

Jomsky, Mark

From: Kathy Rose [klrose1@earthlink.net]
Sent: Sunday, April 08, 2007 9:28 PM
To: Bogaard, Bill; Madison, Steve; Jomsky, Mark
Subject: Arroyo Center for the Art and the Environment

Dear Mayor Bogaard, City Council Members and City Officials:

I am a strong supporter of the Desiderio property and am in favor of the adaptive reuse fo the existing buildings for the Arroyo Center for the Art and the Environment.
They are great buildings and should be preserved. Thanks so much

Kathy Rose
6 Oak Knoll Terrace
Pasadena, Ca. 91106

Rodriguez, Jane

From: Ann Scheid [alund.ann@gmail.com]
Sent: Sunday, April 08, 2007 4:11 PM
To: cityclerk; Rodriguez, Jane
Subject: Desiderio
Attachments: LRA ; Federal Lands to Parks Program

Please distribute to all Council Members
Please print all attachments

Dear Members of the Pasadena City Council:

The "compromise" forced out of staff and presented in the Agenda Report shows a reduced building for the Arroyo Center, but it is still larger than that proposed by Councilman Madison at the last meeting. An additional 40 ft was added, beyond Mr Madison's request, with the excuse that bathrooms needed to be included. They could obviously be incorporated into a smaller building. This means more of the big building facing the neighborhood. It has also resulted in squeezing the bungalow court configuration into an unacceptable housing project that would never be approved if presented by a developer in another location. The site plan for the bungalow court violates codes in terms of density, parking, garage locations, and fire access. The housing component is substandard and sets a dangerous precedent for projects of this sort. It does not conform to the Westgate Specific Plan's call for low-density residential. In its present form, it and the proposed truncated Army building are incompatible with the adjacent neighborhood.

Even more troubling, however, is the capitulation of staff and the Council to the high-pressure tactics of the Arroyo Center supporters. The manipulation of the process to try to reverse the Planning Commission's recommendation and the Council's decision of February 5, plus the failure to consult with the immediate neighborhood, have been serious procedural flaws, which may well undermine the process in the long run. Efforts to have the neighborhood's point of view considered in this process have been rebuffed by City staff, despite DOD directions to work with "all major stakeholders" and to "ensure land use compatibility with the surrounding community".

In researching the DOD and National Park Service regulations which will govern the public benefit conveyance process, I have found that both have very clear rules about the conveyance and what criteria the City will need to meet (see attached). The private museum/gallery/art school use proposed by the California Art Club/ Arroyo Seco Foundation will not be able to meet these criteria. All of the examples shown have involved transfers to public entities which have administered the land/facilities for public benefit. Even a public golf course has been deemed questionable under NPS criteria. Moreover, with 20,000 plus square feet of buildings at Hahamongna, which the City obtained after much negotiation at the behest of the Arroyo Seco Foundation, and which the City is committed to rehab, there is no reason for either of these groups to be entitled to the Desiderio site.

We heard you state that you agreed with our support for the Planning Commission recommendation and the City Council's own decision, for which you voted on February 5. We now have the support of the WPR for the decisions reached by both bodies. To acquiesce to those who shout the loudest will certainly motivate even more the highly-educated and concerned activists in our neighborhood, who will not remain silent if an unacceptable project is imposed on the neighborhood.

Everyone has compromised in this process except the Arroyo Center. Habitat, the City (taxpayers), and the Federal Government (taxpayers) are all making a financial investment, and the neighbors will be paying with the loss of quality of life and property values, if an incompatible project is approved.

To retain any of the existing massive buildings, sited as they are across the street from a quiet residential

neighborhood, in order to satisfy the supposed "need" for a museum of questionable value to the art world and to the community, is not a rational course, and I believe that it will not be approved by the federal government. The Planning Commission made the right decision in the first place. The Council has ratified it once. I ask you to ratify it again.

