



Lori J. Morgan, MD, MBA  
President and Chief Executive Officer

100 W. California Boulevard, Pasadena, CA 91105  
P: (626) 397-5555 | F: (626) 397-2995  
www.huntingtonhospital.org

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Mr. Steven Olivas, Chair, and Planning Commission Members  
Planning Commission  
City of Pasadena  
175 N. Marengo Ave.  
Pasadena, CA 91101  
Email: [htam@cityofpasadena.net](mailto:htam@cityofpasadena.net)

Re: South Fair Oaks Specific Plan

Dear Mr. Olivas and Planning Commission Members:

On behalf of the Huntington Hospital and the Hospital Trust, we support the adoption of the South Fair Oaks Specific Plan (the "Plan") as currently proposed, and encourage you to recommend adoption of the same to the City Council.

As you may know, the Hospital Trust owns many real estate parcels in the Plan area, especially south of California, along both Fair Oaks and Raymond Avenues. Those properties appear to be located in the proposed SFO-MU-C and SFO-MU-T Zoning Districts. For many reasons, we intend in the future to make greater use of and plan to develop new projects on most of these parcels. We envision that such expanded uses would be beneficial both for the Hospital and for the local community.

To the extent that the Plan proposes increased development standards such as density, intensity, and heights in the C and T areas, we are fully supportive. Focusing growth and higher density development in this area makes an abundance of common sense given the close proximity of jobs, amenities, and transit accessibility, and greater distance from residential neighborhoods. Indeed, this is an area where even greater development standards would be appropriate and welcome. We understand that there might be some local individuals and groups who might wish to reduce these standards. We would oppose any such reductions.

We also note a wide variety of design related components in the Plan. As you might guess, it is more difficult for us to embrace those standards without knowing in advance what our projects will be in the future. We believe that our currently proposed Medical Office Building located at 758-766 S. Fair Oaks Avenue meets both the requirements of the existing specific plan and the proposed Plan. We caution, however, that increased sidewalk widths, parkway requirements, street setbacks, private and common open space, publicly accessible open space, and the like will tend to adversely impact the financial viability of future projects.

We look forward to supporting your recommendation to the City Council.

Sincerely,

*Lori J Morgan, MD, MBA*

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President and CEO, Huntington Hospital