

## McMillan, Acquanette (Netta)

**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)

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**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:

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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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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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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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## 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

2022 OCT 24 AM 11:01

To the Pasadena City Council,

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)

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**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.
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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:

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## 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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Linda Ehrlich,  
Sent from my iPad

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**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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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.
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.

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.
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.
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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)

---

**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.
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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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)

---

**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.
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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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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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)

---

**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 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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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

10/24/2022  
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Shae Morales

Pasadena, CA 91106

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

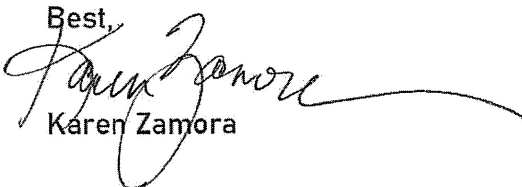
**RE: Item#16. PUBLIC HEARING: PLANNED DEVELOPMENT #39 (AFFINITY PROJECT)  
- 465-577 SOUTH ARROYO PARKWAY (LEGISLATIVE AND QUASI-JUDICIAL ACTIONS)**

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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Cyndi Erickson

Pasadena, CA 91105

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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)**

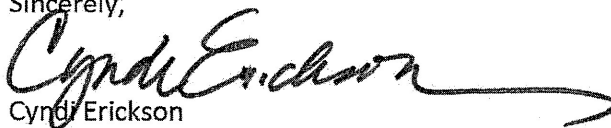
To Whom It May Concern:

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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CITY CLERK  
CITY OF PASADENA

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

10/24/2022  
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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 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

10/24/2022

Item 16

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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:

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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

10/24/2022  
Item 16

## 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, Acquanette (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".

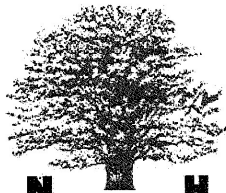
As a resident of Madison Heights, which is adjacent to the proposed Affinity Project (Planned Development #39), I hope that you will consider these important points while reviewing this project:

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



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**M A D I S O N H E I G H T S**  
**N E I G H B O R H O O D A S S O C I A T I O N**

115 West California Boulevard, #305, Pasadena, CA 91105 [www.mhnipasadena.org](http://www.mhnipasadena.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.

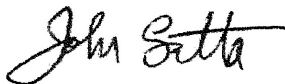
**4. NO HISTORIC RESOURCES VARIANCE**

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