

Attachment E

Written Correspondence

Ly, Ha

Subject: FW: La Salle H. S. Master Plan

----- Original message -----

From: Anita Suazo <suazo_anita@yahoo.com>
Date: 6/24/16 2:45 PM (GMT-08:00)
To: "Parker, Kelvin" <kparker@cityofpasadena.net>
Subject: La Salle H. S. Master Plan

Dear K. Parker,

I am a resident of Lower Hastings Ranch. As such, I enthusiastically support the La Salle H. S. Master Plan application. I plan to attend the meetings that will influence the public approval process for Commission approval in this matter.

Past experience has demonstrated that the bigots of the community who have undue influence on city decisions made that do not support the La Salle agenda. This business of limitations on when and how long the school may use the fields at night, the restrictions on street parking during evening events and restrictions on student drop-off points are outrages. People who purchase property adjacent to a high school should expect that the school will sponsor the same multitude of events that they experienced as high schoolers. That La Salle is Catholic institution of higher education should not be a factor in the equation. I do not believe that the last shoe has dropped on the afore mentioned restrictive issues.

Sincerely,

Anita Suazo

3675 Shadow Grove Road
Pasadena, CA 91107
626.351.1103

Ly, Ha

Subject: FW: La Salle's Master Plan

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

From: Rose Anna [<mailto:seilerhome@aol.com>]

Sent: Saturday, June 25, 2016 11:31 AM

To: Parker, Kelvin

Subject: La Salle's Master Plan

As a resident of Lower Hastings Ranch, I am in full support of La Salle's Master for campus development. I believe the high school is an asset to the community and the proposed projects would only provide for further enhancement of the school.

Any questions, feel free to contact me.

Rose Anna Seiler
3805 New Haven Road
Pasadena, Ca 91107

Ly, Ha

Subject: FW: La Salle Master Plan

From: Nelsons [<mailto:slaknelson@verizon.net>]

Sent: Tuesday, June 28, 2016 4:36 PM

To: Parker, Kelvin

Subject: La Salle Master Plan

To the Chair of the Planning Commission - Ms. Mic Hansen

From Lisa and Scott Nelson
500 Pembroke Dr
Pasadena, CA 91107
626 3519535
(Lower Hastings Residents)

We are Lower Hastings Ranch residents and would like to inform you that we are in favor of the Master Plan La Salle High School has in front of the Planning Commission of Pasadena. We support the proposed development over the course of the next 20 years - a practice gym, aquatics and fitness center, Visual and Performing Arts Center and a Field House.

La Salle is a good neighbor to the surrounding community and it will be great to allow them to develop their campus and add so many positive aspects to their school. The Friday night football games have added a hometown venue for enjoying local sports. How wonderful it would be to attend music and plays in a real performing arts center at their school (they have some great entertainment!) The room they have now cannot be called a theatre (I am sure the students would flourish in a better environment)

We would ask that you support La Salle's efforts to improve their school and our community.

Thank you
Lisa and Scott Nelson

Ly, Ha

Subject: FW: LaSalle expansion plan

From: Janelle Paige [<mailto:janellempaige98@gmail.com>]

Sent: Tuesday, June 28, 2016 10:00 AM

To: Parker, Kelvin

Cc: rgray@lasallehs.org

Subject: LaSalle expansion plan

To Ms. Mic Hansen,

I am a resident of lower Hastings Ranch as well of a member of The LaSalle high school family. I would like to express my support for the schools amazing and well planned out expansion project. It is a great feeling to be part of a High school community that not only emphasizes education but also includes developing outstanding individuals whom learn the importance of involvement in the community in which they live.

Please feel free to contact me:

Janelle Paige

3785 Hampton rd.

Pasadena, CA 91107

818-209-4310

janellempaige98@gmail.com

Thank you,
Janelle Paige

Ly, Ha

From: Ron & Grace Van Orden <rgvo1@yahoo.com>
Sent: Monday, July 04, 2016 6:39 PM
To: Gene Masuda; Ly, Ha
Cc: emichelle@earthlink.net; uhrapasadena@gmail.com
Subject: La Salle High School, 3880 East Sierra Madre Blvd.

Good Day Councilman Masuda and Case Manager Ly,

We've been informed that La Salle High School is pursuing approval of a three-phase, 15-year Master Plan building expansion of nearly 84,000 square feet. Really? 84,000 SF?!! We are extremely concerned about the size of the expansion and its likely increase to the density of our neighborhood. Information found at the City of Pasadena's Planning & Community Development webpage indicates that the enrollment is expected to remain the same, and a five person increase in the faculty will occur. The information indicates that the two parking lots will remain. The plan does not indicate that students from the high school currently park in the United Methodist Church parking lot at the north east corner of Michillinda and Sierra Madre Boulevard. It appears that the existing campus parking is insufficient for faculty, staff and students. Insufficient parking at the school causes an undue burden to the neighboring residents, caused by vehicle and pedestrian traffic.

As you are aware, La Salle High School is situated at the south west corner of the very busy intersection of Michillinda Avenue and Sierra Madre Boulevard. There are condominiums across Michillinda Avenue to the east, a church at the north east corner of Michillinda and Sierra Madre Boulevard, a run-down retail center at the north west corner of Michillinda and Sierra Madre Boulevard due to the continued neglect of the property owner, and a church and daycare facility to the west of the high school on Sierra Madre Boulevard. SINGLE FAMILY HOMES comprise the remainder of the neighborhood. Further, you must be aware, there are traffic control signs preventing non-residential traffic from entering the nearby streets before school begins each day during "drop-off" hours.

We want La Salle High School to perform an excellent service to the community, but we believe restrictions must be incorporated into the Planning documents to specify that all parking (faculty, staff and student) must be "off street" and that student enrollment and staff must not increase. La Salle must be forced to address the current insufficiency of on-campus parking; otherwise, why do students park in the United Methodist parking lot? Please indicate the restrictions in the Planning approval documents.

Thank you,
Ron and Grace Van Orden
22-year residents of Pasadena, California
rgvo1@yahoo.com

**Jeff and Donna Jaffee
3855 Canfield Road
Pasadena, CA 91107**

July 5, 2016

Dear Ms. Ly:

We don't know if LaSalle High School is a fantastic place to get an education. Let's assume it is.

