

Takeda, Michi

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 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 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

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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, 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 Albrektson
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 Albrektson 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

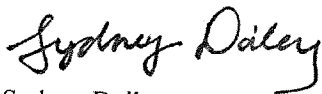
RE: Planned Development #39 (Affinity Project) 465-577 S. Arroyo Parkway

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 black ink that reads "Sydney Dailey". The signature is written in a cursive, flowing style.

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

CC: D.Reyes

February 22, 2022

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

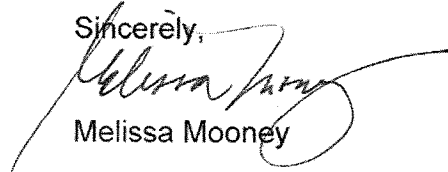
SUBJECT: Planned Development #39 (Affinity Project) 465-577 S. Arroyo Parkway

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 large, stylized flourish extending from the end of the signature.

Melissa Mooney

From: Nikki Macie
Date: Tuesday, February 22, 2022 at 12:46 PM
To: "jvanpatten@cityofpasadena.net" <jvanpatten@cityofpasadena.net>
Cc: "info@affinitypasadena.com" <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

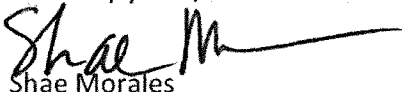
RE: Arroyo Parkway Planned Development #39 – The Affinity

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 stylized flourish at the end.

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.

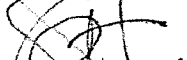
As the president of the South Pasadena Chamber of Commerce I worked for over a decade in an anti-development environment and learned how to navigate the desires of a no- or slow-growth citizenry with the equally important need for change and evolution to keep a community vibrant with a high quality of 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 626-710-2360.

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

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

You don't often get email from [REDACTED]. [Learn why this is important.](#)

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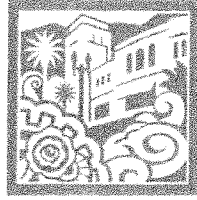
I am writing in support of item # 5 on the Planning Commission agenda for 7/13, the Affinity project.

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
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

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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>.

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 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 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 626.792.1250 f 626.792.1287 e slba@southlakeavenue.org

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