERVATION | ADVOCACY | EDUCATION

10/24/2022

Item 16

## McMillan, Acquanette (Netta)

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**From:** myvoice@oneclickpolitics.com  
**Sent:** Friday, October 21, 2022 2:28 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Protect Our Urban Tree Canopy

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Re: Protect Our Urban Tree Canopy

Dear Mr. Jomsky,

The Pasadena City Council must address the following issues before approving the planned development project located at 465-577 Arroyo Parkway- 1) A massive subterranean garage going lot line to lot line, destroying all trees on the property; 2) Planting of no large trees between building lot lines to create an urban canopy within a dense urban area; 3) Zero street setbacks which will destroy the potential integration of trees into the new development plans supporting our urban forest policy. 4) Planting of only two street trees as described in the conditions of approval. 5) On page 42 of the Responses to Comments in the Final EIR, the city explicitly acknowledges "that in-ground trees may convey a perception of greater permanence than trees in planters; however, from an arboriculture perspective, there is little difference." Does City Council agree with this statement? The City Council must further review why the EIR conditions for this project approves of only two additional street trees to suffice to match our our urban forestry goals and policies for the General Plan. It is the city's and residents' interest to create an environment where strong urban forestry efforts with dense vegetation and a beautiful urban canopy for the vitality and health of the neighborhood. It is imperative that we ensure the city we pass down to our children is made of more than just parking lots and concrete developments.

Sincerely,  
Mrs. Katherine Johnson

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2022 OCT 24 AM 9:24

CITY OF PASADENA

October 21, 2022

City of Pasadena City Council  
[correspondence@cityofpasadena.net](mailto:correspondence@cityofpasadena.net)  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: Item#16. PUBLIC HEARING: PLANNED DEVELOPMENT #39 (AFFINITY PROJECT) – 465-577 SOUTH ARROYO PARKWAY (LEGISLATIVE AND QUASI-JUDICIAL ACTIONS)**

Dear City Council,

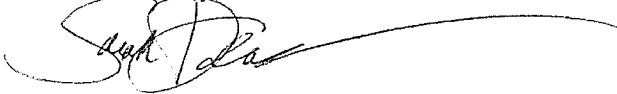
I'm writing in support of the Affinity project on Arroyo Parkway.

As a longtime resident of Pasadena, I believe this project will provide new uses that are beneficial to and in demand by our community. The City should support new investment in housing options for our seniors who want to remain in their community but need facilities that address their changing needs as they age.

Also, the project's investment in new medical and research facilities will expand Pasadena's capabilities in delivering healthcare and help the City stay competitive as technology and medical research advances.

I look forward to the Affinity's future development.

Sincerely,



Sarah Dusseault

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2022 OCT 24 AM 9:24

Shae Morales

Pasadena, CA 91106

CITY OF PASADENA  
OCT 24 2022

October 21, 2022

City of Pasadena City Council  
[correspondence@cityofpasadena.net](mailto:correspondence@cityofpasadena.net)  
175 North Garfield Avenue  
Pasadena, CA 91101

**SUBJECT: Item#16. PUBLIC HEARING: PLANNED DEVELOPMENT #39 (AFFINITY PROJECT)  
– 465-577 SOUTH ARROYO PARKWAY (LEGISLATIVE AND QUASI-JUDICIAL ACTIONS)**

Dear Mayor and Councilmembers:

I'm writing in support of The Affinity mixed-use project in Pasadena.

My family and I have been residents of Pasadena for many years, and we support the addition of more senior housing options so that our older residents can continue to live in the city they love and remain where they have family and friends. We have seen families struggle with finding quality assisted care for their relatives that is in the community and near their doctors.

This plan is also a good fit for its location. It will provide new medical and research offices adjacent to assisted living facilities that have access to the Gold Line and bus lines. It will preserve the historic buildings onsite, offer space for new shops and cafes, and create new outdoor areas. All of this will be accomplished in attractive and energy and water efficient buildings with plenty of new landscaping.

I appreciate this investment in our city and believe the project will add great value to the Arroyo Parkway corridor.

Sincerely,



Shae Morales

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October 21, 2022

City of Pasadena City Council  
c/o [correspondence@cityofpasadena.net](mailto:correspondence@cityofpasadena.net)  
175 North Garfield Avenue  
Pasadena, CA 91101

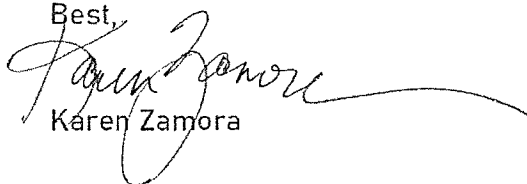
**RE: Item#16. PUBLIC HEARING: PLANNED DEVELOPMENT #39 (AFFINITY PROJECT)  
- 465-577 SOUTH ARROYO PARKWAY (LEGISLATIVE AND QUASI-JUDICIAL ACTIONS)**

Dear Mayor & Councilmembers:

I'm writing to express my support of The Affinity mixed-used development that is planned on the west side of Arroyo Parkway. This investment in the Arroyo Parkway commercial corridor will enhance the streetscape and will activate a pedestrian frontage along Arroyo, which currently has no pedestrian activity. It will provide new medical office space and both assisted and independent housing options for seniors, while preserving two historic buildings on the property.

Given the track record and extensive experience of the development team, led by Patrick Chraghchian and Pete Kutzer, I'm confident that this project will greatly enhance the Arroyo Parkway corridor and be a wonderful resource to our community.

