



February 10, 2021

Ms. Anita Cerna
Senior Planner, Community Planning
City of Pasadena
VIA EMAIL

RE: South Fair Oaks Specific Plan

Dear Ms. Cerna,

Thank you for the opportunity to comment on the latest iteration of the South Fair Oaks Specific Plan. The West Pasadena Residents' Association would like to submit the following comments:

- ♦ Although we appreciate the attention paid to sidewalks (frontage zone, walk zone, and amenity/curb zone), what provisions will be made to ensure the planting of trees and their care and maintenance so that the saplings don't die? We have seen too many newly planted street trees not survive due to a lack of care.
- ♦ The densities assigned to the Raymond Transit District, Fillmore Transit Neighborhood, the Transit Core, and the Arroyo Gateway areas are the maximum (3.0 FAR) even before density bonus is applied. If/when built out, Fair Oaks Avenue, Raymond Street, a portion of Arroyo Parkway, and especially Edmondson Alley will be rendered into concrete canyons.
- ♦ Similarly, mixed use and multi-family structures destined for the above areas are allowed heights of up to 75 feet. Are such blocks of glass and stucco what we want for a primary gateway to Pasadena? How will concessions affect these heights?
- ♦ It is encouraging that paseos are part of the Specific Plan. However, such narrow paseos cannot mitigate the displacement of sunshine, greenbelts, and low-rise human-scale buildings in exchange for a series of unimaginative rectangular boxes.
- ♦ Design of the structures planned for this Specific Plan will be of paramount importance. We do not want more banal multi-family or mixed-use buildings such as those we have seen proliferate along Walnut Street. What measures are being put into place for respecting Pasadena's architectural legacy, design integrity, and compatibility with the "best of Pasadena"?

We trust that the public process will continue prior to the adoption of the SFO-SP, and that we may be able to see updates that incorporate community's concerns.

Thank you for your consideration of our comments.



Dan Beal, President
For the Board of Directors

cc: David Reyes, Director of Planning and Community Development
Steve Madison, Councilmember, District 6
Takako Suzuki, Field Deputy, District 6
David Sanchez, Principal Planner, Community Planning

The WPRA is an all-volunteer organization dedicated to maintaining and enhancing the quality of life in southwest Pasadena. We represent 7,000 households, including 1,000 paid members.