We don't know if the students who attend La Salle get a fantastic preparation for continued study or for success in life. Let's assume they do.

We don't know whether the religious leaders who founded La Salle High School had the same hopes and dreams and principles as the present administration. Let's assume they did.

What we do know about La Salle High School is that the school has outgrown its early 1950s campus, outgrown the original priorities, and outgrown its good intentions with respect to the community.

Like the biggest guy on the block who throws his weight around to intimidate everyone else, La Salle is pushing its boundaries to their limit without regard to its neighbors and neighborhood.

- We believe that most schools have buffer zones between them and the surrounding community.
- We believe that La Salle High School has no buffer zone with its neighbors, although historically, the school left some space between its facilities and contiguous private residences.
- We believe that most schools scrupulously follow city laws and regulations regarding building on their campuses.
- We believe that La Salle High School has ignored Pasadena laws and regulations in the recent past and that they have repeatedly reneged on their agreements with the neighborhood.
- We believe that La Salle High School seeks to expand their facilities, their activities, and their power until their campus has been pushed virtually into their neighbors' backyards.
- We believe that the people living near La Salle High School have the right to enjoy their lives, liberties, and pursuit of happiness without a bully exerting its power, volume, lights, need to rent its facilities, and need to justify its bottom line on the people who live nearby and interfering with those people's right to enjoyment virtually every day of the year.
- We believe that education is one of the most important priorities for our society.
- We believe that educational institutions have the responsibility to provide guidance, abide by societally accepted principles and moral standards, and respect the community it serves.
- We believe that La Salle High School is falling short of those responsibilities and needs to be reminded to follow the principles it espouses instead of focusing on its revenue stream.

Respectfully,

Jeff and Donna Jaffee

Ly, Ha

Subject: FW: re. La Salle expansion

----- Original message -----

From: "M.Leos" <amam4@charter.net>
Date: 7/5/16 1:57 PM (GMT-08:00)
To: "Parker, Kelvin" <kparker@cityofpasadena.net>
Subject: re. La Salle expansion

Dear Ms. Hansen,

As a parent of a La Salle alumni, I have received a letter from Dr. Richard Gray, president of La Salle, beseeching us to write in support of their plans for expansion. La Salle was a great high school for my son and he was very involved with their athletic program. But I am VERY OPPOSED to their plans. What they propose is much too great for the size of the lot and is much too close to homes. The location of the outdoor swimming pool should not be located so near to the property line of the residential neighbors. I empathize with the neighbors living on the surrounding streets of La Salle; Canfield and Landfair. We fortunately live quite a distance and are not as impacted. I hope that you and the remaining members of the commission visit this area and view their close proximity to homes.

As a member of the Lower Hastings Ranch Association board, I speak to a number of people throughout this area. Many feel, myself included, that La Salle is very well connected to influential people in Pasadena and will move forward with their plans regardless of their impact on this neighborhood. Lower Hastings just does not have the money or connections required to oppose La Salle in any meaningful manner.

Marian Leos
3839 Mayfair Drive
Pasadena

 Virus-free. www.avast.com

Ly, Ha

Subject: FW: La Salle HS Master Plan

----- Original message -----

From: Estuardo Veliz <estuardo.a.veliz@gmail.com>

Date: 7/5/16 7:26 AM (GMT-08:00)

To: "Parker, Kelvin" <kparker@cityofpasadena.net>

Subject: La Salle HS Master Plan

To whom it may concern,

I'm writing you today to express my support for La Salle High School's Master plan and development over the course of the next 20 years. As a resident of Upper Hastings Ranch we want to continue to see the growth of school, the population of student body and increased diversity.

Regards,

Estuardo Alex Veliz
994 Medford Rd.
Pasadena, CA 91107
626.377.1842

Ly, Ha

Subject: FW: La Salle Master Plan

Importance: High

----- Original message -----

From: JTMcG <jamestmcg@gmail.com>

Date: 7/7/16 5:19 PM (GMT-08:00)

To: "Parker, Kelvin" <kparker@cityofpasadena.net>

Subject: La Salle Master Plan

Ms. Parker,

I am writing to express my support of the La Salle Master Plan that will be discussed with the Planning Commission on July 13th. I am a resident of Lower Hastings Ranch and feel the plan is reasonable and will have a positive impact on the community, and certainly La Salle.

Please accept my correspondence as fully supportive of the La Salle Master Plan.

Sincerely,

James McGoldrick

3665 Shadow Grove Rd.

Ly, Ha

Subject: FW: la salle

From: wamerjamer@aol.com [<mailto:wamerjamer@aol.com>]

Sent: Sunday, July 10, 2016 1:46 PM

To: Ly, Ha

Subject: la salle

I am a neighbor to La Salle and do not want anymore building at the school. They have bullied their way in the past to get building done, increased the size of the students attending and promised cooperation with the neighborhood. Well, there is minimal cooperation during football games for parking but there is a huge lack of respect for the neighborhood when hundreds drop off students in the morning and pick up in the afternoon. The building would almost double the size of the facilities. This is more than the surrounding area needs.

So please do not approve anymore new buildings at La Salle. They are doing fine as they are currently. I have also talked to many neighbors and all are in agreement.

Thank you for your consideration

Steve Weisberg
626 755 1173
Cynthia Ave

Ly, Ha

Subject:

FW: LA SALLE PROPOSED MASTER PLAN

From: LINDA CALDERON [<mailto:lindacnm@hotmail.com>]

Sent: Sunday, July 10, 2016 6:37 PM

To: Parker, Kelvin

Subject: LA SALLE PROPOSED MASTER PLAN

As 38 year residents of Hasting Ranch, we are proud to support the LaSalle HS Master Plan. We recognize LaSalle as an asset to the community. LaSalle has an education program that reaches far beyond the perimeter of the school. We are proud to say that our daughter attended LaSalle and graduated with honors. We are hopeful that the application is acceptable to the Planning Commission for the benefit of the students and our community.

