

## Molinar, Tess

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**From:** Robert Aicher <aicher@sbcglobal.net>  
**Sent:** Tuesday, September 15, 2020 5:42 PM  
**To:** Van Patten, Jason  
**Cc:** Suzuki, Takako; Molinar, Tess  
**Subject:** Re: 1388 West Colorado Blvd

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Please make that “when driving eastbound” on West Colorado Blvd. Thanks.

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**From:** Robert Aicher <aicher@sbcglobal.net>  
**Date:** Tuesday, September 15, 2020 at 5:38 PM  
**To:** <jvanpatten@cityofpasadena.net>  
**Cc:** <tsuzuki@cityofpasadena.net>, <tmolinar@cityofpasadena.net>  
**Subject:** 1388 West Colorado Blvd

*Dear Jason,*

My wife and I are writing to oppose the 1388 West Colorado Blvd medical building application.

**Setback.** We oppose the applicant’s “minor” variance request for a zero setback from the sidewalk for several reasons. When driving westbound on West Colorado Blvd and turning right (south) on Melrose, the existing green space improves the line of sight, especially important considering there is a bus stop. Reducing the proposed building’s setback to zero would slightly increase the hazard, which isn’t present for the other bus stops at that intersection.

**Reduction of Green Space.** The applicant’s current lawn provides a nice balance to San Rafael park across the street. The applicant’s proposed zero setback would instead put the building in your face, literally.

**Loss of Patient Privacy.** The applicant’s existing chiropractic office does not have any exam rooms facing Colorado Blvd. Instead, they are nestled behind the waiting room where prying pedestrians do not have a clear line of sight. With the proposed medical office, however, not only will there be pedestrian line of sight directly into reception as well as both exam rooms, from multiple angles, but a zero setback would allow pedestrians to literally, sorry to be so direct, leave nose grease on the exam room windows.

**Location Incompatible with Medical Office Use.** It is not a solution for the applicant to install curtains so as to block pedestrian line of sight. The purpose of requiring large amounts of glass facing the street is similar to display windows, i.e. to encourage passersby to see the services offered and patronize the establishment. What might be appropriate for Starbucks, however, is not appropriate for a medical office where patient privacy is paramount. Using blinds for privacy would thus make this medical office look like a home, with curtains forever drawn, like the home next door south, at 23 Melrose Avenue.

The applicant is attempting to shoe-horn a very small development into a too small space, at the expense of public setback requirements to as to avoid utility easements that have been in place for decades. The existing green space is a pleasant, if aesthetically uninspired, use of the parcel, and is far better than what will inevitably be nicknamed “the peekaboo medical office next to the broken clock tower.”

***Bob Aicher & Jill Hunting***

212 Glen Summer Road

Pasadena, CA 91105