



MANSIONIZATION: Super-sizing the American Dream at the expense of the other dreamers

BY MIC HANSEN

The City of Los Angeles' Planning Department defines **mansionization** as "... new construction or additions on residentially zoned lots that are out-of-scale [size, context and compatibility] with the surrounding neighborhood, but which comply with the current City zoning regulations."

In a built-out area like Pasadena, where land values are at a premium and larger homes are sought in highly desirable neighborhoods, this regrettable practice has emerged. To those determined to inhabit — or invest in — such a preferred neighborhood and large home, the answer seems self-evident: enlarge or demolish-then-replace a proportionate, contextual, and sound existing home with an out-of-scale and out-of-context behemoth.

At best this is an unfortunate, and more often than not a harmful and selfish practice

Opinion

by those who feel entitled to contravene local norms. It disrespects the rights of neighbors and destroys the very ambiance and values that made the neighborhood attractive and desirable in the first place. By ignoring aesthetics, context, scale and appropriate design, the intrusion of a single such "McMansion," as these structures are dubbed by some, compromises the neighborhood fabric — affecting its visual integrity, context, coherence, and the privacy of adjacent residences. A corollary to this is buyers who purchase an existing home on a larger parcel and proceed to subdivide the lot to inflict multiple McMansions upon the neighborhood.

Although Pasadena's hillside zoning ordinance helps mitigate this type of adventurism on

our hilly terrain, zoning guidelines for flat parcels are far more forgiving, thus less effective in preventing these unsightly and disproportionate houses that have recently begun to appear more frequently. Often just one out-of-scale and poorly designed house undermines the entire neighborhood and alters its ambiance, feel and property values.

Pasadena is generally known for its inimitable, diverse neighborhoods of distinct and proportionate housing graced by stands of mature and stately trees. We need not silently accept the unsightly intrusions that are beginning to encroach into our established neighborhoods, along with the buzz saws that cut down the shade trees to make way for them.

Guiding Principles (#2 and #7) from the City's General Plan advocate respect for harmonious change and community participation.

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La Loma Bridge, watercolor by Joseph Stoddard

Bridge will close during project La Loma Bridge retrofit/rehab project may start in early 2014

BY BLAINE CAVENA
WPRA TREASURER

The La Loma Bridge, now more than 90 years old, was determined to be deficient and deteriorating in reviews conducted after the Loma Prieta earthquake. The City subsequently approved a seismic retrofit and rehabilitation plan that will restore and preserve much of the bridge's historic character and appearance.

The City reports the construction may start in early 2014 and should last for 18 months, although geologic complexities and Caltrans

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WPRA concludes archery, if safe, has place in Arroyo

BY BILL URBAN
WPRA PRESIDENT

In a recent letter to the City, the West Pasadena Residents' Association (WPRA) shared its recommendations regarding archery activity in the Lower Arroyo range. Informing those recommendations were concerns and insights gathered by a committee of the WPRA met with City staff members, the Pasadena Roving Archers (PRA) and other local residents.

Based on this input, the WPRA board concluded that:

1. Archery, as specified in the Lower Arroyo Master Plan (LAMP) adopted by City Council on September 29, 2003, is an integral activity of the Lower Arroyo Seco natural preservation area. WPRA supports this continued use.
2. During the Arroyo Seco Master Planning (ASMP) process, which was fully supported by WPRA, no one suggested that archery be removed from the LAMP. Furthermore, there were no reported incidents of interference of walkers, joggers or equestrians with archers.
3. Trails to be used by archers and those for walkers are clearly delineated in the LAMP. These should continue to be used as described.
4. Safety concerns are an issue for everyone and must be addressed by the City of Pasadena, even though there have been no reported injuries during the past 65 or so years that archers have pursued their sport in the lower Arroyo Seco. The WPRA recommends that the City:
 - A. Clearly post and enforce rules for archers and other users of the Lower Arroyo Seco. This is critical and should include timely installation of signs and natural barriers, in accordance with LAMP design guidelines.
 - B. Certify and identify, in coordination with PRA, those authorized to use the range or provide instruction to people not yet authorized.
 - C. Adopt, by ordinance, the rules for use of the Lower Arroyo, especially the archery range and adjacent areas. Only in this way can rules be enforced and, when necessary, appropriate penalties issued.
5. The reference in the LAMP (Section 4.3.5) to "14" as the maximum allowable targets in the southern range is an error. The northern range targets should be 14 (Section 4.3.4), however, the number of permissible targets in the southern range should be 28, which is consistent with usage that can be documented by the PRA and City staff. City Council should take necessary action to clarify in the LAMP the correct number of archery targets for each range.

About us

Mission: Founded in 1962, the West Pasadena Residents' Association is dedicated to maintaining the character of our community and enhancing the quality of life in West Pasadena.

Area: The WPRA service area is bounded on the north by Colorado Boulevard, on the east by Fair Oaks Avenue and on the south and west by the city limits.

Funding: All WPRA activities are funded through membership dues and contributions. The WPRA receives no public funding and has no paid employees. Since the WPRA is a 501(c)(3) non-profit public benefit corporation, contributions and donations are fully deductible to the extent permitted by law.

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The West Pasadena Residents' Association is a 501(c)(3) non-profit public benefit corporation.

New committee considers San Rafael School's future

BY CATHERINE STRINGER
WPRA VICE PRESIDENT

The Pasadena Unified School District has previously stated that at some point in the future it plans to relocate San Rafael Elementary School (SRES) due to discovery of seismic faults running beneath the school site. As a result, the District is prohibited from making structural improvements to campus buildings.

At its August 27 meeting, the PUSD School Board took two actions relevant to the issue of SRES' eventual relocation, which is required under current state law.

1. The Board approved a motion to solicit lease bids for the now-shuttered Linda Vista campus, which many have argued should be considered as an alternative site for San Rafael Elementary.
2. The board has formed a "7-11 committee," a District advisory committee tasked with determining whether SRES should be designated as a surplus property, the first step to closing, leasing or selling the school site. [The committee is required to have at least seven, but no more than 11 members, hence its name.]

Because the school buildings meet all Field Act requirements for earthquake safety, SRES will continue to operate on its historic campus until a suitable alternative is made available to the school and its flourishing Dual Language Immersion program.

Concerned parents, school staff and administrators have been exploring options for the school's future at another District campus. PUSD officials have previously announced that SRES will remain open at its current site through at least the 2014-15 school year.

For more information, please contact Catherine Stringer at stringer@wpna.net.