Thank you in advance,

Sincerely,

Rudy and Linda Calderon
1145 Leonard Ave

Ly, Ha

Subject: FW: La Salle High School master plan

From: Parker, Kelvin
Sent: Tuesday, July 12, 2016 8:16 AM
To: Ly, Ha
Cc: Varma, Arthi
Subject: Fwd: La Salle High School master plan

FYI

----- Original message -----

From: David Hansen <dd_hansen3@yahoo.com>
Date: 7/12/16 7:38 AM (GMT-08:00)
To: "Parker, Kelvin" <kparker@cityofpasadena.net>
Subject: La Salle High School master plan

Hello,

I am writing in support of La Salle High School's master plan and the hearing before the City Council. I live in the Lower Hastings neighborhood in Pasadena. I am familiar with the plan that the La Salle has and I think it is needed for the school and will not be an issue for the residents of Lower Hastings. I hope you will act favorably on the proposal.

Sincerely, David Hansen

Ly, Ha

Subject: FW: La Salle High School Master Plan

From: Parker, Kelvin
Sent: Wednesday, July 13, 2016 3:26 PM
To: Ly, Ha; Hefner, Ashley; Varma, Arthi
Subject: FW: La Salle High School Master Plan

From: John Todd [<mailto:frstrydude@verizon.net>]
Sent: Wednesday, July 13, 2016 10:43 AM
To: Parker, Kelvin
Cc: booklover15@verizon.net
Subject: La Salle High School Master Plan

Dear Ms. Hansen:

As 17-year residents of Pasadena's Hastings Ranch we would like to extend our support for the La Salle High School (LSHS) Master Plan. We have two children that spent their elementary years at Don Benito Elementary School. Our daughter attended Marshall for three years and in the fall she will be a sophomore at LSHS. Our son will be starting sixth grade at Marshall this fall. Like other parents, we want our children to have access to a quality education with sufficient facilities to support their learning experience. As residents of Hastings Ranch, we believe the LSHS Master Plan will have minimal impact on our neighborhood, while enhancing the education experience of all future LSHS students.

Please consider our support when you evaluate the LSHS Master Plan at your Planning Commission Meeting tonight (July 13).

Thank you in advance for your consideration,
John and Jennifer Todd
1225 Coronet Avenue
Pasadena, CA 91107
(626) 808-7305 (cell)

Ly, Ha

From: Parker, Kelvin
Sent: Wednesday, July 13, 2016 3:26 PM
To: Ly, Ha; Varma, Arthi; Hefner, Ashley
Subject: FW: LaSalle HS Master Plan

FYI

From: Lukas de Kansky [<mailto:ldk99@me.com>]
Sent: Wednesday, July 13, 2016 2:55 PM
To: Parker, Kelvin
Subject: LaSalle HS Master Plan

Dear Ms. Mic Hansen,

As residents of Lower Hastings Ranch, we are writing to express our support for the LSHS master plan.

Having a top notch school with top notch facilities in the area seems only to be a benefit to all parties (as long as the student body doesn't increase as they state).

Sincerely,

Luke and Suzannah de Kansky
dekansky1@icloud.com
3640 Shadow Grove Road
Pasadena, CA 91107
c: 818.378.9030

La Salle Master Plan
Initial Study
Section II – Environmental Checklist

by Raul Garibay
July 13, 2016

1. Section 3: Aesthetics

- The easement between the south side of La Salle and the homes on the north side of Canfield Road are not kept up on a regular basis. As a result, our view of the mountains is impaired. Will the lack of attention to this maintenance problem be exacerbated with the new construction?

2. Section 5: Air Quality

- The description of the project states that the track and the football field will not be modified. However, there has been a consistent problem when an application (paint or sealant) has been applied to the track or football field as it gives off a pungent odor. I would say that the smell almost smells like turpentine. If this is the case, will this project address or mitigate this potential health concern? I believe this application happens every two to 4 years.
- Construction is not a concern so long as they abide by normal work hours and control the dust when they demolish and grade. There needs to be some community outreach in that residents should be told who to contact when the contractor is non-compliant.

3. Section 8: Energy

- I do not think the study adequately discussed the potential impact on the water used in the area. Was there a hydraulic analysis done of the water system in the area to satisfy that the project will not adversely impact the existing water mains and water system in the area? The water use patterns will increase significantly when school activities take place on site. The study addresses the long term normal use: additional of faculty. What I speak to is the short term; that is , when special events are held on site as in the case of swimming events.
- I would suspect that the new buildings will require onsite sprinklers systems per the Fire Department and possibly onsite fire hydrants. If so, can the frontage water system handle the new demand?
- This section does not provide details on how they will incorporate water savings facilities into the design to meet the various conservation measures of the City.

4. Section 11: Hazards and Hazardous Materials

- With the new pool, some sort of disinfection system that will be required to keep the pool pH at the proper levels. Gaseous or liquid chlorine is considered hazardous in certain quantities. The initial study does not speak to the storage and handling of this hazardous material. Is the fire department okay with the containment structure necessary in the event of a chlorine leak?

5. Section 11: Hydrology and Water Quality

- There appear to be conflicting statements in this section. On the one hand, "...the proposed project would not physically interfere with any groundwater supplies..." and then, the following statement, "... the project could indirectly withdraw groundwater..." Not clear since part of this section allows states that there will be no wells installed onsite. Confusing statements that require clarification.

6. Section 17: Public Services

- Police protection: We had an incident where a La Salle student jumped over onto the easement and eventually went into my back yard in Canfield Road. With the potential for additional activities to take place on campus, what measures are being included in this new design to prevent this from happening? Will there be a taller fence constructed on the south side to prevent or deter students from getting access to the private homes located on the Canfield Road homes?

7. Section 20: Utilities and Service Systems

- With the potential of increased waste from the new site layout, has there been an hydraulic study of the City's existing sewer infrastructure system in the area to verify that the no additional sewer line upgrades are required? If it is determined that the 8" VCP sewer pipeline in Sierra Madre Blvd is too small, is La Salle responsible for the upgrade?
- Also, just because there are "...existing wastewater and water facilities ... available to serve the proposed project..." doesn't mean that the water and sewer pipelines sizes don't require upsizing.

