



THE NEWS

Pasadena, California

Celebrating 62 years
of community service

Summer 2024

WPRA IN MOTION

CITY IN MOTION

LAND USE/PLANNING

OPEN SPACE/NATURAL RESOURCES

EDUCATION

COMMUNITY

2024 WPRA ANNUAL MEETING

WPRA annual meeting spotlights reconnecting Pasadena project

- For more coverage of the WPRA 2024 annual meeting see pages 8-11.
- Watch annual meeting:
<https://tinyurl.com/yc7t3kzd>

As has become a WPRA custom, Blaine Cavena brought to order yet another annual WPRA membership conclave: "Good evening, and welcome to the WPRA's annual meeting."

Convened on June 6 in the Elks Lodge, the meeting kicked off for the standing-room-only crowd of more than 250 with a Presentation of the Colors by the Pasadena Fire Department Color Guard, and the Pledge of Allegiance.

The stars were out that night, including Superintendent of Pasadena Unified School District (PUSD) **Elizabeth Blanco**; PUSD Board of Education District 7 representative **Dr. Yarma Velázquez**; Ann Mary Hickabottom, representing Assemblymember **Chris Holden** (D-41); Teresa Lamb Simpson, representing U.S. Rep. **Adam Schiff** (D-CA 30); Pasadena City Manager **Miguel Márquez**; and Pasadena Fire Chief **Chad Augustine**.

Several dignitaries took the opportunity to share their thoughts.

U.S. Rep. Judy Chu (D-CA 28) proudly cited federal funding she fought for over the recent past year amounting to more than \$24 million. The money will fund various important local projects including: expanding broadband service;



WPRA Board member Mic Hansen (left) presents Sue Mossman with the WPRA Community Service award for her 45 years of service to the community, the last 30 as Pasadena Heritage's executive director. (Photo by Bob Reiter)

improving streets to accommodate more outdoor dining; identifying the chronically homeless and helping them move into permanent housing. The funds will also go toward a new groundwater treatment facility; and jobs creation, training and education. Of special note is \$2 million that has been earmarked for helping reconnect west Pasadena along the 710 corridor.

Vice Mayor/District 6 Councilmember Steve Madison applauded the City's focus on the 710

corridor transformation. "It may be hard to believe, but it's been two years since we acquired the title to the property. We want to be thoughtful, but we also want to get moving on the vision," he said.

Mayor Victor Gordo opened his comments by applauding the many who have worked so hard to ensure the State did the right thing by canceling the plans for the 710, and then ensuring that the 50+ acres come back to Pasadena so we can stitch our city back together. "We have lots of work to do," he said,

Continued on page 8

Time to engage in this once-in-a-lifetime opportunity

By Pete Ewing
President, WPRA

Many of you may not know that this is the second time I'll serve the WPRA as president. The first time was 30 years ago. It was an honor to serve my first term. It's an even greater honor to be asked to return to lead this dedicated and hard-working collective of "citizen activists," a title one of our founders proudly claimed.

During my first term as president (1993-1994), I learned first-hand that whenever major issues arise, the Board and its members close ranks and march toward a desired result. For example, the WPRA:

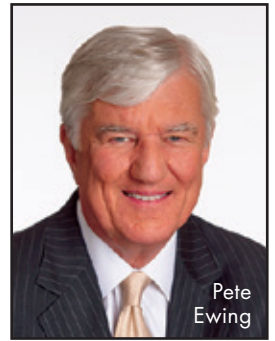
- Successfully halted the U.S. Army's plans to turn the former Vista del Arroyo Hotel (now housing the Ninth Circuit Federal Court of Appeals) into a West Coast draft induction center.
- Successfully opposed a proposal to

plant high-rise condo units the corner of S. Orange Grove Boulevard and W. Green Street.

- Promoted a renewed community commitment to the City library system by supporting a special annual real property tax to help fund the libraries.
- Helped to negotiate the development scope of plans to develop the Ambassador College property. We were successful in whittling the project down from 927 condo units to 225.
- Helped block the National Football League from using the Rose Bowl Stadium.
- Helped thwart Metro's and Caltrans' plans for the 710. Caltrans relinquished the property to Pasadena in 2022.

And that takes us to this year's annual meeting. We once more have an issue to rouse our Board and members to action: the re-envisioning, reconnecting and

redeveloping the 50+ acre west Pasadena 710 corridor. [Editor's note: See pages 8-11 for more information about this topic.]



Pete Ewing

We see it as a once-in-a-lifetime opportunity. Additionally, we believe that west Pasadena should have a place at the planning table. For more than six decades west Pasadena has had to contend with high traffic volumes and cut-through traffic, closed streets, gridlock, unsafe sidewalks, disrupted and blighted neighborhoods, and decades of subsequent neglect of this area. As new WPRA Board member Rick Madden puts it: "The 710 corridor is west Pasadena."

We hope you'll join us as we determine how to best repurpose the land. But this is no sprint; rather, it'll be a marathon. And it will be no easy task. But with your help we'll get it right and be proud of what we collectively create.

About us

2024 - 2025

Officers

President: Pete Ewing
president@wpra.net

Vice President: Rick Madden
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Treasurer: Blaine Cavena
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| • Evan Davis | • Lynne Sullivan |
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THE NEWS

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Visit our Facebook page at facebook.com/westpasadena

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.

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.

