

West Pasadena Residents' Association NEWS

Pasadena, California

Established 1962

Fall 2002

Citizens Seek a "Natural" Arroyo Seco

By Joan Hearst

Citizens rallied together in diverse local organizations to protect one of Pasadena's beloved natural treasures, submitting extensive written comments on the Arroyo Seco Master Plan (ASMP) and Draft Master Environmental Impact Report (DMEIR) to City of Pasadena (City) Associate Planner, Joshua Hart, on September 16, 2002.

The ASMP and DMEIR, released on May 16, 2002, inspired an unprecedented outpouring of public participation and comment. Numerous organizations submitted detailed position papers to the City, including the WPRA, the Coalition for the Protection of the Arroyo Seco (CPAS), the Arroyo Seco Foundation, the Pasadena Group – Sierra Club and the Pasadena Audubon Society.

Hard-hitting and detailed comments document the concerns of people and organizations who love the Arroyo. Together they all demonstrate consistent support for a more natural approach to Arroyo planning that emphasizes stream restoration and the enhancement of the natural resources and historical trails and artifacts which adorn this great natural treasure. Citizens are urging City officials to not certify the DMEIR until substantial changes have been made to the ASMP and an adequate EIR has been prepared.

Stakeholders Join Forces to Create CPAS

WPRA Board members were instrumental in bringing

together representatives from many neighborhood associations and community organizations, who pooled skills and resources by forming CPAS to: 1) prepare a comprehensive document analyzing the ASMP and questioning the adequacy of the DMEIR, 2) formulate a strategy for media relations, and 3) develop advocacy efforts to inform City Council Members, Staff and Commission Members about the Arroyo. The primary goal of CPAS, a coalition of Arroyo Seco stakeholders, is to "restore, preserve and protect the Arroyo Seco for future generations". This includes all three areas of the Arroyo Seco: Hahamongna Watershed Park, Central Arroyo and

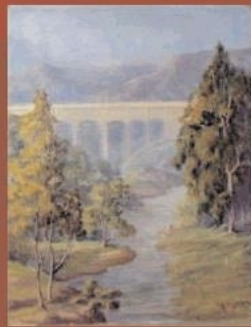
Lower Arroyo.

Starting in June, meetings were held in local homes, many overlooking different areas of the Arroyo Seco, which brought together representatives from Altadena Equestrian Resources, the Arroyo Seco Foundation, Arroyo Terrace Neighborhood Association, Continental Townhomes Homeowners Association, East Arroyo Residents' Association, Equestrian Trails, Inc, Florecita Farm Association of Neighbors, Hahamongna Watchdog Group, La Cañada Trails Council, Lincoln-Howard-Arroyo-Freeway Association, Linda Vista/Annandale Association, Pasadena Audubon Society, Pasadena Beautiful, Pasadena Heritage, Pasadena Group – Sierra Club, People for the Arroyo, Putney Area Neighbors, Rose Bowl Riders, Singer Park Neighborhood Association, Washington Square Neighborhood Association, West Pasadena Residents' Association and Windsor-Arroyo Neighborhood Association.

The masterful 170 page CPAS document prepared by the group and submitted under the entreaty "Keep the Arroyo Natural", included 115 pages of questions and comments formally challenging the adequacy of the ASMP and DMEIR under California Environmental Quality Act (CEQA) Guidelines. Members describe an overriding problem of the ASMP: it supports a City goal of developing revenue sources, in direct conflict with the Arroyo Seco Public Lands ordinance, rather than reflecting citizens' desires to protect and preserve the

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WHAT WOULD A RESTORED ARROYO BE LIKE?



- Clean water flowing in a natural stream
- A series of continuous trails and paths
- Healthy habitat for critters and people
- Flood safety

A bit of wilderness flowing thru our communities

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PLANNING COMMISSION APPROVES PASADENA'S 2000 - 2005 HOUSING ELEMENT AND RECOMMENDS CHANGES IN FUTURE PLANNING PROCESS

By Diana Peterson-More

At its September 25 meeting, the Pasadena Planning Commission recommended the City Council adopt the City's 2000 - 2005 Housing Element. The plan will now go to the City Council for adoption and implementation. The Housing Element demonstrates how the City can provide for its regional share of housing during the 2000 - 2005 time frame, including affordable housing. Although unanimously approved, the Planning Commission questioned the State process that allocates housing units among cities. The discussion proved timely since planning for the next five-year cycle begins in October. Also, the City's newly-constituted Housing Affordability Task Force will, in October, be grappling with how Pasadena can influence other cities in our area to provide affordable housing in their communities, too.

What is The City's Housing Element?

The Housing Element is a five-year plan that identifies policies, programs and objectives that focus on all of the following: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to the housing development; and, 5) promoting equal housing opportunities for all segments of Pasadena's population. In preparing the Housing Element, the City relied heavily on 1990 and 2000 census data. The City also monitors legislation affecting the plan, and for this five-year Housing Element, the Housing Element incorporates recent changes concerning the development, maintenance and improvement of housing for persons with disabilities.

Relationship of The City's Housing Element to Other General Plan Elements

The Housing Element is one portion of the City's General Plan, however, it is the only General Plan element that requires independent State approval. In addition to the Housing Element, Pasadena's General plan includes land use; mobility; housing; open space/ conservation/scenic/highways/energy (combined); public facilities; cultural/recreational/ historical (combined); noise; and, safety. The Housing



Element does not propose noteworthy changes to any element of the City's adopted General Plan, nor does the revised General Plan and the Land Use Element propose changes that would reduce the City's site inventory. Over time, should it become apparent to the City that changes in the City's General Plan need to be made to ensure internal consistency, the City will make recommendations to the Planning Commission and to the City Council.

Public Involvement

The City formed the "Housing 2000" committee to discuss goals, policies and programs for the Housing Element. A series of workshops were held, and attended by interested groups, such as housing and senior advocacy groups, realty and developer stakeholders, service providers and financial institutions. The final product reflects the conclusions of the Housing 2000 workshops.

Housing Needs, Plans and Programs

The City looked at population trends, age characteristics, race and ethnicity, employment in and around the City, education levels, occupation and wage levels of Pasadena residents, and household income, among others. Pasadena also categorized the existing assisted housing inventory and studied potential housing constraints. Among other things, potential constraints include: land use control, specific plan caps, residential development standards, historic preservation, and fees and exactions. After studying all of these data, and through an iterative process with the State, Southern California Association of

Governments (SCAG) determined that the City's regional share of housing units should be 1777, including 26% very-low income, 16% to low income, and 19% to moderate income households and 39% to upper income households. (These household income categories are determined by a percentage of the Countywide household income averages; the share allocated to Pasadena is based on Pasadena's existing income distribution.)

The City developed a detailed plan as to how the goals could be met. Broadly speaking, the goals and policies include:

1) Housing and Neighborhood Conservation; 2) Residential Sites and Housing Production; and, 3) Housing Assistance and Special Needs. Fourteen programs are enumerated and detailed objectives are found in each program, including numeric targets and time frames. Among the fourteen programs are such things as code enforcement and housing inspection, neighborhood improvement and historic preservation, affordable housing incentives and homebuyers assistance programs, rental assistance and preservation of affordable housing.

Process Improvements Urged in Allocation Formulas

All Planning Commissioners agreed with the City's goals, policies, programs, objectives, including the specific numbers of units allocated among the affordability categories and time frames. And, an amendment was proposed and passed that would encourage preservation of existing affordable housing stock. What baffled Commissioners was the State process that assigned no or very little housing growth to certain communities, which has the effect of Housing Elements that include no or very little affordable housing. Yet, if, as one Planning Commissioner suggested, one were to expand beyond the census data and look at the workers and service providers that are employed in a city such as San Marino, a case can be made that that City should provide very-low, low and moderate income housing.

The City indicated that the State legislature is ultimately responsible for changing the process.

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WORLDWIDE CHURCH OF GOD MOVES FORWARD WITH AMBASSADOR COLLEGE DEVELOPMENT

By Vince Farhat

In July, the Worldwide Church of God announced its selection of SheaHomes to serve as the Church's developer for the former Ambassador College property. The Church announced in August that it is seeking public input concerning the future development of the Ambassador property. Church officials have described their outreach campaign as a "listening phase."

This Fall, the Church and SheaHomes will host a series of community meetings to gather West Pasadena residents' input as part of the Church's "listening phase." The first community meeting is scheduled for Wednesday, October 30th. In the meantime, if you want to receive e-mail updates regarding the Ambassador Project, please send your e-mail address to vince.farhat@wpra.net.

Church Selects New Development Team

In April 2002, Legacy Partners abandoned its plans to buy the former Ambassador College campus and convert it into a 1,700-unit housing development. As reported in the Summer issue of the WPRA Newsletter, the Worldwide Church of God ("Church") submitted its own application on June 12 requesting permission from the City to develop up to 1,942 new residential units. (To learn why Legacy withdrew from the project, please read the article in the Summer issue of the WPRA newsletter by visiting http://www.wpra.net/sum_02wpra.pdf.)

On July 24, the Church announced its selection of SheaHomes to serve as the "master developer consultant" for the Church's proposed development of the former Ambassador College property. SheaHomes is a national home builder based in Brea, California. Unlike Legacy Partners, SheaHomes will not purchase the Ambassador property from the Church. Instead, according to Church officials, the Church intends to develop the property itself, with SheaHomes serving as the Church's development consultant. (For more information about SheaHomes, please visit their website at http://www.sheahomes.com/home_set.html.)

On October 2, the Church announced its selection of two architectural firms, Van Tilburg, Banvard & Soderbergh and EDAW, Inc., to serve as the master design architects for the Ambassador Project. Architects Steven Kellenberg with EDAW and Johannes Van Tilburg will be the principal planners. Both architectural firms are known for their work in Southern California. For example, Van Tilburg planned Pasadena's "Alexan City Place," the high-density residential project on the site of the former Peppermill Restaurant on Walnut.

According to Church officials, Van Tilburg and EDAW will work with the Church and SheaHomes to develop master plan design



Ariel view of the Ambassador College property

guidelines for the former Ambassador College property that will govern all subsequent development. Although the architects are in the very early stages of their work, Steven Kellenberg said that EDAW will take a "contextural" approach to designing the Ambassador Project. Van Tilburg described Ambassador's West Campus as the "Garden District" and the East Campus as the "Delacy District."

Church Launches "Listening Phase" To Gather Community Input; Gets "Earful" From Neighborhood Groups

As reported in the Pasadena Star-News, the Church announced in August that it is seeking public input concerning the future development of the Ambassador College property. Church officials have described their outreach campaign as a "listening phase." According to Church officials, the Church will not move forward with the Ambassador Project until it hears from West Pasadena residents.

