THE NEWS

Pasadena, California

Celebrating 61 years of community service

Winter 2023

WPRA IN MOTION

BREAKING NEWS

LAND USE/PLANNING

OPEN SPACE/NATURAL RESOURCES

COMMUNITY

FORE! RBOC tees up proposal for several Brookside revenue enhancers

By Blaine Cavena Treasurer, WPRA

he Brookside Golf Club courses in the Arroyo Seco, just north of the Rose Bowl, along with the clubhouse, restaurant and the Rose Bowl Stadium itself, are owned by the City and managed by the Rose Bowl Operating Company (RBOC). The courses contribute significant revenue to the overall operation — revenue that is necessary for the continued operation and maintenance of both the Rose Bowl and the golf courses.

Expand driving range, create mini-golf course

The RBOC is proposing changes to the golf operation. The driving range would be reoriented and expanded from 20 hitting bays to 60, and 36 holes of miniature golf would be added. Compared to other golf courses of comparable size the driving range at Brookside is significantly undersized. Tripling its capacity would help meet existing demand, improve the overall appeal of the golf courses, and increase revenue.

Broaden appeal with miniature golf

The addition of miniature golf is intended to broaden the community and family appeal of the facility. Unlike the typical miniature golf course, with castles, windmills and waterwheels, the miniature golf examples in the proposal appear more like small-scale versions of adult courses, with a "golf" character, rather than that of an amusement park. The proposal suggests that such a course may encourage interest in golf among children, as well as provide additional revenue.

Proposal is for use of existing land As currently proposed:

- Both the expansion of the driving range and the addition of miniature golf would use the golf courses' existing land.
- The area of the existing driving range would provide the space for miniature golf and most of the expanded
- driving range.
- Greens would be relocated for hole 10 of the C.W. Koiner course and for hole 6 of the E.O. Nay course, with the golf box for hole 7 (for the Nay course) also relocated.
- The entire project would be contained on the east side of the concrete Arroyo Seco Wash channel; no additions or changes are proposed for the area west of the channel.

Waiting for final design, analysis

The RBOC proposal provides a general outline with some limited detail, along with a preliminary cost estimate of \$2 million, but at this time there is no final design and no committed funding.

In spite of these shortcomings, the RBOC is proceeding with an environmental review. The final design would be dependent on funding and be subject to the City's Design Review process, as defined in the Pasadena Municipal Code, to ensure compatibility with the policies and objectives of the Arroyo Seco Design Guidelines and overall visual harmony with the surrounding area.

WPRA opinion

RBOC proposal is more an 'idea' than an actual proposal

hile the WPRA understands the RBOC's need for additional revenue, the golf upgrade proposal currently lacks, in our view, both the project details and the financial case needed to proceed, or to have WPRA support. Its current form is better described as an "idea" than an actual proposal. Expansion of the driving range may be justified, but solid cost estimates and revenue projections should be presented, along with a better understanding of the potential impact of the changes to the existing courses.

Support for miniature golf, especially as a golf, rather than an amusement park experience, requires comprehensive and realistic information on cost and potential revenue, with comparisons to similar facilities in similar markets used to validate cost and revenue projections.

The WPRA is particularly concerned that an environmental review is being conducted prior to the existence of a final proposal. While such an approach may be useful in providing input to a final proposal, it does not remove the need for a complete review as part of the final approval process.

Finally, as with any large project affecting the Arroyo, the WPRA believes that opportunity for community review and comment is an essential element in developing a sound and well-received project.

RBOC is putting for cash; we're waiting for realistic data

By Evan Davis President, WPRA

n the front page of this issue, you'll see Blaine Cavena's pithy summary of the Rose Bowl Operating Company's proposed expansion of the driving range (not necessarily controversial) and addition of a miniature golf course within the current footprint of the Brookside Golf Club courses.

This is precisely the type of issue that the WPRA Board takes seriously and an example of the often-competing interests and concerns we are bound to consider when deciding whether to support or oppose a proposed project.

What are our concerns about the current golf course proposals?

 Any changes to existing usage can have serious implications for area homeowners. At one time or another, we've all had to deal with disruptive traffic that often comes with large (displacement) events.
However, if you live within line-of-sight or earshot of the Rose Bowl Stadium, lighting changes or extended event hours can affect the daily enjoyment of your home.



Evan Davis

- We want to ensure proposed changes are consistent with the historic nature of the golf courses. We'd be concerned if the RBOC proposed adding mini golf holes with windmills and clown faces, but they've told us they will be modeling them after famous golf holes.
- We want the stadium and golf courses to be financially independent. Taxpayers would rather spend City money on vital services, such as homelessness

- and improving roads, than covering operational deficits.
- The RBOC says miniature golf will be a big moneymaker, but has yet to provide sufficient supporting data. And even if the RBOC can make the case, the WPRA will still be obligated to weigh the financial benefits with the effects it could have on nearby neighbors. That's our role and what our members expect of us.

As always, we welcome your input. Email us or attend our monthly board meetings. The meetings are virtual for now, but we expect to resume face-to-face meetings as soon as we can in 2023. Stay tuned.



This WPRA banner at San Rafael Elementary School reaffirms the WPRA's commitment to help support the last public elementary school in the WPRA service area.

About us

2022 - 2023 officers

President: Evan Davis president@wpra.net

Vice President: Dan Beal vp@wpra.net

Treasurer: Blaine Cavena treasurer@wpra.net

Secretary: Kenyon Harbison *secretary@wpra.net*

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.

Service 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.

2022 - 2023 board of directors

- Geoffrey Baum, Rose Bowl & Central Arrovo Seco
- Dave Bise, *Public services*
- Pete Ewing, Land use & planning
- Donna Furey
- Mic Hansen
- Ioan Hearst
- Carlos Javelera
- Susan Kinney
- Mark Mastromatteo
- Lee Wallace
- Linda Zinn (membership@wpra.net)

 Membership, Open Space & Conservation

2022 - 2023 WPRA Advisory Board

- Justin Chapman
- Catherine Stringer
- Vince Farhat
- Fred Zepeda
- Tom Seifert



The News is mailed each quarter to nearly 8,000 homes and businesses in the 91105 and 91103 ZIP codes and beyond.

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



Ross Selvidge

On the passing of: Ross Selvidge, 76

oss S. Selvidge, PhD, collegiate gymnast, decorated veteran, educator, financial and economic advisor, and 40+ year member of West Pasadena Residents' Association, died this past November at age 76.