Briefly

An LA County judge has ruled

that home-rule charter cities [such as Pasadena and 120 other cities in California] aren't subject to SB 9, the 2021 "duplex" law that permits up to four homes to be built on a lot in single-family neighborhoods. Superior Court Judge Curtis Kin declared that since the law has failed to create more affordable housing, it fails to meet the high bar necessary to override local control of zoning. *Source: Orange County Register*

Pasadena has created two pre-approved building plans designed to make constructing accessory dwelling units easier, faster, and more affordable. *Source: Pasadena Now*

City Council has approved a one-year \$108,000 contract with Echo Factory, a marketing and public relations service, to help attract more investments to Pasadena. *Source: Pasadena Now*

Pasadena City Manager Miguel Márquez has appointed Helen Morales as the new director of the city's Rent Stabilization Department. Morales most recently serve the California Department of Housing and Community Development. *Source: Pasadena Now*

Pasadena's Public Health Director, Dr. Ying-Ying Goh Goh has returned from a 16-month leave in Washington, D.C., to attend the Robert Wood Johnson Foundation Health Policy fellows at the National Academy of Medicine. Dr. Goh's program, which included a visit to the Vice President's office, kicked off with a rigorous three-month health-policy boot camp. *Source: Pasadena Star-News*

The Pasadena Public Health Department has been re-accredited by the Public Health Accreditation Board. The recognition means the department has demonstrated its ability to meet national quality standards set by the

board and is promoting public health in the community. *Source: Pasadena Now*

The Pasadena Police Department won first place in a national competition sponsored by the Best Neighborhood Program. The award honors governmental entities and businesses across the country that enhance the wellbeing of their communities. *Source: Pasadena Now*

Members of the Reconnecting Communities 710 Advisory Group called for the inclusion of traffic mitigation and economic development plans in the master plan being developed for the SR 710 Northern Stub — the 50 acres of land that was relinquished to the city in 2022. *Source: Pasadena Now*

Silven Zimmerman, a 24-year veteran of the U.S. Postal Service, is Pasadena's new postmaster. He most recently served as Alhambra's postmaster. *Source: Pasadena Now*



Silven Zimmerman

Pasadena Water and Power (PWP) has appointed Stacie Takeguchi as its new assistant general manager of water. She comes to PWP with more than 20 years of experience in the water industry. *Source: City of Pasadena*

To celebrate Pasadena's 138th birthday, and its own 100th birthday, the Pasadena Museum of History threw a city-wide party. The museum's exhibit, "Lights, Camera, Action! Hollywood Magic in Pasadena," provided inspiration for the event. *Source: Pasadena Now*

Pasadena's minimum wage increased on July 1 to \$17.50 from \$16.93 per hour for all businesses in Pasadena regardless of size. The one

exception is for local fast-food workers employed at national chains, for which the rate is \$20 per hour. *Source: Pasadena Now*

Since City Council approved a ban of gas-powered leaf blowers in April of 2023, a City-wide field survey this May found that 57% of landscapers were using electric powered leaf-blowers. Prior to the ban, less than 10% of landscapers were using electric blowers. *Source: City of Pasadena*

If you live in a designated hazardous vegetation zone you must comply with a City ordinance designed to minimize fire danger by controlling flammable vegetation density and location. The PFD mailed information about these requirements, to all residents in these zones. *Source: City of Pasadena*

Pasadena Heritage has established a new endowment fund: The Sue Mossman Historic Preservation Fund. Donations to the new endowment will be invested to generate income for the organization. The first \$50,000 has already been raised to launch the fund from a group of generous Founders of the Fund.

Pasadena will receive more than \$1.8 million in direct federal funding to create new jobs (\$850,000) and a new groundwater treatment facility (\$960,000) to remove contaminants in the City's drinking ground water. U.S. Rep. Judy Chu (D-CA 28th district) delivered the news. The Wadsworth Treatment Facility will be built on corner of N. Vinedo and E. Walnut Street. The treatment plant is expected to serve a year's worth of water for 15,000 families. *Source: City of Pasadena*

Pasadena Heritage has established the Sue Mossman Historic Preservation Fund. Donations to the new endowment will be invested to generate income for the organization.

Screened Water Color Painting by Joseph Stoddard

Pasadena thanks Sue Mossman for igniting the preservationist flame

The May 4th event at the Athenaeum was sold out. A crowd of more than 200 of Pasadena's luminaries snapped up tickets to attend the celebration of Sue Mossman's 45 years of service to Pasadena Heritage, 30 of which were as executive director. By coincidence, it also marked Sue's retirement.

And who, but Claire Bogaard, co-founder of Pasadena Heritage, would be better suited to assess Mossman's years of teaching, consulting, persuading, cajoling, and sometimes battling to protect and preserve Pasadena's historically significant buildings and homes — touchstones of city history, legacies for future generations?

Bogaard recalls that when the preservation flame first flickered in Pasadena, some 45 years ago, "Sue and the Pasadena Heritage staff didn't know much about historic preservation." They were, however, aware of what seemed to them to be a misguided approach to City growth: demolish the old structures and infrastructure, and replace them with new construction.

Fueled by that recognition, Mossman and others took Pasadena Heritage's preservation message to many neighborhood associations, created Pasadena Heritage newsletters, worked with merchants in Old Pasadena, and eventually acquired a well-deserved reputation for sound preservation insight, often tapped by City planning staff and developers.

Pasadena has come a long way since Pasadena Heritage first set up its typewriters, plugged in its landline desk phones, and got to work. Proof are Pasadena's many historic districts and hundreds of protected buildings

and homes. For example, most of us couldn't imagine a Pasadena without Old Pasadena, Bungalow Heaven, Castle Green, the former Bullock's building (Macy's), the YMCA and YWCA in the Civic Center, or even the Colorado Street Bridge, just to name a few.

"Sue has been an amazing leader," said Bogaard. "She has worked diligently and thoughtfully to protect our historic and beloved city." Former Mayor Bill Bogaard added that Mossman will also

be remembered as one of "Pasadena's most influential citizens."

