

Varsh, Tess

From: Thomas Keiser [REDACTED]
Sent: Tuesday, June 1, 2021 10:56 PM
To: Varsh, Tess
Cc: Thomas Keiser
Subject: Fwd: TTM #83302 Hearing: June 2, 2021
Attachments: Public Participation.pdf

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-----Original Message-----

From: Carrico, Emma
Sent: Tuesday, June 1, 2021 11:47 AM
To: [REDACTED]
Cc: Van Patten, Jason <jvanpatten@cityofpasadena.net>
Subject: RE: TTM #83302 Hearing: June 2, 2021

Good morning Tom,

Thank you for sending comments for TTM # 83302. I have provided an answer for each of your questions below.

- 1) The proposed TTM will create 48 residential air parcels and 8 commercial air parcels.
- 2) The address range is what the City has associated with the project through the City's various discretionary approval processes. The County Assessor assigns the parcel numbers which can change as parcels are consolidated and projects are constructed.
- 3) The correct lot figure is 52,676sf. Thank you for pointing this out, please know this figure would not affect the purpose of the application.
- 4) This Tentative Tract Map will allow the sale of each dwelling or commercial unit (as opposed to rental only), and would act to consolidate existing parcels that make up the project site into one land lot. Since this application does not address the design or construction of the mixed-use project it is customary for it to occur in conjunction with construction.

Thank you,

Emma Carrico
Assistant Planner | Current Planning Division Ph. 626-744-7361 | E. ecarrico@cityofpasadena.net Planning & Community Development Department
175 N. Garfield Ave. Pasadena, California 91101

-----Original Message-----

From: [REDACTED]
Sent: Friday, May 21, 2021 8:47 PM
To: Carrico, Emma <ecarrico@cityofpasadena.net>
Subject: TTM #83302 Hearing: June 2, 2021

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My comments:

- 1/ The notice refers to "48 residential air parcels and 8 commercial air parcels" ... The company's website says there will be 46 residential units. See, attachment. Which is it? 46 or 48?
- 2/ The notice refers to 745-765 N. Orange Grove Boulevard. The LA County Tax Portal shows both 745 and 765 as "deleted" lots. What's that about? What is the address for the project?
- 3/ The notice refers to "one 10,791 square-foot land lot" ... How are 46 or 48 residential units and 8 commercial units going to fit on a "10,791 square-foot land lot"? That doesn't make any sense. What is the lot size?
- 4/ Why is the project under construction when the Tentative Tract Map hasn't been approved?
- 5/ The notice is defective. The hearing on the Tentative Tract should be re-noticed with accurate information, or, the Tentative Tract should be denied.

THOMAS KEISER [REDACTED] PASADENA, CA 91103 [REDACTED]