HAHN & HAHN LLP
INCLUDING PROFESSIONAL CORPORATIONS
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LAURA V. FARBER*
CANDICE K. ROGERS*
RITA M. DIAZ
MARK D. SPALDING
KARLA C. BERENTSEN
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RYAN A. KAYE
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* PROFESSIONAL CORPORATION

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EDWIN F. HAHN 1872-1951
HERBERT L. HAHN 1893-1982
STANLEY L. HAHN 1910-2005

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rsjenkins@hahnlawyers.com

June 15, 2016

Ha Ly, Planner
CITY OF PASADENA
Planning Division
Hale Building
175 North Garfield Avenue
Pasadena, California 91101-1704

Re: La Salle High School Master Plan - 3880 East Sierra Madre Boulevard – Draft Mitigated Negative Declaration

Dear Ms. Ly:

We write you on behalf of La Salle High School (the "Applicant"), relating to the Master Plan Project proposed for the property located at 3880 East Sierra Madre Boulevard, Pasadena, California (the "Project"). This letter will set forth our comments regarding the Draft Mitigated Negative Declaration ("DMND" on the Project.

Preliminarily, we believe that the DMND fully complies with the California Environmental Quality Act ("CEQA"), and includes all of the content and analysis required of a mitigated negative declaration. Although our letter provides specific comments and suggests minor corrections regarding the DMND, our comments and suggested corrections do not involve any material defect in the DMND that would render it legally inadequate or require changes to the DMND that will require extended public review.

To the extent that any comment or correction set forth in this letter is applicable to multiple references throughout the DMND, the comment or correction is intended to apply equally to all such references throughout the DMND.

1. Section I, Paragraph 8, Page 2 – Description of the Project.

The substantial slope of the site is an important aspect of the Project that tends to mitigate possible environmental impacts of the proposed improvements and activities on the site. We believe that more detailed and accurate information should be included here. Thus, we request that on Page 2, the second sentence be revised to read in its entirety as follows: "A substantial slope of approximately 32 feet descends from the northerly parking lot (902 feet above sea level), 20 feet

down to the track and football field area (882 feet above sea level), and then 12 feet down further to the backyards of residential homes on the north side of Canfield Road (870 feet above sea level)."

2. Section I, Paragraph 8, Page 4 – Description of the Project.

In the description of Phase 2, in the second bullet paragraph, sentence second from the end, it is stated that no event is permitted to occur simultaneously in the existing theater, cafeteria or any sporting facility while an event is held at the Performance Arts and Indoor Sound Stage building. While the Applicant believes that the possible occurrence of simultaneous significant events would be rare, we are strongly opposed to an outright prohibition on such events. Because any such simultaneous events would likely occur in the evenings, the real issue here from an environmental perspective is the size of such events and the availability of parking. Many of these events will have fewer than 100 attendees. Thus, we propose that this sentence be revised to read in its entirety as follows: "No event is permitted to occur simultaneously in the existing theater, cafeteria or any sporting facility while an event is held at the Performance Arts and Indoor Sound Stage building, unless there is sufficient off-street parking available at the Applicant's on-site and auxiliary parking lots for the estimated combined attendees, assuming one parking space for every three attendees."

3. Section II, Paragraph 6.a., Page 20, Mitigation Measure BIO-1.

We fully understand the desire to avoid any detrimental impact on nesting bird populations. We believe, however, that the first sentence is a bit ambiguous with regard to the relationship between the construction activities and their impacts on shrubs and trees. Thus, we recommend that the sentence be restructured to read as follows: "Within each construction area, construction activities that result in the removal of shrubs or trees, or grading in their immediate vicinity, shall be conducted during the non-breeding season for birds"

4. Section II, Paragraph 9.a., Page 27, Rationale.

The third paragraph makes reference to "Private School Private Schools [sic] and Private Schools Building Safety which requires the school to comply with the local building department and requirements and that school construction plans be prepared by California-licensed architects, civil engineers or structural engineers." We believe that the reference to this law is more properly described as the "Private Schools Building Safety Act of 1986."

5. Section II, Paragraph 18.b., Page 48, Rationale.

The second sentence suggests that the recreational facilities will be completely restricted for use by students and staff only. While we contemplate that the vast majority of such uses will in fact be for students and staff, the statement in the DMND is not completely correct. Thus, we request that the following phrase be added to the end of this sentence: ". . . , with limited third party usage."

6. Section II, Paragraph 19.a., Page 48. Rationale.

In the third to the last sentence, the closing phrase is as follows: "... and no other traffic-generating users are anticipated." As you know, from time to time, there will be limited third party users of the facilities. Those uses will be infrequent, will typically not involve many people or vehicles, and will likely not generate many, if any, environmental impacts. Thus, we suggest that this phrase be modified as follows: "... and no other significant traffic-generating users are anticipated."

7. Appendix C, Air Quality Analysis, 4.2.1. Construction Impacts, Page 27.

The report estimates that approximately 1,228 tons of material will need to be removed from the site in connection with the Phase 1 demolition. The report then estimates that this would result in 2,813 haul trips or about 703 trips per day. We believe the estimate on haul trips is vastly over-stated. Assuming 10 tons per haul, there would be a total of only 123 haul trips.

The Applicant appreciates the effort and concern shown by the City Staff and consultants in preparing the DMND. The comments and corrections set forth in this letter are intended to improve the document and correct the record where necessary. As indicated, none of our comments or corrections should be interpreted as evidence that the DMND is not legally adequate under CEQA. Thank you for considering our thoughts.