Also known for her humility, Mossman's quick to point out that although she's proud to have been at the Pasadena Heritage helm for so long, "everything the organization did and all of its accomplishments are attributable to the work of many ... staff, the Board; volunteers, supporters and members; and neighborhood associations, such as the WPRA. All of them deserve credit." — By *Chuck Hudson*



Enjoying the evening's festivities are (left to right) Hunter Mossman, Sue's youngest son; Mic Hansen, chair of the Pasadena Planning Commission and WPRA board member; Kiki Mossman, Hunter's wife; Sue, of course; and Margaret McVey Thomas, director at the Athenaeum and former Pasadena Heritage board chair. (Richard Anthony Photography)



WPRA President Pete Ewing and spouse Dottie mark the moment with Sue Mossman, who has retired as executive director of Pasadena Heritage. (Richard Anthony Photography)

Pasadena Heritage selects executive director

The Pasadena Heritage Board has selected Erin Simon as the new executive director, the fourth since its founding. She takes the helm from Sue Mossman.

Simon is a public historian and social justice activist. She brings knowledge and experience of personally rehabbing many properties within historic districts. *Source: Pasadena Heritage*



Erin Simon

Arroyo Seco enhances the expanded National Monument

By Tim Brick

The Arroyo Seco, such a prominent feature of western Pasadena, is that great canyon and watershed that begins in the San Gabriel Mountains near Mount Wilson and extends all the way to downtown Los Angeles. A purple mountain majesty framing our region, an ever-present reminder of how close we are to nature.

When the San Gabriel Mountains National Monument was established 10 years ago, the Arroyo and other treasures of the western region of the San Gabriel Mountains were left out.

While the monument was a critical step toward permanently protecting our mountains, many local residents were disappointed that the Arroyo Seco canyon, a major tributary of the Los Angeles River, was not included, along with many of the best treasures of the Angeles National Forest.

Since then, community support has continued to grow for safeguarding the public lands in the western Angeles National Forest that were not included in the original monument designation, including our Arroyo Seco.

In May President Biden corrected that glaring omission by adding 109,000 acres to the San Gabriel Mountains National Monument. These lands are the western gateway to the Angeles National Forest and welcome millions of visitors each year. Ten miles of the mountain watershed of the Arroyo Seco

above Pasadena lies within the expansion territory.

The San Gabriel Mountains are the backyard for many urban and culturally diverse communities in and around Los Angeles. Over 18 million people live within a 90-mile radius of the expanded national monument. Protecting these public lands will help increase equitable access to nature, improve public health, conserve precious water supplies for local residents, and address the climate and biodiversity crisis.

As a member of the Community Collaborative that was established 10 years ago to support the National Monument, I have watched the benefits that have come from the San Gabriel Mountains National Monument designation.

It has been a difficult period, characterized by a long drought and several large fires, as well as a throng of enthusiastic new users of the forest who often have not been trained in the qualities of care and stewardship that nature deserves from those who use it.

The US Forest Service has focused on recovery from the devastating Station Fire, the Bobcat Fire, and other calamities. We are glad that the forgotten territory of the Angeles National Forest will now benefit from being added to the Monument and know that the expansion will greatly enhance the original Monument's value as well.

Along with many local communities and organizations, Vice President Kamala Harris, Sen. Alex Padilla and Rep. Judy Chu have championed this campaign and urged President Biden to expand the monument.

There is more good news about the future of the Arroyo Seco. County Supervisor Kathryn Barger has recently announced that LA County will renew the Arroyo

Seco Ecosystem Restoration Program that started two decades ago to improve conditions in the urban stretch of the Arroyo from Hahamongna down to the Los Angeles River. And Rep. Adam Schiff's proposed expansion of the Rim of the Valley Corridor would extend the Santa Monica National Recreation Area into the urban stretch of the Arroyo Seco for additional assistance and resources to protect Southern California's most celebrated canyon.

President Biden's declaration honors our treasured mountains, but we can't expect the federal government to solve all the challenges that face local nature in the era of climate change. The expansion is a call for reflection and for action. Southern California needs a renewed focus on restoring and enhancing the health of the forest and the natural resources it provides. That will take more than just a declaration.

Tim Brick is the executive director of Stewards of the Arroyo Seco.

Briefly

The U.S. Environmental Protection Agency (EPA) finalized a rule to establish nationwide monitoring for 29 per- and polyfluoroalkyl substances (PFAS) and lithium in drinking water. PFAS have been linked to increased risk of some types of cancer, low birth weights in infants, and high cholesterol. **[Editor's note: Pasadena Water and Power (PWP) has been voluntarily monitoring for PFAS since 2020. It has not detected any PFAS in the City's treated drinking water system, but continues to monitor for it. Although lithium has been detected at relatively low levels within PWP's system (average: 16 parts per billion), currently, there are no health advisory levels for lithium, however, PWP continues to monitor for it.]**

The legacy (and challenges) of Pasadena's trees



Purple flowering Jacaranda mimosifolia street trees (Copyright © Saxon Holt/PhotoBotanic)

By Ann Scheid

When architect Arthur Heineman proposed to the Pasadena Board of Directors (now known as City Council) in 1907 that the city begin planting street trees, he started a program that has made Pasadena one of the outstanding tree cities of California.

Heineman argued that street trees would improve individual property values, make the city more attractive to tourists and provide much-needed shade from the strong southern California sun.

Pasadena's initiative to institute a street tree plan followed the lead Progressive city governments of the era. By 1900, street trees were seen as standard urban amenities, along with water and sewer systems, street lighting, paved streets with curbs and gutters, as well as public parks, public schools, and public libraries.

What was new was the responsibility of city government to plant and maintain the trees between the street and private property. Trees had been long been planted along

roads and streets, but this had usually been the initiative of private property owners, not the responsibility of the municipality.

