

Varsh, Tess

From: [REDACTED]
Sent: Thursday, June 3, 2021 10:00 PM
To: Varsh, Tess
Cc: Hampton, Tyron; Bell, Cushon
Subject: Lincoln Townhome Project

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Dear Ms. Varsh,

I am sending the letter below in your care to the Planning Commission. If you have any questions or if I should direct this letter to someone else, please let me know.

Thank you,
Valinda Richardson

June 3, 2021

Dear Members of the Planning Commission:

This letter is in response to the virtual meeting regarding on May 25, 2021. As an immediate neighbor to the project (Palisade Street) and more distant neighbors (Arroyo Boulevard), we appreciate the opportunity to have input during the planning stages.

First, we want to be clear that we welcome plans for Lincoln Avenue to transition from its current state as an aesthetically unpleasing, industrialized corridor. It is important, however, that any changes respect and enhance the residential areas that are located on and immediately adjacent to Lincoln Avenue.

We have followed the various development stages of this project and, after the recent presentation, have the following concerns:

Appearance:

The current plans for the project are completely out of character with the surrounding neighborhood. The existing homes are primarily one-story houses: mostly bungalow, small ranch, or mini-traditional styles. The planned project is three stories, taller than anything else on Lincoln Avenue, and completely white in color. The architect indicated that the color white is Mediterranean in style, but this color would be completely alien to the residential surroundings. In fact, the current design closely reflects the industrial history of Lincoln Avenue, which is exactly the look that residents are trying to avoid. Furthermore, a three-story, all-white building will prove to be a visual hazard, especially for drivers headed west on Washington as the sun moves westward

throughout the day. This building will also generate more heat for the surrounding area, as it reflects the rays of the sun onto the shorter surrounding homes, sidewalks, and off of the industrial park across the street.

Better visual models for this project would be examples like Rosewalk (at Lincoln Avenue and Seco Street) and the townhomes on Fair Oaks Avenue, between Peoria Street and Esther Street), which blend well with their surrounding areas. Please note: these developments are being referenced as visual models only, not in support of density, height, parking, or other features. Visually, however, they each have a softened, more traditionally “Pasadena” look to them.

Parking:

During the presentation, Katie Vila (COO of Roundhouse) indicated that the Planning Commission suggested that the amount of parking be reduced for this project. For 59 two and three bedroom units, there are two parking spaces for each home and six parking spaces for guests. This is a woeful undercount of most residents’ parking needs in Los Angeles County/Southern California. For example, the block of Palisade Street between Lincoln and Forest (immediately north of this project) has a total of 12 homes. Only two houses have two cars each; the rest have three or more cars each, which is a more realistic representation of parking needs. Without sufficient parking for Lincoln Townhomes, the streets of Washington, Lincoln, Palisade, Forest, and Pepper can expect to be continually inundated with excess vehicles. As long as the vehicle owners pay for overnight parking permits, there will be no way to lessen this impact on the residential streets. It is also important to note that the City of Pasadena seems to no longer actively patrol for overnight parking violations, of which offenders are aware, so parking permits are often a moot point.

We thank the Planning Commission for your careful attention to this project. The decisions made on Lincoln Townhomes will be, as the developer acknowledged, a guide for future projects to come in this corridor. Everything about this project will set a precedent for development on Lincoln Avenue for years to come. For that reason, we respectfully ask that the commission strongly consider and act upon the concerns of current residents.

Best regards,

Norman, Connie, and Valinda Richardson