Sincerely,

Ann Scheid
Attachments:

Citations from DOD publication: *Base Redevelopment Planning for BRAC Sites*, Department of Defense, Office of Economic Adjustment, May 2006

Citations from **Federal Lands to Parks Program**: Downloaded from
<http://www.nps.gov/ncrc/programs/flp/>

**City of Pasadena
Local Redevelopment Authority for the Desiderio Site**

The City of Pasadena is the designated Local Redevelopment Authority for the Desiderio site. It's responsibilities are outlined in the DOD publication *Base Redevelopment Planning for BRAC Sites*, Department of Defense, Office of Economic Adjustment, May 2006

Public Benefit Conveyance process (p 17)

Under DOD regulations, the housing component would be facilitated and monitored for compliance by HUD. The parks component would be under the jurisdiction of the Federal Lands to Parks program through the National Park Service. Uses normally considered under this rubric would be parkland/open space, recreational uses, historic monuments. The uses outlined by the National Park Service must remain open to the public and free. Even a public golf course does not qualify under NPS rules (see attached download from NPS Web site). Examples given clearly illustrate community-based publicly-operated facilities. A private family-operated museum with strong commercial interests would not meet the criteria for park uses under the public benefit conveyance program.

Responsibilities of the LRA:

- “Preparation of the base redevelopment plan should involve all major stakeholders affected by the closure or realignment and include an assessment of both the financial and environmental feasibility of the various redevelopment alternatives. . . Community consensus on base redevelopment is essential for success.” (p 9)
- “Execute a fair and balanced redevelopment planning process that represents all major community interests.” (p 11)
- Ensure “land use compatibility between the surrounding community and the former installation property” (p. 33)

- Ensure code compatibility “with local community zoning, building, life and safety codes, environmental compliance and American Disability Act (ADA) requirements.” (p 34)
- Develop a “planning and finance program to identify needed capital investments to sustain the functioning capacity. . .of buildings. . . on the closing base.” (p 34)
- Present a “Financial Pro Forma: [To include an assessment of] the short-, intermediate-, and long-term financial dimensions of the redevelopment project. . .a forward looking estimate of cash-flow representing cost and revenue projections over a specified time period. Detailed design and construction cost estimates . . .can be used to reflect project development expenses.”p 35)

Federal Lands to Parks Program

Downloaded from <http://www.nps.gov/ncrc/programs/flp/>

The National Park Service's Federal Lands to Parks Program helps communities create new parks and recreation areas by transferring surplus Federal land to state and local governments. This program helps ensure public access to properties and stewardship of the properties' natural, cultural and recreational resources.

State or local agencies apply for property through the National Park Service Regional Federal Lands to Parks Program offices. By request, the Federal Lands to Parks Program will help a potential applicant in applying for and obtaining surplus property for parks and recreation areas. Successful applications support:

- **the need for the property for parks or recreation, and for historical, natural or recreational preservation**
- **the applicant's capability to operate and maintain the property for public parks and recreation**
- **the suitability of the property for park and recreational use**
- **the program of utilization for the property which describes the proposed park and recreational use and provides a site plan**

If the application is satisfactory, the Federal Lands to Parks Program requests the property from the Department of Defense or the General Services Administration, or other federal agency disposing of property. Once the National Park Service approves an application, the Federal Land to Parks Program works as an advocate on behalf of the community and its request for the park land. If successful, the National Park Service deeds the land to the applicant with provisions to ensure continued public access, recreational use, and stewardship.

Stewardship

After the land is conveyed, the Federal Lands to Parks Program periodically monitors the property's use and development to make sure that it is managed according to the terms and conditions of the deed and approved use plan. Property deeds specify that the property must remain for public park and recreation use in perpetuity. Also, the property recipient submits a brief biennial report on property use and condition. This helps ensure continued public access and protection of the property's natural and cultural resources.

Outcomes

A new public park and/or recreation area is established, an existing park is expanded; open space, cultural, natural, and recreational resources are protected; people gain access to rivers, lakes, and open space, community and cultural centers, sports and recreational facilities, and the like. Former federal lands remain available for beneficial public use and conservation.