Selvidge graduated from John Muir High School and attended Pasadena City College. He then earned an undergraduate degree in architecture, a master's degree in management, and a Ph.D. in real estate and finance from the University of Southern California. He served in the U.S. Navy for 27 years, including four years on active duty. He retired from the Naval Civil Engineer Corps at the rank of commander, and was wounded in action while serving in Vietnam.

He was a former member of the Pasadena Planning Commission, Rose Bowl Operating Company, and Pasadena City College Board of Trustees. He was one of the original architects of Pasadena's special library tax, designed to ensure the high levels of library services we continue to enjoy, and was active in the successful 2022 Measure L campaign to continue that support. He supported the successful 2002 Pasadena City College Measure P to repair and rehabilitate PCC facilities, and most recently had been representing Pasadena on the Burbank Glendale Pasadena Airport Authority Board.

His passing prompted a flood of praise for his service to the City, Pasadena City College, our libraries, and beyond:

Continued on page 10

City, PUSD fill vacancies, swear in winners

he City of Pasadena has welcomed two new executive-team members: Eugene Harris as chief of police, and Sidney Jackson as general manager of Pasadena Water and Power. Harris replaces interim chief Jason Clawson, while Jackson takes the helm from interim general manager Jeffrey Kightlinger. Harris is a veteran of the Marines, and comes to Pasadena after six years as chief of police of the City of San Gabriel Police Department, and, before that, 23 years with the Monterey Park Police Department. Jackson most recently served as the chief operations officer and deputy general manager at Austin (Texas) Energy. Prior to that he served as chief operations officer at Rochester (Minnesota) Public Utilities.

City Council swears in new, reelected members; chooses vice mayor

Following the certification of the 2022 primary and general municipal election results by the City Council, the following newly elected councilmembers were sworn in on December 12:

- Jess Rivas, representing District 5, was originally appointed to serve the remainder of Victor Gordo's term after he was elected mayor in 2020. In last June's primary election, she was elected to serve a full four-year term.
- Jason Lyon, representing District 7, replaces Councilmember Andy Wilson, who chose not to run for reelection.

Following the unexpected death on July 21 of the District 3 Councilmember John J. Kennedy, City Council in September appointed Justin Jones to fill the remaining four months of Kennedy's term. And then, on



Justin Jones

Dec. 18, City Council reappointed Jones to serve two years of the full four-year term Kennedy won in the June 2022 primary election. According to the City's charter, a special election must be held in 2024 to determine who will hold the seat for the remaining two years. Candidates will then





Eugene Harris

Sidney Jackson

be able to run for a full four-year term in 2026

City Council decided to take a different tack for vice mayor at this year's organizational meeting when determining who will serve in that capacity and conduct City Council meetings in the mayor's absence and assume the role of mayor if the current mayor resigns or dies in office. By tradition, the longest-serving councilmember who has not yet served as the vice mayor is generally elected by the Council. In addition, the vice mayor position served for one year, with an expected reappointment for the second year. This year, however, Council agreed to revise the tradition: District 2 Councilmember Felicia Williams will serve as vice mayor in 2023, while District 6 Councilmember Steve Madison will serve as vice mayor in 2024.

PUSD swears in new, reelected board trustees

Pasadena Unified School District's Board of Education swore in newly elected trustees Patrice Marshall McKenzie (District 5) and Yarma Velászquez (District 7). [Velászquez won the seat vacated by Scott Phelps, who chose not to run for reelection.] Incumbents Michelle Richardson Bailey (District 3) and Kim Kenne (District 1) were also sworn in.

Voters approve Measure H

Nearly 54% of Pasadena voters approved Measure H, the Pasadena Fair and Equitable Housing Charter Amendment, which would regulate rent increases for covered rental units, and specify conditions under which landlords could terminate tenancies. Measure H assigns powers and duties necessary to "administer and enforce" the provisions to a rental-housing board. *Source: City of Pasadena*

A year in review: Council District 6

By Steve Madison
District 6 councilmember

s we enter the New Year, we can reflect on the ways in which 2022 was the best of times and the worst of times, but mostly the best of times, for our great City and for West Pasadena. We have much to celebrate as we welcome 2023. As we do, let's have some fun—in each paragraph below there's a trivia question; answers appear below. So, here goes!

The road back to normalcy

We continue to return to normalcy after three years of the Covid-19 pandemic and its masks, social distancing/quarantining, lockdowns, sickness, hospitalizations and, sadly, even fatalities. Our Pasadena Public Health Department served us extremely well, validating our commitment to remain one of only three cities in California with a City Health Department. Almost all California cities defer to their County's Department of Health, but not Pasadena!

Trivia question 1: What other two California cities have a municipal public health department?

Significant 710 freeway victory

Our most significant accomplishment in 2022 (and perhaps in the last few decades) was realizing the relinquishment of the 710 Freeway property in June. Following the decision to kill the freeway project (first a surface freeway, then a tunnel), the freeway "stump" has now been returned to its rightful owners — the people of Pasadena. The return of approximately 50 acres of property in the heart of our City was only possible because of so many community leaders, grass-roots activists, concerned citizens of west Pasadena ... all freeway fighters! Now we have the historic and unique opportunity to envision and plan what will replace the stump. I am committed to keeping all residents and especially the residents of our district —the locus of the stump, after all — wellinformed on developments through an open and transparent process that enables all residents to actively participate in reimagining this part of our City.

Trivia question 2: In what year was the 710 Freeway through west Pasadena first proposed?

Consequential transitions



Steve Madison

At City Hall, 2022 saw numerous consequential transitions, perhaps more than any other year in recent memory. Most notable was the hiring of Miguel Márquez, our new city manager. Most recently the chief operations officer for Santa Clara County, Miguel brings his extensive experience as a trained lawyer, judge and public executive to Pasadena. We are only three months in, but Miguel has greatly impressed many of us. He has a strong work ethic, firm grasp of the salient issues and has demonstrated measured, transparent and wise leadership.

Trivia question 3: What judicial position did Miguel hold for four years in Northern California?

In one of his first major decisions as city manager, Miguel announced he had hired San Gabriel Police Chief Eugene Harris as Pasadena's new police chief.

Trivia question 4: In what City did Chief Harris serve as a Lieutenant when I interviewed him for Captain as part of a promotional panel 25 years ago?

Miguel also announced the hiring of Sidney Jackson as general manager of Pasadena's Water and Power. Mr. Jackson comes to Pasadena from Austin, Texas, where he served as COO and deputy general manager of Austin Energy.

