

August 11, 2020

To: David Reyes, Planning Director

Subject: Design Commission Comments 452 N. Los Robles

This site is one of the largest parcels in the Northwest and is underutilized and begs for a good project that would be complementary to the area. This project is not that project. The proposed project is too dense and tall for the neighborhood and its design is inconsistent with any buildings in the Northwest area of the city.

The staff report references the Design Related Policies in the Land Use Element and has chosen to ignore many of those policies in favor of others. The following policies are applicable

4.11 Require that development demonstrates a contextual relationship with neighboring structures addressing such elements as building scale, massing. This project is inconsistent with this policy in that there is no building of this size in the Northwest area of the city.

23.4 Development Transitions: Ensure sensitive transitions in building scale between building in multi-family residential areas and lower scale buildings in residential areas This project is inconsistent with this policy. The project is almost twice as tall as surrounding structures' and two times the permitted density on the site. In addition, the parcels south of the project site are of a much lesser density than this site.

Under Potential Design Issues staff comment number 7 asks the applicant to clearly explain how the massing and architectural character of the development is compatible with the surrounding context and will contribute to the architectural character and legacy of Pasadena and it should be added to the Northwest area which is different than the Central District

In the submitted site plans question 3 states "What style has been chosen for the proposed building and why. The answer was that the neighborhood contains numerous examples of mid-century modern multi-family structures including the examples they show. These four buildings are the ugliest buildings in the area and should not in any way be used as a reference for their building. They fail to acknowledge the many more craftsman or other types of architecture in the area which would be more consistent with the character and style of the Northwest.

Yes, this site needs improvement, but this proposed project is not appropriate for the site.

Sincerely

Carol Hunt Hernandez

540 E. Jackson Street

(626) 766-0008