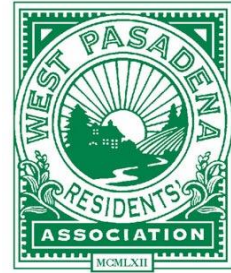


December 8, 2021

Members of the Planning Commission
City of Pasadena
Via Email



WPRA Comments on Central District Specific Plan

Chair Olivas and Commission Members:

The West Pasadena Residents' Association notes the progress made to date on developing the Central District Specific Plan (CDSP) and commends those who have contributed to it.

For today's Planning Commission study session, WPRA would like to touch on a few key policy areas, and looks forward to further Specific Plan development.

- Density caps in the Central District must take state density bonus allowances into consideration, to account for as much as a 35% increase in residential units due to the STBL.
- The CDSP should assure that the supportive infrastructure for the proposed dense development is provided.
- We are concerned with the proposed high-density mixed-use zoning proposed for the Shopper's Lane area east of Lake Avenue, including the loss of retail-related surface parking and the adjacency to the less dense residential area east of Mentor.
- Planned Developments have changed the character and context of the Central District (and other areas)—the impacts and usefulness of PD's should be revisited.
- Green open-space areas should be specified and formally included in the CDSP. Specifically, the green space areas across from City Hall (the "L"-shaped parcels that front Garfield and Holly), should be classified as open space.
- The urban forest should be maintained, preserved, expanded and protected. Subterranean parking that is built lot line to lot line compromises tree survival and should not be permitted unless adequate, permanent tree wells are provided.

- We understand staff's reasoning in specifying low or no commercial parking requirements but do not completely agree with it. In-building parking is a commitment for the life of the building, and insufficient parking is difficult to compensate for. Given the paucity of on-street parking, especially all-day parking, in the Central District, there will be intense competition with residents for street parking when little or no parking is included in residential construction in TOD areas.
- Open-air parking lot and street eating areas have revitalized dining experiences and restaurants without significant effects on traffic and mobility; however, high-quality design standards should be included in the CDSP.
- CDSP provisions should be coordinated with other Specific Plans, especially the adjacent South Fair Oaks Specific Plan.

Thank you for your consideration of our points of view.

Respectfully,



President, WPRA

For the Board of Directors

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.