Pasadena established a tree nursery in 1909 and began to designate tree species for the city's streets. Pasadena's civic organizations, anxious to promote Pasadena as a tourist destination, advocated civic improvements in the spirit of the City Beautiful, a movement which gave us our nationally recognized Civic Center, parks, libraries, and street tree plan.

Unlike eastern and Midwestern cities, where the American elm was the tree of choice, Pasadena took advantage of its benign climate, where almost anything would grow, and chose native trees as well as exotic species from around the globe to populate its streets, creating a varied urban forest.

Pasadena also followed the long-established tradition of planting a specific tree species on each street. This creates a distinctive urban space, sometimes a corridor, sometimes a tunnel of green, which contributes to the aesthetic quality of each street.

The characteristic appearance of each tree species gives each street a special identity, creating a unified look even though the architecture along the street may be quite varied. Additionally, this diversity of species has protected Pasadena from the disaster experienced by the many American cities that had planted elms, and, as a result, lost 75% of their street trees from Dutch elm disease beginning in the 1960s.

Unsurprisingly, drought-tolerant native oaks have become Pasadena's dominant tree species. Parks Superintendent Gilbert Skutt in the 1920s declared that he wanted Pasadena to become an "oak city." Skutt



Cinnamomum camphora, Camphor, and Camphor street trees in Prospect historic district of Pasadena (Copyright © Saxon Holt/PhotoBotanic)



Quercus agrifolia, California native live oak trees as street tree in Bungalow Heaven section of Pasadena (Copyright © Saxon Holt/PhotoBotanic)

planted 5,000 trees annually in the city's parks and along city streets, and the 1940 Street Tree Plan documents his legacy: of Pasadena's 392 streets, 136 of them were planted in California live oaks. Along with six species of oak, Pasadena's streets included nine species of acacia, 10 of eucalyptus, and seven kinds of palms.

Oaks still form impressive tree tunnels along many streets, including on S. Arroyo Boulevard, and on Mar Vista, Michigan, Chester and Holliston Avenues in the Bungalow Heaven Historic District. Impressive stands of *Washingtonia robusta* (Mexican fan palm, native to Baja California), planted a century ago, line N. Mentor Avenue and also Earlham Street.

Orange Grove Boulevard, where the Rose Parade begins, is lined with California's native palm, the *Washingtonia filifera*, alternating with mature magnolias (*Magnolia grandiflora*, native to the southeastern U.S.). Mature camphor trees (*Cinnamomum camphorum*, native to China

and Japan) form street tunnels on Prospect Boulevard and on San Pasqual Street.

Now we are facing a major crisis

Our trees are visibly stressed from drought and global warming. Yet their sequestration of carbon, production of oxygen, and their cooling shade mean that they are more important than ever.

Many residents aren't aware that while the City selects, plants and prunes the trees, the private property owner is responsible for watering and maintaining the

parkway where the trees can either thrive or die.

The City's campaign to reduce water usage has led many residents to stop watering their parkways. Gravel, decomposed granite, and rocks have replaced lawns in the parkways. This saves water but damages oak roots; oak root fungus or armillaria, attacks oak root systems. Eventually these oaks will die. The loss of mature trees from drought and disease is increasing and they can't be replaced. The only solution is to plant new trees, and it will take decades to replace the mature crowns which provide the shade we need now more than ever.

The City recently commissioned a Street Tree Watering Report that outlines the problem and suggests some solutions. City trees sequester 756 tons of carbon, divert 2.08 million gallons of water from stormwater systems and remove 19.9 tons of air pollution. Drought conditions are projected to continue, and trees will continue to experience greater levels of stress.

The report summary contains three recommendations:

- 1. Enhancements to tree watering program:** The City currently waters newly-planted trees for three years; the report proposes additional watering during the summer months, and extending watering for four years to establish young trees. Instituting a City-wide tree-watering program for nearly 60,000 trees would require \$2.4 million annually, nearly 14.5 times current spending on public trees.
- 2. Removal of poor performance species:** Reducing the number of species from 213 to 42 more drought-tolerant species would likely result in greater success in maintaining Pasadena's urban forest.
- 3. Community education:** Increased participation in tree care and watering by residents, commercial businesses and other landowners is critical to help maintain and grow a healthy urban forest.

Pasadena draws 40% of its water from the Raymond basin and all other water comes from the Metropolitan Water District, which draws its water from the Colorado River and the Sacramento-San Joaquin River Delta. All of these sources are currently diminishing or under stress. Clearly we must work to repair and restore our urban forest, which contributes so much to the beauty of our city as well as providing a more healthful environment.

For more details about tree watering visit <https://tinyurl.com/mr3kcdw4>.

For more general and specific information visit the Pasadena Urban Forestry Department at <https://tinyurl.com/mtrj9dee>.

Ann Scheid, a resident of Pasadena 1974, began as a volunteer with the City of Pasadena Architectural Survey, staff to the Cultural Heritage Commission and the Design Commission. She is the author of five books and numerous articles on Pasadena history. She is also a retired curator of the Greene and Greene Archives at the Huntington Library.

“Meet & Greet” remains vital part of annual meetings

While the program theme changes every year, one annual meeting tradition remains unchanged: the “Meet & Greet” segment. During the 90 minutes, attendees catch up with old friends and make new ones, while snacking on sweet baked treats, this year from Rachael Kinney.