Not all transitions were planned or welcome, however. In July we unexpectedly lost our friend and colleague District 3 Councilmember John Kennedy, who passed away after a brief illness. A passionate and eloquent advocate for "the least of these," the disadvantaged and underrepresented,

Councilmember Kennedy will never be forgotten.

There were other changes around the Council dais as well. Vice Mayor and District 7 Councilmember Andy Wilson did not seek reelection and after seven years he stepped away from the Council in December. Andy's successor, attorney Jason Lyon, assumed office at the Council's reorganization meeting on December 12. District 5 Councilmember Jess Rivas was sworn in at the same meeting; she won election in June after being appointed to the seat in early 2021. Justin Jones was appointed for the next two years of Councilmember Kennedy's new term.

Also at the December 12 reorganization meeting, I was elected by my colleagues to serve once again as vice mayor, for a one-year term from December 2023 to December 2024. I will miss serving with my friends Councilmembers Kennedy and Wilson, the other members of the Council's "President's Club."

The Council also agreed with my suggestion that we accelerate a discussion about charter reform to address the process when a council seat becomes vacant. Among other topics, discussions will also include whether we should set minimum qualifications to serve as vice mayor, and campaign finance reform.

Trivia question 5: What is the current maximum campaign contribution one can make to a Pasadena City Council candidate?

A fond farewell to Taka

Speaking of transitions, our wonderful District 6 Field Representative **Takako Suzuki** retired at year-end.

Trivia question 6: What professional certification did Taka obtain while working as field rep?

We all owe Taka a huge debt of gratitude for her outstanding dedication and service over the last 23 years. I have often said I

Continued on page 7

THE PLANNING COMMISSION
UNANIMOUSLY APPROVED the proposed
10-year Master Plan for Mayfield Junior
School, 405 S. Euclid Ave. The plan
addresses the school's on-site parking
needs and facility modernization,
including additional underground
parking, upgrading the athletic field and
play areas, and reconstruction of a library
building and middle school building.
No increase in student enrollment,
which stands at 540, is proposed. Source:
Pasadena Now

CITY COUNCIL APPROVES THREE NEW LANDMARK BUILDINGS: a church and two single-family residences. One of the single-family residences — built in 1904 and used as a lodging or rooming house as early as the 1910s — was relocated to 781 S. Grand Ave. from 164 Chestnut St. to allow development of a new multifamily residential building at the previous site. The second residential designation was awarded to a two-story single-family residence, known as the James Lee residence, which is an excellent example of a Folk Victorian house with Queen Anne style architectural detailing. The final structure is Mount Olive Lutheran Church, 1118 N. Allen Ave., which was designed by Frederick Kennedy Jr. Source: Pasadena Star-News

A CANADIAN DEVELOPER HAS
PURCHASED THE PASEO SHOPPING
CENTER in a foreclosure sale after its
former owner defaulted on a loan. The
Vancouver-based Onni Group paid \$103
million. The foreclosure did not include
the residential condominiums at the
complex or the rental apartments at The
Paseo, which are owned by another entity.
Source: Pasadena Now

PASADENA APPROVED JUST 13 NEW PROPERTIES FOR THE HISTORIC
PROPERTY CONTRACT PROGRAM in 2021, a decrease from the 20 new properties approved in 2020. The local program is supported by the state of California's Mills Act, which offers tax reductions to property owners willing to preserve historically significant structures. A total of 359 properties, with 593 unique parcels (including condominium units), are currently enrolled in Pasadena's Mills Act program. Source: Pasadena Now

How will traffic be impacted by 820,000 square feet of new development?

By Pete Ewing Chair, Land use and planning

raffic in Pasadena is already heavy in our west Pasadena commuter corridors at rush hour. Worse, we are now looking at 820,000 square feet of new development in various stages of approvals, construction or completion, but not yet occupied. The WPRA urges the City to consider the full (cumulative) impact on traffic from all projects, as well as the impact from each one separately.

We have yet to see the impact of the 500,000 square feet of office space under development. This includes:

- the Huntington Collection lot at 758-766
 S. Fair Oaks Ave.
- the former Monty's restaurant lot on 590
 S. Fair Oaks Ave.
- the Affinity project extending from the Whole Foods store south to California Blvd. on S. Arroyo Parkway, and the proposed Art Center expansion on S. Raymond Ave.

Additionally, the recently remodeled former Bank of America building on the corner of Marengo Ave. and California Blvd. has yet to be occupied.

Each of these projects, of course, requires a California Environmental Qualities Act (CEQA) certification that includes analysis of projected traffic impacts.

This analysis, however, is confined to the specific project and goes no further. As a result, the analysis concludes that the additional traffic generated from these projects can be mitigated.

However, the developer of the Affinity project conducted a non-CEQA traffic study, which used different criteria for projecting future traffic levels from the project.

This analysis projected higher levels of additional traffic from the project than the normally used in the CEQA report.

The difference in the traffic counts was

primarily from an old and faulty process that had been in place for years. It used inappropriate computer modeling and faulty assumptions of base traffic levels. The City has now reviewed all of this and has adopted a new more equitable process of projecting future traffic for new developments — The Local Mobility Element.

Unfortunately, this is all after the fact. All five projects have been independently (not cumulatively) evaluated using the old traffic projection methodology. This has resulted in:

- 1. each individual project being approved using the old analytic process resulting in lower projected traffic counts, and
- 2. a failure to consider to what degree the cumulative new traffic will increase traffic from this addition of 820,000 square feet of office space, which, once occupied, could possibility bring us massive gridlock at rush hour.

During the Affinity approval process, the WPRA asked for a broader and cumulative study of the new buildings referenced above, to evaluate the traffic impact, and to support mitigation proposals for west Pasadena.

In November, City Council approved the Affinity project with caveats, one of which was to require the City's Traffic Department to conduct a broader traffic study under the new process.

The WPRA continues to follow this issue closely.

We are now looking at 820,000 square feet of new development in various stages of approvals, construction or completion, but not yet occupied.