The long awaited Rose Bowl Brick Campaign is up and running. Don't miss your chance to be among the first to purchase your brick. Buying a brick enables you to have your personalized brick incorporated into the iconic plaza in front of Gate A, leading to the main entrance of the stadium. The premium 8" x 8" legacy bricks (\$425-\$350) take center stage as they will create the iconic rose pattern. The 4" x 8" (\$100) bricks will make up the plaza bands surrounding the rose. Premium rose brick options also include a keepsake replica brick. Replica bricks are made of the same material and inscribed with the same personal message as the installed stadium brick (premium replicas will be rose red). Become part of history "one brick at a time" to ensure the Rose Bowl's future for generations to come. For more information and to place an order now, visit rosebowlbricks.com.

Avenue 64 coalition seeks safer road

A June 2013 accident on Avenue 64, which resulted in the death of a cyclist, proved to be the last straw for a group of 40 area residents. The group, including a representative of the West Pasadena Residents' Association, formed an Avenue 64 coalition and set as its goal to make the road safer, especially between La Loma Road in Pasadena and Meridian Street in Los Angeles.

This stretch of Avenue 64 is noted for chronic and excessive speeding; illegal vehicle maneuvers, which include passing in the median as well as the parking lane; disregard of posted stop signs; failure to grant right of way to motorists attempting to turn on to and off of Church Street; and no clearly marked crosswalks.

The coalition shared its concerns with Taka Suzuki, District 6 Councilmember Steve Madison's field representative, who recalled that a 2005 "gateway project" had never been implemented. The only element of the project that had won approval was additional stop signs, but only after Los Angeles had refused the request for traffic

measures and a fatal accident had occurred on Avenue 64 at Elder. The coalition is also scheduling a meeting with Los Angeles District 14 Councilmember José Huizar.

Following input and discussion, the coalition identified a list of potential traffic calming measures:

- Raised and planted medians, as well as curb extensions to narrow the traffic lanes
- Designation of Hillsides as a school
- A roundabout, with clearly marked crosswalks, at Burleigh and Avenue 64
- Reconfiguration of the Church Street and Avenue 64 intersection, with the addition of clearly marked crosswalks

Funding of the remediation could come partially from a \$750,000 speed management project for which Pasadena's Transportation Department has applied and from another grant the City might qualify for if Hillsides receives a school designation. — *Source: Pilar Reynaldo*

Preserving our stately oaks for posterity

[Editor's note: This article was first published in the Summer 2011 issue of the the WPRA newsletter. We've been asked to reprint it due to the value and importance of West Pasadena's magnificent oaks. Curiously, much of the risk to our trees isn't from insensitive, budget-driven developers, but from the ill-advised and often inadvertent actions of the trees' current stewards — area residents.]

BY RANDY FINCH
PRESIDENT AND CEO
FINCH TREE SURGERY

Often, as we travel around the area, we see arroyo stones placed around the base of oak trees, usually in a single layer carefully arranged or, sometimes, looking like they just fell from the wheelbarrow. Why are they there? Is this an ancient therapy for ailing trees learned from the native Indians who once occupied our oak woodlands? Not likely, because oaks survived better in the natural dry summer environment that existed before we planted our lush water-hungry gardens.



Water-hungry planting — bad for oaks

In fact, whether native or transplanted, oaks are equally susceptible to tree-killing and root-rotting fungi. In fact, the recipe for oak death or collapse, assuming one might chart this course, could be as simple as: add water to warm soil, keep wet and wait.

While experienced southern California gardeners know it's not good to plant flowers or water a lawn under oaks, most gardeners eschew bare dirt, finding it unattractive in a garden or, put another way, a waste of good planting opportunities.

So how can we make the most of the garden under an oak canopy? Rocks are decorative and fit the arroyo look, particularly if your architecture or landscape incorporates similar stones.



Decorative rocks — not much better

Rocks give texture, provide a hard surface that can be blown leaf-free, and they certainly don't need water, which is good for gardens in a naturally arid environment like ours.

Rocks, however, have been misunderstood by many. Surprisingly, they can function much as would mulch. The moisture that accumulates under them encourages root fungus to spread quickly. If you keep the area dry after we get our winter rains, rocks cause no harm.

As I've suggested, oaks do best in a dry, uncultivated space with a light natural accumulation of oak leaf mulch from the trunk, as far as you can aesthetically tolerate. If you must plant, use only drought- and shade-tolerant plants to jazz it up.

Spot water sparingly to establish them in



Dirt rings — best for oaks

the soil or, even better, in pots above grade. Imagine the riot of permanent color and texture you can achieve with pots.

Finally, notice I'm not saying you shouldn't water oaks. The key is to keep oaks dry in the summer, particularly near the trunk. During years with winter drought, the oaks will be less stressed if the root zone receives a deep slow soaking in spring and fall. Keep the soaker at least two trunk diameters away from the trunk, allow penetration up to 3 feet in drained soil and repeat in 4-6 weeks, depending on the degree of drought.

Thomas Jefferson once said "Too old to plant trees for my own gratification, I shall do it for posterity." As custodians of the forest whose trees can live many generations beyond our stay, it is only right that we meet that responsibility with the best care possible to make sure they thrive for our grandchildren.

Randy Finch is an ISA-certified arborist and an ASCA-registered consulting arborist. With experience dating from 1946, Finch Tree was the first Tree Care Industry Association-accredited company in California. For more information browse the resources and browse the resources and blog at FinchTree.com/resources.aspx.

LOOKING BACK: 1939

"The name of Dr. Edward L. Thorndike of Columbia University struck Pasadena with startling force April 13, 1939, when the New York educator published a book entitled 'Your City.' The book, prepared on the basis of a three-year survey costing \$100,000, placed Pasadena first among American cities where the 'general goodness of life' is highest. Dr. Thorndike rated 310 cities of more than 30,000 population on 37 points, covering such fields as health conditions, educational advantages, recreational facilities, economic and social conditions, physical comforts, public cultural institutions and municipal fiscal affairs." — *Pasadena Community Book, 1943*



Artist's vision of the view looking east toward City Hall along Holly Drive at Leonard Pieroni Drive

Lincoln proceeds with 100 West Walnut project

The City of Pasadena recently concluded two public meetings to receive comments on the scope and content of the Environmental Impact Report for the 100 West Walnut Project. This property, on the spacious Parsons Corporation site, will be developed by Lincoln Property Company.

The 22.7 acre property is bounded by West Walnut Street on the north, North Pasadena Avenue on the west, West Union Street on the south and North Fair Oaks Avenue on the east.

The project, as proposed, will consist of Class "A" office space (which can help the city meet its current need for large-office space),

residential and ancillary retail. The three familiar Parsons office towers will remain, as will the office and parking annexes along Union between Fair Oaks and Pasadena Avenue.

