

The Waverly School

November 30, 2005

Mr. Robert Hunter
120 W. Bellevue Drive
Pasadena, California 91105

Dear Mr. Hunter:

Re: Conditional Use Permit #4533

As stated at the meeting on November 22, 2005 and again in an e-mail to you on November 28, 2005, The Waverly School is eager to work with you to find a mutually agreeable solution to the current conflict. We demonstrated our willingness to cooperate and compromise when we submitted additional voluntary conditions to the city prior to the Board of Zoning Appeals hearing and again by agreeing to all but one of your demands at the November 22 meeting.

As you know, we agreed to:

1. Develop a car sticker program to register all cars that drop off or pick up children at The Waverly School.
2. Limit the number of student drivers to the Waverly Drive site.
3. E-mail and/or FAX neighbors regarding special events.
4. Work to find a remote parking lot for participants at daytime special events.
5. Insure that driveways be clear for ingress and egress.
6. Provide a uniform guard during pick up in the afternoon.

We are eager to resolve the remaining neighborhood traffic and parking issues through a neighborhood meeting with the Pasadena Transportation Department as recommended by the Board of Zoning Appeals at the hearing on November 16, 2005. The remaining problems are shared problems and unilateral concessions from The Waverly School will not solve them and are not consistent with good transportation management practice. The neighborhood needs to let the transportation professionals take the lead in crafting solutions.

Sincerely,

Heidi Johnson
Director

cc: Denver Miller

Elementary and Middle School Campus, Administrative Offices, and Mailing Address —
67 West Bellevue Drive • Pasadena, California 91105
High School Campus — 396 South Pasadena Avenue
Telephone — (626) 792-5940 • Fax — (626) 683-5460

You are invited to attend
The Waverly High School Informational Meeting

When: Wednesday, November 9, 2005 at 6:00 p.m.

Where: 67 West Bellevue Drive
Pasadena, CA 91105

Why: To discuss the proposed new high school campus at 94-112 Waverly Drive. Heidi Johnson, Director, and members of The Waverly School Board of Directors will be on hand to share architectural plans and answer questions.

Please R.S.V.P. to Heidi Johnson at heidi@thewaverlyschool.org,
or call (626) 792-5940.

The Waverly School

October 3, 2005

Dear Neighbor,

The Waverly School will hold informational meetings to discuss the proposed new high school campus at 94-112 Waverly Drive. Heidi Johnson, Director, and members of The Waverly School Board of Directors will be on hand to share architectural plans and answer questions. If you are able to, please attend one of the scheduled meetings:

WHEN: Tuesday, October 11, 2005 at 7:00 p.m.
Or Saturday, October 15, 2005 at 11:00 a.m.

WHERE: 67 West Bellevue Drive
Pasadena, CA 91105

Please R.S.V.P. to Heidi Johnson at heidi@thewaverlyschool.org, or call (626) 792-5940.

We look forward to meeting you.

Sincerely,

Heidi Johnson
Director

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High School Campus — 396 South Pasadena Avenue
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ALBERT V & HELEN MISIK
5228 DAHLIA DR
LOS ANGELES CA 90041

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PASADENA CA 91106

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SALVATION ARMY
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LONG BEACH CA 90802

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ALVIN DICKENS
23945 CALABASAS RD 111
CALABASAS CA 91302

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GRAND DESIGN INVESTMENTS LLC
810 PROSPECT BLVD
PASADENA CA 91103

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PETRONE
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SANTA BARBARA CA 93110

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PASADENA CITY
NO ADDRESS PER
LA COUNTY ASSESSOR

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FRED & DEBORAH CAPRICCIO
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800 W 6TH ST 6
LOS ANGELES CA 90017

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1031 REVERSE EXCHANGE CO INC
NO ADDRESS PER
LA COUNTY ASSESSOR

43 5713-034-051
EDWARD J & LOIS PITTROFF
2154 VALENTINE PL
SAN MARINO CA 91108

46 5713-034-055
10 REVERSE EXCHANGE CO INC
NO ADDRESS PER
LA COUNTY ASSESSOR

49 5713-034-058
MICHAEL J SHIGEZANE
3705 RALSTON AVE
HILLSBOROUGH CA 94010

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JOHN E BERESFORD
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SOUTH PASADENA CA 91030

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RICHARD & J BRANDLEY
27 JOURNEYS END DR
LA CANADA FLINTRIDGE CA 91011

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JEFF HEISTER
0960 SEGURO DR
CHATSWORTH CA 91311

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RAFFY ARTINIAN
321 MANFORD WAY
PASADENA CA 91105

