

## McMillan, Acquanette (Netta)

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**From:** Andi Ceragioli <andi@advocacy.la>  
**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 | [andi@advocacy.la](mailto:andi@advocacy.la) | [www.advocacy.la](http://www.advocacy.la)  
2450 Mission Street, Suite 21 | San Marino, CA 91108

GOVERNMENT & COMMUNITY RELATIONS  
PUBLIC AFFAIRS  
LAND USE ENTITLEMENTS



**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 Lic. 01188604

**CBRE | Advisory & Transaction Services | Investor Leasing**

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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, 2021 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", with a long horizontal flourish extending to the right.

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*  
Michelle Ficarra



**Varsh, Tess**

---

**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 HMH 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

766 Fairfield Circle  
Pasadena CA. 91106

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

From: stan kong

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

To: [tvarsh@cityofpasadena.net](mailto:tvarsh@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  
**Sent:** Wednesday, August 11, 2021 12:08 PM  
**To:** Varsh, Tess  
**Subject:** The Affinity Project

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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 9:04 AM  
**To:** Varsh, Tess  
**Cc:** Reyes, David; Pete Kutzer  
**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  
City of Pasadena  
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

626-639-3945

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@hcesg.com](mailto:strytten@hcesg.com)

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

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Varsh, Tess

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**From:** Carole Walker [mailto:carole@redstonecommercial.com]  
**Sent:** Wednesday, August 11, 2021 10:34 AM  
**To:** Varsh, Tess; Reyes, 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 50 years. I have seen Pasadena grow into a City where large corporations want their headquarters and smaller businesses thrive due to a population that supports it's businesses.

I have had the opportunity to study 'The Affinity' proposed development project. For the last 10 years, I had envisioned a developer designing and building a project of this nature.

Once this project is built it will no doubt be a model for like projects across the United States. People interested in the assisted living business are looking for a more workable model to serve senior citizens.

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

1. Creates a vibrant meeting place for friends and relatives in an atmosphere enjoyable to both.
2. In their normal everyday life they once had, 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 far cry 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 as I 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 No. Lake Avenue, Suite 1000  
Pasadena, CA 91101  
(626) 795-2255 Office  
(626) 795-2251 Fax  
(626) 255-0100 Cell

## Takeda, Michi

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**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



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**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 626-710-2360 if you'd like to reach me.

Sincerely,

  
**Scott Feldmann**  
The Barcelona

Pasadena CA  
91101

cc: Pete Kutzer

**From:** Paul Little <[Paul@pasadena-chamber.org](mailto:Paul@pasadena-chamber.org)>

**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,



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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 <[Steve@oldpasadena.org](mailto:Steve@oldpasadena.org)>

**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



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