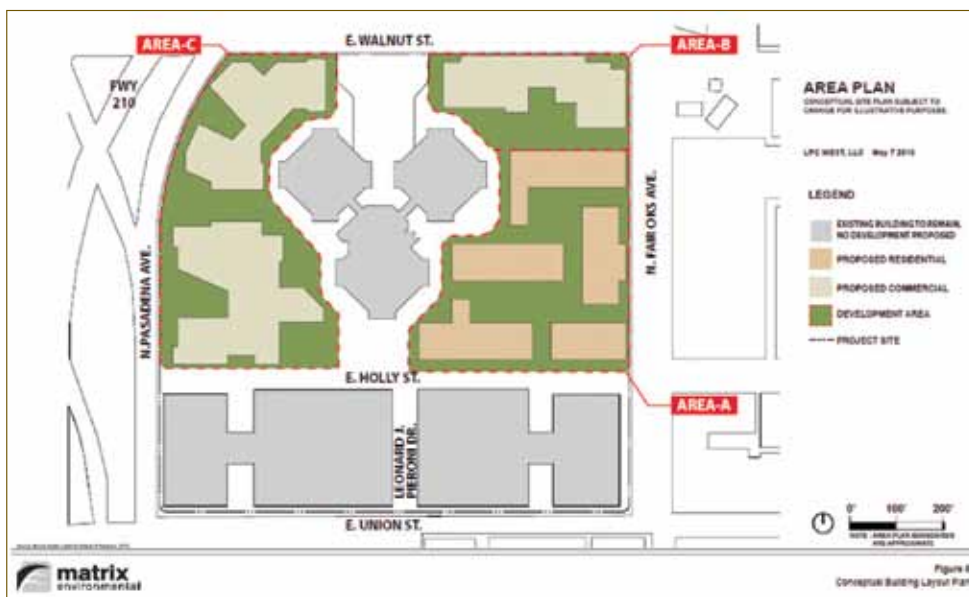
In addition to the activities created by the office, housing and supporting uses, the project proposes to foster further integration of this site by opening up Holly Street from Fair Oaks to Pasadena Avenue. This will reinstate the western anchor for the view corridor from the Civic Center as envisioned by the city's Bennett Plan.

Streetscape improvements also are proposed along Leonard Pieroni Drive. This half-block

street lies between Holly and Union streets and is bounded by the two western Annex buildings. This new design will serve as a welcoming southern entrance to the area. Plans include landscaped gardens, courtyards and sidewalks with underground parking. Currently, this site is isolated from the rest of Old Pasadena. The design of buildings, streets, walkways and courtyards will foster a vibrant and welcoming area and provide a pleasant walk to Old Pasadena on the south and east.

The project is proposed to be designed in two phases with Phase 1 build out, 475 residential units, 210,000 square feet of Class A office and 10,000 square feet of restaurant on the east side of the site, is planned for 2016. Build out of Phase 2, with up to 410,000 square feet of office on the western side, is planned for 2020.

For more information on this project contact Audrey O'Kelley at aokelley@msn.com.



Architect's rendering of key project features

LOOKING BACK: 1895

Arroyo Drive: "This street or roadway was laid out by the original colonists, and so named because it followed the meander line of the Arroyo's east bank; and also because it was the road they must follow to get down to their wood lots – these being narrow strips or allotments of timbered land which stretched from the Arroyo Drive on the east down the steep, high bank, thence across the wash, thence up the wooded hill slopes west of the Arroyo."

— *History of Pasadena*, by Hiram Reid in 1895

BRIEFS

General Plan update proceeds

The proposed General Plan Update applies to the City of Pasadena as a whole, spanning 14,802 acres. The plan calls for specific plan amendments to update the development caps within each Specific Plan area, as well as changes to some Specific Plan boundaries.

The eight Specific Plans, which focus on areas of the city that need special consideration, are also scheduled for updates once the proposed General Plan is completed and approved by City Council. Outside of the Specific Plan areas, the City is predominantly residential, comprising single- and multi-family neighborhoods.

The proposed General Plan Update includes a new Guiding Principle regarding education and substantial-to-minute revisions to the other seven principles. This proposed update would permit a net increase of up to 11,649 residential units and 8,025,000 square feet of nonresidential/commercial uses in the City. It also calls for creation or enhancement of “transit villages,” which are within walking distance of Gold Line light-rail stations, and new or enhanced neighborhood villages around major intersections. Thus future growth would be directed into the Central District and transit and neighborhood villages.

The Land Use portion will consider sustainability, open space, conservation, urban design, historic preservation, art and cultural resources, economic vitality and growth, and educational resources. Mobility considerations include transportation strategies to improve economic vitality, health and safety, and ways and means to improve all modes of movement, including pedestrian, bicycle, vehicular and public transport.

As this process proceeds, you will have additional opportunities to provide input on the final environmental impact review. Remember: Citizen participation is a Pasadena tradition. Please make an effort to participate in the General Plan process and to make your voice heard. — *By Mic Hansen, Planning Commission member*



Historic rendering of the Hotel Green as originally envisioned. The southwestern portion (right side) was never built, but is now the site of a new mixed-use proposal.

Green Hotel project is back, so is Craftsman Weekend

BY SUE MOSSMAN
EXECUTIVE DIRECTOR
PASADENA HERITAGE

Green Hotel Project will change this historic site

A major new housing project will be built on the Green Hotel/Castle Green block in Old Pasadena, facing Central Park. The owner of the Green Hotel, which is the last addition to the historic hotel complex that faces Raymond Avenue, is Goldrich & Kest Industries. This historic building provides many small, affordable housing units (former hotel rooms). The firm also owns the open space on the northeast corner of Fair Oaks and DeLacey, which is currently garden space and surface parking.

The Castle Green — the earlier, more decorative building that faces Raymond Avenue with the two circular towers, Moorish details, and the truncated bridge extending toward Raymond — has been owned separately for decades, first as an apartment cooperative and now as condominiums.

Goldrich & Kest is also proposing a six-story apartment building with retail on the ground floor, a topic under discussion for several years. The first concept drawings were strongly criticized by Pasadena Heritage and other interested parties, including Castle Green owners, as not architecturally compatible and reserving enough open space between the new and original buildings. After numerous meetings, Goldrich & Kest hired Architectural Resources Group, which started from scratch to create a more compatible and complimentary building.

New concepts presented last year were far superior to the earlier designs. The project is currently undergoing environmental study

with the Draft EIR expected in November. The new design approach has made the project more attractive and palatable, but as a major new building in the Old Pasadena National Register Historic District, it needs careful attention.



Craftsman Weekend returns October 18-20

Pasadena Heritage will host its annual three-day Craftsman Weekend, which includes walking tours, bus tours, workshops and lectures, special events in historic locations, and its famous Sunday Craftsman House Tour as the grand finale the third weekend in October. On Saturday and Sunday, the group will occupy one of the exhibit halls at the Pasadena Center with an Exposition including 60 booths with antique and contemporary furnishings, art, textiles and lighting from the period. *For more information, visit pasadenaheritage.org. Tickets may be purchased separately for each tour or event.*

Historic Properties workshop slated for November 16

What style is my house? Is it historic? What does that mean? What regulations apply? What are the benefits of owning an historic property? These questions and more will be addressed in November during all-day Historic Properties workshop being hosted by Pasadena Heritage. Designed to appeal to homeowners and to realtors, the morning and afternoon sessions will cover different topics and may be attended separately. Expert presenters will address common questions, and additional resources and information will be provided. *For more information, visit [Pasadena Heritage.org](http://PasadenaHeritage.org).*

City to streamline, improve planning, development review

[Editor's note: The City has commissioned the Matrix Consulting Group to recommend ways to streamline the planning and development process and improve the quality of development review. The WPRA has asked Planning Director Vince Bertoni to provide more insight into the study and the impact it may have on City processes and operations.]