In an effort to engage the Church in an open and constructive dialogue during this listening phase, three different neighborhood organizations (including the WPRA) wrote a joint letter to the Church on August 12 summarizing their ideas and concerns about the Ambassador Project. In their letter, the neighborhood groups reiterated their commitment to working with the Church and SheaHomes "to design and build a project that will belong to the neighborhood, and that future generations will fight to preserve." The letter explained that West Pasadena residents are keenly interested in the City's upcoming planning process, and are concerned about the design of the western portion of the Ambassador property (the "West Campus") and, of course, the traffic impacts of any future development.

Regarding future development of the West Campus, the neighborhood groups explained that one of the lessons learned from the former Legacy Project was that it was "not in harmony with the design and scale of the surrounding low-density residential neighborhood." Any future development of the West Campus must be "consistent with the existing design, density and scale of the residential dwellings" in the immediate neighborhood, defined as the condominiums on South Orange Grove and the single-family homes on the south side of Del Mar extending south to Columbia Street. Moreover, residents "should be able to see the historic gardens from all streets . . . [and the Ambassador] Auditorium must be honored rather than squeezed between phalanxes of multi-story dwelling units."

The neighborhood groups also stated that one of the "biggest flaws" of the Legacy Project was its failure to meaningfully address traffic. Managing the future traffic

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A Brief History of Pasadena Heritage: Keeping the Promise of Preservation for 25 years

By Sue Mossman, Pasadena Heritage Executive Director

Pasadena Heritage was incorporated as a non-profit organization in January 1977 by a group of citizens concerned about the mounting loss of historic buildings in the great surge of development at the time. 2002 marks Pasadena Heritage's 25th anniversary, and the organization is commemorating its first quarter century of historic preservation. A formal gala at the historic Castle Green will be held November 9, culminating a year-long celebration of the organization's anniversary year.

The second largest historic preservation organization in the State of California, Pasadena Heritage has grown from 200 members in 1977 to more than 2,400 today, and from a \$10,000 operating budget to one of \$500,000. Pasadena Heritage has raised public awareness about the city's unique historic resources and played a major role in such success stories as the revitalization of Old Pasadena and the restoration of Pasadena City Hall, the Main Library, the Pasadena Playhouse, the Hale Solar Laboratory, and the Colorado Street Bridge, to name but a few. Pasadena Heritage provides a powerful voice for historic buildings, neighborhoods and cultural resources in a city recognized nationally for its architectural legacy. It also operates a variety of successful programs to educate the public about history, architecture and the benefits of preservation.

Among the group's most significant achievements is its successful advocacy to save Old Pasadena when the original downtown was slated for demolition and high-rise redevelopment. Spanning more than a decade, beginning in the early 1980s, many of the organization's resources were devoted to finding and championing a way to keep the historic commercial structures and encourage their rehabilitation. After years of persistent effort, property owners, business and political leaders joined forces with preservationists, and the plan for Old Pasadena began to take shape. The rejuvenated commercial district proved to be a major economic success as well as a preservation victory, and Old Pasadena has become a nationally recognized model for downtown revitalization.

Pasadena Heritage regularly conducts architectural tours in historic neighborhoods and commercial districts. Its first tour was conducted in the Prospect Park neighborhood and the 200 attendees became the organization's first members. Eleven years ago, the popularity of its Craftsman home tours encouraged Pasadena Heritage to launch a full weekend of programming focused on the American Arts & Crafts Movement. The annual three-day Pasadena Heritage Craftsman Weekend has since become one of the largest exhibitions on the American Arts & Crafts Movement in the United States, attracting thousands of visitors each year to its tours, lectures and furnishings exhibition.

One of the organization's first activities was to nominate Pasadena's Civic Center, including City Hall and thirteen other historic buildings in the immediate area, to the National Register of Historic Places. It has gone on to successfully nominate more than 200 historic buildings to this prestigious list, including the Old Pasadena Historic District and many individual properties. Through its Preservation Easement Program, Pasadena Heritage holds protective easements on 55 historic buildings, providing tax benefits to building owners and achieving the goal of protecting these buildings from demolition or inappropriate change.

Pasadena Heritage has developed creative ways to preserve Pasadena's built environment, including using its revolving Preservation Fund to purchase, restore, and return endangered buildings to the community. Its first hands-on project was the Louis B. Easton House on South Marengo Avenue which was threatened with demolition for a condo development. The house was acquired and rehabilitated by Pasadena Heritage and sold as a bed and breakfast establishment. The project, just a block north of California Boulevard, served as a catalyst for a collection of bungalows which were recognized as the South Marengo Historic District. Most of these buildings have been nicely rehabilitated and are used for private offices, a far better preservation solution than demolition. Other projects included moving and rehabilitating Gartz Court, a six-unit bungalow court, and the charming Victorian-era Charlotte Perkins Gilman House. These projects provided a total of seven affordable housing units while rescuing endangered historic structures.

This important work now continues under Pasadena Heritage's supporting subsidiary, Heritage Housing Partners, which was founded in 1999. Heritage Housing has completed three homeownership projects and has two more properties in progress, including the 1910 Samuel Merrill House designed by architects Greene & Greene. It also provides grants to lower-income homeowners who need help fixing their older homes.

In recent years, Pasadena Heritage adopted and revitalized the community's oral history program and has concentrated on preserving the stories of Pasadenans from a variety of ethnic and economic backgrounds. Among the personal histories published in the past two years are former mayor and community leader John Crowley; past president of the Pasadena Chapter of the NAACP and activist, the late Ruby McKnight Williams; former city manager Don McIntyre; longtime Pasadena businessman Aram Pashgian; and housepainter Harry Martin. The Oral History committee is planning an ambitious project involving a collection of oral histories from differing perspectives on the desegregation of Pasadena's schools.

Pasadena Heritage has a full-time staff of five and a volunteer Board of Directors. Much of the work of the organization is done by the more than 300 active volunteers, who serve as committee members, docents, researchers, and advocates for historic preservation. Its headquarters for the past five years has been the 1893 Madison House, named for Clyde Madison who bequeathed the house to Pasadena Heritage in memory of his son, Roger, a dedicated volunteer with the group. Before moving into the Madison House, Pasadena Heritage had offices in Old Pasadena on Colorado Boulevard and in the Friendship Baptist Church on the corner of Dayton Street and DeLacey Avenue.

Often characterized by both friends and foes as "powerful", Pasadena Heritage has engendered the respect of many area developers for holding those working in Pasadena to the highest standard and insisting on respect for historic resources which are found throughout the community. Membership is open to all and inquiries are welcome. Call 626 441-6333 or visit Pasadena Heritage on the web at www.pasadenaheritage.org.

CITY STAFF REVISES PASADENA ENVIRONMENTAL POLICY GUIDELINES

By Cheryl Auger

In August 2002, the City of Pasadena revised and updated the City's "Environmental Guidelines" because of changes made to the California Environmental Quality Act (CEQA) in 1997. The objective of the guidelines is to determine whether legislative and discretionary projects will have significant effects on the environment. The most visible outcome of this change is the development of two separate guidelines. Much of the information to identify a project's environmental impact was contained in the previous guideline. This information has been separated and enhanced with the new criteria and thresholds from the changes in CEQA. Definitions and Exemptions comprise the "Environmental Guidelines for City of Pasadena." Best practices, studies, thresholds, and mitigation and monitoring procedures are included in the "Environmental Administrative Procedures City of Pasadena." For those interested in monitoring future projects proposed by the City, both guidelines are important to review and own for reference. In fact, two current projects being monitored by the WPRA and West Pasadena residents are covered by these new guidelines: Traffic plans for Pasadena, and the Arroyo Seco Master Plan.

One of the recommendations proposed in these new guidelines is the adoption of a sliding scale intersection capacity analysis for determining when a project's traffic impacts are significant as part of the Required Standards and Best Practices in the administrative procedures. This Intersection Capacity Analysis was adopted by Pasadena's Transportation Advisory Commission in 1999 during preparation of the "Traffic Impact Report Preparation guidelines," but hasn't been adopted by the City. In this document, there is a table that shows the current level of service and the potential allowable increase of service due to a project.

Projects meeting a threshold on the table would be required to complete a traffic study. The Environmental Policy Guidelines also enable cumulative impacts to be considered together, however, inclusion must incur before the notice or preparation is prepared. Housing projects can also be considered in the cumulative analysis if they are under construction and not yet occupied or the permit is approved but the project hasn't been started. Reviewing simultaneous, cumulative impacts of projects has been an issue for West Pasadena residents in the past.

After working with the Coalition for the Protection of the Arroyo Seco (CPAS) to develop comments on the Arroyo Seco Master Plan Environmental Impact Report (ASMP EIR), many concerned citizens (and the City) quickly realized that there was a lack of knowledge about the CEQA process and the role of public comment. These new guidelines help clarify the process. There is a flowchart outlining the process a project must go through before being brought to the city council for approval. This flowchart shows the stage when the environmental impact report (EIR) is prepared with mitigation options and the period for its review. The guidelines also enable the City to extend public review. This guideline enabled the City to extend the review and public comment period of the ASMP EIR two times over the last few months because of the project's size and the voluminous material to review.

Another element of the guidelines that will be helpful for reviewing future projects is an outline of all of the possible areas for comment and the acceptable thresholds. This includes common concerns like air quality, hydrology, and water, including other less common issues. An example is the inclusion of a fire standard that is concerned with a significant increase in daytime population

that may increase need for paramedic personnel. Another new element is biological resources which attempts to ensure that proposed projects do not create a conflict with an adopted habitat conservation plan or natural community conservation plan. Noise is also included in the new plan as well. This covers substantial temporary or periodic increases in ambient noise levels attributable to the project. Population and housing is also included monitoring growth in population or housing that is inconsistent with land use or mobility elements of the City's comprehensive plan.

The guidelines were finalized in August 2002 and are available from the Planning and Development office. For more information, please call (626) 744-4660. Information for this report was taken from the summary prepared for the planning commission and the "Environmental Policy Guidelines City of Pasadena" dated August 2002.



"NATURAL" ARROYO SECO:

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precious open spaces remaining in the Arroyo.

CPAS members have challenged the City Council and Staff to incorporate the vision for the Arroyo Seco that has been continuously demanded by local citizens since the 19th century: to respect and preserve the Arroyo Seco's natural areas. (For a special testimony on the Arroyo Seco, please see Charles McKenney's article on page 10.)