Best,

  
Karen Zamora

10/24/2022  
Item 16

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2022 OCT 24 AM 9:24

Cyndi Erickson

Pasadena, CA 91105

October 21, 2022

City of Pasadena City Council  
[correspondence@cityofpasadena.net](mailto:correspondence@cityofpasadena.net)  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: Item#16. PUBLIC HEARING: PLANNED DEVELOPMENT #39 (AFFINITY PROJECT)  
– 465-577 SOUTH ARROYO PARKWAY (LEGISLATIVE AND QUASI-JUDICIAL ACTIONS)**

To Whom It May Concern:

Our city is becoming a major medical resource hub. So many healthcare providers already call Pasadena home, including Shriners Hospital for Children, Kaiser Permanente School of Medicine, USC, UCLA, just to name a few. Affinity's new, state-of-the-art medical building will support Pasadena's growing healthcare services by helping to attract top physicians and researchers.

Addressing the need for more Class A medical office space in the Huntington Hospital Corridor will not only enhance Pasadena's ability to serve the medical technology industry, but it will contribute to the economic interests of the city as well.

I very much support this project. It will be a great addition to the area.

Sincerely,

  
Cyndi Erickson

10/24/2022  
Item 16

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2022 OCT 24 AM 9:24

Michelle Round

So. Pasadena, CA 91030

October 21, 2022

City of Pasadena  
City Council – [correspondence@cityofpasadena.net](mailto:correspondence@cityofpasadena.net)  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: Item#16. PUBLIC HEARING: PLANNED DEVELOPMENT #39 (AFFINITY PROJECT)  
– 465-577 SOUTH ARROYO PARKWAY (LEGISLATIVE AND QUASI-JUDICIAL ACTIONS)**

Dear Mayor & Councilmembers:

Frequently the need for more housing is in the news. However, we don't often hear about the need for new housing for seniors. The Affinity Project is a mixed-use development that will provide both assisted and independent housing options for seniors. The project will also include much needed medical office space in the growing medical and technology corridor near Huntington Memorial Hospital.

I think this project will be a welcome addition to the area that will provide health and wellness services to residents and the greater community as well. I hope to see the project move forward in a timely manner so we can see the positive economic benefits this plan will bring to our town.

Best regards,



Michelle Round

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2022 OCT 24 AM 9: 25

October 21, 2022

City of Pasadena City Council  
c/o [correspondence@cityofpasadena.net](mailto:correspondence@cityofpasadena.net)  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: Item#16. PUBLIC HEARING: PLANNED DEVELOPMENT #39 (AFFINITY PROJECT) – 465-577 SOUTH ARROYO PARKWAY (LEGISLATIVE AND QUASI-JUDICIAL ACTIONS)**

Dear Mayor and Councilmembers:

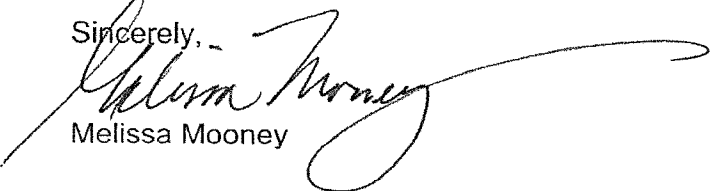
Please support the mixed-use plan proposed on Arroyo Parkway.

This investment will further contribute to the City's economic growth, which is needed as we continue to deal with the challenges of the pandemic, and it will re-energize the Arroyo Parkway, an important commercial corridor in our City.

The new medical offices and retail uses will help attract quality medical professionals to a location that's right next to public transit. It will also attract other investment and businesses to the area to serve the needs of the project's senior residents, physicians, medical researchers and office workers.

I'm excited about the proposed changes with the streetscape improvements, greenery and open areas, and believe this project will provide positive enhancements for our community.

Sincerely,

  
Melissa Mooney



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2022 OCT 24 AM 9:25

October 21, 2022

City of Pasadena City Council  
[correspondence@cityofpasadena.net](mailto:correspondence@cityofpasadena.net)  
175 North Garfield Avenue  
Pasadena, CA 91101

**RE: Item#16, PUBLIC HEARING: PLANNED DEVELOPMENT #39 (AFFINITY PROJECT)  
– 465-577 SOUTH ARROYO PARKWAY (LEGISLATIVE AND QUASI-JUDICIAL ACTIONS)**

Dear City Council:

Frequently the need for more housing is in the news. However, we don't often hear about the need for new housing for seniors. The Affinity Project is a mixed-use development that will provide both assisted and independent housing options for seniors. The project will also include much needed medical office space in the growing medical and technology corridor near Huntington Memorial Hospital.

I think this project will be a welcome addition to the area that will provide health and wellness services to residents and the greater community as well. I hope to see the project move forward in a timely manner so we can see the positive economic benefits this plan will bring to our town.

Best regards,



Charlie Stratton

Pasadena, CA 91105

## McMillan, Acquanette (Netta)

---

**From:** David Lopez  
**Sent:** Friday, October 21, 2022 4:32 PM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a lifelong resident of Southwest Pasadena (My Great grandfather purchased property on Marengo & Fillmore in the 1920's, where my mother was raised), I have concerns about the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. **TREES:** The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. **HEIGHT:** The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
3. **SIDEWALKS:** For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. **NO HISTORIC RESOURCES VARIANCE:** This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. **CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS:** Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

## McMillan, Acquanelle (Netta)

---

**From:** marc  
**Sent:** Friday, October 21, 2022 4:44 PM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

We are writing as very concerned, long- time Pasadena residents, regarding the proposed huge development on Arroyo Parkway just north of California. Does this city really need such a mammoth industrial-looking building? Are there not enough empty office spaces already in this city? And don't expect any of us to believe that any of it will be "affordable housing".

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
3. SIDEWALKS: For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much for your consideration.

