



*Photograph Courtesy of Pasadena Historical Society*

No. 6

September 1980

## WEST PASADENA RESIDENTS' ASSOCIATION MEMBERSHIP MEETING

Wednesday, 14 September 1980  
7:30 P.M.

La Casita del Arroyo  
177 S. Arroyo Blvd., Pasadena

Guest Speaker  
Wm. Riley Caudill, Arboriculturist  
City of Pasadena

Topic: Proposed Plan for the Restoration  
of the Lower Arroyo Seco

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## NEWS FROM THE CITY BOARD OF DIRECTORS - William J. Bogaard

Members of W.P.R.A. will be interested in a study which is underway of a potential program for downtown development involving more than four million square feet of additional commercial space, primarily office facilities. The potential program includes approximately ten buildings of up to twenty stories in height located primarily on or near Los Robles Avenue between Walnut Street on the north and Cordova Street on the south.

Public hearings on the study will be held in late September or early October. The Pasadena Redevelopment Agency is presently completing a draft of a supplemental environmental impact report ("SEIR") which describes the new projects and studies the environmental and fiscal impacts. Among the impacts being considered are the traffic burden; the availability of electric power; the cost for municipal services and new capital improvements; other environmental impacts such as air and noise pollution; and the effect on the character of the City.

The SEIR will also consider other aspects, including the purchase of land through the power of eminent domain; the displacement of residents and businesses and their possible relocation within the City; changes in current zoning requirements; construction of street and sidewalk improvements; approval of development agreements with proposed developers; and other actions.

Recently, it has become apparent to residents of the City that development in the downtown area has a very direct impact on the neighborhoods of Pasadena. The neighborhood associations in District 6 located south of the downtown area have expressed concern about the heavy and increasing traffic on residential streets from cars which are traversing their area for business downtown. This traffic burden will increase with the opening of the Plaza Pasadena. Further, strong interest exists among developers to build large projects of condominiums on sites now occupied by duplexes, triplexes and fourplexes on California Boulevard and the area north.

It is important that the neighborhood associations consider the supplemental environmental impact report and participate in the public hearings. A draft of the report can be made available to W.P.R.A. for review and comment by its members.

## NEWS FROM W.P.R.A.

At the June W.P.R.A. Board meeting the following committees were established:

- Arroyo Seco  
Chairman - Wayne Dryden ..... 449-4830
- Vista del Arroyo  
Chairman - Claire Bogaard ..... 799-9819
- Nominating  
Chairman - Jim Gamb ..... 799-3556
- Traffic - Public Works  
Chairman - Peg Stewart ..... 449-6148
- Land Use  
Chairman - Armando Gonzalez ..... 792-9225
- Membership & Communication  
Chairman - Claire Bogaard ..... 799-9819  
Annette Serrurier ..... 799-2556

If you have any interest in joining one or more of these committees, please call the chairman of the committee.

## BOUNDARIES FOR THE WEST PASADENA RESIDENTS' ASSOCIATION

The boundaries of W.P.R.A.  
West Colorado on the north ✓  
Fair Oaks on the east ✓  
South Pasadena boundary on the south ✓  
City of Los Angeles/Eagle Rock boundary on the west ✓

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The Board of W.P.R.A. is meeting on a regular basis on second Tuesday of each month at 7:30 P.M. Board Meetings are open to WPRA members. For information as to location of the meetings, please call President Don Cobleigh at 799-7949 (home) or 793-3125 (business).

## A NOTE FROM THE EDITORS

The purpose of this newsletter is to inform the residents of the West Pasadena and San Rafael areas about issues of possible concern. It is the hope of W.P.R.A. to publish this newsletter four times a year. The editors wish to keep the newsletter informal and welcome any news articles, suggestions, comments, and help. Do call us.

Annette Serrurier  
(799-2556)

Claire Bogaard  
(799-9819)



West Pasadena Residents Association is planning a neighborhood picnic! Save the date of Sunday, October 19, 1980, 3:00 to 6:00 P.M. in the Lower Arroyo - at the base of California Blvd. and Arroyo Blvd. Bring your own picnic, families, frisbees and join the fun at our first W.P.R.A. picnic.

### THE COLORADO STREET BRIDGE

Several months ago, the West Pasadena Residents' Association, the Atlantic Richfield Foundation, and Pasadena Heritage contributed \$3,500 and the City of Pasadena contributed another \$1,000 for a rehabilitation option study of the Colorado Street Bridge. The results of the study conducted by Melvyn Green and Associates were presented to the City Board of Directors on Tuesday, August 5. From the study, Mr. Green concluded that there are a number of structural problems. For example, the arches and piers appear satisfactory but columns and some reinforcing steel must be replaced. The roadway deck should be reconstructed and the entire bridge needs to be "sealed" to protect it from further moisture problems.