Neighboring Communities are Acquiring and Protecting Open Spaces

Following the City's release of the ASMP and DMEIR on May 16, 2002, citizens reported disappointment that staff and consultants preparing these documents failed to understand the importance of retaining natural space. CPAS points out that other levels of government and surrounding communities are devoting effort and tax dollars to acquire and preserve for themselves the natural riches that Pasadena and its neighbors to the East and Northwest already have. Regional governments such as the Santa Monica Mountains Conservancy and the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy were created by the California Legislature to preserve open and natural areas. Pasadena's neighbors, Altadena, La Cañada/Flintridge, Sierra Madre, Monrovia, Azusa and Duarte are aggressively acquiring and protecting foothill open space and riparian habitat through the actions of locally-created land and

wildlife conservancies.

City Conducts Public Meetings on the MEIR

Throughout the past Summer, the City conducted numerous public hearings to gather public input on the DMEIR. The Pasadena Recreation & Parks



Removal of flood control channel must be a priority.

Commission held meetings to discuss the MEIR on June 25, July 16 and September 10. Representatives from the entire city and many community groups attended and participated in each of these meetings.

On August 28, 2002, the Pasadena Planning Commission reviewed both the DMEIR and the ASMP. After receiving and considering extensive public testimony, the Planning Commission unanimously voted to oppose certification of the DMEIR. The Commission concluded

that the DMEIR fails to properly address water resources issues, fails to adequately measure the impact of increased Rose Bowl events, and fails to provide an effective alternative that would preserve the existing character and natural assets of the Arroyo Seco. The Commission also voted to recommend that the ASMP itself be reopened to reconsider specific projects and to consider the findings contained in the recently-released Arroyo Seco Watershed Restoration Study.

CPAS Asks the City to Protect the Arroyo.

CPAS points out that throughout history, every City action regarding the Arroyo tilts toward preserving its natural areas away from excavation, paving roads or trails, or creating parking lots in its domain. By advocating extensive new infrastructure in Hahamongna and the Lower Arroyo, the ASMP violates what has always been the essential spirit of Pasadena's care for the Arroyo, prescribed in General Plan Policy 9.5, which is that Pasadena must be a steward of this rich natural area.

Citizens observe that the ASMP falls far short of providing a plan of stewardship. They assert that, rather than providing stewardship, the ASMP emphasizes development and alteration of facilities and physical installations whose purposes are not the protection of the Arroyo's natural scenic resources. Citizens speaking at public meetings affirmed that the ASMP fails to incorporate public preferences as

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2000 – 2005 HOUSING ELEMENT:

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How to Get Involved

The City's Housing Affordability Task Force held its first meeting in September, and will, commencing October 1, be meeting the first and third Tuesdays of the month through May 2003. The meetings will be held at La Casita del Arroyo from 6:00 – 9:00 PM. The Task Force was chartered by the City Council to develop a list of recommendations to consider for adoption. Each month, the Task Force will focus on an affordable housing issue, identified during the citywide June 2002 housing forum. The first meeting of the month will be spent understanding the data and facts, while the second



will be devoted to generating suggestions for the Council. October's issue is how to get communities surrounding the Pasadena area to participate in housing affordability solutions. Among other things, the Housing Element process will be addressed.

Several on the Task Force reside in District 6, including Mayor Bogaard and Wendy Cobleigh (non-voting members) and Marv Schachter and me (voting members). For more information on the Housing Affordability Task Force, contact Jennifer Gonzalez (JGonzalez@ci.pasadena.ca.us). To express your views on this topic, please contact me at DPMOEG@aol.com.

Diana Peterson-More is a resident of District 6 and a member of WPRA. She serves on the Pasadena Planning Commission, the Design Review Commission and the Housing Affordability Task Force.

ANNANDALE CANYON ESTATES PROJECT UPDATE

By Vince Farhat

The City of Pasadena has begun the public review process for the proposed Annandale Canyon Estates Project. The developer, Annandale Estates LLP, wants to develop up to 30 homes on vacant land near the Scholl Canyon Landfill. The Annandale Canyon Estates Project will be subject to a full environmental impact report ("EIR"). This Summer, City staff conducted two community meetings with West Pasadena residents to scope the issues to be addressed in the EIR. The City expects to release a draft EIR for this project sometime in October.

Project Description

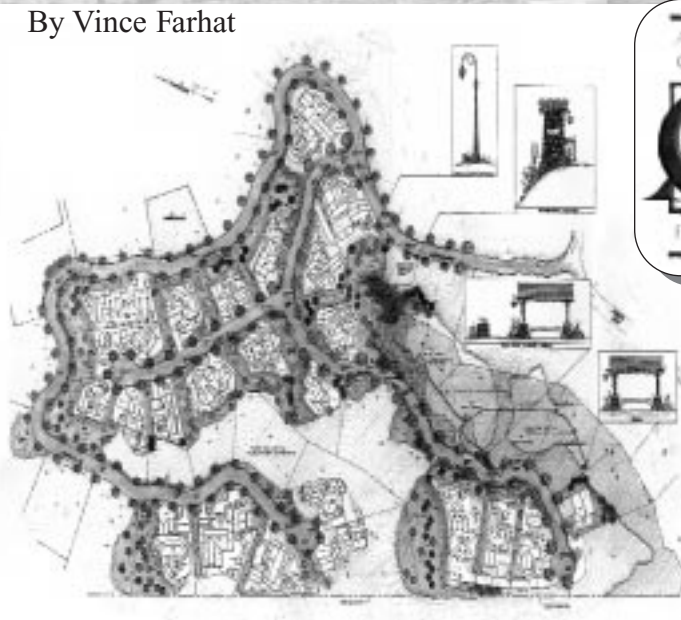
The Annandale Canyon Estates Project consists of approximately 22.5 acres (980,000 square feet) of undeveloped vacant land with varying degrees of slopes. The project is bounded on the west by the Scholl Canyon Landfill and open space, on the east by single-family residences, the southeast by the Annandale Country Club and single-family residences, on the south by single-family residences and open space, and on the north by single-family residences. The boundary between the cities of Pasadena and Glendale runs along the western boundary of the property. A Southern California Edison right-of-way runs parallel to this jurisdictional boundary just inside the city of Glendale. The boundary between the cities of Pasadena, Glendale, and Los Angeles lie about one-third of a mile to the south of the site.

The General Plan designation for the project is "low density residential" and the zoning designation is RS-2 (HD). The applicant wants to develop up to 30 single-family residences on 37 legally-recorded lots. The average lot size will be 25,265 square feet, and the average house size will be 4,000 square feet. A detention basin is proposed just north of the current termination of Weirfield Drive. There are two "paper streets" (streets that are shown on the zoning map but which have never been constructed) on the proposed site, the continuation of Weirfield Drive and new construction of Brunswick Drive. The developer also is proposing to construct a third street on the site. These streets will be built based on current Pasadena Public Works & Transportation construction standards.

In addition to the infrastructure requirements of the new streets, the applicant will be required to provide sewer, water, electrical hook-ups, and any other infrastructure requirements as prescribed by the City's Public Works & Transportation Department.

The Public Review Process

On May 20, 2002, the City Council conducted a "pre-development plan review" for the proposed Annandale Canyon Estates Project. In July 2002, the City prepared an initial environmental study for the project. (West Pasadena residents can obtain a copy of the initial study by contacting City Planner Carol Hunt Hernandez at 744-6768.) Based on this initial study, City staff determined that a full EIR would be needed to evaluate the project's environmental impacts. According to City staff, the following environmental issues will be central to the EIR: traffic, geology and hydrology, biological resources, land use and planning, hazards/hazardous materials (as they are related to Scholl Canyon Landfill), and recreation. The EIR will look at the impacts related to the development of all proposed houses, streets, and infrastructure requirements to support the full development.



City staff conducted two community meetings this Summer to scope the issues to be addressed in the EIR. On July 23, the City hosted an EIR scoping session in the City's Permit Center hearing room, located at 175 North Garfield Avenue. At the request of the Linda Vista Annandale Association ("LVAA") and the WPRA, the City held a second EIR scoping session on September 10 in City council Chambers. Over 100 West Pasadena residents participated in these meetings, and raised numerous issues to be analyzed in the EIR. Neighbors are very concerned about public access to the proposed development, and the traffic and noise impacts associated with project construction. Neighbors also expressed concern about public safety, including the ability of the fire department to pump water to the site in the event of a serious fire. Many residents also are concerned about the conservation and preservation of open space, and have asked the City to specifically address open space issues in the EIR.

The City expects to release a draft EIR for the Annandale Canyon Estates Project sometime in October. West Pasadena residents will then have approximately six weeks (to early December) to review and comment on the draft EIR. Under applicable State law, the City is required to respond to all public comments before the project can be approved. City planning staff estimates that it will take the City until January or February 2003 to review and respond to public comments.

The City will prepare and release a final EIR and "mitigation monitoring plan" sometime in February or March 2003. The Annandale Canyon Estates EIR and mitigation plan will then be reviewed by Pasadena's Cultural Heritage, Design and Planning Commissions in a series of public meetings. The project will then proceed to the City's zoning hearing officer for final review sometime in April 2003.

Stay Informed

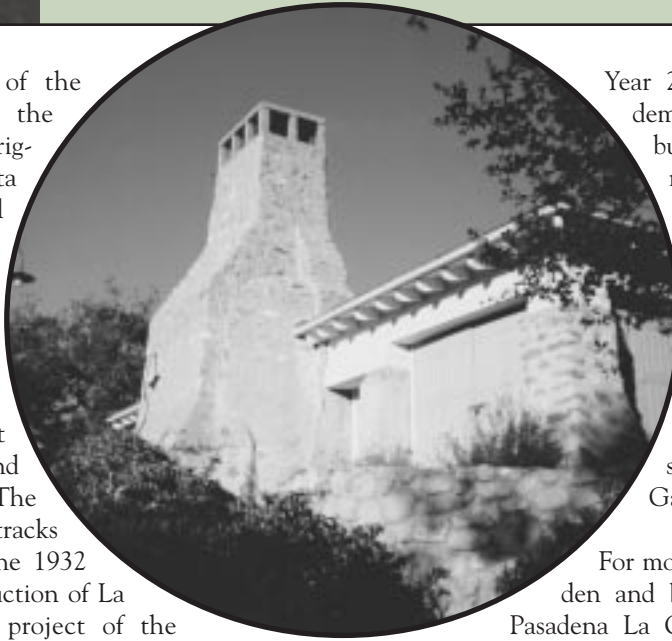
The WPRA is working closely with the LVAA to monitor the progress of the Annandale Canyon Estates Project. For more information regarding this proposed development, please contact City Planner Carol Hunt Hernandez at (626) 744-6768 or chunt@ci.pasadena.ca.us. If you want to get involved in monitoring this project, please contact LVAA president Norm Parker at NP7956755@aol.com and LVAA board member Nina Chomsky at NRChomsky@aol.com.