THE DESIGN COMMISSION UNANIMOUSLY APPROVED the final design for the Huntington Health's 100,285-square-foot medical office building to be built at 758-766 S. Fair Oaks Ave. The project involves demolition of the existing building and

surface parking lot and construction of a four-story medical office building, which includes approximately 80,284 square feet of medical offices and 20,000 square feet of general office, with three levels of subterranean parking. Source: Pasadena Now

THE DESIGN COMMISSION **UNANIMOUSLY APPROVED** concept design for the five-story, 106-unit affordable senior housing project proposed to be built at 280 Ramona St., across from City Hall. The building, similar in character to the existing YMCA building, reflects the Beaux *Arts* style. The project involves the construction of on-site amenities such as a central courtyard and three roof decks, and the construction of support offices. It also involves the removal of an existing storage building, trash enclosure and 26 trees. Source:

Pasadena Now

OWNERS OF THE RUSNAK VOLVO **DEALERSHIP** wish to redevelop their property a half-mile south of the L (Gold) Line's Allen Station. The proposal comprises two buildings on separate, but adjacent sites: a 1.4-acre lot at 1999 E. Colorado Blvd. and a 1.45-acre lot at 2025 E. Colorado Blvd. The smaller site serves as a car lot for the Volvo dealership, while the larger lot houses the business itself. At 1999 Colorado, plans call for the construction of a three-to-four-story building featuring 73 residential units above 5,143 square feet of retail space and a 79-car garage at the ground level. Across the street, at 2025 Colorado, proposed plans call for another threeto-four-story building featuring 77 dwellings, above 4,500 square feet of ground-floor commercial space and parking for 77 vehicles. Both buildings would include a mix of studio, one-, two-, and three-bedroom units. Source: Urbanize Los Angeles



The Bogaards pose by the plaque with Pasadena Heritage Executive Director Sue Mossman. Photo by Bob Reiter

Bogaards honored by courtyard dedication

By Sue Mossman **Executive Director**

n Sunday, December 4, the Pasadena City Hall Courtyard was officially named in honor of Bill and Claire Bogaard, an action taken by City Council and led by District 6 Councilmember Steve Madison. Bill's many years as a community leader, as a Council member and longtime mayor, brought him into contact with thousands of Pasadenans. With the entire City's best interests always in mind, Bill was the consummate public leader. Listening, understanding different points of view, and building consensus around key initiatives has marked his public service for nearly five decades. He continues to serve the community in other roles today.

As a passionate preservationist, Claire was and is the standard bearer for saving and honoring historic buildings and places that make Pasadena unique among California cities. As a founder of Pasadena Heritage (with Bill) and its executive director for years, she remains a major presence in the organization. Claire was a leader in the fights to save Old Pasadena, see the Colorado Street Bridge survive, and quash the 710 Freeway. With preservation stories too numerous to recount, Claire's effectiveness is legendary.

Pasadena Heritage was honored to have been mentioned by both Bill and Claire in their remarks. They were surrounded by



family, friends, and City luminaries at the ceremony that honored them both as outstanding community leaders and true champions of Pasadena.

Colorado Street Bridge fencing challenge will come back before the community

The City's Public Works Department has been working to bring a fresh look at this problem — how to add a suicide deterring fence to the iconic Colorado Street Bridge in an acceptable way. Previous design options, with mock-ups installed on the bridge, met with community opposition, so the effort has started over again. New ideas of how to design and construct a more acceptable fence have come forth from architects associated with the Institute of Classical Architecture and Art, and the City has issued an RFP for a new design team to take on the project.

Green light on Civic Center hotel project

The Court of Appeals recently decided in favor of the City of Pasadena, rejecting challenges to the use of the former YWCA building and adjacent City-owned land across from City Hall. An approved proposal for a hotel project by HRI can now go forward. The hotel developer has been waiting in the wings for the legal dust to settle, but we hope to see progress in the development of the hotel project

now. Pasadena Heritage supports the hotel concept as the best way to adaptively reuse the former YWCA, designed by famed architect Julia Morgan, and to add a vibrant, active new use in the Civic Center.

In the meantime, design development for the senior affordable housing project on the north side of Holly Street, by housing developer National CORE, was progressing through the design review process, but has recently slowed. That project should be back before the Design Commission in early 2023.

Bill and Claire Bogaard bask in the glow of a much-deserved standing ovation during the plaque dedication in the courtyard. Photo by **Bob Reiter**



A year in review ...

Continued from page 4

could not represent the district without her, but now I will have to. Fortunately, the gap created by Taka's retirement is mitigated by the addition of the inestimable Justin Chapman as our new District 6 Field Representative. Justin well known to many of us because of his service on the Altadena Town Council at 19 (he had to step down to go away to college at UC Berkeley), his awardwinning written and TV journalism, and his service to the WPRA. Justin's Master of Arts in public diplomacy may well be quickly put to the test with his new responsibilities!

Trivia question 7: From what university did Justin receive his master's degree?

Celebrating the centennial, another farewell

Our historic Rose Bowl stadium celebrated its 100th birthday, and prepared itself to remain vital for the next 100 years. As the Council's appointee to the Rose Bowl Operating Company Board, the RBOC bade farewell to the exemplary Darryl Dunn who retired after 23 years as general manager/chief executive officer of "America's Stadium," and we named Jens Weiden as the new Rose Bowl GM/CEO. I have confidence in Jen's vision and ability to lead our iconic stadium in the years

to come while protecting the surrounding neighborhoods' high quality of life. The Rose Bowl management takes its role serving the people of Pasadena seriously, and will continue working hard to attract creative, revenue-producing events, while mitigating the impacts that those events have on the stadium's neighbors.

Trivia question 8: How many Super Bowls, College National Championships, World Cups and Olympics has the Rose Bowl hosted?

Right and appropriate

One final development that was perhaps the most deserved and enjoyable celebration of all: In May 2022 my motion to rename City Hall Courtyard "Bill and Claire Bogaard Courtyard" passed. In early December we held a long-awaited dedication ceremony during which we unveiled a plaque that is mounted in the middle of the courtyard. It was right and appropriate that we honor this extraordinary couple and their tremendous contributions to Pasadena. Bill served as mayor for a total of 18 years over four decades and presided over Pasadena's renaissance. Claire is the co-founder and first executive director of Pasadena Heritage, a WPRA Board member, 9) An Air Force captain, who served as a and nationally-known preservationist. Forevermore, those who use the courtyard can learn about and take note of the Bogaards and what they mean to us.

Trivia question 9: In what branch of the Armed Services did former Mayor Bogaard serve as a young man?

Peace, love and happiness

In closing, I wish you and yours peace, love and happiness in 2023. We have accomplished much together, and yet, to paraphrase poet Robert Frost, "We have promises to keep, and miles to go before we sleep." Let's make 2023 Pasadena's best year yet.

Trivia answers:

- 1) Berkeley and Long Beach;
- 2) 1959;
- 3) Justice of California's 6th District Court of Appeal sitting in San Jose from 2012-
- 4) I interviewed Chief Harris for captain of the Monterey Park Police Department;
- 5) \$4,900, under California state law;
- **6)** Licensed Marriage Family Therapist;
- 7) USC;
- 8) Five Super Bowls, two World Cups, four College National Championship games and two Olympics;
- meteorologist; no wonder the weather for the Rose Parade was always so great when he was mayor!