A. Land acquired through the Federal Lands to Parks Program **must be used for public park and recreational use in perpetuity.** It may be developed for a single recreational activity, or multiple recreation activities, or be used to support an existing park or recreation area by providing parking or improved access. **It may serve as a community center, a neighborhood park, a town square, or a regional or state park. Typical recreational uses include hiking, biking, camping, picnicking, hunting, cross-country skiing, horseback riding, swimming, boating, tennis, golf, and playing organized sports. If appropriate, the land may remain undeveloped for passive recreational use, such as bird watching, photography, or wildlife conservation, as long as it is open to the public.**

Q. How much does the land cost?

A. The National Park Service generally conveys land through the Federal Lands to Parks Program at no cost in return for the benefits derived by its public use. The applicant, however, is responsible for the costs of preparing the application which include, for example, the preparation of land surveys, title searches and site development plans. **By acquiring property through the Federal Lands to Parks Program, the applicant promises to commit the funds necessary to properly develop, operate, and maintain the property for public park and recreational use, and to protect natural and cultural resources protected under related established federal laws in perpetuity.**

Q. Who makes the decision whether we will receive property or not?

A. The General Services Administration, for most types of federal property, or the Department of Defense, for certain military property, makes the final decision, based on the sponsorship and support of the application by the National Park Service, Federal Lands to Parks Program. The role of the Federal Lands to Parks Program is to

provide technical assistance to applicants to develop plans for use, assure that applicants are capable of developing and maintaining the transferred property for park and recreation uses, and ensure stewardship of important cultural, natural, and recreational resources on the property.

Q. We acquired property from the Bureau of Outdoor Recreation (or Heritage Conservation and Recreation Service) and need some assistance related to the property. Who do we call?

A. The National Park Service's Federal Lands to Parks Program should now be contacted for properties that were originally deeded for park and recreation purposes through the now-abolished agencies, the Bureau of Outdoor Recreation and the Heritage Conservation and Recreation Service. **Contact** the appropriate Program Manager based on the state where you are located. If the property was deeded for "historic monument" purposes, you should contact the National Park Service's Historic Surplus Property Program.

Q. We acquired land back in the 1970's for recreational purposes. At the time, we used the land as a ball field and open space. However the community has changed and the ball field is no longer used. Can we turn the property into a roller blade park, a swimming pool, a community amphitheater, a golf course, or just a picnic area?

A. Yes, probably, if the intended use is public recreation. However, each case is unique. **Contact** the appropriate regional Federal Lands to Parks Program Manager to discuss what you have in mind. You will be asked to develop a concept plan and prepare an amended program of utilization, which specifies exactly what you intend to do with the property. You should include details such as budget, time for completion, environmental impacts, etc. Send the amended program of utilization, along with a cover letter that explains the need for change to the Federal Lands to Parks Program Manager.

Q. What if we want to use the transferred property for something else later on rather than public parks and recreation?

A. This occasionally happens. **If the holder of the deed wants to use the property for different recreational uses than agreed to in the original application, he or she may request Federal Lands to Parks Program approval to amend the original use plan. For example, a local park agency may decide the open space is needed more as a public golf course. However, the Federal Property and Administrative**

Services Act of 1949, as amended, says that if a property is no longer needed for public parks and recreation, it may be reverted back to the federal government, at the discretion of the Department of the Interior. One option is for the community to voluntarily return the property to the Federal government and seek to purchase the property at fair market value. An alternative to reverting the property is for the community (deed holder) to request National Park Service approval to replace the property with another suitable property that has the same or greater value and recreational utility.

Rodriguez, Jane

From: Erin Shaw [shaw@isi.edu]
Sent: Saturday, April 07, 2007 11:08 AM
To: Rodriguez, Jane
Subject: Desiderio Site

Dear Ms. Rodriguez,

We do not support development in the Arroyo. Period. We are more than displeased by the new lower bungalows behind Grand at Colorado. We support the demolition of all existing Army Reserve buildings and parking lot. If there is to be development, as a second option, our choice is a small one-story single-use building with a dirt or tree-studded parking lot. We do not support new residential homes in the Arroyo; we think it is a poor idea.

Please distribute to all City Council members.

Sincerely,

Erin Shaw and Jim Arvo
128 Glen Summer Road
Pasadena, CA
626-577-9648

Jomsky, Mark

From: John Siciliano [jsiciliano@grailpartners.com]
Sent: Sunday, April 08, 2007 9:14 PM
To: Bogaard, Bill
Cc: Jomsky, Mark
Subject: Please Support the Arroyo Center for Art and the Environment

Dear Bill:

Thank you for your kind response to my last email regarding the Arroyo Center. Once again, I want to reiterate my support for this excellent project and encourage you to support it. Many thanks for your consideration.