Letty Valenzuela and Marc LaRiviere

Sent from my iPhone



115 West California Boulevard, #305, Pasadena, CA 91105 [www.mhnapasadena.org](http://www.mhnapasadena.org)

October 21, 2022

Pasadena City Council  
100 North Garfield Avenue  
Pasadena, CA 91101

**RE: PLANNED DEVELOPMENT #39 - AFFINITY PROJECT (465-577 ARROYO PARKWAY)**

Dear Honorable Mayor Gordo and Pasadena City Council,

Because the Affinity Project is proposed as a Planned Development, the City has very wide leeway to impose conditions of approval that are best for the city and its residents. As a residents of Madison Heights, adjacent to the proposed project, we hope you will consider these important points while reviewing the project.

**1. TREES**

The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city. Moreover, because this is a transit-oriented development and the City is trying to encourage more modes of transportation, reducing some parking spaces is also in the City's interest.

**2. HEIGHT**

The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up in the interior. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).

**3. SIDEWALKS**

*This condition is very important to our residents.* Along all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that should soon be approved for this area. It will not only make this area consistent with the rest of Arroyo Pkwy moving forward, but it will make the area safer and much more inviting and pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.

The applicant has argued that they can't have 15' sidewalks for the new construction because the historic buildings they intend to keep only have 10' sidewalks (without setbacks), and thus pedestrians would somehow bottleneck or crash into them. (Despite the wide driveways between the buildings.) This claim makes no sense. By this logic, we should have no corner buildings in the city, because people will walk into them after crossing the street. Pedestrians do not crash into staggered buildings, particularly those separated by wide gaps. Nor do they crash into trees or lampposts. And we don't get crammed bottlenecks of pedestrians here causing problems. Even if that were a legitimate concern, the walk zone could remain fairly consistent anyway. Moreover, such staggering of buildings would actually increase visual interest.

**4. NO HISTORIC RESOURCES VARIANCE**

This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.

**5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS**

Because the applicant chose to propose this as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

We hope the City Council considers these points carefully, bearing in mind the impact of setting or adding to (and thereby cementing) precedents. Thank you very much.



John Latta  
President, MHNA

## McMillan, Acquanette (Netta)

---

**From:** Sally Howell  
**Sent:** Saturday, October 22, 2022 6:58 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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-----

Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
3. SIDEWALKS: For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

Sent from my iPhone

## McMillan, Acquanette (Netta)

---

**From:** Nancy Chulay  
**Sent:** Saturday, October 22, 2022 7:47 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
3. SIDEWALKS: For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.  
Nancy Chulay

Pasadena 91106



## McMillan, Acquanette (Netta)

**From:** Kelly Duke <[REDACTED]>  
**Sent:** Saturday, October 22, 2022 7:51 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Cc:** pasadenamhna@gmail.com  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. **TREES:** The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city. Please consider the following:
  - a. Typical sidewalk installation requires the underlying soil to be compacted to 95% density to support the sidewalk loads. That level of density inhibits deep root growth and can contribute, over time to shallow roots that lead to the uplift of pavement.
  - b. Modern, enlightened, urban planting practices advocate the creation of larger tree planting pits and / or the creation of continuous root zone corridors between trees using "structural cells". Structural cells are modular pedestals that transfer the weight of the sidewalk down through a 30"~36" deep root zone to a compacted soil layer that is below the tree pit.
  - c. The structural cells support the pavement and create a larger area for horticulturally suitable soil that is installed at a lower percentage of compaction (typically 85%). This larger area of accessible soil provides a greater mass for root growth which improves tree health and longevity. This is especially important as we see increases in ambient air and pavement temperatures harming and killing our street trees.
  - d. Structural cells, use in conjunction with root diversion barriers and an appropriately designed irrigation system can channel the roots deeper, thus reducing the potential for pavement up-lift.
  - e. Street trees are critical to reducing pavement surface temperatures and the resulting "urban heat island" effect.
  - f. Healthy street trees must be a critical component of Pasadena's long-term strategy to offset CO2 emissions in the broader efforts to hold global warming at bay. I am confident that the Pasadena's Urban Forestry team in the Department of Public Works are aware of and would support the requirement for structural cells for all trees to be planted in pavement within the landscape design of the proposed Development #39).

2. **HEIGHT:** The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).

3. **SIDEWALKS:** For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we ad

Thank you in advance for your consideration and action on these important matters.

Kelly F. Duke

B.S. Ornamental Horticulture, Cal Poly Pomona, 1982

## McMillan, Acquanette (Netta)

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**From:** Rosey Bell  
**Sent:** Saturday, October 22, 2022 8:51 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
3. SIDEWALKS: For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

Sent from my iPhone

## McMillan, Acquanette (Netta)

---

**From:** Sally Bunkall  
**Sent:** Saturday, October 22, 2022 3:55 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project: 1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city. 2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District). 3. SIDEWALKS: For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation. 4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project. 5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made. Thank you very much.

Ray and Sally Turner

Pasadena, CA 91106

## McMillan, Acquanette (Netta)

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**From:** Barbara Lamb  
**Sent:** Saturday, October 22, 2022 4:13 PM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

I have lived in Madison Heights for thirty-three years and have been a property owner since 1963. I'm appalled by the enormity of this planned development.

As Madison Heights is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
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4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.  
Barbara Lamb

## McMillan, Acquanette (Netta)

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**From:** ALTON CULLEN  
**Sent:** Saturday, October 22, 2022 8:12 PM  
**To:** PublicComment-AutoResponse  
**Cc:** Megan Foker  
**Subject:** Livable Pasadena & Affinity Project

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City Council,

We strongly support the correspondence from Livable Pasadena and add that This City has got to Stop Being directed and run by developers and our Planning department needs a revamp so that they work for us, the citizens and not for outside interests such as developers.