THE TRANSPORTATION ADVISORY COMMISSION HAS UNANIMOUSLY supported the adoption of the Pasadena Zero Emission Bus Roll-out Plan that provides the roadmap to transition the City's public transit fleet to a zero-emission bus (ZEB) fleet. The plan was developed by the City's Transportation Department to meet the California Air Resources Board requirement for all public transit operators in California to transition to 100% ZEB fleets by 2040.

CITY COUNCIL'S ECONOMIC DEVELOPMENT AND TECHNOLOGY COMMITTEE APPROVED A PROPOSAL

Source: Pasadena Now

to increase the Tourism Business Improvement District assessment rate by 2 percentage points (2.89% to 4.89%) on every hotel stay over the next two fiscal years. The additional revenue will help fund the Rose Bowl Stadium to market and its events. *Source: Pasadena Now*

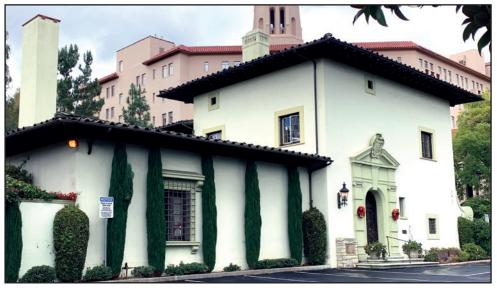
A PASADENA SALES TAX REPORT OF 2022'S SECOND QUARTER showed that local consumers seem unfazed by record-breaking inflation. Actual sales jumped up 13.4% from April to June. Source: Pasadena Now

THE PASADENA PUBLIC LIBRARY NOW OFFERS FREE ONLINE music lessons, digital information guides for antiques and collectibles, and fillable legal documents. The services are accessible through the Libby app, a virtual eBook, audiobook and digital magazine platform. Source: City of Pasadena

CITY COUNCIL UNANIMOUSLY
APPROVED MULTI-YEAR LABOR
AGREEMENTS with its frontline public safety personnel. The agreements will provide City police officers and firefighters with base-pay increases of 4.5% each year in the first two years of the contracts, followed by a 4% increase in the third year, and a 2% increase in the fourth and final year. Source: Pasadena

Now

GOV. GAVIN NEWSOM SIGNED THE FREEDOM TO WALK ACT, which stipulates that pedestrians can be ticketed for jaywalking — or crossing outside of an intersection — only if there is "immediate danger of a collision." Source: Pasadena Star-News



Josephine P. Everett House, home to the Shakespeare Club

Shakespeare Club's Villa designated as a City 'historic monument'

By Phyllis Mueller, member, Shakespeare Club of Pasadena and Pasadena Historic Preservation Commission

ity Council in June 2022 designated the Josephine P. Everett House, home to the Shakespeare Club, as a historic monument. It is the City's twenty-third such designation. The Shakespeare Club is located at 171 S. Grand Ave.

Construction of the building was commissioned in 1928 by Josephine P. Everett, a wealthy widow and philanthropist. She wanted her house to showcase her interests in music, art, and books. It was designed not only as her home, but also with a large 120 seat ballroom for musical recitals and performances, and as a gallery for displaying her extensive and valuable art collection.

Mrs. Everett brought on the locally prominent architectural firm of Sylvanus Marston and Edgar Maybury — well known both locally and regionally for its prolific and varied architecture between 1908 and 1946 — to design the Mediterranean Period Revival style home. This two-story, 8,580 square foot building embodies the distinctive architectural features of that period.

The Shakespeare Club was formed in 1888 and is the longest continually operating

cultural, and philanthropic women's organizations in Southern California. The Josephine P. Everett House was purchased by the Shakespeare Club in 1972. This year the club celebrates its 50th anniversary of its ownership and stewardship of the Villa. The current membership of the club is 110.

The club carries on its philanthropic traditions through such activities as:

- Annual scholarship awards (since 1954) presented to five outstanding high school students from Pasadena Unified School District.
- Friends in Deed/Women's Room for weekly nutritional lunches for about 25 women.
- Friends of Foster Children, which includes financial contributions and donation of toys and clothing for abused, abandoned and neglected children living in foster care.

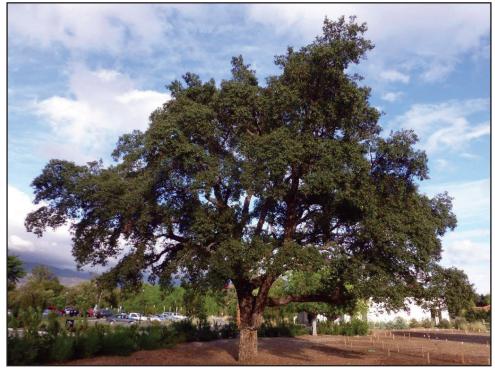
The Shakespeare Club also is an educational and social club, conducting Shakespeare readings, bridge groups, a book club, weekly morning walks in the neighborhood, twice-monthly luncheons with guest speakers, monthly general business meetings, and holiday parties.

For more information about the club and membership application, visit the Shakespeare Club of Pasadena website at shakespeareclub.org or call (626) 793-5714.

THE CITY'S PUBLIC WORKS DEPARTMENT, IN COORDINATION WITH COUNTY AGRICULTURAL COMMISSIONER, INVESTIGATED a group of trees that showed signs of stress in habitat restoration areas within Devil's Gate Reservoir. An invasive pest, the shothole borer beetle, was found during the investigation and was determined to be impacting the health of the trees. The Agricultural Commissioner, with assistance from City Public Works, will remove five heavily infested trees to help slow the spread of the beetle. Additional tree trimming of lightly infested trees (but not during the bird-nesting season) will mitigate the impact of the beetles. Source: LA County Public Works

FACING DEMANDS FROM THE FEDERAL GOVERNMENT, California water agencies offered to cut back the amount of water they import from the Colorado River starting in 2023. California's offer is to reduce water use by 400,000 acre-feet every year through 2026. That amounts to 9% of the river's water that California is entitled to under its senior rights. Most of California's Colorado River water goes to the Imperial Irrigation District, serving nearly half a million acres of farmland in the southeast corner of the state. The U.S. Department of the Interior continues to work toward a water-use agreement from lower basin states — California, Arizona and Nevada. Source: Pasadena Now

THE RECREATION AND PARKS COMMISSION HAS NAMED THE TRAIL at the park located at 1410 Wierfield Dr. as Yayaaytnga Trail. Commissioner Tim Martinez, who proposed the trail name, said he reached out to a Tongva tribe culture bearer before coming up with the recommendation. In 2009, the City of Pasadena in 2021 acquired the undeveloped properties known as Annandale Canyon Estates. This space includes 20.63 acres in Annandale Canyon, located within the San Rafael Hills, and just north of the 134 freeway and the Annandale Golf Course. Source: Pasadena Star-News



The tree's name is derived from the Latin words Quercus, for oak tree, and suber, for cork.



