

**ATTACHMENT 5**  
WESTRIDGE SCHOOL  
MASTER DEVELOPMENT PLAN (MDPA2007)

# Notice of Determination



## NOTICE OF DETERMINATION

**To:** Los Angeles County Clerk  
Business Filing & Registration  
12400 E Imperial Hwy Rm 1101  
Norwalk, CA 90650  
Attn: J. Bance Baker

**From:** City of Pasadena  
Planning & Development Dept.  
175 N. Garfield Avenue  
Pasadena, CA 91101-1704  
**Contact:** Annabella Atendido  
**Phone:** 626-744-6707

**SUBJECT:** Filing Notice of Determination in compliance with §21108 or 21152 of the Public Resources Code.

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**State Clearinghouse Number (if submitted to State Clearinghouse):** Not applicable

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**Project Title:** Westridge School Master Development Plan Amendment (MDPA)

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**Project Location (include county):** 324 Madeline Drive, Pasadena, County of Los Angeles

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**Project Description:** Proposed Master Development Plan Amendment (MDPA), Zone Change from RM16-1 (Multi-Family Residential, 14 units per acre) to PS (Public, Semi-Public, and General Plan Land Use designation from Medium-Density Residential to Institutional of a residential parcel located at 1066 South Orange Grove Boulevard to be added to the school campus

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A Copy of the Mitigated Negative Declaration is available for review at the Pasadena Permit Center at the above referenced address.

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This is to advise that the \_\_\_\_\_  Lead Agency or  Responsible Agency has approved the above described project on \_\_\_\_\_ (date approved) and has made the following determinations regarding the above described project:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not adopted for this project.
5. A statement of Overriding Considerations  was  was not adopted for this project.
6. Findings  were  were not made pursuant to the provisions of CEQA (Section 15091).

This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration/Mitigated Declaration, is available to the General Public at: The City of Pasadena Permit Center, 175 N. Garfield Avenue, Pasadena, CA 91101.

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*Signature (Public Agency)*

*Date*

*Title*

Date received for filing:

Date received for filing at OPR (if applicable):

Authority Cited: Sections 21083 and 21087, Public Resources Code.

Reference: Sections 21000-21174, Public Resources Code.

Updated per the State CEQA Guidelines as Amended through September 7, 2004

# **ATTACHMENT 6**

WESTRIDGE SCHOOL  
MASTER DEVELOPMENT PLAN (MDPA2007)

## **Correspondence**

Att: City Clerk

Gail & Sam Losh  
1040 S. Orange Grove Blvd., #19  
Pasadena, CA 91115-0368  
626 792-3382 (PHONE)  
626 449-5924 (FAX)  
samlosh@alum.mit.edu

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CITY CLERK  
CITY OF PASADENA

July 18, 2007

Councilman Steve Madison:

Re: Planning Commission Action July 11 on Westridge School's Master Plan

There are a number of misunderstandings about Westridge School's Master Plan. Most important, the school and the Planning Commission appear to be unaware of public opposition to the plan as presented July 11.

Principal unaddressed issues are detailed in an addendum to this letter. Briefly they are:

Building height for the Science Building to be constructed in Phase 1, which was represented in meetings last year to be 1 ½ stories, and now could be 24 feet plus appurtenances.

Shadow of that building and interference with views.

Noise

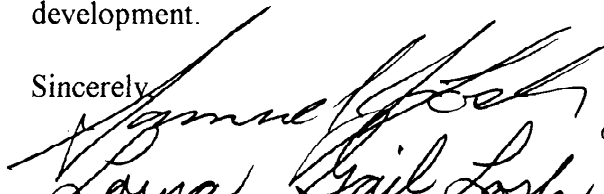


Also unaddressed is the concern that the neighborhood is losing another small piece of its residential character and value.

Until those issues can be worked out satisfactorily, we call on the Pasadena City Council to oppose the action of the Planning Commission in regard to Westridge School.

Please note the following disclaimer: Samuel J. Losh is the president of the Homeowners Association at 1040 South Orange Grove Boulevard, which is immediately adjacent to the proposed Phase 1 Development. His signature below is as an individual citizen and does not reflect a vote of the Homeowners Association. At an informal gathering on July 17 attended by residents of 11 of the 20 units, all attendees opposed the development. A list of those attendees is attached.

