

Takeda, Michi

From: Amy White [REDACTED]
Sent: Tuesday, May 24, 2022 3:01 PM
To: Takeda, Michi
Subject: Comments Re: Special Meeting Design Commission - May 24, 2022 - 86 Fair Oaks Project

[REDACTED]

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Dear City of Pasadena,

Please include the following into the record as public comment in response to the Design Commission Special Meeting on May 24. With the 90 second time limits and removal of in-person meetings it is difficult to get my comments and concerns heard. This seems like a good method - thank you for making it available to us.

I understand this project needs to and will proceed in some form and it is the right of the property owner to do with it as they see fit within the constraints of the law. As a resident of Castle Green this development will have an immediate and long lasting impact on me and I would like to use this opportunity to express my concerns about the scope and design of the planned development.

1. Ingress and egress: while I understand there have been studies that state the opposite, as a resident and regular user of the Dayton/Fair Oaks intersection I can say with 100% certainty that having the entrance to this building on Dayton will cause back-ups on both streets and create a dangerous situation for both drivers and pedestrians in this off-set intersection. Incidents happen all the time already. it is impossible this development will not worsen the situation there. The scale of the development should be reduced in order to minimize this impact.

2. Impact to surrounding buildings and residences: This new building will dominate the block it shares with the other historic buildings there. It will also dominate the buildings across the street and onward toward the fwy. It is simply too big for the location and should be scaled back in order to limit that impact. No amount of "original" design features will make this development blend into the location it will sit upon. In addition to the negative impact of the scale of the development, it will also have a negative impact on the quality of life for the residents already inhabiting that block. As a resident of Castle Green with a second floor apartment close to the hotel, I will be shaded completely by the new structure in its current form. The current design/scale of the development will take away sunlight from me and other residents on the west side of Castle Green.

3. Concerns with building management before, during and after construction: The noise, dust, and traffic impact to the surrounding areas will be unpleasant, at best, during the three years planned for construction. I am concerned that even before this all begins, the owners have shown an inability to maintain the building they already have on the site. Hotel Green is literally falling apart. Even with the netting they wrapped the building with, pieces regularly fall from it. They ignore noise ordinances now so I have no confidence they will honor them during construction. Air conditioning units are in disrepair and make awful noises, but nothing is ever done to fix them. My observation of them thus far is as a company that builds, as big as the law will allow, but then doesn't maintain or care about the building once complete or about being a good neighbor to the people already living there. All you need to do is look at their other projects in the L.A. area to see that this is a pattern

for them. If the past is a good predictor of the future, I am very concerned about what life will be like with this new project if approved in its current form.

As stated at the start of this note, I understand something will be built on this lot. And good can come from it, too. But the scale and management of this particular project are not right for the location and my hope is that changes will be made so it better fits its surroundings.

Thank you for your time and consideration.

Amy White