More important, it’s also an opportunity for community organizations to share information about the good works they do and causes they support. This year we welcomed the following 23 organizations as exhibitors (the red letters relate to the lettered photos):

- Friends In Deed **A**
- Friends of the Pasadena Library **B**
- Historic Places Pasadena **M**
- One Arroyo Foundation
- Pasadena Beautiful Foundation **F**
- Pasadena Community Access Corporation
- Pasadena Fire Department **I**
- Pasadena Heritage
- Pasadena Media **H**
- Pasadena Museum of History **J**
- Pasadena Now **D**
- Pasadena Police Department **C**
- Pasadena Senior Center
- Pasadena Unified School District **K**
- Pasadena Water and Power **G**
- Rose Bowl Aquatics Center
- Rose Bowl Stadium **E**
- San Rafael Elementary School
- Sister Cities **L**
- 710 Project Oral History
- A Noise Within Theatre
- Boston Court Pasadena
- Complete Streets Coalition **N**



(Photo by Bob Reiter)



(Photo by Bob Reiter)

Continued from page 1

Reconnecting Pasadena

“but that land is so much more than just a transportation corridor. It’s also a gateway to west Pasadena, the historic Old Pasadena, and healthcare at Huntington Hospital.”

State Senator Anthony Portantino (D-25), who is completing nearly two decades of service in both the State Assembly and the State Senate, expressed his pride in advocating on behalf of the Arroyo Seco in reclaiming the 710 land. “How cool is that you get to reimagine a piece of this historic city? It’s a rare opportunity.”

Board election

Once all dignitaries were called out, Cavena presided over the election of the 2024-2025 WPRA Board of Directors. The vote was unanimous for the slate proposed by the Board’s nomination committee. [See page 2 for a listing of the 2024-2025 officers and directors.]

Awards go to ...

“The WPRA believes that significant contributions to our community deserve special recognition,” said Cavena. “Tonight we have two WPRA Community Service Awards to present.”

The first went to **Susan and George Kinny**. “Susan and her husband George,” said Cavena, “are long-time west Pasadena residents. They owned and operated Castle press until retiring.

“Recently,” said Cavena, “they saw a preservation and restoration need and brought about the marvelous transformation of the Elks Lodge, a historic property in west Pasadena.”

The second Community Service Award went to **Sue Mossman**, the former executive director of Pasadena Heritage, “for her tireless 45 years of advocacy for Pasadena’s architectural and cultural treasures,” said presenting Board member Mic Hansen. “She spoke effectively and eloquently to preserve and honor our legacy and history.”

Cavena wrapped up the awards segment by recognizing Evan Davis, who has been president of the WPRA for the last two years. “He has done an exemplary job,” said Cavena. “He has a calm demeanor and served with distinction.” Evan will continue to serve on the Board.

All hail the new president

“I’m honored to become WPRA president again,” said incoming president Pete Ewing. “I was president the first time more than 30 years ago, when I learned how tightly organized and focused the Board is. It has a powerful voice and has made a real difference.”

Ewing has served in various positions for about 50 years in corporate finance and oil and gas investment management. More important, however, is that “my father and I were born in Pasadena. My son and three granddaughters were also born in Pasadena. The only outlier,” he added, “is my wife, who was imported from New York 53 years ago.” – by *Chuck Hudson*

(All photos by Bob Reiter)



The WPRA is grateful for exhibitors' participation and for the many ways they enrich our lives.

710 project demands our best

The WPRA has a long history of working collaboratively with City staff and other neighborhood associations when critical projects emerge. Well, here comes another – reconnecting Pasadena in the 710 corridor. “Whatever the City and residents decide to do in those 50+ acres will be with us for many years,” said WPRA President Pete Ewing, who served as moderator for the main program.

And that’s why the WPRA 2024 annual meeting called on two seasoned and well-respected experts in transportation theory and affordable housing development talents — Ian Lockwood and Charles Loveman Jr — to share with us what they’ve learned about their specialties, lessons that will go far to helping transform the 710 corridor into something we’ll all be proud of.

[Editor’s note: For space considerations and clarity, the following comments attributed to Ian Lockwood and Charles Loveman Jr. are in their own words, but have been edited.]

‘We’re the dog that caught the car. What now?’



Ian Lockwood

Ian Lockwood, P.E., is a livable transportation engineer with Toole Design Group. Over the course of his career, he has helped to define for the nation the term “complete streets,” and led the Federal Highway Administration initiative to develop new technical language regarding highway removals to facilitate communications. He has bachelor’s and master’s degrees in civil engineering, and is a Harvard University Loeb Fellow, where he studied the effects of transportation infrastructure choices on cities.

Ian Lockwood’s comments:

First thing, you’re the dog that caught the

car. And now you have to figure out what to do with it. That is, you’ve won the 710 battle, and you got the land back. But, like that proverbial dog and car analogy, what will you do with that land?

My advice is to plan as if there were no budgets or politics to worry about. And envision what it should be like in 10 years and 100 years. What’s your legacy? What are you going to leave behind?

Pasadena was settled before the car was invented. In the beginning it was a beautiful, walkable place, and it grew on a traditional block structure. It had trolley lines before 1900. People would walk to places or to the trolley line. This is what we call building at a “human scale.” It was designed around people. That’s important because cities [as they evolved] were never intended to be designed around cars.

We invented cities to bring people together for the efficient and effective exchange of all those necessary things — labor, housing, culture. The most valuable land in cities was near the downtown, because that’s where most social and economic change occurred.

And then, as you went out into the neighborhoods and the rural areas, the value of the land drops. Value, then, is a function of proximity. And cities were always about proximity, bringing people together.

Now the modernists who were enthralled with motor vehicles and speed had a theory that if we could travel more quickly, we could spread out to expand the boundaries of value. So, they built streets, roads and highways.

But that was an incorrect assumption. It didn’t spread out the value. It merely exported it from the city to the edges in the suburbs and beyond. Although this idea didn’t work very well in 1930, it became the fundamental basis for “modern” transportation planning and metrics.

Did we make our cities better? I don’t think so. And this is one major reason so many of us in Pasadena did our best to stop the plan to connect the stubs at Pasadena and El Sereno. The experts said it will improve everything, but you knew it wouldn’t.