WPRA: How did the idea for this study come about?

Vince Bertoni: When I arrived in Pasadena two and half years ago, I heard a tremendous amount of discussion in the community about the decision-making process related to planning projects. Many expressed a strong desire to ensure that planning recommendations and decisions were based upon solid planning practices and that the City's review of development projects be more rigorous. Having worked in other communities that set a high bar on development standards, I understood that more rigorous review many times results in a longer permit process. This city wanted to maintain a strong economy while preserving important quality-of-life issues. For that reason, I wanted to look at different ways to streamline the process and improve the quality of development review. I should also add that Pasadena has been at the forefront of innovation in the permitting process for a long time. When the City established the One-Stop Permit Center in the early 1990s, it was the model for many other cities in southern California.

Q: Why hire a consulting firm to prepare the study?

A: Preparing the study is a tremendous amount of work. I'd have had to reassign staff from other assignments to get the work done. Our department's plate was full with the General Plan update, as well as with reviewing development projects and preparing environmental impact reports. Also, it's important to get advice on how other agencies handle development review. Our selection of Matrix Consulting Group to conduct the study was based on its experience of reviewing permit processes throughout California and preparing similar studies for cities such as Beverly



Vince Bertoni, Director of Planning, City of Pasadena

Hills, Santa Monica, Palo Alto, Walnut Creek and Napa.

Q. Has the study evolved from its original intent?

A. The study began as a review of the operations of the Planning and Community Development Department. That's why you'll find a large majority of the recommendations focus solely on the operations of this department. The City Manager [Michael Beck] was an early supporter of the study. To further his goal of having the City serve as a model for best practices in all areas of its operations, he asked that we make the study more comprehensive to include all departments and commissions involved with reviewing or issuing land-use entitlements. For this reason, we expanded the study to review the permitting process, as it relates to the Fire, Public Health, Public Works, Transportation, and Water and Power departments, as well as the Design, Environmental Advisory, Historic Preservation and Planning commissions.

Q. How did the consultant prepare the study?

A. The consultant took a two-part approach. First, it included a series of focus-group meetings with various representatives from the community. Second, it compared best practices of several different communities. For the focus groups, Matrix conducted 20 different group meetings to solicit feedback on the City's development review process. Those interviews included the

Mayor and City Council members; Design, Historic Preservation and Planning commission members; project applicants, architects and developers; residents and representatives from neighborhood and business groups. The consultant facilitated the meetings. Conversations were confidential, so participants felt comfortable speaking frankly. For best practices, the consultant studied Pasadena's development review process touching on all departments involved in the process. The consultant also drew upon its experience in working with government agencies throughout the country to determine key improvements from which Pasadena could benefit.

Q. What are some of the key findings of the study?

A. The study identified areas in which Pasadena does well and areas that provided us with opportunities for improvement. Some of the areas the study found we did well include maintaining a comprehensive up-to-date zoning code; strongly pursuing advanced planning efforts, such as updating the General Plan; and having a certified Housing Element. The study also found favor with the fact the City had adopted environmental guidelines and was guided by the latest edition of the California Building Code. It valued the fact that we have a central permitting services location for the community. The most notable areas identified for improvement include providing a central contact for entitlement

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66-year journey: Ambassador College to Ambassador West

BY VINCE FARHAT

For almost 20 years, WPRA has advocated for balanced and thoughtful development on the site of the former Ambassador College campus. Looking back, neighborhood vigilance has paid-off with respect to Ambassador West.

- Widespread community opposition stopped the infamous Legacy Project, which would have decimated the historic fabric of the beautiful West Campus.
- Maranatha High School and Harvest Rock Church are excellent neighbors.
- Historic buildings, gardens, fountains, and walkways all have been preserved.
- City Ventures' new building designs are contextually compatible with surrounding historic resources, and overall West Campus density will remain consistent with South Orange Grove.

However, the results on the East Campus are at best mixed bag. The Westgate apartments in Old Pasadena generally comply with the City's planning guidelines, but many West Pasadena residents question the design, fit, and quality of that very high-density housing project.

Ambassador College

Ambassador College was a four-year liberal arts college founded in 1947 by radio evangelist Herbert W. Armstrong, leader of what was then called the Radio Church of God, later renamed the Worldwide Church of God. The college started buying historic mansions on South Orange Grove, culminating in the purchase in the late 1950s of the Hulett C. Merritt mansion, which formerly belonged to an iron ore mining magnate. The Merritt mansion featured a sunken Italian garden, a rosewood-paneled room, and a basement swimming pool. During its heyday, the college was well known for its Ambassador Auditorium worship and concert venue, which for 20 years was host to many renowned artists from classical music to jazz.

The Ambassador College campus consisted of two main parts: the 35-acre West Campus, which fronted South Orange Grove and featured the auditorium and historic mansions; and the 14-acre East Campus,



Photos by Chuck Hudson

located on the east side of the 710 Freeway adjacent to Old Pasadena. When it closed in 1997 for financial reasons, Ambassador College had operated for 50 years and was accredited by the Southern Association of Colleges and Schools.

West Gateway Specific Plan (WGSP)

In the mid-1990s, it became apparent to City officials that the Worldwide Church of God would soon sell the Ambassador College campus. The impending sale was the impetus for City Hall to convene a special stakeholders committee to develop a new specific plan to guide future development for the City's "West Gateway" area. This area included the college, the Elks Lodge property, Norton Simon Museum, Rusnak automotive, and the Vista del Arroyo Bungalows. The West Gateway Specific Plan (WGSP) committee included representatives from citizen commissions and neighborhood associations such as WPRA.

The WGSP focuses on arts, culture and education by building on the strengths of the Norton Simon Museum and Ambassador Auditorium. Unfortunately, the WGSP also sowed the seeds of future discontent in West Pasadena. The WGSP contains so-called Transfer Development Rights (TDRs) that allow a developer to "convert" allowable commercial square footage into residential units. At the time, WGSP committee members assumed that future development on the Ambassador College site would be "mixed-use" in nature, i.e., residential and commercial. However, committee members did not anticipate that a future developer would use the TDRs to propose an all-residential project.