Very truly yours,


R. Scott Jenkins
of HAHN & HAHN LLP

RSJ:jam

cc: Dr. Richard Gray
Mr. Chip Ossman
Mr. David Reyes
Ms. Jennifer Paige
Ms. Arthi Varma



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

June 28, 2016

Ref Doc. No.: 3753346

Ms. Ha Ly, Planner
Planning and Development Department
City of Pasadena
175 North Garfield Avenue
Pasadena, CA 91101-1704

Dear Ms. Ly:

Comment Letter for La Salle High School Master Plan

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration for the subject project on June 6, 2016. The proposed project is located within the jurisdictional boundaries of District No. 16. We offer the following comments:

UTILITIES AND SERVICE SYSTEMS

1. **Part 20a, page 51**, paragraph 1 – Based on the student enrollment remaining the same, the existing staff increasing by five additional members, and the description of the building types detailed in part 20a, there will be a minimal increase in flow after the project is fully developed.
2. **Part 20a, page 51**, paragraph 2 – For more specific information regarding the connection fee application procedure and if fees apply to the proposed project, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.
3. **Part 20b, page 52**, top of page – All wastewater generated by the project site is treated at the San Jose Creek Water Reclamation Plant located adjacent to the City of Industry, which has a capacity of 100 million gallon per day (mgd) and currently processes an average flow of 66.3 mgd.
4. **Part 20e, page 54**, paragraph 1 – Refer to item no. 3 above.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

DEPARTMENT OF TRANSPORTATION
DISTRICT 7-OFFICE OF TRANSPORTATION PLANNING
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-9140
FAX (213) 897-1337
www.dot.ca.gov



*Serious Drought.
Serious drought.
Help save water!*

June 29, 2016

Mr. Ha Ly
City of Pasadena
175 North Garfield Avenue
Pasadena, CA 91101

Re: La Salle High School Master Plan
Vic: LA – SR134
SCH# 2016061012
IGR#160609RH -MND

Dear Mr. Ly:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above mentioned project. The proposed project is a three-phased, 15 year Master Plan for the construction of an athletic and performance arts facilities for La Salle High School, located at 3880 East Sierra Madre Boulevard in the City of Pasadena.

The project includes the demolition of two existing buildings, removal of an existing baseball field, renovation of an existing classroom building and construction of five new buildings, consisting of a classroom, new practice gym, aquatic center, performance arts and sound stage resulting in a net increase of 83,874 square feet. No increase in student enrollment is proposed.

The nearest facility to the proposed project is SR-134. Caltrans does not expect project approval to result in a direct adverse impact to the State transportation facility.

Storm water run-off is a sensitive issue for Los Angeles County. Please be mindful that projects should be designed to discharge clean run-off water. Discharge of storm water run-off is not permitted on State Highway facilities without a storm water management plan.

In addition, please be reminded that transportation of heavy construction equipment, material, or other special equipment which requires the use of oversized-transport vehicles on State highways, will require a Caltrans transportation permit. Caltrans recommends that large size truck trips be limited to off-peak commute hours.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dianna Watson".

DIANNA WATSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

July 3, 2016

City of Pasadena
Attn: Planning and Community Development
175 N. Garfield
Pasadena, CA 91101

Planning Commission
City of Pasadena
175 North Garfield
Pasadena, CA 91101

Comments Relative To Mitigation Monitoring and Reporting Program and Initial Study for LaSalle Master Plan

After perusing the *Mitigation Monitoring and Reporting Program* (herein referred to as the Mitigation Plan) and the Initial Study, the following concerns need to be addressed.

Concerns relative to new open-air swimming pool and third party uses

- The Mitigation Plan states, "No long-term third-party users of the facilities are permitted under this Master Plan." What is the definition of a "long-term third-party user"? Why does the limitation specify "long-term" instead of simply prohibiting third party uses? In the past, La Salle High School has allowed various organizations to use their facilities on the weekend. An adult soccer league from Glendale, the Los Angeles Police Department Protective League, St. Philips Grammar School, Pasadena Christian School, Golden State Soccer, CIF, Pop Warner Football and others have added to the noise and pandemonium on the weekends. One school held its jog-a-thon on a Saturday morning using a loud, loud speaker to play "Walk 500 Miles or More" among other lively tunes while shouting words of encouragement to participants. This history strongly demands that a strict, detailed plan be put in place for use of the new facilities. The swimming pool will particularly attract a large number of users. The mitigation plan should clearly set forth explicit restrictions on pool usage, the specific parties (really only LaSalle teams) allowed to use the pool, the procedures for complaints and investigations, and the remedies to be put in place. Since code compliance is unavailable on the weekends, how can neighbors effectively report noise complaints and misuse of facilities at the time of the occurrence?
- The new open-air swimming pool will essentially be used year round-- boys' water polo in the fall, girls' water polo in the winter, swim meets in the spring, and now summer camps and programs. No study has been conducted regarding the change in summer use relative to an additional 200 users. This is a significant change from present summer use. What is the

duration of use, the hours of use, the types of summer activities, the use of whistles, buzzers, loud speakers, etc? Who will be the users of the pool? Are there third party users in the summer? The summer use of the pool should not be allowed because its impacts have not been thoroughly studied.

- Also the study does not take into account water polo games and swim meets that are not competition activities but are invitational in nature. Will CIF be allowed to use the pool for activities that do not involve LaSalle as a competitor? This use should not be allowed as history from the third party use of the field by CIF and other users demonstrates high activity Saturday use.
- Furthermore the study does not address practice usage for the swimming pool. Generally teams practice twice a day. In addition to after-school practice, it is likely that early morning practices will be called. Morning use (as early as 5:30 a.m.) should be prohibited. The study does not appear to fully address the complete use of the pool.
- The study stated that only about 75 spectators, participants, and officials are in attendance at the water polo matches. A noise study was generated with 103 individuals involved. Since it was determined that this use would exceed the ambient noise level, there should be a monitoring program in place to assure that the mitigation measures are successful. If the measures are not successful, what specific corrections will be undertaken?
- Although the use of one buzzer has been thoroughly documented, there does not seem to be mention of whistles, starter guns, and loud speakers. This needs to be addressed. Who will be responsible for noise mitigation? Again, the noise mitigations should be tested at a fully attended event for each water sport. If the noise mitigations are not effective, procedures for responsibility and correction should be delineated. Also one buzzer is used how many times in a game?
- Although the DWP has approved the increase in water consumption, conservation measures should be put in place; such as, a pool cover to address evaporation issues. The pool cover should be in place when the pool is not being used. What amount of water increase has DWP approved and how was that increase calculated? At present DWP has stated that Pasadena is not meeting its goals for water consumption. Please see attached photos taken on a Sunday morning (6/26/16) that illustrate La Salle's lack of compliance with the City's mitigation measures for water consumption. Is it responsible to approve an increase in water consumption to an entity that has not complied with current conservation measures?
- Hazardous Materials. Will chlorine gas be used in the pool or another type of chlorine? Chlorine gas should not be used because of the pool's proximity to

residences. This should be clearly set forth in the conditions so that the pool maintenance company is fully aware of the restriction. Also will pool chemicals be stored on site; and if so, what quantity and type.