SPOTLIGHT ON La Casita del Arroyo

By Vince Farhat

Situated on the edge of the Arroyo Seco where the Craftsman movement originated and flourished, La Casita del Arroyo is a familiar local landmark to West Pasadena residents. The "Little House" was built in 1933 as a public works project to provide jobs for Pasadena's unemployed. La Casita was designed by famed architect Myron Hunt and constructed of stone found within the Arroyo Seco. The lumber came from old bicycle tracks built at the Rose Bowl for the 1932 Olympic Games. The construction of La Casita was a philanthropic project of the Pasadena Garden Club and the City of Pasadena. In 1976, the City declared La Casita a Cultural Heritage Landmark.



Year 2000. La Casita's water conservation demonstration garden is ideally suited for a butterfly sanctuary. The garden's use of native and drought-tolerant plants attracts many species of western butterflies. Offering a haven for butterflies in their stages of life (egg, larva, chrysalis and adult), the garden provides nourishing plants and an environment free from harmful chemicals. This butterfly sanctuary is a living memorial to Veva Eilers McKee, who served as president of both the Pasadena Garden Club and La Casita Foundation.

For more information about the La Casita garden and butterfly sanctuary, please contact the Pasadena La Casita Foundation at Post Office Box 51075, Pasadena, California 91105-1075. For more information about renting La Casita for an event, please contact the City of Pasadena.

In 1985, La Casita was badly damaged by fire. With the assistance of a citizens' advisory committee, however, the City of Pasadena eventually reconstructed La Casita. The facility is available for private events, with a special discount offered to non-profit organizations. The building itself consists of one large main room, a kitchen, a fireplace (you provide your own wood), tables, and chairs.

Beginning in 1985, the Pasadena Garden Club assumed responsibility for the design, installation and maintenance of a unique water conservation demonstration garden. The garden, designed by Isabelle Green and Yosh Befu, was installed in 1988. One of the principal goals of the La Casita garden is to demonstrate horticultural and water conservation practices which suit Southern California's arid climate. The garden also is intended to increase community awareness of the history of the Arroyo, of Native American uses of the Arroyo flora, and of Arroyo fauna, both current and historic. The garden is divided into six demonstration areas, including a moderate water use garden, a low water use garden, and a rain-only garden. Each area has its own meter to record water consumption. The garden also features an automatic irrigation system monitored by moisture sensors, and plant materials designed to withstand drought, smog and traffic.

In April 1999, the Pasadena Garden Club and the La Casita Foundation dedicated the "Veva McKee Butterfly Sanctuary" as its Garden Club of America project for the



AMBASSADOR COLLEGE DEVELOPMENT:

Continued from page 3

impacts from the Ambassador Project is the toughest issue facing the Church -- "The stakes are very high. If the City approves the Ambassador Project, and the traffic mitigation measures prove ineffective or are nonexistent, the Church will be gone, and we will be left to live with the traffic forever. This should give the Church pause, for it would be your 'legacy' to Pasadena." Because of the unprecedented size of the Ambassador Project, the neighborhood groups recommended that all traffic mitigation measures "be designed to divert regional and project-related traffic eastward, away from existing residential neighborhoods and toward commercial mobility corridors such as Fair Oaks and Raymond." Moreover, all traffic mitigation measures developed for the Ambassador Project should be implemented and tested before the Church builds-out the West Campus. Finally, the neighborhood groups recommended that the Church prepare a new traffic study for the new project, rather than simply recycling the Legacy Project's original traffic study. (To read the full text of the August 12 letter to the Church, please visit the WPRA's website at <http://www.wpra.net/NewFiles/Letterpage.html>.)

Church and SheaHomes Meet with WPRA

In an effort to continue the dialogue during the Church's "listening phase," on September 5 several WPRA board members met privately with SheaHomes' project manager, Bob Yoder, to discuss the Ambassador Project. Mr. Yoder has an extensive background in residential development and construction finance. At this meeting, the parties discussed the lessons that could be learned from Legacy Partners' failed proposal to develop the Ambassador College property, including acceptable levels of density on the West Campus.

Representatives from the Church and SheaHomes also were invited to meet with the WPRA's board of directors. The Church's Director of Finance & Planning, Dr. Bernard W. Schnippert, Mr. Yoder and representatives from the Church's architectural team attended the WPRA's regularly-scheduled October board meeting. At the board meeting, Dr. Schnippert gave a brief overview of the Church's goals and objectives, and Mr. Yoder discussed the upcoming public comment process. According to Mr. Yoder, the "listening phase" began with SheaHomes meeting privately with community groups such as the WPRA to evaluate "constraints and opportunities" regarding the development of the Ambassador property. The listening phase will continue through the Fall with a series of community workshops that will focus on various elements of the proposed design of the Ambassador Project. According to Mr. Yoder, the Church and SheaHomes hope to submit a preliminary design to the City of Pasadena sometime in January 2003. The City Council is expected to conduct a "pre-development plan review" of the preliminary design proposal.

A candid and lively discussion ensued following Mr. Yoder's presentation. WPRA board members expressed strong concerns about the potential traffic impacts of the Ambassador Project and the design and density of the West Campus. In response to several questions, Dr. Schnippert said that the Church does not have a "secret notebook" with pre-determined profit margins or density levels. He said that "design will drive the value" of the project. However, the Church has submitted an application with the City to develop up to 1,942 new housing units, and Dr. Schnippert would not commit to WPRA board members to reduce the size of the West Campus portion of the Ambassador Project.

Church To Host Community Meetings

The Church and SheaHomes will host a series of community meetings to gather West Pasadena residents' input as part of the Church's "listening phase" for the Ambassador Project. The dates of these meetings will be announced in October, after our newsletter copy deadline. The first community meeting is scheduled for Wednesday, October 30. The WPRA will inform West Pasadena residents of upcoming community meetings through e-mail updates and special postcard mailings.

In the meantime, if West Pasadena residents want to give input regarding the future development of the Ambassador property, the Church can be reached by e-mail at Ambassador@wcg.org. To receive e-mail updates regarding the Ambassador property and other developments, please send your e-mail address to vince.farhat@wpra.net. The City of Pasadena also posts current information regarding the Ambassador Project on the City's website at <http://www.ci.pasadena.ca.us/housing/developmentprojects/ambassador.asp>.

Back To "Square One"

Although we have been watching this project for almost three years, the development of the Ambassador College property is actually still in its early stages from an environmental review perspective. The City originally prepared Legacy Partners' environmental impact report ("EIR") for a major commercial and residential project. That project was later revised by Legacy Partners to an all-residential project that no longer resembled the one described in the Legacy EIR. Then, just before Legacy Partners abandoned the project, Legacy made additional significant changes to the project's size and submitted revised project plans, traffic predictions and proposed traffic mitigation measures.

These significant changes to the Legacy Project, its impacts and its proposed mitigations should have warranted the circulation of a supplement to the Legacy EIR prior to approval of a development agreement, even if there were no change in developer and Legacy had not withdrawn its application. Under the current circumstances, the change in applicant (as well as developers) warrants an entirely new EIR. For example, the Church's willingness to undertake certain mitigation measures may be different than Legacy's, leading to a different proposed mitigation package. In short, the WPRA believes the City must prepare a new EIR for the Church's new (and still undefined) development proposal.

Conclusion

Although the timing and details of the Church's proposal are uncertain, the WPRA will continue to work with City staff and organizations such as Save South Orange Grove and the Singer Park Neighborhood Association to monitor developments regarding the Ambassador campus. As we wait for the next step in this process, however, one thing is clear. The Church has been a good neighbor over these many years and we understand that the time has come for it to sell the property. The WPRA supports balanced and thoughtful development in Pasadena, and we are committed to working with the Church to achieving a project that will meet Pasadena's needs without unduly burdening our neighborhoods.

PRESERVE THE SCENIC, NATURAL BEAUTY OF THE ARROYO SECO

By Charles McKenney



Fifteen years of discussion and public participation have raised the hope that the long awaited Arroyo Seco Master Plan would reflect Pasadena's historic emphasis on preserving and protecting the natural state of the Arroyo. This, regrettably, has not come about.

There is always a tug of war between the need to accommodate recreation and cars, and the need for natural areas

where we can take time out and enjoy the blessings of nature. The Arroyo Seco Master Plan purports to balance these competing demands, but the Plan's stated goal betrays that assertion.

While giving great lip service to the value of a natural Arroyo, the Plan states its purpose is to "provide facilities for passive and active recreation...in order to provide recreation facilities and programs...."

In pursuit of this purpose, the Master Plan proposes to widen trails and access roads, carve out new access roads, build a bridge from the main parking lot across the low flow stream to the casting pond, build an all weather bike trail, build a six level parking structure in Hahamongna, and to build two new parking lots in the Lower Arroyo totaling 10,000 square feet, one large enough for a bus to park and turn around in.

Why should we care about widened driveways and new parking facilities in the Arroyo? Isn't this the 21st century?

We should care because since the 19th century the Arroyo Seco has been Pasadena's single most important feature and today is recognized as one of Southern California's greatest natural treasures. But for the Arroyo, Pasadena as we know it would not exist. Pasadena landmarks and traditions such as the Rose Bowl, the Tournament of Roses, Brookside Park, the Arts and Crafts Movement, Gamble House, Craftsman Homes on South Arroyo Boulevard, colorful homes along San Rafael, Linda Vista, Prospect and North Arroyo Boulevards, declared and proposed Landmark Districts, Orange Grove Boulevard, Colorado Street Bridge, United States District Court of Appeals (Vista del Arroyo), and La Casita del Arroyo all exist because of their proximity to the natural Arroyo.

All told, eight Pasadena Cultural Heritage Landmarks are along or near the Arroyo Seco. One is the Lower Arroyo itself!

Can we imagine what Pasadena would be today without these signature landmarks and traditions? Certainly, we would be living in a much less rich City.

(Lest we take our blessing for granted, we should remember that other levels of government and our neighboring communities are devoting effort and tax dollars to acquire and preserve for themselves the natural riches Pasadena already has. Regional governments such as the Santa Monica Mountains Conservancy and the San Gabriel Mountains and River Conservancy have been created with state and federal money to preserve the open and natural areas around us. Pasadena's neighbors Altadena, La

Canada/Flintridge, Sierra Madre, Monrovia, Azusa and Duarte are aggressively seeking to acquire and preserve natural mountains and rivers in and adjacent to their communities.)

Try as we might, we can find no better description of the Arroyo than that which appeared in the August 12, 1912 issue of *The Craftsman*.

