

Molinar, Tess

From: Van Patten, Jason
Sent: Tuesday, September 15, 2020 10:34 AM
To: Molinar, Tess
Subject: FW: 1388 West Colorado (11908) -- September 16 Hearing Agenda

From: John Shaffer <johnshaffer@quinnemanuel.com>
Sent: Tuesday, September 15, 2020 10:29 AM
To: Van Patten, Jason <jvanpatten@cityofpasadena.net>
Cc: 'Monica Shaffer' <johnandmonica@charter.net>
Subject: 1388 West Colorado (11908) -- September 16 Hearing Agenda

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We oppose the granting of a variance for 1388 West Colorado. The building site is located at one of the most significant corners in the San Rafael neighborhood. Colorado and Melrose/Avenue 64 are gateway streets into Pasadena and our neighborhood, and the site is adjacent to the neighborhood park. If building standards are to be applied anywhere, this would be the place.

Although just over 50% of the walls facing the streets will be windows, one has to assume that most of those windows will be covered virtually all of the time. The proposed rooms with windows facing the street consist of examination rooms, an office, and the garbage bin area. Thus, windows or not, virtually the entire building facing Melrose will be "dead space." That dead space should not come out to the sidewalk.

We appreciate the architect's efforts to attempt to match the style of the existing historic structure. The clocktower (although non-functioning) is an important area landmark, and at a minimum it should be repaired as part of this project. But, regardless of the design, the proposed building will encroach upon valuable open space and significantly alter the character of the corner.

We are also concerned about the effect on sight lines, particularly for vehicles turning right from Colorado onto Melrose. Among other things, (i) the corner is angled, so one must look back more than 90 degrees to see, (ii) there is a bus stop near the corner, and (iii) vehicles slowing down to make the left turn onto Glen Summer are encountered quickly.

John and Monica Shaffer
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