Eleanor Sidenfaden is one of the residents closest to and most impacted by the proposed development.

Sincerely,

Sam and Gail Losh

Eleanor Sidenfaden

**ADDENDUM  
WESTRIDGE SCHOOL LETTER  
JULY 18, 2007**

**Building Height:**

In meetings last year, the school's representatives stated that the new science building would be built with the first floor partially below ground level, so the height would appear to be no more than 1 ½ stories. Assuming ten feet per story, that would be 15 feet apparent height. Twelve feet per story would yield a building 18 feet above ground.

The current proposal of 24 feet height plus appurtenances would yield a 26 or 27 feet high building, which came as a complete surprise. That is totally unacceptable to us.

We treasure the single story character of our condominium complex. Last year, we communicated that to Westridge representatives, and we told them that we could live with their proposed 1 ½ story science building. We never agreed to a height of 24 feet.

In the comments period July 11, 2007, Samuel Losh stated that the 24 foot issue needs work, but when the height issue was addressed by the architect, no change of substance was proposed. She said the building is not yet designed but might be 21 feet high (which would be a towering 14 feet per story) or more, and with appurtenances could be 26 or 27 feet high. The appurtenances would be exhausts for the fume hoods. Environmental considerations for the emissions were not addressed.

**Shadows and views:**

Shadows from the new building should not darken our windows. In the darkest part of the year the sun is only briefly as high as 34 degrees above the horizon. The proposed relief of 45 degrees needs study to determine if it would in fact prevent the affected units from being in the shadow most of the winter.

Westridge representatives had worked to preserve views toward the north for the residents of the building immediately south of the proposed science building. It seems clear that a 24 foot high building would cut off the views, except perhaps for people standing in top floor units.

**Noise:**

Noise from mechanical devices such as air conditioners is an ongoing problem which was not addressed. In last year's discussions we made clear to Westridge representatives that the noise issue must be dealt with. They responded that the new mechanical devices would be installed on the ground in noise suppressing enclosures. We asked that they also reduce the existing noise, particularly from the air conditioners of the building nearest our swimming pool. Our residents have been awakened at night by that noise.

We did not find the noise issue to be addressed in the Master Plan.

July 17. "Neighbors meeting  
concerning Westridge/  
SCIENCE Building

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- | attended | NAME                    | unit # |
|----------|-------------------------|--------|
| ①        | SAM Losh                | # 19   |
| ②        | MIMI HOWES              | # 3    |
| ③        | Katie CHANDLER          | # 12   |
| ④        | ROSE LINARDOIS          | # 4    |
| ⑤        | MARCIA SMITH            | # 10   |
| ⑥        | ANNE NEVILLE            | # 2    |
| ⑦        | ELEANOR SIDENFADEN      | # 17   |
| ⑧        | ALICE TAYLOR            | # 5    |
| ⑨        | Bill JERNIGAN           | # 11   |
| ⑩        | ANN HAZECTINE           | # 7    |
| ⑪        | EUNICE DE LUNA-LAGRANIG | # 6    |

September 5, 2007

Brian Williams  
Director of Facilities  
Westridge School  
324 Madeline Drive  
Pasadena, CA 91105

Dear Mr. Williams,

Thank you for attending our meeting on September 4 to discuss the proposed master plan for expansion. We wish specifically to thank you for listening to our concerns and requirements.

Briefly summarized, our concerns are that the proposed upper-school science building be attractive but unobtrusive when viewed from our property. And that it will have minimum impact on the quality of our lives, since our properties are situated so close to each other.

We ask that you respond in writing to the following issues, and that your responses be incorporated in the Pasadena City Council's Action on the Master Plan scheduled for September 24.