Comments Relative to Construction Impacts:

Section: AQ-1 Haul Trips- "Haul trips shall be limited to no more than 246 per day".

246 trips- entry and exits during an 8-hour workday.

This is **30.75 vehicular entry and exits for 8 hour** work day.

Every 2 minutes a vehicle would be allowed to enter or exit the work site.

This is simply unrealistic and would place a major burden on the flow of traffic since the majority of the vehicles entering and exiting would be **heavy earth moving vehicles, concrete hauling vehicles, or material supply vehicles.**

(Not to mention crew vehicles and pickup trucks arriving at the same time period.) Additionally, the idling of other traffic vehicles, buses, and trucks that would have to stop and wait for the entering/exiting the construction site would add to air pollutants in an area bordered by homes and child care facilities.

Responsible Monitoring Entity

We do not believe that the Community Development Department has the necessary staff or equipment to take the lead in monitoring air quality for the on site and off site pollutants that would be created by allowing such a high concentration of vehicular traffic as suggested above taking place during the construction period.

Concerns Relative to Extension of Upper Parking Lot and Parking Lot Circulation

- It is not clear to this reader how drop off in the upper lot operates. If the student driver enters at the center driveway and turns west while the parent driver enters the same driveway and turns east, how do students access the parking spaces to the east of the driveway? Do they enter the queue for drop off? If so, the congestion in the parking lot will become a serious hazard.
- The recommendation for an extension of the upper lot to accommodate 6, 7, 8 (the number changes as you read the documents) visitor spaces seriously impacts the safety of pedestrians, bikers, and drivers on Sierra Madre Boulevard (although it does not appear that bikers were given much consideration). The City's own commissioned circulation study by URS admits that additional driveway 6 (the driveway for the new parking extension) is a concern because of its proximity to the intersection of Sierra Madre Boulevard and Michillinda (Circulation Study page ES-3 Driveway 6). URS also states that high pedestrian activity at the school entrance and vehicles exiting driveway 4 will add a new pedestrian conflict point. The new driveway (or modification of driveway 4) needed for this extension is a

serious hazard. URS further states on page 6-2 of its Circulation Study that "Construction of a new entry Driveway 6 east of Driveway 4 is a concern as it gets very close to the intersection of Sierra Madre Boulevard and Michillinda Avenue coupled with high pedestrian activity at the school entrance and vehicle traffic coming out of Driveway 4." Based on the independent evaluation of URS and a visual examination of the area, serious concerns about the City's evaluation of the safety of Driveway 4 and Driveway 6 arise. The City has stated that the new driveway will be located approximately 300 feet from the Michillinda crosswalk that is more than the 200 feet minimum recommended distance. However the conflicts for bikers and cars arise at the start of the right hand turn lane with vehicles attempting last minute lane changes to enter the queue for the right hand turn. The right hand turn lane and the left hand turn lane and not the corner are the real problem. The right turn lane should be extended to handle the large number of right hand turners. In addition most of the cars turning out of the parking lot will be attempting to turn into the right turn only lane (competing with cars from other lanes) or cut across to the left turn lane. This left hand turn lane is also too close to Driveways 4 and 6. Any cars parked in front of the gym will cause obstruction as drivers try to pull around them. Driveway 6 and Driveway 4 are points of dangerous conflicts. Any parking lot extension is irresponsible and seriously impacts the aesthetics of the upper campus in addition to violating the City's goal of a pedestrian-friendly environment.

- Bikers are losing the protection of their bike lane as the right turn lane is coming up, cars are trying to maneuver from other lanes to turn right, cars dropping off in the lot are trying to exit into fast moving traffic, and pedestrians along Sierra Madre Boulevard are trying to avoid getting hit. All these factors add up to a very dangerous situation. The extension of the upper lot for six visitor spaces should not be allowed based on safety concerns that cannot be mitigated. Is the addition of six spaces in front of the historic gym worth the possible risk of injury to pedestrians and/or bikers? There is ample two hour parking for visitors' curbside in front of the gym.
- The widening of the driveway 3 is a hazard to bikers and walkers (many of them seniors). In addition the study did not take into account that a number of drivers hurriedly zig zag across Sierra Made Boulevard from Cynthia to enter driveway 3 and in the process forget to look for bikers and pedestrians.
- LaSalle's frontage is mainly parking lot and even a small extension of lot degrades the aesthetics of the campus. Approximately two-thirds of La Salle's frontage is covered by parking lot. Conditional Use Permit dated April 15, 1955, granting permission to establish the school, designated that a setback of 50 feet would be maintained from the north property line and a 20 foot setback from east property line. This setback guaranteed the linear school would be preserved. The Conditional Use Permit granting the expansion of the main classroom and administration building in 1995 again sought to preserve open space for protection of light and air and to preserve the character and quality of residential neighborhoods. Maintaining generous front and side yards, and retaining the low density character of the

established neighborhood with structures no higher than 40 feet would protect the surrounding residential uses. It stated that the project was compatible to the low density residential uses of the vicinity due to the generous open space and front yard setbacks along both street frontages. This permit also increased the student count to 780 with a maximum of 56 employees. It further decreed that 65 parking spaces in the parking lot accessed from Michillinda were to be designated for student parking. All faculty and employee parking shall also be located in the lot accessed from Michillinda. The CUP further decreed that the parking lot accessed from Sierra Madre should be used exclusively for student parking. Yet some staff park there and buses and vans are stored in this lot. There seems to be no adherence to the last conditioned parking regulations. Also are the number of personnel required to be conditioned?