The article first describes the unique natural beauty of the Arroyo Seco:

"Here in the West we still have many thousands of acres of unspoiled, virgin woodland, and the desire to save it is growing more general. ...Perhaps the best example which we can give of the preservation of a wild garden of rare beauty and charm for the people is the purchase of hundreds of acres of the woodland in the Arroyo Seco, which threads the western edge of Pasadena. Few cities in the East or in the West are blessed with a more beautiful environment than this particular country, which Nature and the elements have carved and molded and planted for years past unnumbered."

It continues to describe Pasadena's plans for a natural park in the Arroyo:

"The natural scenic beauty of the park, the charm and luxuriance and variety of its growth, with its flavor of woody wildness and freedom make it one which will appeal intimately to the people. Pasadena already has plans for laying out and improve her portion of this nature garden. It is to be a natural garden in every sense of the word. It is not to be molested or desecrated by tawdry architecture, cement walks, marble statuary or anything set or artificial."

It finishes by describing a vision of the Arroyo of the future, which is where we find ourselves today:

"While the city parks with their smooth lawns, landscape gardens, perfect walks and drives are a delight to the people, the Arroyo Seco Park will surpass them all, because it will be wild and free, untrammelled by the conventional laws, just Nature with all her kindness, simplicity quiet and restfulness."

What better guide for our treatment of the Arroyo? Written nearly 100 years ago, these words show why preservation of the Arroyo's natural scenic beauty must be the emphasis of our Arroyo Seco Master Plan.

But words aren't enough. We need a Master Plan that expresses the same commitment to preservation and protection as these examples from Pasadena's past:

- In 1918 Myron Hunt recommended that a plan be created for the Arroyo. The plan recommended that the Lower Arroyo be reserved for trails and bridle paths and planted only with native plants.
- In 1964, the City Council adopted the Jencks Resolution calling for care and stewardship of the Arroyo Seco.
- In 1974, the City Council preserved the last natural area in the Lower Arroyo by renouncing \$750,000 from the Los Angeles County Flood Control District and refusing to grant the District an easement under the Holly Street Bridge to straighten and channelize the stream.

- In 1976, at the request of equestrians, hikers, and residents of Busch Gardens, the City prohibited cars from driving to the target archery field, now the AIDs Memorial Grove, and to the area further south to the South Pasadena Stables.

- In 1977, the City declared the Lower Arroyo to be a City Cultural Landmark.

- In 1992 the City adopted its current General Plan, containing Objective 9, which emphasizes stewardship of the natural environment (Policy 9.5) and restoration of the natural area of the Arroyo Seco (Policy 9.2).

- In 1994, the Arroyo Committee of the Recreation and Parks Commission held community meetings in which the majority of participants were extremely cautious or opposed to accommodating new uses in the Lower Arroyo.

- The Arroyo Seco Public Lands Ordinance, PMC Sec. 3.32.100 et seq., states as its purpose "to establish regulations for preservation, enhancement and enjoyment of the Arroyo Seco as a unique environmental, recreational and cultural resource of the city surrounded by residential neighborhoods. Such resource and the neighborhoods must be preserved, protected and properly maintained."

In the face of this history of preservation and protection of the Arroyo's natural condition, the City astonishingly has put forth a Master Plan whose stated purpose is not to preserve the natural characteristics of the Arroyo but to provide facilities such as parking structures and unnecessary bridges and paths.

Active and passive recreation have always been at the heart of the Arroyo, and this should not be cast as a choice between natural preservation and recreation. A natural Arroyo and passive recreation are not mutually exclusive. In fact, it is the Arroyo's natural condition that makes it so attractive for Pasadenans to run, hike, and picnic in.

But despite what the Master Plan asserts, Pasadena General Plan Objective 9, entitled "Open Space Preservation and Acquisition," provides no basis for the Plan's purpose of providing facilities for recreation.

Nor does the Arroyo Seco Public Lands Ordinance. In keeping with the philosophy of open space preservation, the Ordinance among other things establishes the Lower Arroyo as a natural

preservation area. The Ordinance provides clearly that the uses and structures permitted in the Lower Arroyo are limited to current activities and conditions. The Ordinance also states that all lands in the natural preservation area are subject to strict conditions prohibiting excavation on the Arroyo's slope, driving or parking outside existing facilities, and paving trails or roads.

At the most, the Ordinance calls for continuing existing "low intensity recreational activities." At the least, it prohibits new structures, parking lots, paved trails or roads. As the owner of the Arroyo, the City must abide by the Ordinance.

Conclusion

The Arroyo Seco's natural state has made Pasadena the city it is today, and Pasadena has determined to preserve and protect the Arroyo through City General Plan Objective 9. The natural state of the Lower Arroyo forms the basis for its being a Landmark of the City of Pasadena and is the basis for the Arroyo Seco Public Lands Ordinance's purpose to preserve, protect, and maintain the Arroyo.

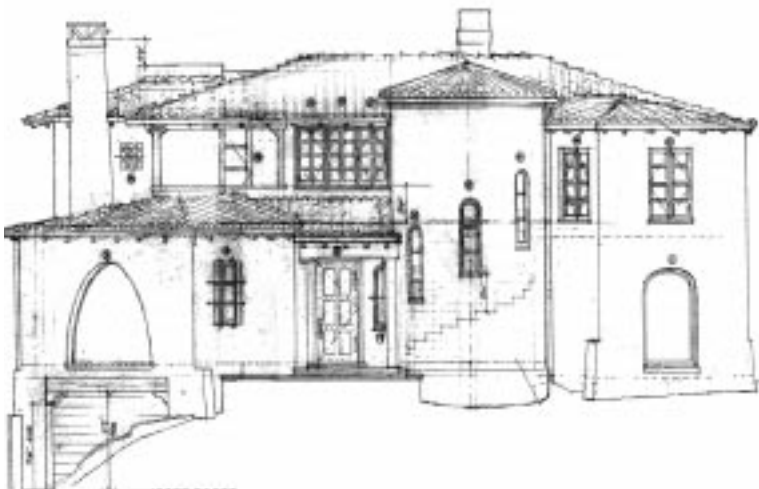
Thirty years ago, the Pasadena City Council made the historic and forward looking decision to renounce \$750,000 from the Los Angeles County Flood Control District to straighten and channelize the natural stretch of the Arroyo under the Holly Street Bridge, thereby preserving this last natural part of the stream for us to enjoy.

Today we have the opportunity to honor that decision and do our part,--to fashion a Master Plan that reflects a common appreciation of what we have and that respects what others have done stretching back over a century. The essential step is to do what the Council did 30 years ago and renounce proposals to build parking lots and to widen roads and trails.

As our guide, let's remember the words of *The Craftsman* written nearly a century ago: "Few cities in the East or in the West are blessed with a more beautiful environment than this particular country..."

We have our chance to provide stewardship of this beautiful environment. Once gone we can't bring it back.

Charles "Kicker" McKenney is First Vice-President of the West Pasadena Residents' Association. He has lived in Pasadena his entire life, and represented West Pasadena on the City Council in the 1970s.



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Back-to-School at San Rafael Elementary

There is renewed energy at PUSD thanks to the efforts of a committed new Board and Superintendent, Dr. Percy Clark. As a part of that energy, the school district has redistricted and focused on creating more neighborhood schools. San Rafael Elementary (SRE) is in support of this effort and needs your help. It is now the responsibility of the local community to get involved and provide leadership. In April, local SRE parents Rebecca and Bill Woods hosted an evening of wine and cheese with Superintendent Dr. Clark for the neighbors of SRE and recruited some new faces from the neighborhood to join the PTA Board of Directors.

The Board met over the summer to redefine the school's objectives to align them more closely with the needs of a neighborhood school. One of our new objectives is "To raise awareness of SRE attributes and work to achieve commitment and acceptance among the community." (Complete objectives will be accessible from the SRE PTA Web site) To achieve this objective and reignite local interest in our school, the PTA is developing a plan to bring the local community back to San Rafael. The plan includes classical PTA fundraising activities as well as a new newsletter and new activities to increase community awareness. We need your help!

Please take a look at the following list and find time to pitch in a couple of hours each month. A strong elementary school is an asset to a neighborhood. With an excellent principal, enthusiastic teachers, a new academic plan, a commitment from district headquarters, and your help, San Rafael Elementary School has the potential to excel.

Upcoming events at SRE:

Book Fair	Oct. 3-11
Holiday Fundraiser (orders)	Oct. 14-25
PTA Kickoff meeting	Oct. 17, 7:00pm
Halloween Hospitality Table	Oct. 31, 6:30pm

SR PTA Officers:

Ken Chawkins, President	(323) 254-2755
Karen LuKanic, Vice Pres.	(626) 584-1930
Gail Nishinaka, Treasurer	(323) 258-1105
Erin Shaw, Secretary	(626) 577-9648
Patti Hafner, SR Principal	(626) 577-5287
Mary Beth Bridges, Parlia.	(323) 258-1105

We need your help!

1. Join the PTA! Come meet your neighbors and SRE Teachers and learn how you can get involved. Our next meeting is October 17 - 7 PM. Contact Ken Chawkins
2. Do you shop at Vons? This is a great way to help the school without any cost to you: Just fill out an Escript form with your Vons Club or credit card number. Forms are available at Vons or you can sign up online (escrip.com). Or call, and we will send one to you. We'll even pay the registration fee! Contact Ken Chawkins.
3. Interested in donating your talents? The PTA will be issuing a quarterly newsletter and needs writers and photographers. Contact Karen LuKanic.
4. Become a classroom volunteer! Volunteering is a great way to support the kids and get an inside look at the school. Contact Dioni Freking at (323) 257-9785.
5. Too busy to volunteer? To make a tax-deductible donation, contact Gail Nishinaka

San Rafael Library Associates Welcomes West Pasadena Residents

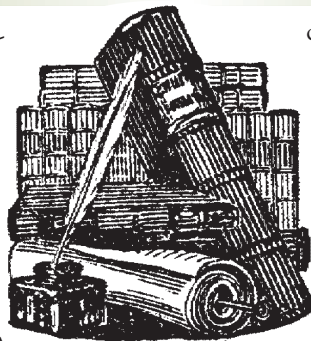
The San Rafael Library Associates are working to enhance our local branch library.

A lecture series will start this winter, new books are on order and a committee is evaluating the possibility of re-landscaping the grounds around the branch. This fall, the free coffee service will continue on the first Saturday of each month.

Over the summer months, the Associates solicited ideas and suggestions from the community through conversations and a written survey. A consensus emerged to develop a focus at the branch around a Garden and Landscape theme. The Garden and Landscape theme will be reflected in a specialized collection on California gardening, though lectures on gardening topics and by creating outdoor spaces for reading and socializing.