1. The maximum height above ground must be defined clearly, it must be less than the 24 ft. figure quoted in the Planning Commission Meeting. You have expressed hope that the final height would be 20.5 feet, or 21.5 feet at most. We would be reassured if a specific maximum were set, but we would be disappointed if it were 21.5 feet.
2. We need to have specific information on shadows and lines of sight. We need to know the setback and footage on Orange Grove.
3. We need reassurances that the setback to the North of the structure will be greater than 10 feet and will be appropriately landscaped.
4. Existing HVAC units adjacent to our property are unacceptably noisy. Your plan should include noise reduction of the existing HVAC units as well as noise suppression for the proposed unit.
5. We ask you to consider revisiting the appearance of the entire wall separating our properties, not just the new portion of that wall. Such an integrated design could consider removal of trees such as the Sycamores.

Thank you for your attention to these issues. We request your letter of response to our concerns by September 13.

Sincerely,  
The Residents of 1040 South Orange Grove  
Sam Losh, President

cc: Cynthia Kurtz, Pasadena City Manager



**WESTRIDGE  
SCHOOL**

324 Madeline Drive  
Pasadena, California  
91105-3399

t 626.799.1153  
f 626.799.9236  
www.westridge.org

The Residents of 1040 South Orange Grove  
Sam Losh, President  
1040 South Orange Grove Boulevard  
Unit # 19  
Pasadena, CA 91105

Sep. 11, 2007

Dear Mr. Losh,

Thank you for your correspondence dated September 5, 2007 regarding Westridge School's Master Plan submittal. I appreciate the time you allowed me to speak to the residents about their concerns and hope that I was able to clarify some issues.

As I stated in our meeting on Sep. 5, Westridge School remains committed to building a new Science Building that will be attractive and compatible with the residential character of our neighborhood.

Westridge School has committed to this in many ways that include the following:

- 1) The School has committed to keeping the building under two stories. By sinking the building partially underground, Westridge School will be maintaining views of our neighbors and avoiding an institutional look to the building.
- 2) The School has agreed to a 10 foot setback along our mutual property line. This is a greater setback than the current house which is approximately 3 feet away and farther than our initial proposal that showed 5 feet.
- 3) Building this one and a half story science building ensures that no three-story condominium will be built on this site – a plus for the neighborhood as for Westridge.
- 4) The School has committed to having no parking on the site. This will reduce the traffic demand on Orange Grove Boulevard and improve the concern about vehicles pulling out of the driveway on to the sidewalk when entering traffic lanes.
- 5) The School has committed to landscaping the front of the site along Orange Grove Blvd. in a manner that will retain the residential quality, allow for more planting and eliminate the existing brick wall that is currently there.

In response to your requests for action on your Sep. 5 correspondence the School gives your Association the following response:

- 1) The Planning Commission unanimously approved a 24 foot maximum as the allowable height of the building. As I stated in our meeting, Westridge



is committed to keeping the building as low as it can without restricting its ability to design and build a space that will meet its needs. To date, our latest schematic appears to have the building between 21 and 21.5 feet above grade. This height will be lower in some areas as the grade level changes as it approaches Orange Grove Blvd. In addition, while the Planning Commission agreed to appurtenances that can rise seven feet above roof levels, it appears that they will not be much higher than the roof pending approval from City Plan Check.

- 2) The City requirement for setback on Orange Grove Boulevard is 40 feet from the property line. I believe I misstated this fact in our meeting. Our Science Building will be set 40 feet from the property line. We also have prepared a schematic drawing that will show you the proposed wall height, building height and will share that with you prior to our City Council meeting date.
- 3) As stated, Westridge School has requested and been approved to have a 10 foot setback from the north property line. We will landscape the wall appropriately and that will be approved by the City when we submit our specific plans. We are working with our landscape architect to present a draft plan for your review and are confident we will have something to show you prior to our City Council meeting date.
- 4) We are addressing the issue of the existing HVAC units adjacent to your property. As we have stated, Westridge School installed compressor blankets on all of its AC units adjacent to your property when the School first received complaints about these units. For many years, we have received no complaints until the issue was raised by your residents in our informal meetings last year. Westridge School plans to implement one of several options that we hope will lower the noise level on these units. These include the following means: a) adding a second compressor blanket, b) putting the units on isolator pads, c) requesting additional acoustical recommendations from a certified acoustical consultant, and d) replacing the units with newer Carrier units that have a lower decibel level.
- 5) We have started a conversation with the City regarding the removal of the Sycamore tree and extending the block wall so as to tie it in with the existing wall and the new wall that will be a part of the new Science Building. Our initial feedback from Annabella Attendido of the Pasadena Planning Department is that such a request may not be approved due to the sycamore tree being considered a "Native Specie". We will pursue this conversation further as clearly, should this be the best solution for both of us, we will need to work together to have the proposal approved. Our landscape consultant and architect are reviewing the full scope of this work and we will present this to you.