Please change your thinking and become more of a body that centers their focus on the community, Not outsiders who are only interested in the Dollar.

Thank you for giving thought to these comments.

Al Cullen President  
Greenwood/AllenNeighborhood Association

## McMillan, Acquanette (Netta)

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**From:** Barbara Davis  
**Sent:** Sunday, October 23, 2022 7:29 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
3. SIDEWALKS: For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much,  
Barbara

Barbara Davis  
District 7

## McMillan, Acquanette (Netta)

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**From:** Gerrian W  
**Sent:** Sunday, October 23, 2022 9:01 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. **TREES:** The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. **HEIGHT:** The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
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4. **NO HISTORIC RESOURCES VARIANCE:** This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. **CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS:** Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

G Wuts



## McMillan, Acquanette (Netta)

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**From:** Jane Levy  
**Sent:** Sunday, October 23, 2022 9:50 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As residents of Madison Heights for over 50 years, which is next to the proposed Affinity Project (Planned Development #39), we hope that you will consider these important points while reviewing this project:

1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
3. SIDEWALKS: For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.  
Jane and Daniel Levy,

## McMillan, Acquanette (Netta)

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**From:** Charlotte K. Reith  
**Sent:** Sunday, October 23, 2022 10:45 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. BRIDGE OVER THE TRAIN TRACKS OR PUT TRAIN TRACKS UNDERGROUND: This has always been such a bottleneck since the trains started running and with no relief as Glenarm, California or Del Mar, now is the perfect time to fix this HUGE mistake and give relief to neighbors trying to move around their city easily!
2. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
3. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
4. SIDEWALKS: For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
5. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
6. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

## McMillan, Acquanette (Netta)

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**From:** Jeff C  
**Sent:** Sunday, October 23, 2022 12:30 PM  
**To:** PublicComment-AutoResponse  
**Subject:** 10/24/22 City Council Agenda Item #16: Affinity Project

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Dear Mayor Gordo and Councilmembers,

My name is Jeff Cyrulewski, and I'm a Pasadena resident. I'd like to echo the concerns from Protect Pasadena Trees and Livable Pasadena on the Affinity Project, and also hope that staff will go into detail on how traffic metrics were applied to the project, especially with the new Local Mobility Analysis metrics in place. Madison Heights' letter to the Planning Commission back in February does a really good job of laying out a lot of traffic concerns, and my hope is that staff can address those (along with the concerns from Livable Pasadena and PPT) on Monday night.

Thank you,  
Jeff Cyrulewski

RECEIVED

Dear Councilmembers,

2022 OCT 24 AM 9:12  
The intersection of Arroyo Parkway and California Blvd. are already THE MOST CONGESTED INTERSECTION IN OUR CITY. Are we going to add even more traffic to this almost impassible area?

At the very least, the smaller proposed project should be approved for that reason alone.

Also please be sure that the **developer follows** the following elements:

#### TREES

The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.

#### HEIGHT

The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to **residential neighborhoods** and several Landmark Districts.

#### SIDEWALKS

For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated **Specific Plan** that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.

#### NO HISTORIC RESOURCES VARIANCE

This project should not be granted an **additional height Variance for Historic Resources**. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.

#### CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS

Because this is being proposed as a Planned Development, the City has **WIDE LEEWAY to impose conditions of approval** as seen fit. All of these requirements can — and should — be made.

Sincerely,

Molly Kennington, Secretary, Los Robles Plaza HOA: 355 South Los Robles Avenue

## McMillan, Acquanette (Netta)

---

**From:** Jonathan Paek  
**Sent:** Sunday, October 23, 2022 1:56 PM  
**To:** Wilson, Andy; PublicComment-AutoResponse  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I support the project. Please consider the following.

**SIDEWALKS:** For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area.

Thank you very much.

Sincerely,  
Jonathan Paek

## McMillan, Acquanette (Netta)

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**From:** cynthia dale  
**Sent:** Monday, October 24, 2022 12:51 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
3. SIDEWALKS: For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.  
Cynthia Dale

Sent from my iPhone

## McMillan, Acquanette (Netta)

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**From:** Ching-Yao (Tony) Tang  
**Sent:** Monday, October 24, 2022 1:53 AM  
**To:** Wilson, Andy; PublicComment-AutoResponse  
**Subject:** Concerns regarding the Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council,

As a resident of Meridian Court (SW corner of California Blvd. and Marengo Avenue), which is near the proposed Affinity Project (Planned Development #39) and could be heavily negatively impacted. I hope that you will consider the following five (5) important points while reviewing this project:

1. **TREES:** The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. **HEIGHT:** The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon, particularly so close to residential neighborhoods and several Landmark Districts.
3. **SIDEWALKS:** For all the new construction in this development, sidewalks should be 15', plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. **NO HISTORIC RESOURCES VARIANCE:** This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. **CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS:** Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can, and should, be enforced.

Thank you very much for your consideration.

Respectfully,  
Dr. Ching-Yao (Tony) Tang

## McMillan, Acquanette (Netta)

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**From:** Jonathan Knight  
**Sent:** Monday, October 24, 2022 9:33 AM  
**To:** Wilson, Andy; PublicComment-AutoResponse  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

Below are a list of items that my wife and I have concerns about in regards to the new project planned for Arroyo parkway. My wife works in engineering and construction, so she understands, better than I, the complexities involved in such a huge project, so we're empathetic to the challenging decision making that needs to occur. However, we hope that you'll take our concerns into consideration while making a choice that will impact our community for decades to come. Thank you.