The acorns of the cork oak are oblong with beautiful creamcolored frilly caps.

> The cork tree has unusual markings on the trunk and branches.



Tree of the quarter: cork oak

By Emina Darakjy President, California Urban Forests Council

echnically speaking, the cork oak is a member of the Fagaceae family and is native to southern Europe and northwestern Africa. Its botanical name — *Ouercus suber* — is derived from the Latin words Quercus, for oak tree, and suber, for cork.

The cork oak is a medium-sized evergreen tree that can reach a height of up to 50 feet with a spreading canopy of up to 60 feet wide. It can live for more than 200 years. The unusual trunk — its main characteristic has a light grayish-brown thick layer of spongy bark with vertical fissures that are

white on the outside and reddish-brown on the inside.

In some countries, like Spain, Portugal and Morocco, where very large forests of cork oak exist, this tree is grown solely for commercial sale of cork used for wine bottle stoppers as well as all types of flooring, insulation and household articles.

Cork harvesting begins when the tree is about 20 years old and continues in intervals of nine to 10 years. This is done by stripping the bark from the tree, which does not kill or damage the tree. After stripping, the trunk looks smooth and reddish brown, then turns darker and starts growing another layer of bark. This process can

Continued on page 13

A MOUNTAIN LION TRACKED BY

BIOLOGISTS in mountains near Los Angeles gave birth over the summer to four healthy kittens. The cougar dubbed P-99 delivered the litter last July in the western Santa Monica Mountains. The kittens, all females, have been named P-109, P-110, P-111, and P-112. Source: Pasadena Star-News

THE PASADENA FIRE DEPARTMENT HAS INTRODUCED the Pasadena Paramedic Subscription Program. For just \$85 per year, subscribers can receive — at no additional cost — any paramedic services or emergency transportation the PFD normally provides. The fee covers the subscriber and all other members (by blood, marriage or adoption) of the household. All of the program revenue will be used to enhance emergency medical services and improve the local paramedic system. Source: City of Pasadena

THE ROSE BOWL LEGACY FOUNDATION named veteran fundraiser and nonprofit leader Dedan Brozino as the first-ever president of the Rose Bowl Legacy Foundation. Founded in 2010, the Legacy Foundation is the 501(c)(3) supporting the preservation, protection and enhancement of the Rose Bowl Stadium as a National Historic Landmark. Brozino has held the position of Chief Development Officer of the Rose Bowl Stadium since 2015 and will retain the CDO role for the Rose Bowl Operating Company (RBOC) as well as his new title with the Legacy Foundation. Source: Pasadena Now

THE PASADENA ROBINSON MEMORIAL across from Pasadena City Hall recently underwent extensive cleaning and repair. The artwork depicts local legends Jackie and Mack Robinson in two monumental bronze-cast sculptures. Source: Pasadena Naw

THE CITY AND THE PASADENA
PARTNERSHIP TO END HOMELESSNESS
are seeking volunteers to participate in the
January 2023 Pasadena Homeless Count.
On the night of January 24 (8-10 p.m.) and
the morning of January 25 (6-8 a.m.) the
volunteers will help count and administer a
survey to homelessness people encountered.
Volunteers must be 18+ and must attend
a virtual orientation. Source: Pasadena
Partnership

Update: One Arroyo trails project

By Rick Gould
Executive Director

he One Arroyo project has achieved another major milestone. The environmental assessment and report have been submitted to the City for review. One Arroyo had hoped the report would be ready in the Summer of 2022, but additional historical work regarding the Parker Mayberry Bridge (PMB) portion of the project became necessary.

While this process has been slow, it has been thorough, ensuring that the review is complete. City staff, in conjunction with One Arroyo, RJM Group and Psomas Environmental have finished the preliminary review of the 100+ page document.

The good news is that the report recommends that the project receive a Categorical Exemption (CE) for the trail portions of the project. This will allow the trail portions of the demonstration projects to move through the government approval process in a much more streamlined manner. Once the CE is finalized by City staff, One Arroyo will be in a position to move forward on final construction plans with our consultant, RJM Design Group.

However, the City and Psomas believe the PMB portion of the project requires further environmental review. A CE indicates that a project will have "less than significant

impacts" once implemented. City staff and Psomas concluded that they could not make this finding for parts of the Parker Mayberry Bridge work.

To move forward with the PMB, the project needs to be considered at the next level of environmental (CEQA) review, a Mitigated Negative Declaration (MND). The biggest impact with this process is time. An MND can take 4-6 months and requires several public review approvals. One Arroyo, the City and Psomas have already started the MMD review.

As part of this process, the project may have to go for comment to the Historical Preservation Commission and Planning Commission, and perhaps the Parks and Recreation Commission. Fortunately, much of the work already completed.

Also, to move forward on the MND, One Arroyo will need to have at least 60% plans for the PMB submitted to the City for the public review process. RJM has begun the development of these plans. One Arroyo has determined that, given the two different types of assessment, the project should be broken into two phases, the Trails restoration portion and the Parker Mayberry Bridge. The team is currently working toward implementing Phase 1.

For more information, visit the One Arroyo Foundation website at **onearroyo.org**.

Remembering Ross Selvidge ...

Continued from page 3

- Mayor Victor Gordo: "Ross was a classic Pasadena story; he served our country and our community with dignity."
- Former Mayor Bill Bogaard: "Pasadena has suffered a sad loss with the passing of Ross, who used his expertise in finance and economics to benefit the City in many ways."
- Former mayor Terry Tornek: "Ross was a remarkable person, incredibly intellectual, analytical, and the guy I'd go to to help me figure things out."
- Pasadena City College (PCC) Board
 President Sandra Chen: "Dr. Selvidge
 believed in the transformational power

- of higher education and advocated for education quality on behalf of our students and faculty."
- Current Planning Commission member and WPRA director Mic Hansen: "Dr. Ross Selvidge, a valued neighbor and friend to many of us, was a remarkable gentleman who served his city and country in multiple ways and with distinction."