In 2014 the WPRA convened the Connecting Pasadena Project to, among other things, consider a highway interface that would reduce traffic and speeding on S. Orange Grove Boulevard and other streets and take us back from the car scale to the human scale.

But often the problem is created by external forces, like the big interchange just north of the stub and to where St. John and Pasadena avenues come down from Colorado Boulevard to Fremont Street. These elements have only created congestion, which contributed to collisions. That’s part of what we have to solve when re-envisioning the corridor.

When you think about what kind of structure you want for your street network, your block structure, think long term ... what is going to hold value over the long term.



We still have to have access to things like hospitals, but we don't have to encourage cut-through traffic anymore. A monster interchange ramp funnels all traffic to the same place.

The next thing you want to think about is street design. Are the streets walkable? Are they bikeable? Are they beautiful? Are they slow? Are they safe? Do they support businesses, homes, neighborhoods and recreational areas?

Build a block structure that is safe and comfortable for those using them. Don't design your city traffic for through-traffic. Start weaning the region off of cutting through your city. That's a choice. You don't have to accommodate all that traffic. Finally, embrace slower speeds.

Defy the gods, and make a great city. That's what you should want to do here. Scrap the car scale, and take it back to human scale.

'Be patient. This is a 50-year project; make no small plans'



Charles Loveman Jr.

Charles Loveman Jr. is a longtime Pasadena resident, a member of the City's 16-person 710 advisory task force, and is executive director of the Heritage Housing Partners, a Pasadena-based nonprofit organization that creates affordable homeownership opportunities. Since joining HHP in 2001, Charles has successfully developed a significant number of affordable work-force and first-time housing units in Pasadena. He has a BA from Stanford University, a master's degree in city planning from Harvard, and an MBA from UCLA. Charles is serving on the 710 Advisory Committee.

Charles Loveman's comments:

Although you may have 500 questions, I'd like to focus on the answers to just five.

- Where do we start?
- What's the envisioning process?
- What will be built in the corridor?
- How can we make this place a special place?
- How will we pay for it?

The City's 710 task force started its analysis by reviewing properties in the 710 corridor looking back about 10 years before Caltrans bought the properties. We were trying to get a picture of who lived there, and how much of the land was used for various purposes such as residential or retail businesses. We also wanted to know about the development fabric, and the process Caltrans used to purchase that property.

I work for Heritage Housing Partners, a spinoff of Pasadena Heritage. Our objective is to develop affordable housing, encourage homeownership, and do so often by repurposing historic buildings. We often work with large historic sites, so we try to base our decisions on the architectural style or the development pattern for the rest of the site.

We think about it as if we were the developer of the original historic building. We'd have to figure out what to do with property, and what to build. Our method involves creating a story about the property, what you might consider envisioning. If we're lucky, we find clues. For example, we can get a feel for architecture of that era from the homes that still exist on Bellevue and Palmetto drives. They survived the industrialization of the area and can also help us understand the scale.

Also, to know what to build, we need to know who we are building for? In terms of the ditch, we'll probably have a lot of housing, much of which would be affordable. We would also probably imagine other land uses, such as retail, office, parks and open space.

The most important thing is to be thinking about a 50 or even a 100-year horizon.

This means that we need to build buildings that are adaptable to different uses, instead of building something that's just configured only for office, for example. Fortunately, one advantage to working with historic buildings have great dimensions that can be converted relatively easily to other uses.

We also have a number of examples in LA that can provide ideas. Consider the amphitheater at California Plaza in downtown LA. It's operated by a nonprofit called Grand Performances. What's unique about this is that businesses that surround this venue pay an area maintenance charge to help fund the nonprofit operator. In this case, the maintenance payments serve much like a sustaining annuity for the nonprofit. The nonprofit creates interesting programming not only for the people who work around there, but for people who live within the region.

And I am always asking where the town square is in Pasadena? I guess it's supposed to be in front of City Hall, where that weird kind of traffic circle is. The original plan called for some sort of sculpture in the middle, but we never did that. While we shouldn't be extravagant, there could be an opportunity in the corridor for a town square where everyone in Pasadena wants to congregate.

I have two rules.

- **Hire 500 architects, not one.** Have 100 developers, not one. To create a vibrant neighborhood, you'll need lots of different visions.
- **Never sell the corridor land.** Never, at least, in the beginning. The City might have to support some of the expenses and investments over the short term, but over the long term the dividends of the ground rent that comes from leasing that land will be a dividends for everyone in Pasadena.

Again. Be patient. This is a 50-year project. And the last thing ... make no small plans. – by *Chuck Hudson*

All eyes on wildlife: mountain lions in the San Gabriels



A pair of mountain lions on the AFC preserve. (Photo by Denis Callet)

by John Howell
CEO Arroyos & Foothills Conservancy

This past spring brought heartwarming news for urban conservationists and wildlife enthusiasts alike.

Back in December, Arroyos & Foothills Conservancy learned that a female mountain lion (*Puma concolor*) who roams the San Gabriel mountains met a mate. An encounter between the two cats on one of our preserves was captured (see accompanying photo) by camera-trap photographer and AFC advisor Denis Callet. Fast forward to March. When Denis returned to his cameras, he discovered that the female was pregnant.

Habitat fragmentation is the top threat to mountain lions, which is why we were so excited to learn this female was pregnant and using an AFC preserve for safe passage. Females give birth approximately every two years and juveniles can remain with their mother for up to 24 months before dispersing. Mothers move nursing kittens to new dens frequently, both for safety and access to new prey, so safe habitats and passage routes are critical.

Habitat fragmentation limits mountain lions, also called pumas or cougars, from accessing diverse mates, which causes genetic inbreeding and threatens the health of the local population. Additionally, urbanization forces them to cross roads when moving between habitats; it is estimated that 100 California cougars are killed by vehicles annually.