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project: 1. TREES: The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city. 2. HEIGHT: The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District). 3. SIDEWALKS: For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation. 4. NO HISTORIC RESOURCES VARIANCE: This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project. 5. CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS: Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made. Thank you very much.

Jonathan Knight and Heather Todak

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Jonathan Knight



## McMillan, Acquanette (Netta)

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**From:** Janice Ohta  
**Sent:** Monday, October 24, 2022 10:16 AM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Cc:** janiceohta@yahoo.com  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. **TREES:** The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. **HEIGHT:** The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
3. **SIDEWALKS:** For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. **NO HISTORIC RESOURCES VARIANCE:** This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. **CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS:** Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

I urge you to consider what is best for our beautiful city and our local residents over the long term, and not what is in the interests of a particular project or developer. Your decisions are your legacy. Choose wisely.

*Janice Ohta*

RECEIVED

Linda Vista-Annandale Association  
Pasadena, CA

2022 OCT 24 AM 10:26

October 23, 2022

Re: Planned Development (PD) 39 – Affinity Project; City Council Meeting  
10-24-2022; Agenda Item 16 .

Mayor Gordo and Councilmembers:

The Linda Vista-Annandale Association (LVAA) appreciates this opportunity to comment on the Affinity Planned Development (PD) 39.

Our comments reflect several interrelated issues: first, whether the Project EIR is legally adequate and should be Certified, second, whether the recommendations of the Planning Commission should be accepted in addition to or in place of the Staff Recommendations; and third, whether any additional requirements should be imposed on the Project in connection with any approvals. Our comments on the proposed Certification of the EIR are made for the purposes of the Administrative Record in addition to being provided for your consideration.

1. Planning Commission Recommendations. LVAA strongly supports all of the still relevant Planning Commission recommendations, particularly recommendation no. 1: limiting the height of Building A to a maximum of 75 feet under all use circumstances, that is, whether the Building is a medical research/office building OR a housing project. The proposed Building is a massive Building at a key corner: California Blvd. and Arroyo Parkway, proposed at over 90 feet, and much more if housing is the selected use and the State Density Bonus Law is sought and applied. Such a result, no matter which use is selected, is out of scale, out of character, will be destructive to adjacent neighborhoods, loom over this area and change it in clear violation of all applicable City ordinances and policies, including adopted Planning documents.

2. Project On-Site Mature Tree Canopy. City policies and procedure have evolved to meet current thinking: the changing climate requires on-site real canopy shade trees **in the ground**, NOT in pots and planters. All of our new Specific Plans recognize this, as did the Huntington Hospital in connection with its recent medical project on South Fair Oaks. Staff and other developers KNOW how to put canopy shade trees in Tree Wells and otherwise in the ground. This project should be required to follow suit and stop avoiding this requirement which is so important to the community. In fact, this community benefit should be required not only because it is the “right” thing to do, but

because “giving” the developer all the benefits of a Planned Development should require community benefits such as this one: Canopy Shade Trees as a significant Landscape feature planted in the ground through Tree Wells and other methods, and not in pots and planters.

### 3 EIR Certification: The Project Description is Inadequate.

The EIR Project Description includes two alternative development scenarios for Building A. This “choice” of different development scenarios is explained in the Draft EIR as providing flexibility to exchange uses in Building A to enable the Project to respond to economic needs and demands at the time of Project implementation.

Applicable CEQA law requires an unambiguous, accurate, stable and “finite” Project Description. The EIR is legally Inadequate because it includes a Project Description that is neither stable nor finite, and, in fact, is ambiguous. The Project Description enables a choice of different development “scenarios” for a major portion of the Project, Building A. The choice is referred to in the EIR as the “flexibility” to exchange the uses in Building A from medical office and ground floor commercial to 197 Dwelling Units, a small amount of commercial, and up to 650 new subterranean parking spaces.

The EIR indicates that this flexibility: “would enable the Project to respond to the economic needs and demands of the City at the time of Project implementation.” See page 2-6 of the Draft EIR. This is a classic “slippery slope” approach to a “finite” Project Description, and clearly violates CEQA. It is not even clear who or what is determining such economic needs and demands of the City as opposed to the economic needs and demands of the Project applicant in order to maximize profits. Further, the argument that the on-site Project is the same whether one Project scenario or another is selected fails because the housing flexible use will result (1) in a very large increase in underground parking for the Project, and, (2) the housing use is more likely than not to trigger the State Density Bonus Law thus significantly increasing height and mass, thereby leading to an entirely different Project which the EIR does not fully disclose to the public.

A leading CEQA case law opinion in this area is Stopthemillenniumhollywood.com v. City of Los Angeles (2019) 39 Cal.App.5th 1, 16–20 [251 Cal.Rptr.3d 296, 307–310, 39 Cal.App.5th 1, 16–20]. As stated by the court in its opinion:

*The requirement of an accurate, stable, and finite project description as the sine qua non of an informative and legally sufficient EIR has been reiterated in a number of cases since County of Inyo. (See, e.g., Treasure Island, supra, 227 Cal.App.4th at p. 1052, 174 Cal.Rptr.3d 363 [“This court is among the many which have recognized that*

*a project description that gives conflicting signals to decision makers and the public about the nature and scope of the project is fundamentally inadequate and misleading”]; Communities for a Better Environment v. City of Richmond (2010) 184 Cal.App.4th 70, 85–89, 108 Cal.Rptr.3d 478 [EIR failed as an informal document because the project description was inconsistent and obscure as to the true purpose and scope of the project]; San Joaquin Raptor Rescue Center v. County of Merced (2007) 149 Cal.App.4th 645, 653, 57 Cal.Rptr.3d 663 [an EIR must include detail sufficient to enable those who did not participate in its preparation to understand and to consider issues raised by the proposed project].)*

The Project EIR cannot be Certified so long as the Project Description is legally inadequate because it is not accurate, stable, and finite. The developer should be required to choose the Building A use NOW, prior to entitlement approval and EIR Certification.