The Legacy Project

In or about 1999, the Worldwide Church of God entered into a sales option agreement with Orange County-based developer Legacy Partners. Relying on the TDR provisions of the WGSP, Legacy Partners wanted to develop the Ambassador College site into an all-residential housing project. Legacy Partners originally planned to build 1,943 new dwelling units on the college campus. The developer later announced that it would "voluntarily" reduce the density of the Legacy Project from 1,943 units to 1,727 units. Of this total, approximately 888 units would be located on the West Campus. To appreciate the size of the Legacy Project, consider that condominiums on South Orange Grove Boulevard are zoned for approximately 14 units per acre. But Legacy Partners proposed to develop over 35 units per acre – two and a half times the current density.

With respect to Ambassador Auditorium, Legacy Partners wanted the City of Pasadena to sponsor a special tax assessment district on future homeowners in the Legacy Project. Tax revenues from this special district (called a "Community Facilities" or "Mello-Roos" district," honoring the co-authors of the 1982 Community Facilities Act, State Sen. Henry J. Mello and Assemblyman Mike Roos) would have been used to finance the transfer of the Ambassador Auditorium from the Church to the City. The City in turn would have leased the Auditorium to a non-profit organization that would have operated it as a performing arts venue. Under their plan, Legacy Partners would have used future residents to pay for the Auditorium—an asset that had no economic value to the developer.

WPRA surveys residents, adopts official positions

As part of WPRA's advocacy process, the WPRA board of directors conducted an extensive neighborhood survey to understand West Pasadena residents' views on future development of Ambassador College. Over 80% of survey respondents said that project density and traffic management were "very important" issues that must be addressed in the development process. 94% of respondents said that density on the West Campus should

be similar or less than the surrounding neighborhood. 72% of the respondents said they would accept a more dense development on the East Campus in exchange for a less dense development on the West Campus. A majority of survey respondents also believed it was important to retain the Ambassador Auditorium. There was a relatively even split between those who felt the Auditorium should be financially self supporting and those for whom subsidies of some sort would be acceptable.

After considering the survey results, the WPRA board adopted a series of principles that would guide its advocacy with respect to future development on the Ambassador College site:

- Density on the West Campus should be consistent with the surrounding residential neighborhood, i.e., no more than 14 units per acre;
- The design of new buildings should be consistent with surrounding residential neighborhoods, and comply with Pasadena's "City of Gardens" ordinance;

- There should be a three-story height limit for all new buildings, and set-backs similar to those on South Orange Grove;
- Traffic mitigation should be funded "up front" as part of the City's development agreement with the Church;
- Traffic management measures should protect residents living on "deemphasized streets" such as Orange Grove and St. John by diverting traffic east toward commercial corridors; and



- Any future development must preserve all historic homes, gardens and walkways on the West Campus.
- Legacy Project EIR Sparks Neighborhood Opposition

In December 2000, the City circulated a draft environmental impact report (EIR) for the Legacy Project. According to the EIR, the Legacy Project would have generated up to 12,450 new daily vehicle trips and would have resulted in significant traffic impacts at 16 West Pasadena intersections, including South Orange Grove and Del Mar, South Orange Grove and California, and Fair Oaks and California.

The Legacy EIR sparked widespread neighborhood opposition. The City received more than 350 letters and e-mails regarding the EIR. WPRA actively participated in the public comment process and submitted more than 20 pages of written comments in a series of letters to the City. The concerns raised by West Pasadena residents generally fell into three major categories: density, traffic and historic preservation.

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Maranatha: Education for the Next Generation





Admissions Visitation Day - Nov. 9, 2013

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66-year journey... *Continued from page 9*

WPRA and Save South Orange Grove lead the charge

During the EIR process, a group of concerned members of the Valley Hunt Club formed an advocacy organization called “Save South Orange Grove”. WPRA worked in tandem with Save South Orange Grove. While WPRA focused on advocating for neighborhood interests before the City Council and City Commissions, Save South Orange Grove conducted a petition drive and retained legal counsel to challenge the Legacy Project if it was approved by the City. Over 1,400 Pasadena residents signed Save South Orange Grove’s petition opposing the Legacy Project.

WPRA also retained the services of TND Engineering for the purpose of evaluating the adequacy of the EIR. TND found that the traffic assumptions contained in the EIR were off by as much as 50% for condominiums and 33% for apartments. TND also concluded the Legacy Project EIR violated Pasadena’s General Plan because it failed to address the “environmental capacity” of neighborhood streets and the Project itself would increase traffic on “de-emphasized” streets such as South Orange Grove.

The City released its responses to public comments in September 2001. In its responses to public comments, City planning staff conceded that the Legacy Project would result in “significant unmitigated impacts” to traffic, historic resources, air quality and schools.

Legacy Partners withdraws

Despite spending nearly \$12 million, Legacy Partners eventually abandoned its plans to buy the former Ambassador College campus and convert it into a 1,700-unit housing development. It had become apparent to the developer that West Pasadena residents simply would not accept their massive development project. Moreover, City officials voiced serious concerns about the size of Legacy’s proposed Community Facilities District and the possibility of future financial liability if the City assumed ownership of Ambassador Auditorium. When its option on the Ambassador campus expired, Legacy Partners tried to use the issues of density and the Auditorium to obtain a price reduction from the Worldwide Church of God. In the

end, however, their differences were too great and the two parties were unable to reach an agreement. As a result, Legacy withdrew from the project in April 2002.

Following Legacy’s withdrawal, the Church submitted an application with City Hall requesting permission to develop up to 1,942 new residential units, over 200 more units



than Legacy had proposed. The Church later announced its selection of Shea Homes to serve as the “master developer consultant” for the Church’s proposed development of the former Ambassador College property. Unlike Legacy Partners, Shea Homes would not have purchased the Ambassador property from the Church. Instead, the Church itself wanted to develop the property, with Shea Homes serving as the Church’s development consultant.

Church splits up the property

The Shea Homes project was short-lived. Neighborhood opposition hardened (particularly with respect to plans for the West Campus), and City Hall remained skeptical about “inheriting” the Ambassador Auditorium. Realizing that it could not sell or develop the site as a single project, the Worldwide Church of God elected to sell-off the Ambassador College property in a piecemeal fashion. In 2004, the Church sold the entire East Campus to real estate development and management firm Sares Regis Group, who later submitted an application to develop the site. After selling the East Campus to Sares Regis, the Church then filed an amended application to develop the West Campus in a manner similar to its original West Campus plan. The Church

wanted to build 696 new dwelling units and demolish the Ambassador Auditorium.

Maranatha and Harvest Rock “save” West Campus

As the Church pressed forward, Maranatha High School and Harvest Rock Church “saved the day” in early 2004 by expressing a strong interest in the buildings that line St.

John Avenue, including the threatened Auditorium. Ultimately, a large portion of the Ambassador West Campus was sold to Maranatha and a smaller portion, including the auditorium, to Harvest Rock.