Selvidge is survived by his wife, Andriana Armstrong, and sisters, Meg Kleiman and Judith Selvidge. He was predeceased by his brother, Robert Selvidge.

PASADENA SHOWCASE HOUSE FOR THE ARTS'S 58TH SHOWCASE HOUSE will reimagine Stewart House, a 1933 grand colonial estate with acreage in a storied Pasadena neighborhood. Public tours of the Showcase House will take place April 23-May 21. Designed by Marston & Maybury, one of Pasadena's most celebrated architectural partnerships, Stewart House harkens back to the days of gracious architecture and quintessential showcase with over 11,000 square feet of living space on two acres of carefully landscaped grounds. Pasadena Showcase, an all-volunteer, nonprofit organization, has been supporting local music and arts programs since 1948. Source: Pasadena Showcase House for the Art

RETIRED ROSE BOWL STADIUM CEO
DARRYL DUNN, former Oregon and Penn
State coach Hugo Bezdek, and 1977 Rose
Bowl Game MVP Vince Evans and 1987
All-American Lorenzo White will be
inducted into the Rose Bowl Hall of Fame
as the Class of 2022. Each was recognized
during this year's Rose Bowl Hall of Fame
induction ceremony, in the Tournament of
Roses parade, and on the field during the
109th Rose Bowl Game. Source: Pasadena
Now

THE PASADENA TOURNAMENT OF ROSES FOUNDATION IN SEPTEMBER HOSTED ITS FIRST EVER GOLF CLASSIC on a Brookside Golf Club course to raise funds for sports and education programs of local nonprofits. Nearly 150 golfers participated in the event, which raised nearly \$140,000 and netted over \$92,000. Proceeds will go toward the foundation's grant program that supports nonprofits in the San Gabriel Valley that focus on sports and recreation, visual performing arts, and education. Source: Pasadena Now

OVER \$500,000 IN PASADENA
COMMUNITY FOUNDATION CAPITAL
GRANT funding is on its way to 24
Pasadena-area nonprofit organizations
to support their facility improvement
projects and equipment purchases. The
program supports the infrastructure that
nonprofit organizations need to carry
out their mission, including equipment
purchases, construction, and renovation.
Source: Pasadena Now



The design of the bird sanctuary is a circle within a circle. On either side of the east entrance are two semi-circular concrete benches with backrests, anchored at both ends by square pillars. *Photo by Bob Reiter*

Bequeath funds refurbishment of Arroyo Seco bird sanctuary

By Lee Wallace Director, WPRA

he Emma Dickinson Bird Sanctuary, originally built in 1935, was recently repaired and refurbished. The sanctuary is located in the Lower Arroyo Seco on the west side of South Arroyo Boulevard, about 50 yards south of the entrance to the parking lot access for the hiking trails, fly fishing pond and roving archers. It is near the cross streets of Norwood and South Arroyo Boulevard. It sits on an outlook point, with panoramic views of the Arroyo below.

Dickinson was a Methodist missionary who lived in Japan for many years. Later in her life she moved to Arden Road in Pasadena. When she died, she left \$45,000 to the City. Because of her great love of birds, her friends suggested the City honor her gift by creating a bird sanctuary.

The design of the bird sanctuary is a circle within a circle. On either side of the east entrance are two semi-circular concrete benches with backrests, anchored at both ends by square pillars. On the west side is a low semi-circular arroyo stone wall that contains the new plaque. A series of arroyo stone steps flanked by retaining walls lead down to a lower level, providing access to the trails in the Lower Arroyo Seco Park. A flagstone patio surrounds the birdbath itself. The low circular birdbath forms the center of the Bird Sanctuary, with 1-inch, square Batchelder tiles covering the birdbath, glazed in different colors.

The refurbishment and repairs were supervised by the City's Parks, Recreation and Community Services staff. Now it is an inviting place to meet friends and neighbors, just meditate on the canyon views, or try out that new bird watching app you've just downloaded.



Melchor Alonzo, Parks Administrator for the City's Parks, Recreation and Community Services Department, waits patiently for when the birds discover the new sanctuary. *Photo by Bob Reiter*

Preserving a critical passage route for wildlife

By John Howell Chief Executive Officer and General Counsel, Arroyos & Foothills Conservancy

n our region, the San Rafael Hills and Verdugo Mountains are isolated areas of habitat — biological islands. Ensuring safe passage for wildlife means building wildlife corridors [See map below], connecting these islands to one another and to the biodiverse San Gabriel Mountains beyond.

Arroyo & Foothills Conservancy's (AFC) Hahamongna to Tujunga Wildlife Corridor project is intended to create and preserve free and inviting passage from the San Gabriel Mountains though Hahamongna Watershed Park, down the Arroyo Seco, to and through the San Rafael Hills, across Glendale to the Verdugos, then back into the San Gabriels.

This project is at the heart of our urban conservation mission, and this year, we have a tremendous opportunity to help build that corridor.

One daunting impediment to wildlife is E. Chevy Chase Drive in Glendale, with houses on both sides. It splits the San Rafael Hills in two. We've been able to locate only three locations where this residential corridor does not block their movement through the San Rafaels, and animals can pick their way between natural open spaces on either side. Now, we have the chance keep development from blocking one of these routes forever.

has an agreement to buy ten acres of undeveloped privately-owned land that lies just west of Chevy Chase. We know that wildlife frequently pass through it.

"Many species move up and down the canyon and along the ridge," said Mickey Long, AFC's resident biologist. "They use the contiguous creek bed, with a mature canopy of native maple, sycamore and oaks — even Engelmann — for cover, food and water. So far we have identified 44 species of native plants. This is a uniquely important property.

We call this land Sycamore Canyon. This is not only the single best chance to secure a

Chevy Chase crossing, but also a chance to assure passage nearly all the way through the San Rafaels, between the 2 Freeway and Cottonwood Canyon, just up from the Arroyo Seco. (AFC is busy there too: we own two properties, two are protected by others and one naturally, and we're working to save a very few others so wildlife can continue to move forever through the San Rafaels.)

We're working hard to save Sycamore Canyon through a combination of grants and direct community support. But seeing is believing. We're offering guided hikes of Sycamore Canyon with AFC staff, and we hope you'll join us! Groups are limited to six people, and although the terrain is steep in places, it's not an overly strenuous hike. We'd recommend comfortable clothing and sturdy shoes. Tours are about an hour long, and when you sign up, you'll get an email confirmation with directions on parking, where to meet, and more.

Sign up for a hike at **bit.ly/hike-sycamore**— we'd love to see you out there, so you can see how special this property is.