Mountain lions have the largest geographic range of any land mammal

in California. Males can have a range up to 200 square miles, and female ranges are usually 30 to 70 square miles.

Their large habitat makes them an “umbrella species;” meaning that conservation efforts benefiting these apex predators will inherently benefit countless other plant and animal species that share their habitat. Mountain lions’ kills provide important food sources to other mammals, birds, reptiles, amphibians, and insects, and the carcasses provide the soil with nutrients for plants.

AFC works to create sanctuaries of natural habitat and corridors that promote safe movement for mountain lions. We know that if mountain lions can thrive, we’re giving an entire ecosystem a better chance at surviving and flourishing. Though reestablishing wildlife passage between urban islands is a huge undertaking, this mother’s story shows why this work is so critical.

Briefly

THE AYRSHIRE FOUNDATION HAS GIVEN A \$200,000 GRANT to the One Arroyo Foundation to support its critical linkages project, which aims to revitalize the historic Arroyo Seco and foster community health, well-being, and environmental sustainability. *Source: Pasadena Now*

CITY COUNCIL HAS UNANIMOUSLY APPROVED hiring a consultant to help meet its goal of sourcing all of its electricity from carbon-free sources by 2031. The consultant will consider how the City will distribute and tap clean energy in the future, and assess costs. *Source: Pasadena Star-News*

THE U.S. BUREAU OF RECLAMATION AWARDED \$99.2 million in funding for Metropolitan Water District of Southern California’s regional recycling program. It will purify water currently being sent to the ocean and create a new water supply for Southern California. *Source: Metropolitan Monthly News*

PASADENA WATER AND POWER ENCOURAGES the community to join “The Ripple Effect” by becoming local water stewards. The new campaign is a multi-year effort to build greater water sustainability and resilience. *Source: City of Pasadena*

PUSD names new, permanent superintendent; approves two ballot measures

The Pasadena Unified School District (PUSD) Board of Education has selected Elizabeth Blanco, Ed.D., as the next permanent superintendent of Schools. She succeeds Dr. Brian McDonald, who left PUSD in June of 2023. And subsequently, the Board unanimously approved Dr. Blanco's employment agreement, which includes a base salary of \$346,782.

With more than 30 years of experience in public education, Dr. Blanco joined the PUSD staff in 2017 and in 2023 was named interim superintendent. Since joining PUSD, Dr. Blanco led the District's visioning for the future through the design and development of the District's educational master plan. She also led design and implementation of the District's local control accountability plan, expansion of magnet schools, and establishment of community schools and educational equity access initiatives.

Dr. Blanco received a doctorate in urban educational leadership from the University of Southern California; two



Greening up the schoolyard. Noa and Mika Cota (above) add a coat of sage green paint to the playground walls as part of Rafael Elementary School's family activities on May 18. Two other San Rafael students take a breather on a bench the WPRA funded. During 2024, the school community has put in several days transforming the campus into a greener place, adding a garden and a handful of natural settings to its campus. (Photos by Mark Mastromatteo)

masters degrees, one in educational administration, and the second in special education; and a bachelor's degree in child development from California State University, Los Angeles.

Ballot measures. The PUSD Board has approved two ballot measures for the general election in November. The first, is a \$900 million bond measure to fund upgrades of aging school facilities (including charter schools) over up to 35 years. The second, is a \$90 annual parcel tax (assessed against property owners) for eight years to retain staff and expand student services. The bond tax

ballot will require at least a 55% majority for approval, while the parcel tax will require only a two-thirds majority or better. *Source: Pasadena Star-News and Pasadena Now*

Repurposing vacant school. The Board also approved a plan to repurpose the now-vacant Roosevelt Elementary School for affordable housing units for District staff, including teachers. The plan is intended to mitigate the high price of housing in the Pasadena area, which has driven some staff and families with school-age children out of the school district. *Source: Pasadena Now*

Briefly

CALTRANS HAS NOTIFIED SEQUOYAH SCHOOL THAT the first step has been taken for the school to acquire the historic property located at 535 S. Pasadena Ave. The 2.3-acre property has been the school's home since 1959, one year after its founding. *Source: Pasadena Now*

THE PASADENA AREA COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES has selected José A. Gómez as the next permanent

superintendent/president of Pasadena City College. Gómez has been serving as the college's interim leader since last June. *Source: Pasadena Now*

THE INAUGURAL CLASS, COMPRISING 37 STUDENTS, of the Kaiser Permanente Bernard J. Tyson School of Medicine in Pasadena, has graduated. The school, which opened its doors in July 2020. *Source: Pasadena Star-News*

PUSD IS OFFERING FREE BREAKFASTS AND LUNCHES to children and youth ages 18 or younger this summer. Pre-registration is not required, and children do not need to be enrolled in PUSD schools to receive a meal. For a list of where the meals will be served call (626) 396-5852. *Source: Pasadena Now*

Just keep rollin' at PSC's AgeWell Day

What's the secret to staying strong and healthy until you're nearly 100? For 99-year-old Pasadena Senior Center (PSC) member Jesse Evans, it's all about staying active, or as he puts it, "Just keep on rollin'."

After stints in the West Virginia coal mines and for the Merchant Marines, Evans moved to Pasadena and spent his career working outside for the City's landscape department. Staying active and engaged was part of his daily routine.

Now, as he closes in on his century mark, Evans works out at the PSC Fitness Center four to five times a week and serves as a role model for his many friends at the Center.

Staying active is just one of the myriad ways that Evans and older Americans can 'age well' — and on September 28 from 9 a.m. to 2 p.m., PSC will present an inspiring day of lectures, workshops and entertainment at their 2024 #AgeWell Day.