The property owned by Maranatha and Harvest Rock is on the lower, St. John half of the West Campus. The lower portion of the West Campus is where Legacy Partners and the Worldwide Church of God wanted to build the highest-density housing units. After moving in, Harvest Rock Church re-opened the Auditorium

for worship services and concerts. Taken together, Maranatha and Harvest Rock ensured that most of the land use for the West Campus would remain institutional in nature.

A new plan for Ambassador West

Beginning in 2005, WPRA and historic preservation groups participated in a stakeholder committee to carefully plan the future development of the balance of the West Campus. In April 2007, the Pasadena City Council approved a new plan for “Ambassador West,” which covers the parts of the West Campus not otherwise owned by Maranatha and Harvest Rock.

The plan calls for preserving 12 acres of open space on the West Campus, including lawns, European-style gardens and courtyards, while preserving all the historic buildings and 80 percent of the trees. Under the plan, the upper or Orange Grove half of the West Campus will eventually see about 70 new residential units and the reuse of some 28 existing residential units. The new units will be on the corner of Orange Grove and Green.

Ambassador West hit a “bump in the road” shortly after the City Council approved the plan. In February 2008, then-developers AACP Properties LLC, DPP Ambassador Residential LLC, BGM Pasadena LLC, AAC Properties II LLC, all controlled by Dorn

Platz, defaulted on a \$44 million loan from Drawbridge Special Opportunities Fund, Ltd. The default came after the firms failed to find a builder to replace Standard Pacific Homes, which abruptly pulled out of the project in November 2007. A senior housing complex proposed on another portion of Ambassador West also was abandoned. The owner of that site, Sunrise Senior Living, put the property on the market for sale.

City Ventures buys Ambassador West

In 2010, the real estate investment and development firm City Ventures purchased a significant portion of the Ambassador West campus. City Ventures assumed the role of developer previously held by Fortress Investment Group, a New York hedge fund that had foreclosed on the previous owners in 2008. City Ventures paid approximately \$15 million for the property.

City Ventures now is building-out the project according to the City-approved Ambassador West plan. In 2011, City Ventures began construction of the first phase of a 70-unit luxury townhouse complex along Orange Grove Boulevard that could be valued at as much as \$140 million on completion. The historic Hulett C. Merritt mansion and 27 existing apartments will remain on the site, but former classrooms and “egg crate” offices dating to the 1960s have been razed. The townhomes, which will be built on four separate parcels on the site, are expected to go on the market for more than \$1 million each.

Phase 1, comprising 10 condominium homes in two buildings along West Del Mar, at the Ambassador West campus is nearly complete. Exterior finishes are being applied and interior improvements are wrapping up. Phase 2 construction, at the former Library and Library Annex site, has also begun. The resulting 21-unit, three story building will be located above Fowler Garden. Excavation for the subterranean parking area is complete, and the podium will be out of the ground by the end of the year.

West Campus historic preservation

Over the years, preservationists, neighbors and City officials have taken affirmative steps to preserve historic resources on the West Campus. For example, the City created the Ross Grove Landmark District to preserve and protect five historic homes on South Orange Grove north of Del Mar. In 2004, after they were named City Landmarks, the

Worldwide Church of God sold the historic houses to private parties. As previously noted, the Ambassador West plan also calls for preserving all the historic buildings and 80 percent of the trees on the West Campus.

In 2012, City Ventures submitted applications for landmark designation of two historic structures on the campus: the Jamieson House, also known as the “Terrace Villa,” and the Grove Manor Apartments. Terrace Villa is



a Mediterranean Revival-style residence built in 1924 and designed by Pasadena architect Walter C. Folland for Stillman B. Jameison, a retired lawyer from Highland Park, Illinois. The Grove Manor Apartments consists of five multi-family garden apartment buildings in the Minimal Traditional-Style built in 1949 by Lionel V. Mayell, a prolific builder of Modernist apartment buildings. In Summer 2013, City Ventures sold the historic Grove Manor Apartments for \$3.4 million. The transaction was reportedly one of the highest per-unit sales in recent months, with the seven-unit complex going for \$492,859 per unit.

East Campus: Westgate Pasadena

While community consensus ultimately was reached regarding Ambassador West, events on the East Campus took a different turn. In 2004, the Worldwide Church of God sold the entire East Campus to the Sares•Regis Group, which later submitted an application for a “transit-oriented urban village” similar in size and scale to what the Church had proposed for the area. Notably, Sares•Regis waited to formally submit its development application until after City Hall had adopted the new Central District Specific Plan.

WPRA faced difficult choices regarding the Sares•Regis project. For better or worse, the Sares•Regis project generally complied with the Central District Specific Plan, except

for some exemptions for height-averaging. Although a majority of WPRA survey respondents said they would accept a more dense development on the East Campus in exchange for a less dense development on the West Campus, the Sares•Regis project was so massive that many West Pasadena residents and City Commissioners were very concerned about traffic and design issues. With 820 housing units and 22,154 square feet of retail space on almost 12 acres, the Sares•Regis project was more than twice as big as the Del Mar Station project.

The WPRA board eventually voted to oppose the Sares•Regis project due to concerns about traffic and design. WPRA questioned how the project EIR could possibly conclude that 5,851 new car trips would not negatively impact key street intersections. WPRA also called for a project that was truly “mixed-use” rather than effectively all apartments. However, WPRA lost the battle for the East Campus when, in September 2006, the City Council approved “Westgate Pasadena.” As build-out continues, some West Pasadena residents continue to question the design, fit, and quality of Westgate Pasadena.

Ambassador West story continues

With the support of West Pasadena residents, WPRA fulfilled its goal of ensuring that Ambassador West would not be overwhelmed by a massive housing development. The Ambassador Auditorium has been saved without a penny of taxpayer dollars, land use of most of the West Campus remains institutional, and historic homes have been preserved for future generations.

The final chapter of the Ambassador College “story” is still being written. The original Ambassador West plan called for the development of a senior living project on the corner of Green and St. John streets. But the owner of that parcel (Sunrise Senior Living) went bankrupt and sold the property last year to City Ventures, which is working on a new design for this parcel. Ben Besley, project manager, previewed a preliminary conceptual design at the June 2013 WPRA board meeting. He will return with an updated concept once the traffic study is complete.

Editor's Note: Vince Farhat was WPRA president from 2001 to 2003, and served on the WPRA board until his appointment to the Pasadena Planning Commission in 2012. Contact Vince at vince.farhat@cityofpasadena.net.

A letter from San Rafael Elementary School

Editor's note: The WPRA has "adopted" San Rafael Elementary School, 1090 Nithsdale Rd., which is the last public elementary school in our service area, through the WPRA Student Enrichment Program.