"We would like to see the Library become our community center", said Katherine Wimmer, Chair of the Pasadena Public Library Commission, "...a place to meet and visit with neighbors and friends...a place to relax over a cup of coffee while the children read books or use the computer."

If you have not been to the Library lately, you may be interested to know that, in addition to books, our local branch provides: four computer stations with internet access, word processing and edu-



cational games for children; training sessions on computer use; books on tape; magazines and newspapers; community information; and a community room that is available for gatherings.

"Residents of West Pasadena may not realize all of the wonderful resources we have available at our local branch. For example, San Rafael Library has the ability to obtain books from other branches on request" said Patricia Warren, branch Librarian, "we are not limited to the books on hand. Another handy feature for patrons is the ability to reserve and renew books from home over the Internet. Also, free homework assistance is now available at the branch for school age children through the on-line services of Tutor.com that connects students to expert tutors in math, science, social sciences and English."

The Associates welcome participation by neighbors and patrons of the Library. You can contact the Associates by email at srla1240@aol.com or by informing the branch librarian of your interest. You are also invited to join the Associates at the regular membership rate of \$25 or as a Founding Member at \$100. As a chapter for the Friends of the Library, the San Rafael Library Associates qualifies as a 501(c)(3) non-profit organization. Donations of any size are gratefully received. San Rafael Library is located at 1240 Nithsdale Road, Pasadena, CA 91105.

SINGER PARK NEIGHBORHOOD ASSOCIATION UPDATES

Glenarm Power Plant

Pasadena Water and Power has announced that it will be making major changes to its power plant on the Glenarm and Broadway sites. The project will be approached in three phases. First, the unused storage tanks, part of a former cooling tower and several sheds will be demolished. Next, new turbines and auxiliary equipment will be installed sometime this winter. The last phase consists of retrofitting existing gas turbines by using improved technology which will reduce their emissions. The units, which are expected to be operational by June 2003, should provide a reliable source of power generation, help stabilize electric rates, and provide a cleaner and environmentally sensitive method of generating power.

Singer Park Improvements

The City of Pasadena's Public Works Department will be replacing park play equipment in Singer Park. The replacement structures are designed to alleviate safety hazards and will also comply with accessibility standards. If you are interested in additional information, you may contact City Staff member Todd Holmes at tholmes@ci.pasadena.ca.us.

Reprinted from the October 2002 issue of the Singer Park Neighborhood Association newsletter. For more information about the SPNA, please visit <http://www.wpra.net/NewFiles/SPNAPage.html>.

We Know Your Neighborhood ■ ■ ■



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- **To be invited to our "Around the Town" events, please contact us at the numbers above.**

Around the Town

"Around the Town with the de Fazios" is a series of events celebrating the de Fazios' love of what is great about Pasadena, and why it's a great place in which to live. It's their way of staying in touch with their clients, friends and colleagues. The concept yields many new and repeat clients and is a major source of their real estate business.



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The service you deserve.

SOUTH ORANGE GROVE COULD BE "RE-STRIPED" AS PART OF PASADENA'S GENERAL PLAN UPDATE

By Vince Farhat

A proposal to improve traffic flow along South Orange Grove Boulevard by "re-striping" lanes in both directions is under consideration by City transportation staff, as the City studies revisions to Pasadena's General Plan adopted in 1994.

In January 2002, the City sponsored a traffic study for West Pasadena as part of the update to the General Plan's "Mobility Element." The study was prepared by the City's traffic consultant, Kaku Associates, Inc. The study proposes to re-stripe South Orange Grove from Green Street to the City limits to provide one lane in each direction, parking along one side of the street, a two-way left-turn lane, and bike lanes along both sides of the street. According to Kaku's traffic study, "[t]his improvement will maintain sufficient traffic flow along Orange Grove Boulevard to support local trips without encouraging the use of this corridor as a route for [commuter] traffic."

On Tuesday, September 24, District 6 Councilman Steve Madison hosted a community meeting to introduce Kaku's traffic study and to gather residents' input on the proposed re-striping of South Orange Grove. The meeting was held at the Tournament of Roses House at 6:30 p.m. Approximately 125 West Pasadena residents attended the community meeting.

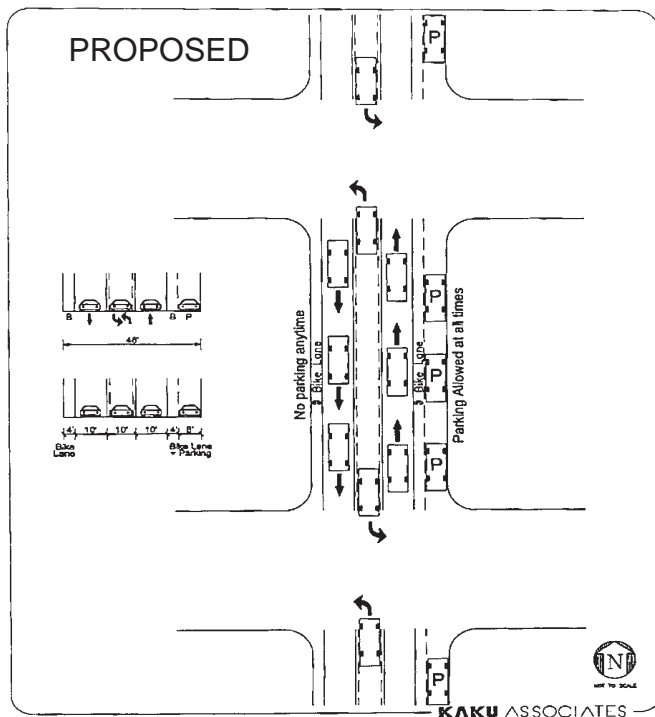
Councilman Madison opened the meeting by welcoming and thanking neighbors for attending, and introduced Pasadena's Interim Transportation Director, Frances Banergee. Ms. Banergee gave residents a brief overview of the General Plan update process, and explained that the City recently created a new Department of Transportation to deal specifically with traffic and mobility issues. She then introduced City Engineer Dan Rix and Transportation Administrator Bahman Janka. Mr. Rix and Mr. Janka described the proposed re-striping of Orange Grove Boulevard, including

possible spillover effects on adjacent neighborhood streets such as St. John and Pasadena Avenue.

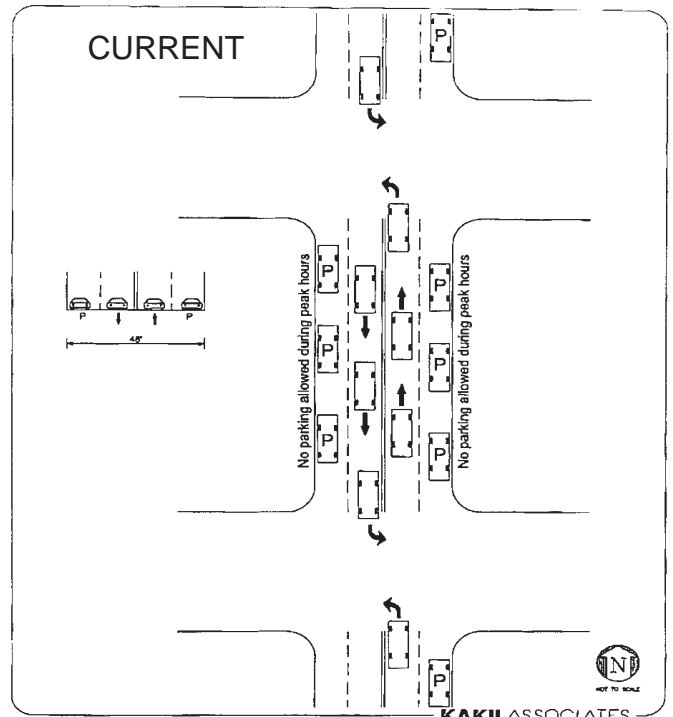
A lively question-and-answer period followed City staff's presentation. Many residents expressed skepticism about having bike lanes on South Orange Grove. Some residents expressed the view that South Orange Grove should be left the way it is. But other residents expressed support for the re-striping proposal, stating that the City must engage in long-range planning to make South Orange Grove less inviting to regional commuter traffic. Several neighbors drew cheers from the audience when they said that the City can reduce traffic by slowing or stopping new housing development in West Pasadena, including the proposed development of the Ambassador College property. During the question-and-answer session, City staff confirmed that the City of South Pasadena is planning to install a traffic signal at the South Orange Grove on-ramp to the Arroyo Parkway 110 Freeway.

At the conclusion of the meeting, Councilman Madison and City staff reminded those in attendance that the South Orange Grove re-striping proposal is merely a concept that will not be implemented without further study and public input. City transportation staff expects to conduct public hearings on the General Plan Mobility Element update at the end of November. The City Council is not expected to vote on the update to the General Plan until at least the end of this year.

Councilman Steve Madison wants to hear from you regarding the proposed re-striping of Orange Grove Boulevard. For more information, please contact him at (626) 744-4739 or smadison@ci.pasadena.ca.us. To receive e-mail reports on the City's update of the General Plan Mobility Element, please send your e-mail address to Vince Farhat at vince.farhat@wpra.net.



ORANGE GROVE BOULEVARD
ALTERNATIVE A - PARKING ON THE EAST SIDE ONLY



ORANGE GROVE BOULEVARD
EXISTING CONFIGURATION

WPRA SAN RAFAEL SURVEY: CRITTERS AND SUCH



San Rafael, that portion of Pasadena west of the Arroyo and south of the freeway, is home to a little less than half of those living in the area served by the WPRA. As part of an effort to better represent San Rafael neighbors, last Fall the WPRA mailed a survey to residents living in San Rafael. Over 15% of San Rafael residents responded to the WPRA survey. A summary of the survey results was published in the Winter 2002 issue of the WPRA newsletter. (To read the article, please visit our website at www.wpra.net.)

The San Rafael Survey generated a large number of responses concerning animals. Comments on wildlife ranged from glowingly positive -- "Having so much wildlife is like being in the country!" -- to extreme frustration -- "Help! I'm being overrun by skunks!" Comments about pets, on the other hand, were almost universally negative, and nearly all had to do with barking dogs.

The relatively wild lands around San Rafael, from the Arroyo to the hills above the freeway, along with the abundance of trees and other vegetation provide wonderful habitat for raccoons, skunks, possums, coyotes, deer, squirrels and other creatures. If you live here long enough you will see all of these, and for many that is part of the charm of the neighborhood. But that doesn't mean you want them living in your yard, under your deck or inside your hedge. These animals carry parasites and diseases, can produce offensive odors, leave smelly nests and droppings, damage gardens and vegetation, injure or kill pets and, rarely, injure people.