All the best.

John C. Siciliano, Partner
jsiciliano@grailpartners.com
Grail Partners LLC
767 Third Avenue, Twenty-First Floor
New York, New York 10017
212-676-5547 - *direct*
626-437-2238 - *mobile*

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4/9/2007

Rodriguez, Jane

From: Peggy Stewart [peggystewart@mac.com]

Sent: Sunday, April 08, 2007 4:38 PM

To: Rodriguez, Jane

Subject: Re: Desiderio

From: Peggy Stewart <peggystewart@mac.com>

Date: April 7, 2007 9:50:34 PM PDT

To: mjonsky@cityofpasadena.net, bbogaard@ci.pasadena.ca.us,
jstreator@ci.pasadena.ca.us, Victor Gordo <vgordo@ci.pasadena.ca.us>,
plittle@ci.pasadena.ca.us, shaderlein@ci.pasadena.ca.us, Sid Tyler
<styler@cityofpasadena.net>, Steve Madison
<smadison@cityofpasadena.net>, cholden@ci.pasadena.ca.us, Cynthia Kurtz
<ckurtz@ci.pasadena.ca.us>

Subject: Desiderio

Greetings Mayor Bogaard and Councilmembers Streator, Holden, Gordo, Little, Haderlein, Tyler and Madison,

WPRC Board position. Although WPRC represents my neighborhood, it does not represent my position. I support the re-use of Buildings A & B. It is very disappointing that both the Planning Commission and WPRC board took the position advocating demolition of the two buildings without having toured them inside and out. Perhaps some have been in the buildings, but many have not. I appreciate that many of you have been on site so you will be in a better position to judge the adaptability of the buildings than they are. I was horrified to learn that it is being put forward that the art club will use the site as a commercial gallery. That is not and never has been part of the proposed program. Again, I understand that it is suggested that the site would be used for other commercial purposes such as entertaining during activities at the Rose Bowl. Not an idea we have proposed.

Hahamongna Nature Center is a splendid idea. BUT it will not substitute for the sophisticated, wide-ranging, complementary, watershed oriented educational program proposed for the Desiderio site by the Arroyo Seco Foundation and the California Art Club. That environmental issues and fine art should become intertwined is an exciting and exemplary model. We are proposing more than a nature center and art gallery. Additionally, locating the Arroyo Center in Hahamongna puts us in the same position as demolishing Buildings A & B -- that of raising large sums of money for construction for a facility that can be accommodated in an existing building.

You will probably not be disappointed to know that I will not be present on Monday, April 9, at the Council meeting. Other plans interfere.

Best wishes for a proper and thoughtful decision.

Peggy Stewart

Rodriguez, Jane

From: Jennie Smith [jmsmithco@earthlink.net]
Sent: Saturday, April 07, 2007 12:32 PM
To: Rodriguez, Jane
Subject: Desiderio Site

To be distributed to all City Council Members:

My husband and I have lived in West Pasadena for thirty years, and we feel **STRONGLY** that the Desiderio Site should be used to construct the Habitat for Humanity nine single family units in a court yard setting similar to so many others in Pasadena. The present extremely unsightly industrial type buildings should be razed for that purpose. If the Arroyo Center for the Arts can incorporate an appropriate and compatible type of building into the site....one that shares the architectural integrity of other residential homes in the area.....fine. But, if they can't, then they should find another site that will meet their needs.

The community and the immediate neighborhood deserve no less

Jennie and Topper Smith

365 W. California #8
Pasadena, CA. 91105-2962.

Rodriguez, Jane

From: Joan Terry [jterry@stone-doyle.com]
Sent: Monday, April 09, 2007 9:11 AM
To: Rodriguez, Jane
Subject: DESIDERIO PROJECT

BY ALL MEANS! THE BUNGALOW COURT PROPOSED BY HABITAT FOR HUMANITY. PLEASE CONVEY MY VOTE TO THE COUNCIL.

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4/9/2007

Jomsky, Mark

From: Veronica Terry [bridgeviewcottage@sbcglobal.net]
Sent: Friday, April 06, 2007 7:06 PM
To: Bogaard, Bill
Subject: Desiderio

Dear Mr. Mayor, and Council Members, and City Officials:

As a long time (47 years) and, an immediate neighbour of the Desiderio property, I definitely want to see the adaptive re-use of the existing buildings for the Arroyo Center for Art and the Environment. I see it as an extremely, important cultural asset to our City to further expand the two E's: Education and the Environment.

