



September 2, 2021

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

Re: 491-577 Arroyo Parkway – “Affinity Project”

Dear Mr. Van Patten:

The WPRA contends that the drafting of an EIR for the Affinity Project is premature and will not be acceptable until the developers define and commit to the use of Building A. According to the project description published on Pasadena’s website:

...the proposed PD Plan would provide the flexibility to exchange the uses in Building A from medical office and ground floor commercial for the following:

- *3,000 sf of commercial and a sales/leasing management office on the ground floor;*
- *Up to 197 residential dwelling units;*

Consequently, the proposed project is not “stable,” a requirement under CEQA which requires an EIR to contain a finite project description. Until the physical concept is firm, the project does not qualify for an EIR under CEQA.

Furthermore, the WPRA urges the city to include a comprehensive analysis of the impact this project would impose on our city’s water usage. A building of apartments and/or condominiums would have a much different water and sewer need than medical offices. Also, the traffic flow exiting and entering Building A would be different for living units than for offices.

Until the proposed project is clearly defined, both in physical planning and in use, an EIR is premature. The WPRA strongly encourages the City to press for focus on this project and publish the finalized use of Building A before progressing any further.

Thank you for your consideration of our point of view.

Respectfully,

A handwritten signature in black ink that reads "Dan Beal". The signature is written in a cursive, flowing style.

Dan Beal, President
West Pasadena Residents' Association
For the Board of Directors

C: Councilmember Steve Madison
Takako Suzuki, Field Representative

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