The City Board of Directors authorized and in-depth engineering study to learn how the bridge might be saved. City staff will be investigating possible funding sources at the federal level. Actual rehabilitation of the bridge is expected to cost about one million dollars.

A copy of the report on the Colorado Street bridge by Melvyn Green and Associates is on file with W.P.R.A. President Don Cobleigh and at City Hall should anyone be interested in viewing the study.

### DOWNZONING OF RESIDENTIAL NEIGHBORHOODS

...since 1978, neighbors in the residential area—to the east of S. Orange Grove, the south side of Del Mar Boulevard, to the west of the Long Beach Freeway area, and including Palmetto, Gordon Terrace, and Waverly—have been in discussions with City staff regarding a possible roll-back in the zoning. At public hearings before the Planning Commission and the City Board of Directors, approval was given to the neighborhood's request to return the zoning to R-1 12,000. This decision permits existing multiples to remain and stabilize the area—one of Pasadena's finest residential neighborhoods. The Board of West

Pasadena Residents Association supported the neighbors' request for the roll-back in zoning by letters and appearances at the public hearings.

...neighbors in the area between Lake and Marengo and Del Mar and the City limits on the south have requested and received approval for an "interim study district" (ISD) from the City Board of Directors. During the ISD, a study will be done on the current zoning in the area and impacts on the neighborhood with increasing traffic. The Madison Heights Homeowners Association will be working with City staff to gather information prior to returning to the City Board of Directors with possible requests for assistance. It is anticipated that the traffic along Los Robles especially will increase dramatically with the opening of Plaza Pasadena as well as with new high rise buildings now planned for the old Broadway Store site. West Pasadena Residents Association Board has been supportive of the Madison Heights' request for the ISD.

...a third neighborhood association has called on the City Board of Directors for assistance. The Oakland Madison Neighborhood Association (MONA) recently requested a down-zoning of their area from R-3H (residential high rise) to R-2. The neighborhood is bounded on the north by Orange Grove and the south by Villa between Fair Oaks and Lake. Neighbors have spent the last year canvassing the neighborhood. The consensus of the residents is that they prefer a lower density. The neighborhood has shown a real resurgence in recent years and has seen an influx of younger families in the process of buying and rehabilitating the older homes. The City Board of Directors and the Planning Commission both voted unanimously for the downzoning of the MONA neighborhood. The Board of WPRA indicated its support for this neighborhood request at the hearing before the City Board of Directors.



## ARROYO SECO

### *... Pasadena Parks and Recreation Foundation*

In May, Mr. William E. Thomson, Jr., member of the Parks and Recreation Commission, came to the Membership Meeting of W.P.R.A. Mr. Thomson spoke about the newly formed Pasadena Parks and Recreation Foundation. The Foundation was created to permit citizens to continue to contribute to their favorite park—any park—in the City of Pasadena.

Public budgets cannot always stretch to cover all the needs of the parks. The extras such as: picnic tables and benches, swings, water fountains, litter receptacles, trees and shrubs, are sometimes just beyond the budget boundaries. But there is a way now for us to help. Through the Pasadena Parks and Recreation Foundation, we can buy and share a tree, a fountain or a park bench, or even adopt a park.

Take trees—you can plant a tree as a memorial or a birthday present to commemorate an anniversary, or just because you want to! The cost? Anywhere from \$50 to \$500. For more information about your tax deductible contribution, call: Recreation Division located in Victory Park at 797-1114.

### *... WPRA Board of Directors votes to contribute to the restoration of the Lower Arroyo Seco*

For several months, Mr. Riley Caudill, City Arboriculturist, has been working on a "restoration plan" for the Lower Arroyo. Members of the W.P.R.A. Board have been in contact with Mr. Caudill and have invited him to speak to the W.P.R.A. membership on September 24, 1980. At the July Board Meeting of W.P.R.A., the board voted to contribute \$1380 to the Pasadena Recreation and Parks Foundation for specific improvements in the Lower Arroyo Seco. (The Lower Arroyo Seco refers to the area south of the Holly Street Bridge to the border of South Pasadena.) These improvements include: ten fifteen-gallon sycamore trees, cooking grill to be installed in an existing brick fireplace, four picnic tables. These items will be placed in the grassy park area at the base of California Boulevard and Arroyo Boulevard later this fall.

### *... "Park Preservation" Ballot Measure*

Pasadena is a unique city, one with a long standing tradition of excellent cultural facilities and activities, beautiful open spaces and parks, and

a quality of life exemplifying the highest of ideals. The concern we have for the quality of life employed by our citizens has fostered innovative recreational programs in our city's parks and open spaces.

