

## Takeda, Michi

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**From:** Georgie Kajer [REDACTED]  
**Sent:** Tuesday, May 24, 2022 5:12 PM  
**To:** Takeda, Michi  
**Subject:** Proposed Rusnak dealership, East Pasadena

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Ms. Takeda,

I live across the street from the Rusnak property as a resident in the work/live building at [REDACTED] on the corner of Sunnyslope and Walnut.

There has been no community or neighborhood outreach by Rusnak to adjacent property owners for the development of a new dealership(s).

Community workshops sponsored by the City for the LaManda Park Specific Plan on future development of the neighborhood have been regular and on-going -- but no one from Rusnak appears to have participated.

(This also appears to be a historically similar situation to the development of the very sad Home Depot project on Walnut, with final development plans only eventually presented to the community and then basically rubber-stamped. Ever try to enter the Home Depot on Walnut Street at their "main" entry? Get ready to be part of the train of cars trying to enter and exit. Don't try and walk or ride a bike up to the front entry of the building since there are no sidewalks.)

There is an existing multi-story historic AVON building (with frontage on Foothill) zoned for R&D Flex on the Home Depot property, and if Rusnak is looking for corporate headquarters, why don't they consider that building?

What will happen to the early 20th C. masonry industrial building on the corner of Sunnyslope and Walnut, attributed as the original workshop for the cabinetmakers who collaborated with architects Charles & Henry Greene?

There are a lot of questions about this project, and Rusnak hasn't done much to help anticipate any questions.

I'm listening to the hearing as I write this email.

Is this a public design review hearing?

What about the fact that the proposal includes over-height structures and that variances may be needed?

Thank you,



Georgie Kajer, Architect  
Kajer Architects