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HARGURMEET S & SUKHBINDER SANDHU
51 W BELLEVUE DR
PASADENA CA 91105

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WALLAPORN VATTANATHAM
363 S FAIR OAKS AVE
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JOHN M LAWSON
344 N CENTRAL AVE
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GRETA J DOCKUM
2989 ZANE GREY TER
ALTADENA CA 91001

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RICHARD & J BRANDLEY
1279 JOURNEYS END DR
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MARK A & THERESA BARATTA
610 S ORANGE GROVE BLVD
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ALEXANDER BEEBEE
97 W BELLEVUE DR
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SARA L MITCHELL
67 PALMETTO DR
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ADDIS PROPERTIES LLC
1155 AVONDALE RD
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CHICAGO IL 60606

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MC LAUGHLIN & ASSOC
ATTN: RICHARD
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PASADENA CA 91106

T-SQUARE MAPPING 4322
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T-SQUARE MAPPING 4322
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651 South Saint John Avenue
Pasadena, California 91105 2913
Telephone 626 441 6333
Facsimile 626 441 2917

P A S A D E N A H E R I T A G E

November 16, 2005

Board of Zoning Appeals
City of Pasadena
117 North Garfield Avenue
Pasadena, California 91109

Dear Members of the Board of Zoning Appeals:

On behalf of Pasadena Heritage, I am pleased to write this letter of support for the Waverly High School Heritage Square Campus plan and respectfully urge that you overturn the decision of the Zoning Hearing Officer and grant a CUP to this worthy project.



Pasadena Heritage recognizes and applauds the efforts of the Waverly School to adaptively reuse historic structures for its new high school campus. We also find it appropriate that a school occupy this site in an area of mixed commercial, light industrial, institutional and residential uses. From our particular perspective as the local historic preservation organization, it is hard to imagine that any other use would be likely to preserve and rehabilitate these historic structures and we are therefore particularly enthusiastic about this project.

This neighborhood was once filled with houses dating from the earliest days of Pasadena when this was our first working-class neighborhood. Over the decades the neighborhood has gradually changed, but there are still pockets of original structures, including these parcels, which reflect the neighborhood's origins. The chance to save, in one project, a nicely detailed and largely intact Victorian-era house, a bungalow court (or half-court as this configuration is sometimes defined), and a second turn-of-the-century house, is worthy of every consideration. Additions to the site will be modest and include saving a second Victorian house that is endangered in its present location. We applaud the creative plan for this project and think it will be an asset to the neighborhood and to the city.

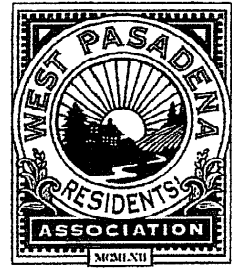
We understand that there have been concerns expressed about traffic on this small street. While traffic implications must be considered, we understand that adequate mitigation is proposed. Please consider that other projects which might be proposed for this site, and would not require a CUP, could generate as much or more traffic, without the benefits of preserving historic structures, a mixture of uses, and the character of this neighborhood.

We hope that you will grant a CUP for the Waverly High School project!

Thank you for this opportunity to comment.

A handwritten signature in black ink, appearing to read "Susan N. Mossman". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Susan N. Mossman
Executive Director



November 16, 2005

Board of Zoning Appeals
City of Pasadena
175 North Garfield Avenue
Pasadena, California 91109-7215

Subject: Waverly School Expansion

Dear Members of the Board of Zoning Appeals:

The West Pasadena Residents' Association (WPRA) supports the plans of Waverly School to expand their school campus to include new property between Waverly Drive and May Alley, east of Pasadena Avenue. WPRA represents approximately 700 neighborhood households in the West Pasadena area with boundaries from the Pasadena city limits on the south and west to the 134 Freeway on the north and Fair Oaks Avenue on the east.

Neighboring businesses expressed concerns with the set of plans presented by Waverly School to the Board of Zoning Appeals due to inadequate parking and traffic circulation. The school has addressed these concerns by adding parking area on their property along May Alley and Waverly Drive and increasing the size of the driveway intended for drop-off and pick-up of high school students. It appears that the parking and circulation problems currently exist in this area, have existed for some time, and will not be unduly exacerbated by the campus expansion. **It is possible that the parking and circulation problems can be addressed and solved by all of the property owners working together rather than asking the school alone to be responsible for solving the traffic issues in this mixed use area.**

Thank you for your consideration of this beneficial project for Pasadena.

Sincerely,

Dorothy R. Lindsey
Dorothy R. Lindsey, President
West Pasadena Residents' Association

Cheryl Auger
Cheryl Auger, Vice President
West Pasadena Residents' Association

11 November 2005

Board of Zoning Appeals
City of Pasadena
175 North Garfield
Pasadena, California 91105

RE: Waverly School Expansion Plan
94-112 Waverly Drive

Dear Members of the Board of Zoning Appeals:

On behalf of the Steering Committee of the Singer Park Neighborhood Association (SPNA), I am writing in support of the proposed Waverly School project to be located at 94-112 Waverly Drive.