Dear Friends of the West Pasadena Residents' Association

The 2013-2014 school year has started at San Rafael Elementary School with great excitement and energy. Although starting a new school year with newfound spirit and rejuvenated smiles is nothing new to those of us who work in schools, I can emphatically state that this new beginning has been extremely special. To be more specific, last week, the California Department of Education released the results of the 2012-2013 California Standards Tests (CST) and San Rafael Elementary School can boast of having the largest performance increase of any school in the Pasadena Unified School District (PUSD).

The hard work of our students, staff, parents, and of our academic community has allowed for San Rafael to earn a 54 point increase in our Academic Performance Index. On top of that, San Rafael is one of only two schools in PUSD that is NOT a Program Improvement

school for the 2013-2014 school year. This is a major accomplishment that must be commended and celebrated.

The combination of our academic growth as well as the growing popularity of our Dual Language Immersion Program (DLIP) has led to an enrollment surge at San Rafael. This year, San Rafael welcomed 105 new faces to our Kindergarten program. On top of that, both of our DLIP Pre-School classes are filled to capacity. As you can see, great things are happening at San Rafael; it is a time to acknowledge and celebrate our accomplishments.

And while we celebrate these accomplishments, it is important to note that many members of the West Pasadena Residents' Association must be given credit for all that they have done, and will continue to do, for our school. With the continuous involvement of WPRA volunteers, grants to enhance school programs, and the enthusiastic support by the WPRA board of our growth and progress, who would expect anything less than success? San Rafael is a unique place of study where teachers are empowered to do their best, and appreciated for all of the work that they do. San



Rudy Ramirez

Rafael is also a place where each student is celebrated for his or her uniqueness, creativity, and contribution to the community at large.

At San Rafael School, our motto has become, "The Best Is Yet to Come!"

With your continued support, we know it to be true.

Rudy Ramirez
Principal
San Rafael Elementary School



La Loma Bridge retrofit/rehab... *Continued from page 1*

and Federal Highway funding may yet affect the schedule.

Traffic and pedestrian impact

The bridge will be closed to all traffic – vehicle, bicycle and pedestrian – for the entire duration of the project. Trail access into and within the Lower Arroyo will be affected by the project.

The current trail at the southwest corner of the bridge, at Rockwood and La Loma, will be closed for the entire duration of the project. Since this is the only access into the Lower Arroyo from the west side, all access will be

from the east (Arroyo Boulevard) for the duration of the project.

In addition, all paths running beneath the bridge, including those next to the flood control channel, will be closed at various times during construction. With no exit from the Lower Arroyo to the west (since the trail to Rockwood will be closed) and limited opportunities to cross the flood control channel, users of the Lower Arroyo will need to be aware of these path closures to avoid lengthy detours on foot or horseback. All paths and trails will be reopened at the project's conclusion.

To facilitate construction, a temporary bridge will be placed across the concrete channel down in the Arroyo, just north of the La Loma Bridge. While it's likely that this bridge will be limited to construction traffic, some consideration is being given to providing a permanent bridge spanning the channel at this location.

For more information, contact Roubik Mardirosian, City project manager at (626) 744-7456 or rmardirosian@cityofpasadena.net.



The half-acre, 800,000 gallon Clubhouse lake on the C.W. Koiner course was renovated in 2003.

Hole #7 on the C.W. Koiner course, looking back at the San Gabriel Mountains.

Brookside Golf Club: Emerald jewel of the Central Arroyo

BY ANDREW SINATRA
INTERN, ROSE BOWL STADIUM

The Brookside Golf Club, owned by the City of Pasadena, has two courses:

- **C. W. Koiner course:** designed by renowned golf course architect William Park Bell, this course opened in 1928, runs along the western and southern ends of the complex and is the longer of the two. It contains strategically placed bunkers and tricky greens.
- **E. O. Nay Course:** opened in the 1940s, is a shorter course with smaller greens that are well bunkered.

Brookside has hosted a number of major tournaments, including the 1968 Los Angeles Open, the 1974 National Public Links Championship, as well as two LPGA events in the early 1970s.

Though the City of Pasadena in 1986 contracted American Golf Corporation to maintain and operate the courses, the club remains a staple in the community as the host

of the annual Pasadena City Men's Amateur Golf Championship, a tradition that spans over 80 years. Additionally, it hosts more Southern California Golf Association (SCGA) events than any other course in Southern California.

Despite its rich history and proud traditions, Brookside has encountered a number of recent challenges. These include a slumping golf economy, changing demographics, soaring operational costs, as well as water cost and availability issues.

In 1999, water cost was 9% of golf revenues. By 2012, that number had increased to 16%. At one time, Brookside was using as much as 230 million gallons of domestic (drinking) water each year, about enough to supply a year's worth of water to 1,500 households. In recent years, Brookside and the Rose Bowl Operating Committee (RBOC) have worked to solve numerous water-related issues and invested millions of dollars to preserve the club's history.

Brookside has taken action to improve its irrigation system, replaced much of its

turf with mulch and removed and relined a number of lakes, among other things. As a result, domestic consumption has been reduced by over 22% over the last 10 years. With other potential water conservation projects being considered, like the use of recycled water for 100 percent of irrigation, the RBOC is dedicated to reducing or eliminating the use of domestic water for irrigation purposes without compromising the quality of the courses.

With over \$6 million invested by the RBOC since 2000 and another \$600,000 set aside annually for future improvements to the courses and clubhouse, Brookside Golf Club aims to remain an integral part of Pasadena and the Arroyo area.

And why not? Of the 2,200 government-owned golf courses in the country, Brookside ranks in the top 1% in revenues. And recreationists enjoy not just golfing there, but running and walking around the three-mile track that encircles this jewel of the Central Arroyo.

Mansionization...

Continued from page 1

Therefore, as community members, we have the opportunity to help shape the look and feel of our neighborhoods and our home environments.

Over the last decade, mansionization has been challenged by many California communities, including Laguna Beach, Menlo Park, Los Angeles, Pacific Palisades, Manhattan Beach, Saratoga, as well as a host of other cities across the United States. Perhaps we can learn from their experiences as we develop guidelines to limit these unsightly incursions into our established neighborhoods. The dilemma we face is how we proceed to balance property rights of new owners and investors with the safeguarding of property values and the intrinsic quality-of-life rights held by long-term residents. I'm optimistic that with the help and guidance of our Planning Department we may achieve a workable resolution, and take action as a community to halt this detrimental trend.

Mic Hansen is a current member of the the Planning and Design commissions, the Metro/710 Stakeholder Oversight Advisory Committee (as Pasadena's representative) and a member of the Heritage Housing Partners board of directors. She has been a member of the WPRA and Pasadena Heritage boards of directors, and the General Plan Update Advisory Committee.

Maranatha High School makes history, hosts preview day

Maranatha High School, which put iPad Minis in the hands of every student to use throughout the year, as part of its 1:1 eLearning program, will host an Admissions Preview Day on Saturday, November 9 at 10 a.m. Maranatha High School, located near Old Town Pasadena.