Sincerely

Veronica Terry

Jomsky, Mark

From: Elaine Adams [elaineadams@earthlink.net]
Sent: Thursday, April 05, 2007 10:39 PM
To: Jomsky, Mark
Subject: Desiderio - SAVE THE BUILDINGS

-----Original Message-----

From: Joan Thompson [mailto:fbtjt@charter.net]
Sent: Sunday, March 11, 2007 8:20 AM
To: elaineadams@earthlink.net
Subject: arroyo

Attn: Steve Madison. Please save the buildings in the Arroyo. I can't believe you want to tear them down. Joan Thompson, resident of Pasadena and constituent of Sid Tyler.

Jomsky, Mark

From: Christina Wallerstein [cwallerstein@dslextreme.com]
Sent: Sunday, April 08, 2007 1:14 PM
To: Madison, Steve
Cc: Jomsky, Mark
Subject: Please Support the Arroyo Center for Art and the Environment

As a resident of the sixth district, I urge your vote of approval for the recommended land use concept for the Desiderio site.

I am pleased that the plan allows for adaptive re-use of the building, albeit it with the loss of 75 feet, and that three goals for the property can be achieved in what appears a thoughtful way: open space, arts and environmental education, and low cost housing, all with respect for its proximity to the Arroyo and its need to blend into its surroundings.

Best regards,
Christina Wallerstein

Jomsky, Mark

From: Polly Wheaton [pollywheaton@earthlink.net]
Sent: Friday, April 06, 2007 11:24 AM
To: Jomsky, Mark
Subject: Desiderio site

Please... keep the buildings on the site. They are structually sound and can be used by both groups. No need to spend money to tear them down. Polly Wheaton 626-441-1156

Jomsky, Mark

From: RussEIWhite@aol.com
Sent: Saturday, April 07, 2007 6:22 AM
To: Bogaard, Bill; s.haderline@ci.pasadena.ca.us; Madison, Steve; Tyler, Sid; Jomsky, Mark
Subject: Desederio

We live a few houses away from the above site. We fully support the City Manager's proposal to retain the existing buildings. We realize that there will be a reduction in the size, and some structures will be removed, but that option is preferable to total destruction.

We are deeply troubled by the WPRA board's defense of those vocal advocates who are pushing for complete demolition. The WPRA has lost touch with many of the homeowners they are supposed to represent. There is a growing group of us who no longer wish to be associated with them, and we hope that the city is aware of that. For many of us the reputation of the WPRA is badly tarnished.

Sincerely,
Mr. & Mrs. Russell E. White

See what's free at <http://www.aol.com>.

Jomsky, Mark

From: Michele Zack [michelez@sbcglobal.net]
Sent: Sunday, April 08, 2007 1:55 PM
To: Jomsky, Mark
Subject: Fwd: Delivery Status Notification (Failure)

From: Michele Zack <michelez@sbcglobal.net>
Date: April 8, 2007 12:19:33 PM PDT
To: stycler@cityofpasadena.net, s, Bill Bogaard <bbogaard@cityofpasadena.net>, Joyce Streater at net <jstreater@cityofpasadena.net>, plittle@cityofpasadena.net, shaderlein@cityofpasadena.net
Cc: Tim Brick <timbri@att.net>, mjonsky@cityofpasadena.net, Paula Sirola <paulasirola@yahoo.com>
Subject: Approve Concept for Desiderio Center

Mayor Bogaard and City Council,

This has been such a long and drawn out process: if the sign of a fair compromise is that both parties feel they've given up a lot, that's proof it has been a success. Please approve the City Manager's concept for Desiderio Center that includes Habitat's bungalows as well as the re-use of the old buildings for the Arroyo Center for Art and the Environment. Seventy-five feet of a good building is a lot of public benefit to lose, but if that is the price for having some public use of the site for art and environmental education for this and future generations, then so be it. Please approve.

