

April 26, 2022

Members of the Design Commission, City Planners:

Thank you for the opportunity to address item 3C on this evening’s agenda.

As a resident of Southern California for the past forty years, Pasadena’s Civic Center especially City Hall is a spectacle to be quite proud of. City Hall is an architectural dream one that I have photographed every inch and every nook and cranny. I am very much aware of and in favor of Senior Housing but needless to say I am as selective about development in the Civic Center as in my own neighborhood.

Having observed the Design Commission meeting last December, I found the rendering to be extremely rigid with the feel of a Federal Building. I envisioned insignias at the entrance to lead me to an armed guard and a metal detector inside. The building is designed more as an annex for City Hall offices not warm and inviting for its residents. I compare it to the US Postal Building in my hometown.

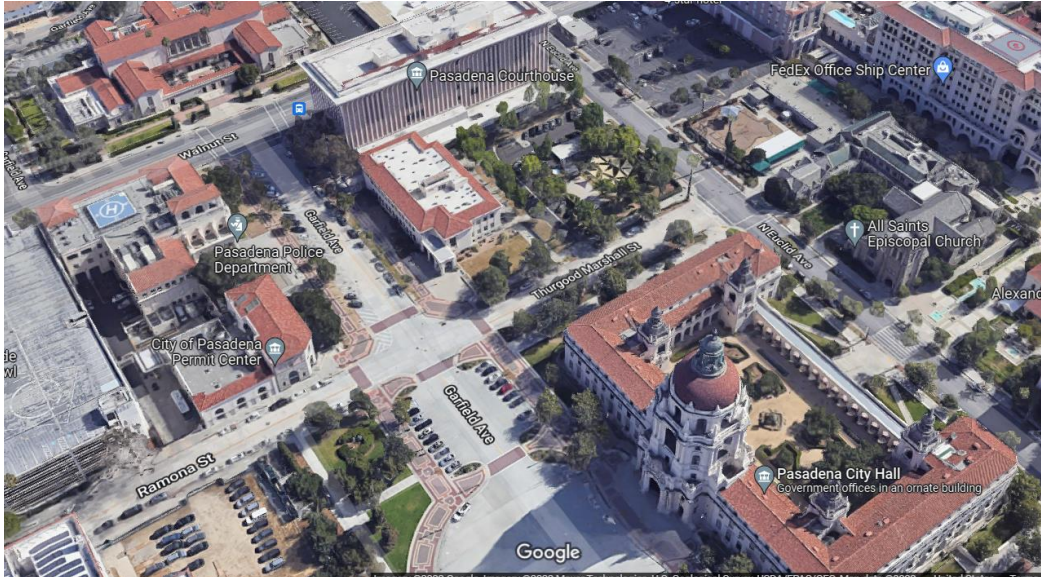


*United States Post Office, 8<sup>th</sup> and Edmond, St Joseph, MO*

I did however discover this rendering in *Pasadena Now* which was found on Page 80 of Attachment B of the Applicant Submittal Package, *Ramona Senior Housing Preliminary Design Consultation*.



As illustrated here the red Spanish tile roof enhances the building adding warmth to the residence. Whatever design is chosen it should enhance the historical significance of area in which it is built by displaying common building materials and architectural artifacts. As the architect has chosen material from the Hale Building, the rendering displays the roof which not only adorns the Hale Building, but the Police Station, Central Library, Pasadena Civic Auditorium, the Post office, the YWCA and most importantly City Hall. I would encourage the Commission to consider selecting the above rendering instead.



- In addition, I have grave concerns of a building of five stories in the event of the need for evacuating. What is the evacuation plan to get the residence off of the top floors?
- I would encourage you to make provisions for service vehicles to attend to residence via the parking structure and not adding congestion to Garfield or Holly Street. This was expressed to me by Seniors in my neighboring Rosewood Terrace who do not want to tie up traffic nor call attention to their needs publicly.
- Lastly, I have concerns regarding the name of the project/address. As the project is called 280 Ramona St., is that the address the residents will use? As the facility fronts Garfield and Holly, 280 Ramona may not be easy to locate.

I would hope the Design Commission will consider these points and select a rendering that is most suitable to the historic wonderment of the Civic Center.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen C. Lipira".

Stephen C. Lipira