For more information, call the Admissions Office at 626-817-4021 and visit the school's website at maranatha-hs.org. Tuition assistance is available.

City to streamline, improve...

Continued from page 7

applications, shortening the design-review process while maintaining high-quality design, providing a new expedited "same day" plan review service at the Permit Center, revising the plan check and inspection procedures, updating the automated permit system, creating a new virtual permit center, and expanding the use of wireless technology for field-based positions.

Q. Is there any overarching theme that the study has revealed?

A. Yes. Seamlessness. Our development process can seem complex and fragmented to those who need a permit. The study suggested that we needed to re-engineer our procedures so they appear seamless to our customers. One way to achieve this is through technology. The study generated over 50 recommendations for how we could improve our use of technology in both the office and field to provide customers with more information and fewer unnecessary steps.

Q. The consultant has come up with 278 recommendations. How will you evaluate them? Who will be the final arbiter?

A. It's important to keep in mind that although our consultant has a tremendous amount of experience at evaluating permit processes throughout California, it is not as familiar with the unique circumstances of Pasadena. Therefore, we need to consider the recommendations as just that – recommendations. We've already begun evaluating the recommendations to determine which will be implemented as written, which will be implemented with modification and which will not be implemented. Recommendations that address internal operations will be evaluated and implemented by the appropriate department head, and any

recommendations that require changes to the Pasadena Municipal Code or require budgetary approval will be implemented by City Council. Any changes that involve commissions will be reviewed by the affected commission to give its members an opportunity to comment prior to the Council taking action. Any changes to the zoning ordinance will be reviewed by the Planning Commission, which will make a recommendation to the City Council prior to the Council taking any action.

Q. How long will it take to implement the study?

A. I expect the changes to occur in phases over the next two years, however, some changes have already been implemented. For example, we've already relocated staff from the Public Works and Fire departments to the Permit Center to improve customer service. In addition, we've reorganized our Code Compliance operation so that the officers responsible for enforcing the codes are working closely with staff members responsible for reviewing the plans and creating the conditions of approval. Some items will take longer, such as creating a permit technician position to streamline the process at the Permit Center.

Q. Are there any other thoughts that you'd like to share?

A. It's important to keep in mind that this study is really more about how we can constantly improve as an organization. As a government agency, we have the obligation to work in partnership with our many customers and ensure that we are continue to look for ways to improve the services we provide to residents, businesses and visitors. As we strive to be efficient, we should also strive to be effective.

LOOKING BACK: 1905

"First Queen appeared in Rose Parade. Hallie Wood was chosen informally by Altadena school girls." — *Pasadena Community Book, 1943*

Gone, but not forgotten

The Rosenbaum home: Pasadena's fifth

[Editor's note: The Pasadena Museum of History graciously provides WPRA News readers with historical vignettes that reveal our city's past and inform our future.]

BY KIRK MYERS
ASSISTANT ARCHIVIST
PASADENA MUSEUM OF HISTORY

Moritz Rosenbaum came to the settlement that later became Pasadena in 1874. He bought 15 acres on the southwest corner of Orange Grove and Colorado, built the fifth home in the area, and started an orange grove.

He also started the first store in Pasadena, a rough board shack on Orange Grove south of Colorado. After he added liquor to his initial stock of books and stationery, early residents protested, and he decided to close the store. He later rented the building to Yuen Kee, who then operated a laundry there, the first Chinese-owned business in Pasadena.

On July 4, 1876 Mr. Rosenbaum planted a eucalyptus tree on his property in honor of the centennial of the Declaration of Independence. It was said to be the first eucalyptus in Pasadena.



Moritz Rosenbaum in his garden, circa 1880

Early resident Ralph Arnold described a stay in the Rosenbaum home in the fall of 1880 – "...the howling of coyotes and wild cats in the jungles of the Arroyo Seco, just below our windows, did a good job of banishing sleep..."

But the next morning brought a different perspective. "The Rosenbaum home was covered from ground to roof with an enormous "Gold of Ophir" climbing rose bush

in full bloom. There was also a fish pond with water lilies; also various water plants right in the front yard. Mr. Rosenbaum was one of Pasadena's first fanciers of exotic plants and his garden had many rare plants which he had imported from his native Germany. He and his wife were a kindly old couple and enjoyed showing their gardens to strangers – a habit everyone had in those days."

The Rosenbaums later built a more substantial home on their property, with a street address of 29 South Grand. Some of their acreage was purchased by Mrs. Emma Bangs in 1882, and is now the site of the Ninth Circuit Court of Appeals.

The Pasadena Museum of History is located at the corner of N. Orange Grove and W. Walnut. Parking is free in the museum's lot. The Research Library & Archives are open to the public free of charge Thursday–Sunday from 1–4 pm. For additional information, please visit the Museum's website, PasadenaHistory.org, or call 626/577-1660, ext. 10.



The second Rosenbaum home at 29 South Grand Ave.

LOOKING BACK: 1890

"California Street School became the James A. Garfield Elementary School when a new building was constructed at the corner of Pasadena Avenue and California Street."
— *Pasadena Community Book*, 1943



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RESIDENTS' ASSOCIATION**
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Pasadena: city on call

Police Department

Emergency..... 9-1-1
Pasadena Crime Stoppers (800) 222-8477
Non-Emergency (626) 744-4241

Services

Bulky trash items (626) 744-4158
Missed trash pickup..... (626) 744-4087
Missed residential recycling pickup (626) 744-4087
New trash container..... (626) 744-4087
New street light (626) 744-4191
Pothole (626) 744-4158
Recycling..... (626) 744-4087
Sewer problem (626) 744-4158
Shopping cart pickup (626) 744-8227
Street light not working (626) 744-4158
Storm drain blockage..... (626) 744-4158
Traffic signal malfunction..... (626) 744-4158
Traffic signal timing problems (626) 744-4191

Frequently called numbers

City information operator (626) 744-4000
Abandoned vehicles (626) 744-7627
Alarm permits (626) 744-4166
Animal control (626) 792-7151
ARTS bus (626) 744-4055
Code enforcement (626) 744-4633
Dog licenses (626) 744-4501
Graffiti (626) 744-7622
Historic preservation (626) 744-4009
Neighborhood Watch (626) 744-4550
Park/picnic reservations (626) 744-7275
Parking permits/exemptions (626) 744-6440
Parking tickets (626) 744-4360
Street tree maintenance (626) 744-4321
Trash pick-up (626) 744-4087
Water/power billing inquiries (626) 744-4005
Yard sale permits (626) 744-4200

**The West Pasadena Residents' Association is a
501(c)(3) non-profit public benefit corporation.**

Make your own motion!

Our representatives need to hear from you. Take a few minutes to make your voice heard, and make your own motion.

Pasadena

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United States

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