- In addition the lot must be securely fenced. This is the only parking fronting Sierra Madre that is fenced. No amount of landscape will effectively hide or minimize a fenced lot with five driveways.
- The relocation and closing of the front entrance of the main building from the corner of Michillinda and Sierra Madre to the area near the barrel-vaulted roof gym building forces all students entering from Sierra Madre Boulevard into one entrance instead of the present two entrances thus creating more congestion at the western end of the building. The proposed parking lot extension will take up present open space that students transverse. This will negatively affect pedestrian traffic. Also students may cut through the new extended parking lot likely creating a hazard.
- In addition, the closing of the main entrance reduces an exit that could be used for a safety exit; i.e., fire, earthquake, or school-shooter incident. The police and fire departments should submit written evacuation plans for both possible emergencies as it is not clear from the study how 780 students can be safely evacuated

Concerns Relative to Theater - Phase 2

The 500- seat theater raises concerns relative to parking and congestion. How many performances are presently held and how many are anticipated for the new theater? Will third party uses be allowed? If so, how many third party events including the type of events and times of those events will be allowed? Why is the height of the building 43 feet? The school will have multiple buildings the highest in the surrounding area known for its low profile and the view of the San Gabriel Mountains spanning the entire area.

Concerns Relative to View Protection

Questions arise as to what is a view and what percent of a view is acceptable to lose. The San Gabriel Mountains are the dominant and desired view in Lower Hastings. Some homes also have city views. Many homes on Canfield, Landfair, and Hastings Ranch Road have a view of football field lights—not so desirable. Any loss of a view affects home values and quality of life for the residents. On page 9 of the Initial

Study, it is stated that some homes with a north facing view would be partially obstructed by the proposed structures. What percent constitutes a partial obstruction? Story poles were erected to demonstrate the mass of the proposed project. Unfortunately story poles do not demonstrate massing to an untrained eye and thus are not a valuable depiction of a project's impact on view, privacy, and encroachment of personal space. The pictures submitted by staff are from the public sidewalk and not individual backyards and therefore do not adequately assess view protection. As previously stated, the hearing officers for the City of Pasadena in both 1950 and 1995 carefully considered the quality and character of the neighborhood and decreed that open space be maintained and no building should be higher than 40 feet.

Concerns Relative to Past History

Although history is not a part of this environmental document, it is relevant to understand and appreciate the efforts of officials in the past to balance the needs of both the neighbors and the school. In 1955 the Planning Director for the City of Pasadena granted permission to the Catholic Church to build a high school with setbacks and concerns for the neighbors by trying to preserve the low density character of the neighborhood. In 1995 Paul Bear, Zoning Hearing Officer for the City, granted permission for La Salle to be expanded by 33,373 sq. ft. for new floor area for classrooms. Conditional use permit number 2968 stated in its Attachment A (#2) "The surrounding residential uses will be protected by . . . maintaining the low-density character of the established neighborhood with structures no higher than 40 ft." Attachment B (#7) stated that the use of the amphitheater, gymnasium and other school buildings shall be limited to school-related activities only and shall not be used for events which are not a part of school activities. The judgment and vision of the hearing officers granted the school the means to fulfill their mission of educating young people while protecting the rights of the neighbors to enjoy their homes. It seems that the need for compromise has been lost with the expansion of the school's athletic facilities. The expanded use of these facilities for the purposes of recruitment of students has taken a toll on the quality of life for the school's neighbors. The noise and congestion from weekend recruitment activities deny neighbors the peaceful enjoyment of their homes six days a week. The noise from the football games penetrates the neighborhood beyond Canfield Road and the lights shine in backyards along Canfield. The swimming pool will become the new nuisance for Canfield Road and the surrounding area. The conditions placed on the football field and track have not proven to be effective. Where is the concern for a neighborhood living on the edge of high school athletic facilities that were never envisioned for this site? In fact, great care was taken to maintain the integrity of the existing neighborhood and the fields were described as practice fields.

Closing Comments

This project is a particularly dense one that doesn't seem to take into account the value of open outside space for the students or the neighbors' enjoyment of their

personal property. Even the walking and biking public will be affected with loss of open view, increased risk from congestion, and loss of aesthetics. The addition of 83,874 square feet is a total build out of the campus. The use of the property has dramatically increased and the School has changed its scope of business with the enormous undertaking of adding an aquatic center, pool, theater, and numerous third party users. The study particularly fails to adequately study the impacts of the addition of the pool and its activities. Because of this change that will negatively affect the environment and because the Initial Study has not proven the project will be adequately mitigated, an Environmental Impact Report is required for this project.