Michele Zack

Altadena Watershed Committee

(not a committee of the Altadena Town Council)

Jomsky, Mark

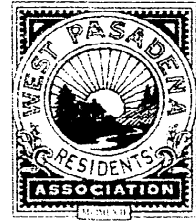
From: Leslie zasa [lesliezasa@yahoo.com]
Sent: Sunday, April 08, 2007 5:20 PM
To: bbogaard@di.pasadena.ca.us; Madison, Steve; Little, Paul; Streater, Joyce; Jomsky, Mark; ahaderlein@ci.pasadena.ca.us; Holden, Chris; sdewole@cityofpasadena.net; Tyler, Sid; Bruckner, Richard; ckurtz@cityofpasadena.ne; Gordo, Victor
Subject: Approve the plan for adaptive reuse of buildings on the Desiderio property

To: Pasadena City Council, City Manager, Director of Planning--

My wife and I both endorse the use of the buildings on the Disiderio property, which is the adaptive reuse plan. The existing buildings can be used for the Arroyo Center for Art and the Environment.

Robert and Leslie Zasa
315 Bellefontaine Street
Pasadena, California 91105

We won't tell. Get more on shows you hate to love (and love to hate): Yahoo! TV's Guilty Pleasures list.
<http://tv.yahoo.com/collections/265>



April 5, 2007

CITY COUNCIL
City of Pasadena
c/o Pasadena City Clerk

RECEIVED
07 APR -6 AM 10:04
CITY CLERK
CITY OF PASADENA

VIA HAND DELIVERY AND E-MAIL

RE: Desiderio

Dear Councilmembers:

The West Pasadena Residents' Association (WPRA) appreciates City Council's perseverance in deciding the long-term future of the Arroyo-Desiderio army reserve site.

Given the historic and natural significance of the Arroyo-Desiderio site, the expressed concerns of the Lower Arroyo Neighborhood Coalition and the unanimous support of the Planning Commission for "Scheme A" to include affordable "bungalow court" housing as proposed by Habitat for Humanity, the Board of the West Pasadena Residents' Association voted last evening (April 4, 2007) to support the following:

- 1) Habitat for Humanity "Scheme A;"
- 2) Demolition of all existing buildings on the site:
- 3) Construction by Habitat for Humanity of a "bungalow court" of not more than nine single-family residential units consistent with the character of Pasadena bungalow neighborhoods:
- 4) A new building by the Arroyo Center for the Arts and Environment (ACAE), to be limited to 6,000-8,000 square feet in a single-floor design, with no basement and no second-story.

The board of the West Pasadena Residents' Association therefore respectfully requests that City Council vote to support the well-considered "Scheme A" proposed by Habitat for Humanity.

Sincerely,

Fred Zepeda
President

West Pasadena Residents' Association

Rodriguez, Jane

From: Judge_CH_Hall@ca9.uscourts.gov on behalf of Cynthia_Hall@ca9.uscourts.gov
Sent: Monday, April 09, 2007 2:39 PM
To: Rodriguez, Jane
Subject: Desiderio Site - Urgent

Dear Ms. Rodriguez,

I am a Pasadena resident and a judge of the United States Court of Appeals for the Ninth Circuit. My chambers are located in the Richard H. Chambers Federal Courthouse, which overlooks the former Desiderio Army Reserve Center, and the courthouse gardens are adjacent to the Center. Speaking in my individual capacity, I write to support the WPRA's endorsement of the "bungalow court" plan proposed by Habitat for Humanity, the demolition of the existing Army Reserve buildings, and the construction of a new building to house the Arroyo Center for the Arts and Environment. In light of the historic character of the Arroyo and the Colorado Boulevard bridge that spans it, this proposal is preferable to more intensive alternatives, as it would have the least impact upon the native environment.

Please distribute this message to all City Council members. Thank you for your time and consideration.

Judge Cynthia H. Hall

Rodriguez, Jane

From: DENNIS E BAZAR [chdb@ix.netcom.com]

Sent: Monday, April 09, 2007 2:47 PM

To: Rodriguez, Jane

Subject: WPRA Endorsement

I completely agree with the WPRA plan for a perfectly beautiful area and the appropriate homes built by Habitat for the Arroyo. We have postponed building Habitat homes in Pasadena for many years, and this opportunity will start that need.

Thank you, Cindy Heydt