



4.11.22

City of Pasadena
175 N. Garfield Avenue
Pasadena, CA 91101

Attention: Pasadena City Council

Regarding: The Proposed Central Park Apartments Project, located at
86 S. Fair Oaks Avenue, Pasadena

Dear Mr. Johnson,

I am writing to express some concerns that I have in regards to the proposed Central Park Apartments Project. As a property owner, board chairman for the Homeowner's Association and member of the Architectural committee for Castle Green, I have reviewed the drawings for the proposed development and would like to bring to your attention the following items which we would appreciate the oversight of City Planning.

The applicant appears to be asserting that this project will complete an unrealized wing of Hotel Green per the below photo and has stated that "the proposed design would have created a U-shaped building with a landscaped central courtyard" and "the wing along Fair Oaks Avenue, including the arcade and the greenhouse, was never constructed".



Although the applicant is correct in that Hotel Green had at some time in the past entertain the possibility of adding a wing along Fair Oaks, that is where the comparison ends. The below image indicates the proposed massing based on drawings submitted by the applicant. Wherein the volume shaded in red illustrates the extent of the proposed development and a substantial variance in massing that drastically reduces the interior courtyard.



From a design standpoint, the approach of this project is in conflict with the Secretary of Interiors Standards as it does not respect the scale and massing of the existing historic structures on the site and attempts to mimic and confuse new construction with historic buildings.

The aforementioned proposed narrowing of the interior courtyard is not only in conflict with the original design intention of the historic site, though also would create a condition that would greatly restrict light and cast a continual shadow on the West side of Castle Green per the below virtual model which incorporates the proposed design and existing structures on the site.

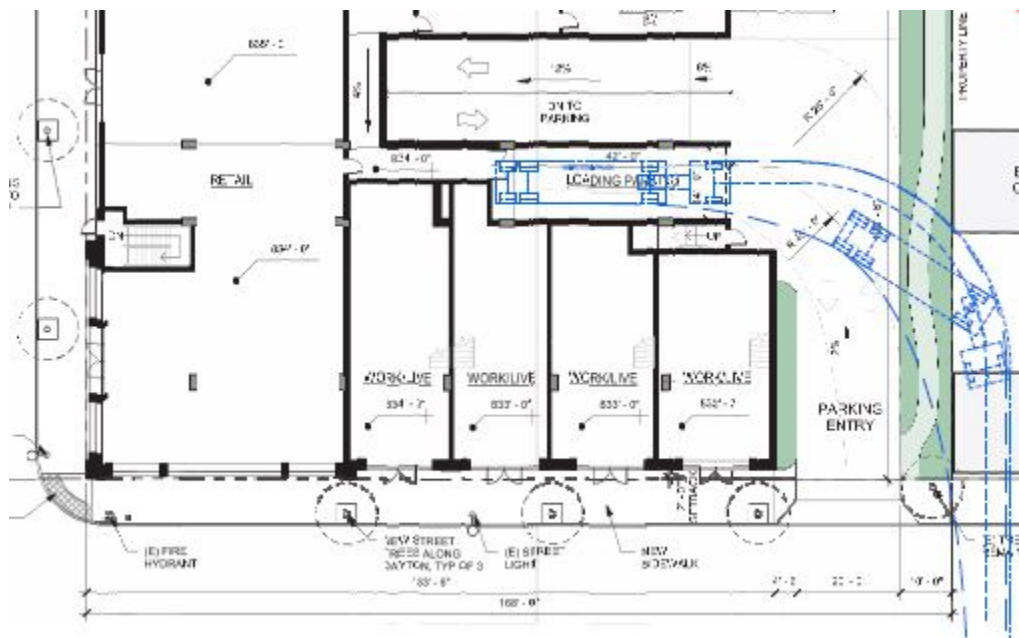


It is important to note that the software used to create the above virtual model allows for an accurate analysis of shade and shadows based on the site location, day and time of year. The shadows projected on the West face of Castle Green illustrated on the above model will occur every day of the year and are not limited to winter solstice.

As you may also note from the above virtual model, the massing of proposed new wing entirely overpowers the West wing of Castle Green in the way of sheer mass and would obstruct sight lines of Castle Green from Fair Oaks Avenue as indicated in the below image.

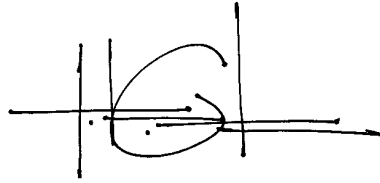


There has been a lot of concern expressed by Castle Green residents that traffic associated with this proposed development would negatively impact Dayton Street. Accordingly, we superimposed a truck turning radius in blue onto ARG's Site Plan and it appears that the required turning radius projects onto Castle Green's property per the below Partial Site Plan. We anticipate that Retail/Restaurant deliveries will occur throughout the day and want to ensure that delivery truck maneuverability in and out of the Loading Space will not impede resident access to the garage and result in vehicle stacking on Dayton. Will traffic engineers also be reviewing this proposal?



In closing, I would like to say that I appreciate that Goldrich & Kest has engaged Architectural Resources Group (ARG) based on their historical background and expect that ARG would continue to be the Architect of Record and be retained throughout the completion of this project.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Cambianica', written over a grid of thin horizontal and vertical lines. The signature is stylized and somewhat abstract.

John Cambianica, AIA

CBA