#### 4. Variance For Historic Resources.

The Project proposes construction of two new buildings with maximum building heights that range from 93 feet 6 inches (Building A) to 90 feet 6 inches (Building B), when measured to the top of the parapet. These building heights are proposed in excess of applicable maximums (50' and 65' with height averaging) for the purpose of accommodating onsite “historic resources”. The Staff Report indicates that the additional height would allow the Project to reestablish developable floor area, from one area of the site to another, while preserving the existing historic resources.

Planning Commission/City Council Jurisdiction. A basic question: did the Planning Commission have jurisdiction to recommend granting of an Historic Resources Variance, and does the Council now have jurisdiction to grant the Variance? The controlling Zoning Code provision, which is Zoning Code Section 17.61.080.H.3 (Variances – Variances for Historic Resources – Findings and decision), provides that the Hearing Officer shall be the applicable review authority for Variances for Historic Resources. How can the Council decide on the Variance without prior action by the Hearing Officer?

Proposed Condition of Approval No. 12. The applicable Zoning Code Section providing for a Variance for Historic Resources referred to above provides: The Variance . . . only applies if the property has a historic designation or is required, as a condition of approval of the Variance, to submit an application for historic designation prior to completion of the proposed project or establishment of the proposed use.

Project proposed Condition of Approval No. 12 provides: The applicant or successor in interest shall submit an application to designate 501 and 523 South Arroyo Parkway as Landmarks. Landmark Designation shall be required prior to issuance of any building or grading permits (emphasis added).

It should be obvious: the two “historic resources” on the Project site, 501 and 523 South Arroyo Parkway, are considered currently as “Eligible” resources, but actual designation is significantly deferred until well after Project approvals are, possibly, obtained – a major policy and arguably CEQA issue. Further, apparently, and as stated in the Staff Report, both of these buildings are Eligible for local listing as opposed to listing on the California or National Register. Eligibility is only one step, a beginning step, on the road to actual listing such that the Variance is available, and, in fact, at this point, neither of these buildings currently is a qualifying designated resource.

It is **not** obvious that both buildings easily will achieve local listing as Landmarks or otherwise. Probably, the building at 523 South Arroyo Parkway, the former Lewis Iron Building designed by Marston and Van Pelt, which has support in the community, will be able to achieve local listing status. As to the building at 501 South Arroyo Parkway, its fate is not so clear, particularly since preserving this building in the name of historic preservation appears primarily for the purpose of “transferring” enormous height entitlements to the proposed new Project buildings – see discussion below on proposed heights. Approving the Variance for the building at 501 South Arroyo Parkway involves balancing competing policy and entitlement perspectives, and the Commission should consider denying the Variance for the building at 501 South Arroyo Parkway in order to reduce the height or heights of the new proposed buildings.

Required Findings for Variance. It is not clear that the Commission can make required Findings 2, 3, 4 and 5 for approval of the Variance. Approval of the Variance for both buildings, in fact, will result in two new Project buildings of enormous height that will adversely impact adjacent neighborhoods, and, granting the Variance as to both buildings will NOT be in conformance with the goals, policies and objectives of the General Plan and the purpose and intent of the Central District Specific Plan. See below. And, it is not clear if the Variance is consistent with the purposed and intent of the Planned Development Zoning scheme.

#### 5 CEQA Certification: Variance for Historic Resources.

Deferral of approval of the required listing of 501 and 523 South Arroyo Parkway until significantly after final approval of the PD and related Entitlements violates CEQA. Such deferral constitutes impermissible deferred Mitigation as well as impermissible

deferred analysis. The EIR cannot be Certified unless and until both buildings in question are listed, and any other procedure renders the EIR legally Inadequate.

Improper Alternatives Analysis. The EIR is legally Inadequate in that the Alternatives analysis fails to consider and analyze an Alternative in which the building at 523 South Arroyo Parkway, the Lewis Iron Building, is the sole historic resource subject to the granting of the Variance and excluding consideration of the 501 South Arroyo Parkway building.

.6. EIR Certification: The EIR Analysis of Project Water Supply is Inadequate.

The EIR analysis of Project Water Supply is inadequate even though the EIR is fairly recent. New information and changed circumstances both render the analysis out-of-date, incomplete, illogical, and misleading to the public. Since preparation and circulation of the EIR, California's drought emergency has significantly worsened over the last several months and on a day-by-day basis, and is now unprecedented, leading, in part, to Pasadena taking steps to address the situation as of September 1, 2022, including mandating one-day a week outdoor watering and mandating additional water conservation measures. As a result, the EIR and all supporting studies and documents, such as the state Water Supply Assessment (WSA), must be updated to meet the present, current situation, and the EIR Supplemented including circulation of all supplemental EIR Project water supply documentation and analysis. Matters which should inform the updated analysis include, but are not limited to, the precise current drought conditions including MWD Colorado River impacts and mitigations that should be imposed considering significant Pasadena and Project water supply impacts, the Cumulative impacts of concurrent large development projects in Pasadena, and appropriate Project Alternatives given the water supply situation.

The current EIR Project water supply analysis, which we believe must be updated, is quoted, and summarized below. Note the following definitions: Adopted 2020 Urban Water Management Plan (UWMP) for the City of Pasadena, and State required WSA: water supply assessment (WSA)

Project CEQA Initial Study dated August, 2021; Page 2-60:

"The Project would increase demand for potable water. The PWP has concluded the Project does not meet the thresholds to require a Water Supply Assessment pursuant to SB 610 (Sections 10910 et. seq. of the California Water Code) (Dion 2020). However, potential impacts related to the sufficiency of water supplies for the Project will be further evaluated in the Draft EIR." Note: a WSA was prepared for the Draft EIR.

