



November 17, 2021

Planning Commission
City of Pasadena
Via email

**WPRA Request for Continuance: Conditional Use Permit #6918
758-766 S. Fair Oaks Avenue**

Dear Chair Olivas and Commission Members:

The West Pasadena Residents' Association requests that consideration of the Department of Planning and Community Development's recommendation to approve a Conditional Use Permit for a recently-redesigned 100,285 square foot, four-story medical and professional office building with a three-level subterranean parking garage at 758-766 South Fair Oaks Avenue BE CONTINUED to allow adequate time for community outreach and consideration and dialogue between the applicant and the community.

As you are aware, adoption of the updated and greatly revised South Fair Oaks Specific Plan is likely only a few months away. The Specific Plan will include appropriate land uses, complementary and appealing architecture, facilitated access to public transit, an enhanced, safe and pleasant pedestrian experience, an appealing public realm, and open space and extensive tree canopies—none of which are particularly advanced by the project as currently conceived. The findings do not support adherence to the current or upcoming SFOSP.

Also pending is the revised Local Mobility Analysis (formerly the Outside CEQA analysis) which when implemented will provide a much more extensive and precise analysis of the effects of development on neighborhoods and the local street network, as well as transit access and pedestrian mobility. The enhanced Local Mobility Analysis process was approved unanimously by the Transportation Advisory Commission on October 28 and will be scheduled in the Planning Commission soon.

Among the reasons that the project should be continued for further analysis and community/applicant dialogue include:

- The very recent presentation of a modified project without adequate opportunity for community awareness and review prior to consideration of the request for a CUP. The modified project may have addressed some

of the Design Commission's concerns, but adequate time for analysis is needed.

- The unappealing massing and bulk of the building, out of sync with Pasadena's look and the pending South Fair Oaks Specific Plan design guidelines, and contrary to the expectations of community participants in the SFOSP process. This design may be appropriate for other cities, but not Pasadena.
- Miscalculated trip generation and traffic assumptions for the project, based on inaccurate classification of the business currently on the property and erroneous peak hour calculations (PRISM Engineering evaluation 11/11/21)
- Two curb cuts and driveways that disrupt a large percentage of the Fillmore frontage, which is a substantial portion of the primary pedestrian linkage between the Fillmore L Line station and the Huntington Hospital complex, making for unpleasant and unsafe pedestrian use. The Design Commission recommended a single curb cut on Fair Oaks for that reason.
- Little provision for trees or for open space; sidewalk trees placed over subterranean parking with no space for root growth.
- Lack of information on how the project integrates with master planning for the hospital complex.
- Potential diversion of traffic to Edmundson Alley, barely two lanes wide without public egress between Fillmore and Glenarm.
- Potential for unsafe left turn lane queueing on southbound Fair Oaks at Fillmore.

WPRA has a long and valued relationship with Huntington Memorial Hospital and is greatly appreciative of its many contributions to Pasadena and beyond. We also recognize that the property in question is suitable and appropriate for some form of medical and professional office use. The Planning Commission's continuation of the application for a CUP would greatly facilitate dialogue and analysis between City staff, the applicant and the community.

Thank you for your consideration of our points of view.

Respectfully,

Dan Beal, President, WPRA
For the Board of Directors

Pete Ewing
Land Use Lead

The WPRA is an all-volunteer organization dedicated to maintaining and enhancing the quality of life in southwest Pasadena. We represent nearly 8,000 households, including 1,000 paid members.

WEST PASADENA RESIDENTS' ASSOCIATION
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