SPNA is a neighborhood association with boundaries which include the area east of South Orange Grove Boulevard to Fair Oaks, south of Colorado Boulevard to Columbia Street. Since Waverly School falls within these boundaries, members of the SPNA Steering Committee have been following the Waverly School expansion plan for some time. SPNA members have walked the school site, reviewed the plans, and attended several meetings hosted by Waverly School for the neighbors.

Waverly School, a small, progressive K-12 school founded in 1993, is a well-regarded educational complex which attracts a broad range of students from Pasadena and surrounding areas. The school's modest campus is located in a mixed-use area which includes a variety of businesses, medical buildings, offices, restaurants, a day-care center, and even a few remaining residences.

The Singer Park Neighborhood Association enthusiastically supports the new plans for the high school on Waverly Drive. We believe that the Waverly project will improve the neighborhood by rehabilitating the seven historic homes, provide additional on-site parking, and enhance the entire area with new landscaping and some open space. The Waverly School will be able to offer an improved learning environment in an intimate campus setting for the children.

At a recent neighborhood meeting, hosted by the school, several owners of offices or businesses in the area complained about parking and circulation. In our opinion, most of those problems do not relate to Waverly School but to a lack of employee parking throughout the mixed-use area. SPNA suggests that the business and property owners be encouraged to meet and to consider other options for employee parking and shared parking arrangements.

Thank you for the opportunity to support the Waverly School expansion plan. We believe that the school is an asset to our neighborhood and to the City of Pasadena.

Sincerely,

Susan Langs, Secretary

ArtCenter

Phone 626.396.2200 Fax 626.405.9104

November 16th, 2005

Zoning Board of Appeals
Hale Building
Permit Center Hearing Room
175 North Garfield Avenue
Pasadena, CA

To Whom It May Concern:

It is my pleasure to support The Waverly School in their efforts to establish a new high school campus on Waverly Drive in Pasadena.

I have reviewed the plans and find that the school will be a great asset to our neighborhood and our community.

Please join me in support of this wonderful project.

Sincerely,

Richard Koshalek

November 11, 2005

Mr. John Steinmeyer
City of Pasadena
Planning & Development
175 N. Garfield
Pasadena, CA 91101

Dear Mr. Steinmeyer:

I wanted to express my support for the Waverly High School project at 94-112 Waverly Drive.

I have been a Waverly School parent for over six years and know first hand that the school instills positive community values in the students, promoted by reinforcement from the parents who have a vested interest in the neighborhood and city. As you're aware, I work for the City of Pasadena (although I'm writing from a personal perspective), and can attest that the Waverly community takes pride in supporting city sponsored events in myriad ways.

Waverly has an established reputation in the community and many families, both past and present, would like to see the institution progress to the next level. Just as in any organization experiencing growing pains, it is necessary to expand to meet the future needs of families while still preserving the historic significance Pasadena has long been known for.

Please feel free to call me at 626-351-8397 if you have any questions or if I can assist in any way possible.

Thank you for your time.

Lisa Derderian



80 WEST BELLEVUE DRIVE • PASADENA, CALIFORNIA 91105-2502 • (626) 793-4181 • (323) 681-2769

November 5, 2005

John Steinmeyer
Senior Planner
City of Pasadena
Planning and Development Department
175 North Garfield Avenue
Pasadena, California 91105

Dear Mr. Steinmeyer:

I am writing to express my support for the proposed Waverly High School project at 94-112 West Waverly Drive. I have reviewed the site plan, agree with the design and believe that this project will better the neighborhood. I have also reviewed the traffic study for the project and foresee no adverse effect on circulation on Bellevue Avenue, Waverly Drive or May Alley.

The Waverly School is a communicative and cooperative neighbor. I support their presence in the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Barrata", is written above the typed name.

Mark Barrata
Owner
Crown City Tire

SKIN DEEP *Laser*



M E D S P A

John Steinmeyer
Senior Planner
Pasadena Planning Department
175 N. Garfield Avenue,
Pasadena
CA 91105

November 5, 2005

Re: Waverly School Project

Dear Mr. Steinmeyer,

I am the owner of Skin Deep Laser Med Spa; we have been located at the corner of Bellevue Drive and Fair Oaks Avenue since December 2004.

The Waverly School, which is situated quite close to us, has been a very good and considerate neighbor. I am fully in support of their expansion plans, which I believe will enhance the neighborhood. I hope they will receive the necessary approvals from your department to carry out their plans.

Please contact me if you have any questions.

Yours truly,

Colin Hurren
Founder & CEO

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