Project Water Supply: Draft EIR. Dated January 2022; Page 3.11 et seq.

Threshold 3.11b: Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

....

“Project Water Supply Sufficiency

As stated previously, the 2020 UWMP aligns with Pasadena’s population and land use and is consistent with SCAG population and employment projections; and thereby includes potential water demands that would be generated by land use changes and new commercial and residential developments like the Project. Additionally, PWP staff reviewed the WSA for the Project and concluded that the WSA meets the requirements of SB 610 and SB 221 and concurs that PWP would have sufficient water supplies to meet existing demands combined with the Project’s estimated demands of 76 afy and cumulative demands anticipated in the 2020 UWMP(PWP 2022). Therefore, there would be sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. **There would be a less than significant impact related to water supplies, and no mitigation is required (emphasis added).**”

Project Water Supply: Final EIR dated May, 2022; Page 21.

“**Response 105.2.** As discussed, beginning on page 3.11-1 of the Draft EIR, a water supply assessment (WSA) was prepared for the Project. As stated on page 3.11-1:

“It is noted that the Project and Project with Building A Residential/Commercial do not qualify as a “project” under Senate Bill (SB) 610, which requires preparation of a WSA (Section 10912[a] of the Water Code). Nonetheless, based on comments received on the Notice of Preparation of this Draft EIR **and given that all of California’s 58 counties are under a drought emergency proclamation as of the preparation of this EIR (California 2021)**, a WSA was prepared for the Project and Project with Building A Residential/Commercial to inform the environmental analysis.” **(Emphasis added.)**

The results of the WSA were summarized in Section 3.11, Utilities and Service Systems, of the Draft EIR and provided as Appendix I. As discussed on page 3.11-23: Therefore, there would be sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years.

**There would be a less than significant impact related to water supplies...”**  
(Emphasis added.) Note: This is one typical Final EIR Response to Water Comments.

7. Required Findings for PD and Related Entitlements.

All required Findings for approval of the PD and related Entitlements cannot be made, particularly the following proposed Findings: 1, 2, 4 and 5. Proposed Approvals 2, 3 and 4 should not be adopted by the City Council.

This proposed PD is enormous including two massive new buildings proposed at 90 plus feet in height, almost double what would be permitted in the usual course – even for a PD. In fact, this proposed Project is out of scale, out of character, adversely impacts adjacent neighborhoods, is detrimental to the public interest and general welfare of the City and does not conform to the General Plan or the Central District Specific Plan. This proposed commercial Project overwhelms not only its surroundings, but also the vision and intent, goals and objectives of all applicable Planning documents and regulations.

In considering whether or not all the required Findings for the PD and related Entitlements can be made, the Commission should also consider the following Design Commission Preliminary Consultation comment made to the applicant and attached to the Staff Report: The proposed buildings are substantially higher than existing surrounding development and also exceed the height limit for new development along Arroyo Parkway.

8. CEQA Certification: Land Use and Planning. The proposed Project, a massive PD, is not adequately analyzed in the EIR in terms of project-specific Land Use and Planning significant impacts, and, in terms of cumulative impacts. This proposed PD is inconsistent with applicable land use plans. CEQA Guidelines section 15125, subdivision (d) requires an EIR to disclose any inconsistencies between a project and applicable land use plans. On this basis alone, the Commission should not Certify the EIR.

Thank you for your consideration of our comments and concerns.

Sincerely,  
Linda Vista-Annandale Association  
*/s/ Nina Chomsky*  
Nina Chomsky, President  
cc: LVAA Board of Directors





2022 OCT 24 PM 1:42

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Akila Gibbs

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Margie Gregg Grossman

Alice S. Huang, Ph.D.

Laura Mosqueda, M.D.

October 24, 2022

Jason Van Patten

Senior Planner

Planning & Community Development

City of Pasadena

Dear Jason,

I am the Executive Director of the Pasadena Senior Center. I am writing in support of the Affinity Project at 465-577 S. Arroyo Parkway.

Pasadena has a large population of older adults who are living alone and want/need to transition to assisted living and memory care facilities.

Many are on a waiting list that includes 80 people in waiting. Many wait so long they are forced to move out of area, even when they love living in Pasadena.

The Affinity Project will offer much needed senior housing and memory care. The project will be located in the middle of the town near family, friends, health care and public transportation, making it very convenient.

I truly believe the Affinity Project will have a significant impact on the quality of life for older adults and their families, which is why I support the project.

If you have any questions please do not hesitate to contact me at (626) 685- 6703.

Sincerely,

A handwritten signature in black ink, appearing to be "Akila Gibbs", with a long horizontal line extending to the right.

Akila Gibbs

Executive Director

85 EAST HOLLY STREET PASADENA, CA 91103  
NONPROFIT I.D. #95-2085393

[www.pasadenaseniorcenter.org](http://www.pasadenaseniorcenter.org)

phone: (626) 795-4331  
fax: (626) 577-4235

10/24/2022  
Item 16

## McMillan, Acquanette (Netta)

---

**From:** Diane Smith  
**Sent:** Monday, October 24, 2022 2:53 PM  
**To:** PublicComment-AutoResponse  
**Cc:** Gordo, Victor; Wilson, Andy; Hampton, Tyron; Jones, Jason; Williams, Felicia; Rivas, Jessica; Masuda, Gene; Madison, Steve; Jomsky, Mark  
**Subject:** Support for Affinity Project - PD#39 on Arroyo Parkway

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Dear Pasadena City Council Members,

The Affinity Project is a perfect example of the kind of development we need in Pasadena. It meets two critical needs. This project will provide much-needed housing while also supporting the growing healthcare industry in our city.