There appears to be a trend toward increased density and high buildings in the downtown area. In view of such changes, our parks and open space become even more important than in the past. Since preserving our parkland is important, the Parks and Recreation Commission has drafted an amendment to the City Charter which would provide for the preservation of public parkland. The Amendment would add Article XVI to the Charter, entitled "Park Preservation," and consisting of Sections 1601 thru 1603. Section 1601 would preclude the sale or other disposition of city owned parkland and the use of it for any other purpose without a favorable vote of two-thirds of the voters.

Section 1602 would empower the City Board of Directors to open and maintain streets pertaining to parkland. Section 1603 provides that if parkland is disposed to pursuant of Section 1601, replacement land is to be obtained or, if that is not practical, the equivalent market value of the parkland disposed of will be set aside for the acquisition of additional parkland. This provision is especially important because Pasadena has a shortage of parkland, less than one acre per 1000 population, compared to a national average of from two and one half acres per 1000 population.

These charter changes won the endorsement of Pasadena City Directors at the August 5, 1980 Board of Directors Meeting. The measure will be placed on the November election ballot for a vote by Pasadena citizens.

The proposed amendment will preserve the city's parkland, as is necessary, and in so doing will not only be a helpful step toward retaining Pasadena's proud heritage, but also will serve as another example of the city's commitment to an open process of government, insuring that citizens will be clearly informed of any action contemplated and given the opportunity to take part in the ultimate decision.



#### A Quote From Yesteryear . . . . .

"Today the Arroyo Seco does and will forever belong to the people. With its bridle paths, its facilities for play and recreation, and its still preserved wilder portions, the Arroyo natural park will give happiness not only to this generation but to countless thousands in time to come when population presses much more than it does now. And all this, as I am trying to emphasize, did not come as a gift of the gods or for the mere asking, but as a priceless heritage to the present and future from the past."

*Taken from: THIRTY YEARS IN PASADENA, written by Lon F. Chapin in 1929.*

#### UPDATES

##### ... *La Solana Inn*

For many years the La Solana Inn has been on WPRA agendas. The buildings on the historic site have been recently demolished and the site cleared. At the present time, discussions are underway regarding the relocation of several fine Pasadena homes which need to be moved (or demolished) to make way for condominium projects. The single family residences now under discussion for the La Solana Inn property were built about the turn of the century or later and all are compatible with the existing neighborhood. W.P.R.A. Board members will continue to monitor these developments.

##### ... *The Vista del Arroyo*

The General Services Administration (GSA) is continuing with studies of the main tower structure soon to be rehabilitated for use by the United States Court of Appeals. The Environmental Impact Report is being prepared. When completed, the draft will be circulated and public hearings will be scheduled—probably in early October—in the City of Pasadena. W.P.R.A. will be certain to notify its members of these important hearings.

#### SEPTEMBER IS MEMBERSHIP DRIVE MONTH

Attached to this newsletter is a return envelope addressed to:

West Pasadena Residents' Association  
Post Office Box 2252  
Pasadena, CA 91105

Please fill in the necessary information on the return envelope and mail to W.P.R.A. Dues will remain at \$5 for a family membership and \$25 for a contributing membership. Money collected is used to cover the cost of mailings, the printing of the newsletter and an occasional special project. The Membership Drive also serves as an opportunity for W.P.R.A. to update the membership lists. This issue of the newsletter will be mailed to each household in West Pasadena. Future newsletter issues will be mailed only to paid members of West Pasadena Residents Association.

#### WHERE TO CALL IN CITY HALL IN CASE OF:

1. Abandoned or junk vehicles . . . . . 577-4633
2. Vehicles parked on lawns or vacant lots . . . 577-4149
3. Trash and debris on lawns or vacant lots . . . 577-4087
4. Poorly maintained houses and yards . . . . 577-4633
5. Overcrowded dwellings . . . . . 577-4633
6. Boarded-up houses . . . . . 577-4633
7. Businesses operated in a home . . . . . 577-4149
8. Too many garage or yard sales . . . . . 577-4152
9. Health problems in a home or yard . . . . 577-4390
10. Animal problems . . . . . 792-7151
11. Overgrown street trees or vegetation . . . . 577-4158
12. Cracked sidewalks . . . . . 577-4158
13. Streets that need sweeping . . . . . 577-4158
14. Problems with garbage pickup . . . . . 577-4158
15. Errors on utility bills . . . . . 577-2440
16. Landlord/tenant disagreements . . . . . 794-7194
17. Need for a low-interest home loan . . . . . 796-1813
18. Need for assistance in Spanish . . . . . 792-3148
19. POLICE DEPARTMENT . . . . . 577-4241
20. FIRE DEPT. and PARAMEDICS . . . . . 792-4161