Westridge School is committed to working with its neighbors to make the proposed Master Plan projects as minimally invasive as possible. We have made many concessions in the planning stages and hope that your

Association appreciates this. We hope to have all information together and ready for a presentation to you shortly. Please assure the residents of your association that we will sit down again to share the progress we have made.

Sincerely,

A handwritten signature in black ink, appearing to be 'BW' with a long horizontal flourish extending to the right.

Brian Williams  
Director of Facilities  
Westridge School For Girls

Cc: Fred Zepeda, WPRA  
Annabella Atendido, Pasadena Planning Dep't.  
Fran Scoble, Westridge Head of School

**Pica Sullivan**  
**ARCHITECTS LTD**

621 South Arroyo Ave.  
 Los Angeles, CA 90005-3009  
 Phone: 323.653.7124  
 Fax: 323.653.3531  
 www.picasullivan.com



CONSULTANT

PROJECT  
 WESTRIDGE SCHOOL  
 for GIRLS  
 SCIENCE BUILDING  
 323 N. MARSHALL CIRCLE  
 PALMDALE, CA 91366

1223.2

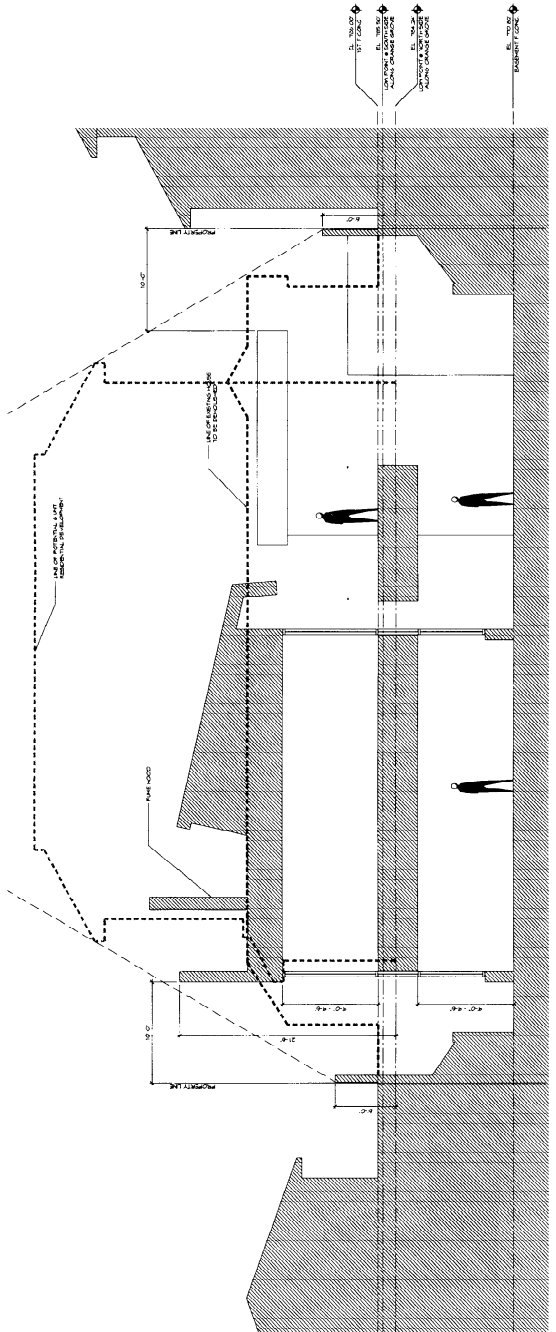
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REVISIONS

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SCALE  
  
 SCIENCE CENTER  
 BUILDING SECTION

DATE: 11/11/11  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 PROJECT NO. 11-001  
 SCALE: 1/8" = 1'-0"  
 SHEET: A3.01



BUILDING SECTION 1