We're all very aware of the housing shortage, however, we don't often hear about the need for new housing for seniors. The Affinity's mixed-use development will provide both assisted and independent housing options for seniors. That will allow Pasadena's older residents to stay in the neighborhood and maintain relationships with local friends and family.

Another component of the project is a state-of-the-art medical building in the growing medical and technology corridor near Huntington Memorial Hospital. It's critical that we have the infrastructure in place to support this industry and that is exactly what Affinity's new medical office facility will provide. Class A medical office space will help attract top physicians and researchers to the Huntington Hospital Corridor.

The Affinity Project is an ideal combination of housing and medical space. Seniors can retire and remain in the community, and have close access to healthcare professionals. That means that seniors can maintain their relationships with doctors and other service providers.

I think this project will be a welcome addition to the area and I strongly encourage your support.

Sincerely,

Diane Smith

## McMillan, Acquanette (Netta)

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**From:** Denise Quan  
**Sent:** Monday, October 24, 2022 4:54 PM  
**To:** PublicComment-AutoResponse; Wilson, Andy  
**Subject:** Affinity Project (Planned Development #39)

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Dear Honorable Mayor Gordo and the Pasadena City Council:

As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

1. **TREES:** The developer should be required to plant trees in the ground with sufficient root space for full maturity, rather than in raised planters on the ground level. This can even be done over parking garages, by eliminating just a couple of spaces. Despite their claims, planting in the ground will vastly reduce required water use over time, while helping ensure greater size and success for the trees. Both are very important considerations to our city.
2. **HEIGHT:** The height of the new buildings should be below 75' where they front Arroyo Parkway and California Blvd, and then step up. We do not want the southern entrance to our city to become a stark, uninviting canyon — particularly so close to residential neighborhoods and several Landmark Districts (including the soon-to-be-finalized Madison Heights Landmark District).
3. **SIDEWALKS:** For all the new construction in this development, sidewalks should be 15 feet, plus 0-3' setbacks. This is consistent with the updated Specific Plan that will likely soon be approved for this area, and it will make the area safer and much more pedestrian-friendly. This is especially important as we add so much new housing and office space in this area, while trying to encourage multi-modal transportation.
4. **NO HISTORIC RESOURCES VARIANCE:** This project should not be granted an additional height Variance for Historic Resources. That law was not intended for this sort of project. This variance cannot be used if a hardship is of the developer's own making, yet that is exactly what this developer did, by choosing to classify it as a "Planned Development" project.
5. **CITY HAS WIDE LEEWAY TO IMPOSE CONDITIONS:** Because this is being proposed as a Planned Development, the City has wide leeway to impose conditions of approval as seen fit. All of these requirements can — and should — be made.

Thank you very much.

Denise Quan

Pasadena, CA 91106

## McMillan, Acquanette (Netta)

---

**From:** Andi Ceragioli < >  
**Sent:** Monday, October 24, 2022 4:11 PM  
**To:** PublicComment-AutoResponse  
**Cc:** Gordo, Victor; Hampton, Tyron; Jones, Jason; Williams, Felicia; Rivas, Jessica; Masuda, Gene; Madison, Steve; Wilson, Andy; Jomsky, Mark  
**Subject:** The Affinity Project - OCT. 24 CITY COUNCIL MEETING, AGENDA ITEM 16  
**Attachments:** The Affinity Project - September 2022 support letters.pdf

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I am writing on behalf of The Affinity Project which is scheduled to be on the agenda for the October 24, 2022, City Council meeting. Attached are support letters the project has received.

If you have any questions, please let us know. Thanks.

ANDI CERAGIOLI

[213] 254-2442 | [www.advocacy.la](http://www.advocacy.la)  
2450 Mission Street, Suite 21 | San Marino, CA 91108

GOVERNMENT & COMMUNITY RELATIONS  
PUBLIC AFFAIRS  
LAND USE ENTITLEMENTS



## McMillan, Acquanette (Netta)

---

**From:** Jomsky, Mark  
**Sent:** Monday, October 24, 2022 5:32 PM  
**To:** Official Records - City Clerk  
**Subject:** Fwd: Affinity Project

Sent from my iPad

Begin forwarded message:

**From:** emina  
**Date:** October 24, 2022 at 4:49:32 PM PDT  
**To:** "Jomsky, Mark" <mjomsky@cityofpasadena.net>  
**Subject:** Affinity Project

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Dear Mayor Gordo and members of the Council,

I urge you to require the Developer of the Affinity Project to plant trees in the ground, through tree wells, and NOT in planters no matter how big the planters are.

Large planters with trees maybe fine around hotel swimming pools but not here. The public deserves to have mature shade trees planted in the ground to help combat climate change. Trees are the answer to many of our problems but we have to plant more of them, do it right, and take proper care of them.

Trees do much better in the ground where their roots are allowed to spread and develop without any restraints so that they can grow into full size mature and healthy ones.

For years I have watched tortured magnolia trees that were planted in very large planters where Bank of America used to be on Marengo across from the Convention Center. They produced very little shade if any, and looked like they were bonsai ones. I really felt bad for those trees.

In my opinion, the benefit of having trees in the ground more than outweigh losing a few parking spaces.

Please do the right thing by saying "NO to trees in planters"

Thank you.

Emina Darakjy

Tree Program Chair, Pasadena Beautiful Foundation

President, California Urban Forests Council