#AgeWell Day is an annual tradition at the Center, geared toward promoting healthy aging for community members. This year's free event kick-offs with a keynote address from Dr. Anthony Hou,

Chief of Service of Geriatrics and Palliative Medicine at Kaiser Permanente, Los Angeles. A complimentary continental breakfast will be included.

Those who attend will also be able to participate in a variety of workshops and lectures to learn how they can "keep on rollin'" like Jesse Evans. Workshops include exercise and fitness sessions, and health and wellness talks. PSC's #AgeWell Day also offers entertainment throughout the day, including live music.

Participants do not have to be members of the Pasadena Senior Center or live in Pasadena to attend #AgeWell Day.

To register or for more information, visit pasadenaseniorcenter.org and click on *Activities & Events, then Special Events, or call (626) 795-4331.*



Jesse Evans works hard at staying strong and healthy.

Have a party. Make a difference.

Looking for a local wedding reception venue? A place to celebrate a life, a birthday, graduation, Quinceanera, or any occasion? The Scott Pavilion, managed by the Pasadena Senior Center, on Raymond, at 85 E. Holly St., can accommodate up to 250 people and includes a catering kitchen, gardens

and stage. Scan the QR code to visit its website or call Peter Matus, rentals coordinator for the pavilion and the Pasadena Senior Center, at (626) 685-6754. The income from the pavilion helps fund the senior center, which serves older adults in our community.



Briefly

ANNE MISKEY HAS RESIGNED as CEO of Union Station Homeless Services in Pasadena, bringing to an end a six-year run as chief of the Pasadena homeless-services provider. *Source: Pasadena Star-News*

THE PASADENA TOURNAMENT OF ROSES FOUNDATION has announced its 2024 grant awards, totaling nearly \$200,000, which will be distributed among 20 organizations in the San Gabriel Valley. The Foundation's 2023 Golf Classic played a significant role

in raising more than \$100,000 for the grants. *Source: Pasadena Now*

HUNTINGTON HEALTH EXTENDED an estimated \$161.6 million of health care services and assistance to residents of the San Gabriel Valley and neighboring areas in 2023. *Source: Pasadena Now*

THE ROSE BOWL STADIUM RANKS as the 4th largest venue by capacity among the 18 stadiums of the expanding Big Ten Conference. With an official seating capacity of 92,542, the Rose Bowl, home to UCLA, trails only Michigan Stadium

(107,601), Beaver Stadium at Penn State (106,572), and Ohio Stadium at Ohio State (102,780). *Source: Pasadena Now*

PASADENA, LA COUNTY ARE MOVING FORWARD with plans to repurpose the former Kaiser Permanente site on the southeast corner of Lake Avenue into a community services facility that offers affordable housing, mental healthcare services, and primary outpatient services. Kaiser Permanente vacated the 2.5 acre site more than 10 years ago. *Source: Pasadena Now*

Capturing society's evolution through art

By Jenny Goodwin
Research associate,
Pasadena Museum of History

Imagine experiencing life from 1849 to 1930, a period marked by seismic shifts in societal norms and expectations as attitudes toward gender roles, marriage, and education underwent profound changes.

Amidst this evolution stood Eva Scott Fenyes, an artist whose work beautifully chronicled her life during this transformative period through 14 volumes of sketchbooks.

Eva started her pictorial journal with pencil and watercolor sketches created in boarding school in 1867. The first time Eva Fényes painted in California was in 1888. At the time, her name was Eva Muse, and her 10-year marriage to Marine Captain William Sulivane Muse was troubled and failing. Under her doctor's orders, in 1889, Eva took her daughter, the Muses' only child, to New Mexico, where she obtained a divorce.

In the late nineteenth century, divorce in the United States carried a social stigma. However, women were making strides in gaining control over their earnings, property ownership, and custody rights.



A watercolor Eva painted to capture the colorful entry way to her Pasadena mansion, now owned by the Pasadena Museum of History.

As the late nineteenth century unfolded, so did Eva's liberation.

For the better part of five years, Leonora attended boarding school while Eva traveled, living in Algiers, Europe, and ultimately, Egypt. There, she found love again with Hungarian physician Dr. Adalbert Fenyes, whom she married in 1896.

By that same year, four states in the U.S. had granted women the right to vote, laying the groundwork for broader suffrage movements nationwide. Women's clubs emerged as influential change agents, advocating for various social reforms, including better education, child labor regulation, women's union participation, and alcohol prohibition.

Soon, Eva returned to California with her new husband and now 17-year-old daughter Leonora. Attracted by the climate and professional opportunities available to a physician, Eva, and her family stepped off the train in Pasadena in the late afternoon of her 47th birthday and registered for a short stay at Hotel Green.

Shortly after settling in Pasadena, Eva acquired a property hailed by the Los Angeles Times as "one of the most coveted corners on Orange Grove Avenue." With this prime location at the northwest corner of Ellis Street and South Orange Grove, Eva began constructing her inaugural permanent



Eva and Lenora Fenyes

residence. This grand Moorish-style mansion served as her canvas over the next several years.

As Eva settled into Pasadena life, encompassing roles as wife, mother, artist, and businesswoman, she profoundly influenced her community. Inheriting a substantial fortune from her father, a prominent New York City publisher and real estate investor, Eva managed her finances independently. The Fenyes family would construct a second mansion on N. Orange Grove Boulevard, where Eva lived until her death in 1930.

Eva played a pivotal role in shaping Pasadena's economic and cultural landscape with her keen artistic sensibilities and passion for architectural design. Engaging actively in social circles, she built businesses, participated in charitable endeavors, and championed the preservation of California's rich heritage.

While her contributions to the development of Pasadena and Los Angeles were widely recognized, Eva's legacy as an artist advocating for cultural conservation remains equally significant, extending far beyond the strokes of her brush.



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