Ensuring safe passage, the wildlife corridors are indicated by the dotted yellow line.

Tree of the quarter: cork oak ...

Continued from page 9

continue for more than 100 years.

The leaves, on the top, are alternate, ovate, serrated and glossy dark green. Underneath, the leaves are very pale gray with distinct hairy veins.

The acorns of the cork oak are oblong with beautiful cream-colored frilly caps that cover as much as one third of the acorns.

Once established, this tree is considered drought-tolerant, but can benefit from occasional deep watering. It does well in most types of soil with good drainage. It prefers full sun, but can tolerate some shade.

In California, the cork oak is grown as an ornamental tree, and requires a larger parkway/cutout of 7 feet.

It can be planted as a street tree, in a park or in one's garden with ample space. Damage to the sidewalks from its roots is minimal.

Pests to worry about are root diseases, and the California oak worm and polyphagous shot hole borer.

Keep mulch away from the tree trunk, and redirect sprinkler heads away from the trunk. Drip irrigation is preferred.

Lastly, to avoid compaction of the soil, which can result in retention of too much moisture, never put decorative arroyo boulders or stones underneath the tree.

Emina Darakjy is chair of the Pasadena Beautiful Tree Program and engaged with other tree organizations, including California Re-Leaf, the Arbor Day Foundation and American Forests. She is also a past president of Pasadena Beautiful and Street Tree Seminar, Inc.



In addition to volunteering in the Pasadena Senior Center library, volunteer Cindy Moore enjoys interacting with people at the coffee bar. Photo by Peter Matus, Pasadena Senior Center

Books and coffee A perfect combination for volunteer

By Ann Erdman
Public Relations Consultant

ne of the first things Cindy Moore did in 2016 after moving to Pasadena was to become a member of the Pasadena Senior Center. She attended activities and events and got to know employees and volunteers.

The following year, she became a volunteer herself. At first, she assisted in PSC's Sy Graff Fitness Center, then rotated through other areas before finding her true calling in 2018: volunteering in the library three days a week and at the coffee bar once a week.

"I like to read and socialize," she said.
"Working in the library nurtures my love of reading and discussing books, and the coffee bar provides the camaraderie and socialization I like."

The Pasadena Senior Center has become an important part of Cindy's life. Before becoming a member, she was her mother's caregiver and eventually realized this was taking a toll. With no caregiver training and feeling overwhelmed with the responsibilities of that role, she was in

Pasadena Senior Center

a downward spiral mentally, emotionally and physically.

After another family member took over caregiving responsibilities and Cindy began her volunteer duties, her physical health improved and she began returning to her positive mental and emotional state. Her work at the center began to have an impact on others as well.

"Some people just want to have a conversation and be listened to, and I enjoy filling that need," she added. "I wouldn't trade my experiences here for anything. There is a loving atmosphere, and employees and volunteers care so much about people who come here. I believe I was blessed and destined to become a member and a volunteer."

Everyone 50 and older is invited to experience the Pasadena Senior Center for themselves. Simply visit **pasadenaseniorcenter.org** or call (626) 795-4331 to learn more.

And be sure to say hello to Cindy Moore.

The orange groves of early Pasadena

By Kirk Myers Assistant Archivist

n 1883 Lyman Allen wrote about the start of Pasadena in 1874: "The first settlers of Pasadena planted their places mostly to seedling orange trees, with a variety of deciduous fruits for home use."

Allen noted that nine years later "The people of Pasadena are employed in fruit growing, almost exclusively, for a livelihood, and do not think of devoting their lands to any other purpose, or engaging in any other pursuit, except as a temporary matter, until their fruit trees come into bearing." ("Fruit Growing in Pasadena," Lyman Allen, published in A Southern California Paradise, 1883)

Oranges were a major factor of early Pasadena from the very beginning. The "San Gabriel Orange Grove Association," the organization formed on Nov. 11, 1873, to purchase the original land of the new settlement, was a clear indication.



An early 1880s view of the corner of Fair Oaks and Colorado, looking west. The orange grove of S.P. Jewett is at the top center of the photograph.

"The name was chosen, according to [Daniel]Berry, because of the good reputation of San Gabriel Valley oranges. Berry thought it would help the settlers market their fruit." (Historic Pasadena, by Ann Scheid Lund)

Writing about her memories of the 1880s, Alice Marston Hasting recalled: "Sloping southward from the poppy fields Pasadena spread out into a lovely country village. It appeared to be one vast orange grove divided by a few roads. Here and there a

An early postcard view of orange picking in California

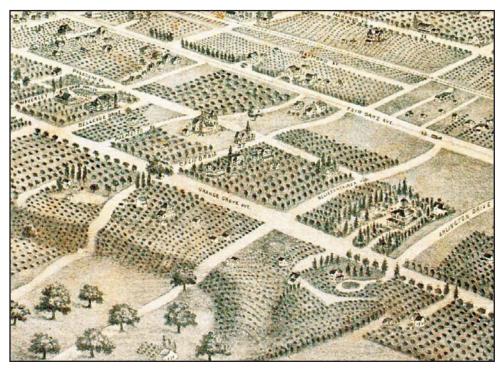


house appeared, for almost every home was surrounded by orange and lemon groves. When the oranges were ripe and the trees loaded with the golden fruit it was a beautiful sight. The trees were lovely, too, when in blossom. The delicate white flowers had an exotic fragrance, and it was easy to understand why brides wore them in their hair." (Pasadena Community Book, 1955 edition)

Another Pasadena pioneer, Marguerite Fuller Dobson, wrote of her first visit to Pasadena in the spring of 1885: "We drove down Orange Grove Avenue with orange groves on both sides of the street and houses set so far back from the street that they could hardly be seen." (Pasadena Community Book, 1955 edition). The first lithograph of Pasadena, published in the summer of 1886, shows the area of west Pasadena predominately filled with groves, orchards and vineyards.

Today, Orange Grove Boulevard, a name heard by millions who watch the Tournament of Roses Parade on television, is a reminder of the role of the orange in early Pasadena.

Pasadena Museum of History | pasadenahistory.org



A portion of the first lithograph of Pasadena in 1886, depicting west Pasadena filled with groves, orchards and vineyards.

One of the views in a 1909 brochure advertising Tilton's Trolley Trip — "From the Sea to the Orange Groves" — which took riders "one hundred miles for one hundred cents." "The track here is through a private right of way for miles through the groves of H.E. Huntington, Pres. of the Pacific Electric Railway Co. The oranges are so close to the cars one can almost pluck them from the windows."





WEST PASADENA RESIDENTS' ASSOCIATION

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