

GOLDRICH+KEST

February 18, 2022

Chair Srinivas Rao
Vice-Chair Yolanda Sepulveda
Hon. Commissioners Carpenter, Hawthorne, Toro, Chiao, Lipira, Delgado and Sales
Design Commission of and for the City of Pasadena
Pasadena City Hall
100 North Garfield Ave.
Pasadena, CA 91101

RE: Central Park Apartments Project, 86 S. Fair Oaks Avenue

Dear Honorable Commissioners:

We are pleased to have worked over the past several years with staff, local organizations, and the community on the Central Park Apartments project, and understand that the Sustainable Communities Environmental Assessment (“SCEA”) will be presented to you for an advisory review on Tuesday, February 22. The project will bring 84 new housing units, including affordable units, and ground floor retail to Pasadena’s downtown core, encouraging the use of nearby public transit and connecting Central Park with Old Pasadena. We are very proud of the plans for Central Park Apartments and are appreciative that staff recommended approval of the SCEA to the City Council, and that the City Council sought your advisory review.

Our outreach on behalf of the project has been extensive, including community presentations, door-to-door canvassing, and individual meetings. We have worked hard to address community concerns and secure support from prominent community members and organizations who have studied the SCEA.

Created by SB375, a SCEA is a type of CEQA review used for projects that:

- Contain at least 50 percent residential use
- Provide a minimum density of 20 units per acre
- Are located within half a mile of a major transit stop
- Are consistent with all general plan and zoning requirements

Central Park Apartments meet these criteria, complying with state law and meeting the City’s need for more transit-oriented housing. Should the City Council approve the SCEA, the project will again come before the Design Commission for design review.

Goldrich Kest has a deep-rooted legacy in Pasadena as property owners since 1971 and we look forward to continued investment in the community. We appreciate the Commission’s advisory review of the SCEA and will be available to take any questions at the Feb. 22nd meeting.

Sincerely,



Emily Taylor
Director of Development, Goldrich Kest