Since most of us want to enjoy wildlife but few of us want to worry about it, here are some suggestions from the Pasadena Humane Society that should help us all:

1. Do not feed wildlife. Pick up fruit that falls from trees, and keep garbage cans closed. In the long run, feeding wildlife does more harm than good. They will find adequate food without your help.
2. Do not leave pet food or water outside. Even when you don't intend to feed wildlife, leaving pet food outside (especially at night) means you are probably feeding wildlife.
3. Don't provide homes for wildlife. Crawl spaces under decks and homes should be closed or well screened. Sheds and garages should be closed, especially at night. Wood and brush piles

should be promptly cleaned up, especially in the spring when wildlife are looking for new homes.

But what should you do if you have a problem already? Perhaps you see, or smell, skunks constantly at night. What can you do? First, remember that it is neither possible nor desirable to eradicate wildlife from our neighborhood. With that in mind, the best way to control wildlife is to reduce the availability of food, water and shelter. If none of these are present on your property or that of nearby neighbors then the skunks will go somewhere else.

Still, there may be times when you need to deal directly with nuisance wildlife. The Pasadena Humane Society rents and sells traps for your use, and they will pick up (and release live elsewhere) animals trapped by you. Traps and other pest control services are also available from private businesses. Please keep in mind that if you don't eliminate the food, water and shelter available to wildlife in or near your property, trapping one animal just leaves room for another to move in.

What about barking dogs? Dogs should not bark continuously. Most dog trainers maintain that a properly trained dog should bark only on command or when it or its owner are threatened, and that most other barking is a symptom of boredom, neglect, abuse or illness. According to Pasadena Municipal Code, barking that disturbs the peace of the neighborhood constitutes a nuisance for which the owner is held responsible.

The Pasadena Humane Society will issue a notice to "abate the barking" when an official complaint petition is signed by three neighbors. Further action by the Pasadena Humane Society and the Pasadena Police Department is possible. For more information please contact the Pasadena Humane Society.

Our city is fortunate to have the services of the Pasadena Humane Society. (It is not a city agency.) The Society offers many programs and services beyond dealing with stray pets. For more information please visit their web site at <http://www.phssp-ca.org/main.shtml> or call them at (626) 792-7151.



"NATURAL" ARROYO SECO: *Continued from page 6*



Endangered Lower Arroyo Wilderness Area

repeatedly expressed in numerous public meetings during the past decade. It also fails to follow key elements of the city's General Plan, and the requirements and prohibitions of the Arroyo Seco Ordinance. It constitutes a radical departure from the City's historic respect for and protection of the Arroyo Seco.

CPAS asks that the City Council:

- Not certify the DMEIR because it is legally inadequate and based on a deficient master plan;
- Not adopt the current ASMP since it does not reflect the desires of citizens nor correspond to the General Plan and Guiding Principles of the City of Pasadena;
- Direct City Staff to re-write the ASMP to include the following objectives:
- Write it in a manner that makes it readable and understandable;
- Present each of the elements of the ASMP identically organized and consistently prepared in order to improve clarity; and
- Prepare all elements in conformance with CEQA guidelines.

CPAS asks that the City Staff:

- Emphasize habitat enhancement, restoration and preservation, using appropriate native plant materials at all times;
- Focus on preserving the Arroyo Seco's historic character and environment;
- Limit the objective in the DMEIR, "Update the Arroyo Seco Public Lands Ordinance", to incorporating the Hahamongna Watershed Park into the Arroyo Seco Public Lands Ordinance;
- Focus on the third objective in the DMEIR Section 2.1: "Achieve restoration/conservation of the natural environment". This should also include restoration and preservation of open space and ongoing maintenance of the Arroyo; and
- Not include as a goal of the ASMP: "To provide new revenue generating park facilities".
- Set policy to guide preservation, conservation and recreation activities in the Arroyo.

CPAS Recommends:

- That all projects proposed for deferred maintenance and improved safety be completed as quickly as possible. This applies especially to the Central Arroyo, since projects developed by joint efforts of city and stakeholders of the Central Arroyo were reflected in the CAMP. These projects are valuable, high-priority items wholeheartedly endorsed by the public.

Citizens Await the City's Response

The City originally established a 45-day time period for the public to review and comment on the MEIR, but due to unprecedented community interest, the City eventually extended the public comment period to September 16, 2002. Documents submitted by some community organizations are now available online. The CPAS position paper and supporting exhibits are hosted on the WPRA's website at www.wpra.net on the "Neighborhood Alert" page. The Arroyo Seco Foundation's website at <http://www.arroyoseco.org> is hosting documents from the Arroyo Seco Foundation, CPAS, Pasadena Audubon Society, WPRA and others. To view their outstanding CMEIR comments, click on <http://www.arroyoseco.org/DMEIRComments.htm>.

Under CEQA, the Pasadena City Council cannot approve the ASMP until City staff responds to all public comments and circulates a final MEIR. Staff estimates that it will take up to 90 days for the City to prepare a final MEIR. After the City releases the final MEIR, there will be another round of public hearings by the Recreation & Parks Commission before the MEIR goes to the City Council.

In the meantime, the WPRA board will continue to monitor Arroyo Seco issues through CPAS, and will inform residents when the City releases its response to public comment. If you want to receive e-mail updates regarding the Arroyo Seco, send your e-mail address to joan.hearst@wpra.net.



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WHAT IS WPRA?



The West Pasadena Residents' Association is a non-profit public benefit corporation dedicated to informing residents about current issues of interest that may effect the architecture, history and quality of life of west Pasadena, including through presenting public discussion groups, forums, panels, lectures and newsletters.

All residents in the area bounded by Fair Oaks Avenue and Colorado Boulevard and the southern and western city limits are eligible for membership. WPRA publishes a quarterly newsletter and holds public forums and other events to keep its constituency informed on city issues. It is operated by a Board of Directors elected at an annual meeting.

If you are interested in becoming a member of the Board of Directors, please contact the President, Vince Farhat, at (626) 441-1388 or vince.farhat@wptra.net

The WPRA is interested in your veiws.

Please send your comments to editor@wptra.net. Comments become the property of the WPRA and if selected for publication may be edited for length and clarity.



January 1, 2003 Rose Parade Tickets Choice Position Regular Retail Price

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Phone: 626-793-6953

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*by Norman Parker
President of Linda Vista Annandale Association*

LVAA Proposes Advisory Committee to Work with City, RBOC on Rose Bowl NFL Plan

Pasadena is embarking on a project of enormous financial complexity. It contains long-term implications for city residents, Arroyo Seco neighborhoods, a host of Arroyo Seco and Brookside Park users -- and the very future of the Arroyo and the Rose Bowl.

I refer, of course, to the Rose Bowl Operating Company's effort to attract an NFL team to the Rose Bowl as a major, long-term tenant. Stadium operations currently lose money and must rely on Brookside Golf Course revenue to pay the bond debt incurred for past improvements to the stadium.

The Linda Vista/Annandale Association believes that 10 to 12 professional football games annually could jeopardize the quality of life in Rose Bowl-adjacent neighborhoods and seriously impact Brookside Park and other Arroyo parkland, the golf course, and displace amateur soccer, baseball and a host of other recreation users of the Arroyo.

Only stalwart and determined action by concerned citizens can help bring needed mitigation if RBOC succeeds in its efforts. Toward this end, I was recently authorized by the LVAA board of directors to send a letter to Mayor Bill Bogaard and the City Council requesting formation of an Advisory Committee to enable stakeholders to participate early and regularly in important decisions regarding an NFL/Rose Bowl franchise and related Arroyo issues. Committee members would include representatives from neighborhood and environmental groups, as well as the RBOC, the Public Works staff, the Police Dept., and the City Manager's and Mayor's offices. Other Arroyo Seco stakeholders might also be included.

Giving urgency to this request was the City Council's decision on September 19 to authorize the hiring of business consultant John Moag to guide the RBOC effort to negotiate a long-term NFL/Rose Bowl contract (at least 15 years).

RBOC officials have already extended an offer to neighborhood organizations to work together on certain issues, but their authority is limited to Rose Bowl operations. The community needs and deserves a broader public forum, such as the Advisory Committee, to make recommendations to City Council regarding such issues as:

- Compliance with all aspects of the Arroyo Seco Ordinance;
- Completion of an appropriate Master Plan and MEIR, in compliance with CEQA;
- Assuring that Rose Bowl renovations are in compliance with the Secretary of the Interior standards for structures with national historic designation;
- Protecting the right of free access for all public park users at all times;
- Addressing possible (and likely) NFL demands such as more freeway ramps, additional access roads into the Arroyo, large way-finding signage, additional all-weather paving, reducing or rearranging the golf course, and permanent parking lot lights, to name a few;
- Neighborhood concerns such as the need to enhance traffic and street barrier controls, identify traffic and shuttle routes, control amplified sound both inside and outside the stadium, limit all-night stadium cleaning, improve regulations and policing to prevent "Coliseum blight" (e.g. renting residential driveways for parking, street vendors and tailgating in neighborhoods, public intoxication, etc.);
- Assured source of funding for caretaking and maintenance to prevent deterioration of the Arroyo from increased and excessive use.

Just as concerned organizations and individuals recently joined together to demand a better Arroyo Seco Master Plan and EIR, LVAA is equally determined to work for agreement on the utmost mitigation in the Arroyo and adjacent neighborhoods, prior to an NFL team coming to the Rose Bowl.

THE VISTA DEL ARROYO



Bungalows

The Vista del Arroyo project is an important and much needed transformation of one of Pasadena's most historic sites. Bounded by the Colorado Street Bridge, the Western Justice Center, Defender's Park and Arroyo Drive, the Vista del Arroyo project will restore and transform 3 acres of one of Pasadena's most magnificent yet most neglected sites.

It will restore and recreate eight Nationally Registered historic bungalows designed between 1920 and 1938 by luminous Pasadena architects such as Sylvanus Marston, Garrett van Pelt & Edgar Maybury and Myron Hunt, that have been vacated for over twenty years.

"The preservation of the bungalows is the most hotly awaited preservation project in Pasadena, as the buildings have been totally abandoned for twenty years," says Elizabeth Moule, principal of Moule & Polyzoides.

Developed by Vista de La Puente Partners, LLC and designed by Moule & Polyzoides, Architects and Urbanists, the project proposes to rehabilitate, restore, and reconstruct the bungalows to their original condition according to the Secretary of the Interior's Standards for Rehabilitation. The project will conserve the existing landscape and enhance the place through rich plantings and gardens.

Three new courtyard buildings of two and three story configurations will be added to the site, one facing South Grand Avenue and two facing the grand views of the Arroyo Seco. Parking for the project, will be in three underground garages.