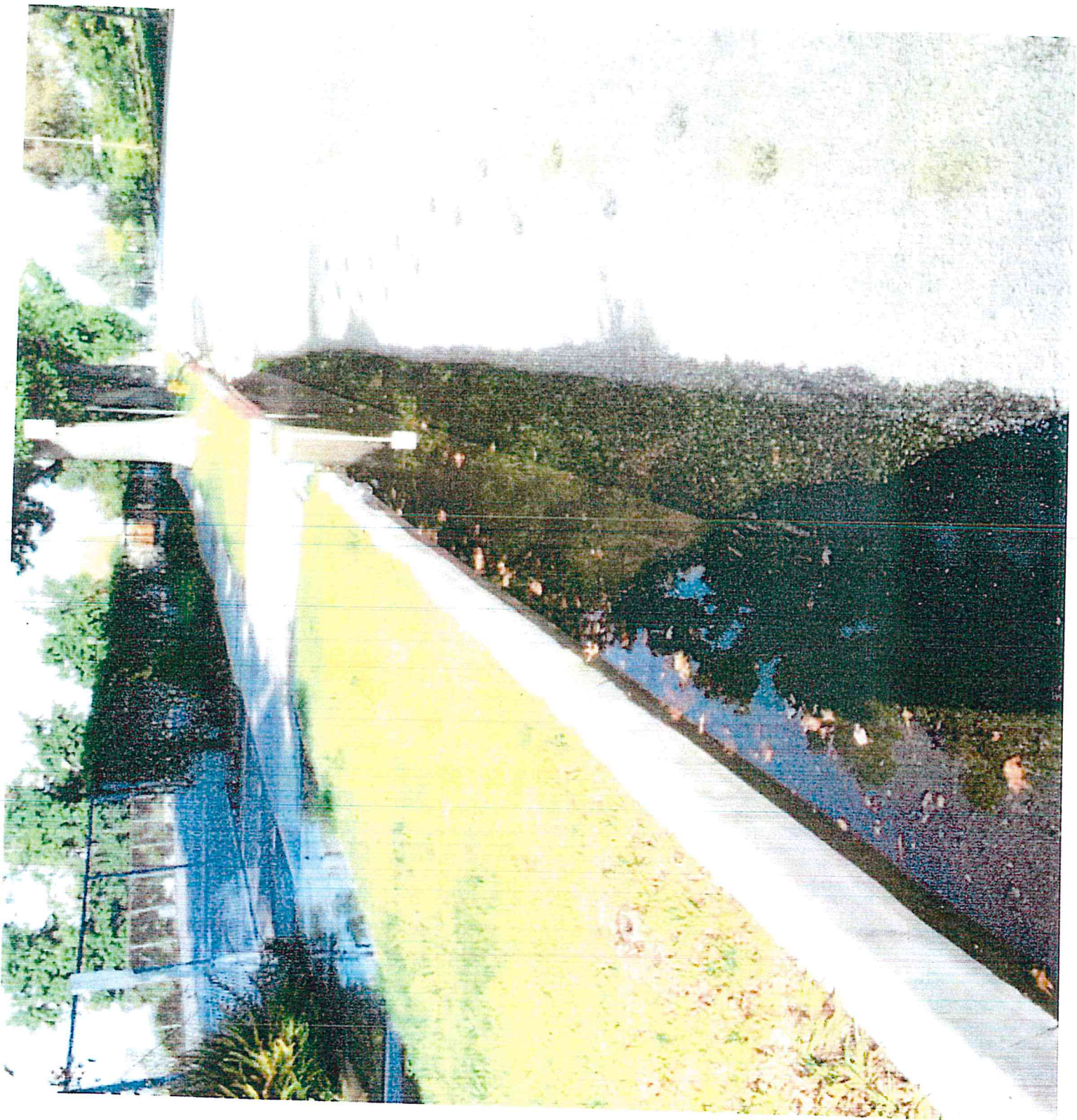
Respectfully submitted,

Diane Kirby
Neighbors Opposed to Scope of Project.

By Diane Kirby

Hand Delivered







Ly, Ha

From: Jenkins, R. Scott <rsjenkins@hahnlawyers.com>
Sent: Wednesday, July 13, 2016 1:42 PM
To: Ly, Ha
Cc: Richard Gray (rgray@lasallehs.org); Chip Ossman (Chip@ossmanconsulting.com); Reyes, David; Paige, Jennifer; Varma, Arthi
Subject: La Salle HS - Conditions of Approval - Errata Sheet
Attachments: 1265425_1.docx

Ha:

On behalf of La Salle HS, we have now reviewed your 98 proposed conditions of approval. I attach an errata sheet that we intend to hand out to the Planning Commission tonight showing our proposed changes to those conditions. Some are very minor typographical corrections, such as 35 and 55. Most are merely clarifying. Our most important change is 79. We will likely be unable to live with that one as currently written. Let me know if you have any questions. See you tonight at the Planning Commission. Thanks for all your efforts to date.

Sincerely, Scott

HAHN & HAHN LLP

R. Scott Jenkins, Lawyer | rsjenkins@hahnlawyers.com

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LA SALLE HIGH SCHOOL – MASTER PLAN

CONDITIONS OF APPROVAL – ERRATA **CHANGES IN RED**

19. **Annual Calendar of Events.** Prior to the beginning of each school year and at least quarterly thereafter, La Salle shall provide an annual calendar of school and after-school events and performances to be held on campus to ~~all neighbors within 500 feet of the school and~~ the Zoning Administrator. Said calendar shall be made accessible to the public through the school's website. ~~The calendar shall include,~~ include school and third-party events and shall be updated periodically~~æeordingly~~. [To require quarterly hard copy mailings to all residents is overly burdensome given the alternative ability to disclose the calendar on the school's website.]
35. **Verification of Lighting Intensity.** La Salle shall submit a lighting study to the Zoning Administrator, verifying that any new exterior lighting under Condition 3425, after installation, would not produce an illumination level greater than one foot-candle on any property within a residential zoning district except on the school's property. [Cross reference is in error.]
44. **Pool Buzzer and Whistles.** No buzzers or whistles shall be utilized at the Aquatic Center during morning practice prior to 8:00 a.m. or after dusk~~5:00 p.m.~~. [This condition must be limited to the pool area; otherwise, officials at night football games could not use their whistles. In addition, it is possible that water polo games could extend beyond 5 pm.]
46. **Green Treatment of Aquatic Center Sound Wall.** La Salle shall consider a green treatment of the proposed Aquatic Center sound wall on the south side of the wall (facing Canfield Road), subject to approval and review by the Zoning Administrator. [Clarification of which wall.]
48. **Drop-Off and Pick-Up.** All drop-off and pick-up of students shall continue to be along East Sierra Madre Boulevard Avenue and Michillinda Avenue. La Salle shall have staff monitor the daily activity of drop-off and pick-up operations. [Historically, the white zone along Michillinda has served as a convenient loading zone, without known problems.]
55. Deliveries and trash pick-up shall not be performed between the hours of 7:00 p.m. and 7:00~~6:00~~ a.m. daily. [To be consistent with Condition No. 10.]
70. No spectator events, including competitive sports and other organized events, shall occur on Sunday on Kohorst Field. [This condition is an existing condition and applies only to the football field. La Salle uses its indoor sports facilities frequently on Sundays.]
75. No athletic events, including practices and games, shall occur on Sunday, on Kohorst Field. [Again, this is an existing condition and applies only to the football field.]
78. The approval of this application allows a maximum of nine evening events annually on Kohorst Field that may draw more than 200 persons per event. The nine evening events, and that may occur from 5:00 p.m. to 10:00 p.m., Monday through Friday only. [Existing condition

relating to use of the field lights on Kohorst Field. The language has been simplified to eliminate ambiguity.]

79. No two significant events will be held simultaneously at the performing arts center, existing theater, cafeterias, and sport facilities. For purposes of this condition, a "significant event" is one that may draw more than 200 persons per event. [Unless this condition is modified, it would tend to foreclose the use of any of these facilities based on the scheduling of a possible insignificant or sparsely attended event in any one facility.]