The Vista del Arroyo project will include restoring and building approximately 30 units of housing. "We now have a great opportunity to lead the effort to reclaim this important part of Southern California's cultural heritage," says

Stefanos Polyzoides, principal of Moule & Polyzoides.

Moule & Polyzoides, Architects and Urbanists, was founded to provide the finest, most comprehensive and personal architecture and urban design services available. The firm has pioneered a new approach to architecture and urbanism, focusing on physically reconstructing the American metropolis, rebuilding a sense of community, and addressing the environmental dilemmas of suburban sprawl. The work is grounded in active social, environmental and economic issues.

Currently, the schematic design drawings are being reviewed by the State Historical Preservation Office. Upon state approval of the standards for preservation the project will be submitted to the Pasadena Design Review Board. Construction is planned to commence approximately the first Quarter of 2003 and will be complete by the first Quarter of 2005.

For Information, please contact:

Kevin Joyce

Project Manager

Vista del Arroyo Bungalows

626-744-2720 TEL

626-284-5453 FAX

vista_bungalows@earthlink.net



1



2



3



4

1 One of the existing bungalows; 2 View of Colorado Bridge with one of the new courtyard buildings; 3 Proposal for the historic bungalow court; 4 View from Grand Avenue looking Northwest

Getting to know and understand Metro Gold Line

By Habib Balian

The Metro Gold Line is a significant part of the region's planned transit projects contemplated in the 1980 and 1990 bond proposition acts, which were overwhelmingly approved by voters. At 85% complete, the Metro Gold Line will be turned over to the MTA substantially completed next February at which time the MTA will begin prerenue operations, with an opening in July 2003. The project is on budget. The schedule, however, has slipped due to delays in CPUC approvals but is expected to recover as long as work continues at the current pace and the weather holds out. Remember, this design build contractor has a \$3 million bonus to finish on schedule.



The Metro Gold Line, with credit to the City, is the product of decades of advocacy for this project, reflecting the parameters of decades of previous design and engineering work at great expense (over \$200 million). Other transit alternatives such as adding buses almost create as many problems on crowded streets as they would solve. Elevated structures would have caused blight, and subways were infeasible. Today's light rail shares many of the same characteristics as its rubber tire cousin without the noise, fumes and taking of lanes as buses with a much higher capacity and lower operating cost. Pasadena is particularly fortunate that of its crossings the right-of-way crosses only three public streets, Glenarm, California and Del Mar. Roadway improvements including dedicated turn lanes, street widening, and overall traffic signal synchronization will serve to provide clarity and accommodate traffic growth projections.

Trains will pass through in each direction about 200 times a day. In comparison, the traffic signal at Del Mar and Arroyo, for example, changes about 1000 times a day. The City and Authority are sharing the cost of installing a sophisticated "Adaptive Traffic Control System" which synchronizes traffic signals at adjacent intersections, cuing traffic further, allowing north and south bound traffic to flow in tandem with the passing train. The result of this integrated system is the ability to move more people and vehicles through this corridor.

The train will operate at speeds in this South West corridor between 20 and 45 miles per hour. The power is supplied via overhead power source. The Metro is expected to transport up to 30,000 passengers daily. The PUC orders specific signaling devices at each crossing, which flash lights, chime a bell and sound a horn device aimed at the intersection. The audible warring device will sound about 45 seconds. The patterns and length of the horn sound will be determined by the operator (MTA).

The forecasted schedule for train testing puts two trains in South Pasadena and Pasadena in testing beginning mid-October, with delivery and testing of additional trains along the I-210 Freeway and Los Angeles some time in November. Residents and stake-

holders will be invited to test the train as segments become operational for testing. The WPRA will of course be invited to participate sometime in the fall. With construction winding down and testing underway, we all will better understand the Metro system's integrated design which will improve the overall movement of residents and commuters through this vital corridor.

For more information, please contact the Authority, 626.403.5500 or consult the website: Metrogoldline.org.

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COMMUNITY SERVICE CONTACTS

The following is a list of phone numbers and web-site addresses to assist West Pasadena residents in accessing City services.

Public Safety

Emergency Services: 911

Pasadena Police Department (non-emergency):
(626) 744-4241 or
<http://www.ci.pasadena.ca.us/police/>.

Pasadena Fire Department (fire prevention services): (626) 744-4668 or
<http://www.ci.pasadena.ca.us/fire/stopfire.asp>.

Water and Electric Service

Pasadena Water & Power: (626) 744-4005 or
<http://www.ci.pasadena.ca.us/waterandpower/>.

Gas Service

Southern California Gas Company:
(800) 427-2200.

Garbage and Recycling

The City of Pasadena's Division of Integrated Waste Management is responsible for solid waste collection and disposal from all residential properties within the City and competes with private haulers for commercial collection services. Phone: (626) 744-4087. Website: <http://www.ci.pasadena.ca.us/publicworks/smiwml/default.asp>.

Roadway Maintenance, Storm Drains, Sewer and Street Cleaning

The City of Pasadena's Division of Street Maintenance Management is responsible for patching all the streets and sidewalks throughout Pasadena, the maintenance of both storm drain and

sewer systems, and sweeping of streets, including the removal of heavy trash items left in the parkway or areas on the streets or alleys.

Phone: (626) 744-4087.

Website: http://www.ci.pasadena.ca.us/public-works/smiwml/street_maint.asp.

Code Enforcement

The City of Pasadena's Inspection Services Division maintains and improves the City's housing stock and neighborhoods through development of ordinances, enforcement of the City's Zoning, Housing and Environmental Health Codes, Graffiti Removal, and the Maintenance Assistance and Services to Homeowners program (MASH). To report a possible code violation, call (626) 744-4633 or you may submit your formal complaint using the City's Online Code Complaint Form. Be prepared to provide the following information: the exact address of the suspected violation; specific details of the complaint; your name; and your daytime telephone number. Website: <http://www.ci.pasadena.ca.us/planning/deptorg/insp/homeinsp.asp>.

Shopping Cart Removal

To report abandoned shopping carts, call the Shopping Cart Retrieval Corporation at (626) 744-8CAR.

Graffiti Removal

To report graffiti on public property, call the City of Pasadena's "graffiti hotline" at (626) 797-9045.

City News and Events

For the latest news of upcoming events in Pasadena, please contact the City of Pasadena's Office of Public Affairs at (626) 744-4755 or www.ci.pasadena.ca.us/publicaffairs/citynews.asp.

PRESIDENT'S MESSAGE



Vince Farhat

This was an exceptionally busy Summer for the West Pasadena Residents' Association. We participated extensively in the public review process for the Arroyo Seco Master Environmental Impact Report (MEIR), and continued to work with the Worldwide Church of God to monitor the progress of the Church's proposed development of the former Ambassador College property.

"Arroyo Overdrive"

The City of Pasadena formally released the MEIR in May, and the time for members of the public to comment on the MEIR closed on September 16. The WPRA board of directors formed a special committee to review and comment on the MEIR. WPRA board member Richard Davis chaired our Arroyo Seco committee, which included Joan Hearst, Cheryl Auger, Mike Vogler, Dorothy Lindsey and Pat Shanks. Richard did a fantastic job of organizing our committee and representing the WPRA at numerous meetings of the City's Recreation & Parks Commission.

During the course of our committee's review of the MEIR, the WPRA also decided to join together with other neighborhood associations and community organizations to form the Coalition to Protect the Arroyo Seco ("CPAS"). WPRA board member Joan Hearst worked tirelessly with other CPAS members to compile over 118 pages of comments to the MEIR. Perhaps more than anyone else, Joan deserves our special recognition and thanks for her seemingly-limitless energy and devotion to the cause of preserving and protecting the Arroyo Seco. Thank you, Joan!

The MEIR inspired an unprecedented outpouring of public participation and comment. I am very proud of the role the WPRA played in the public review process, and wish to thank our outstanding committee for their dedication and hard work. Thanks to them, the WPRA was in true "Arroyo Overdrive" this Summer!

40 Years of Service

The West Pasadena Residents' Association is celebrating its 40th birthday this year. Founded in 1962 in response to plans to build high-rise buildings in West Pasadena, the WPRA continues to monitor issues that impact our neighborhoods, inform West Pasadena residents about these issues through our Newsletter, and advocate on behalf of our neighborhoods. The WPRA's mission is the same today as it was 40 years ago: We are committed to maintaining the character and beauty of West Pasadena for all residents to enjoy. To coin a phrase, we want to leave a "Legacy" for future generations—a Legacy of beautiful trees and a re-naturalized Arroyo Seco, and a Legacy of future development that fits the character and beauty of West Pasadena.

More than anything else, the City of Pasadena is defined by the quality of life in our neighborhoods. As residents of West Pasadena, we are truly fortunate to live in one of the most beautiful and unique areas of Southern California. If you haven't already done so, I hope you will take a moment to renew your WPRA membership for 2002. Your past donations have allowed us to do so much, and we are truly grateful for your generous support. Your tax-deductible gift will make a big difference in our efforts to preserve the quality of life in our neighborhoods.

I hope you enjoy this issue of our Newsletter. Thank you for supporting the WPRA!



JOIN THE WPRA TODAY

Over the past year, the WPRA has followed many important issues such as the proposed development of the Ambassador College property, traffic mitigation measures to remove commuter traffic from residential streets, and the Arroyo Seco Master Plan. But keeping you informed on these key issues took time and money. While our board members happily donate their time, we do need funds for our Newsletter, mailings and forums. All membership dues are tax-deductible, and donations of \$75 or more are acknowledged in the Newsletter. So, please take a moment to complete this form and mail it with your check today!

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Please mail to: West Pasadena Residents' Association, Post Office Box 50252, Pasadena California 91115

Thank You

We appreciate the above and beyond financial support of our Donors for 2002. With these contributions, the WPRa can continue to print our newsletters and provide public forums to discuss the issues that affect our neighborhood. A great deal of thanks go to these generous donors: (as of 9/30/2002)

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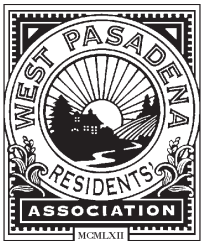
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Save the Date!

The Worldwide Church of God will host an Ambassador Project open house on **Wednesday, October 30** from **6:00 p.m. to 9:00 p.m.** at the Ambassador Campus Administration Building located at 300 West Green Street. For more information, please call (626) 304-6180.



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For more information about our committees, please contact:

Newsletter:	James Hawkes	(323) 606-4079
Newsletter Advertising:	James Hawkes	(323) 606-4079
Traffic:	Lorna Moore	(626) 437-4713
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The West Pasadena Residents' Association
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