

**Rodriguez, Jane**

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**From:** Anita Fromholz [fromholz@earthlink.net]  
**Sent:** Monday, April 09, 2007 10:04 AM  
**To:** Rodrigue, Jane  
**Subject:** Tonight's Council discussion - Desiderio  
**Attachments:** City Council 4-9-07.doc

Good morning Jane -

I have been so involved with the Green Space Element that I was not aware until Saturday that the Desiderio project is coming to the Council again tonight. I am attaching a letter which I hope you can distribute to the Council members before the meeting. I realize it may be too late for you to do so and have emailed copies tot he Council members I know personally.

Thank you for all you do for Pasadena!  
Anita Fromholz

4/9/2007

**Anita B. Fromholz  
1435 Afton Street  
Pasadena, California 91103**

April 9, 2007

Members of the City Council  
City of Pasadena  
Sent by email

Dear Members of the City Council:

I urge you to reaffirm your February 5<sup>th</sup> approval of the concept plan for reuse of the Desiderio Army Reserve site: the Habitat for Humanity Bungalow Court, demolition of the existing buildings, and open space. (The concept plan includes a new bungalow building for the Arroyo Center for Art and the Environment, which may be necessary as a compromise.) There are many good reasons for reaffirming your approval; I will highlight a few I think are most compelling:

- The environmental education component of the Arroyo Center plan is an integral part of the plans for the newly-acquired Hahamongna Annex. The acquisition is the result of years of planning and negotiation by the City and the Annex is considered an integral part of the City's park and open space system. The plans for the Environmental education center at the Annex are the result of a series of community meetings and planning sessions, including an intensive full-day charrette. Hundreds of members of the community spent hours putting careful thought into the plans for the Hahamongna environmental education center, as did a number of City staff. They worked hard to come to a consensus about the best use of the new Hahamongna acres, and the environmental center was one of the strongest components of that consensus. Putting an environmental center at Desiderio would detract from the Hahamongna center, in interest, use and possible funding, and leaves those involved in the Annex planning unclear as to the City's priorities.
- If Pasadena is in need of more museums and art classes, the museum and art academy should not be situated in a residential neighborhood with limited access. They should be housed in one of the buildings in Pasadena's center that are being considered for such a use.
- The neighbors closest to the Desiderio site support the Habitat bungalow court, demolition of the existing buildings, and open space – some add to that a new building to house an environmental and art center.

- The Arroyo Center for Art and the Environment is being strongly supported, but by a small, well-organized group with little vision for the whole city.

The letter from Ann Scheid that is in the correspondence attachment to the City Manager's report for tonight's discussion is a very clear statement of the reasons that the Arroyo Center plan is unacceptable; I commend it to your attention.

Thank you for all you do for our city!

Sincerely,

**Anita B. Fromholz**

**Rodriguez, Jane**

**From:** Richard Gilman [rcgilman@earthlink.net]

**Sent:** Saturday, April 07, 2007 10:52 AM

**To:** Rodriguez, Jane

**Subject:** Desiderio Site

I support strongly the WPRA recommendations regarding disposition of the Desiderio site and urge appropriate action to that end. Richard C. Gilman/131 Annandale Road.

4/9/2007

**Rodriguez, Jane**

**From:** Avram Gold [avram3@earthlink.net]  
**Sent:** Sunday, April 08, 2007 1:42 PM  
**To:** Rodriguez, Jane  
**Subject:** please forward to council members - Desiderio project

Dear City Council Members,

In reviewing the three main Desiderio Project issues: traffic congestion, esthetics and potential vagrancy by the homeless, I believe the City Council made the best compromise weeks ago. Habitat's nine unit plan has the least amount of housing and will "police" the area, allowing a larger park space to be established as well. It's also a humanitarian thing to do. If the Arts Center is added to this arrangement, and they build an attractive but small one story structure nearby, their funding will add additional resources for maintenance and private guard protection.

That said, chopping up the existing structures for a larger museum set up to honor it's own sponsors in not in keeping with the City Council's original vote or vision. Nor does it respond to the neighborhood's needs and concerns.

Therefore I urge you to move ahead with your original vote for this issue.

Thank you,

*Avram Gold*  
687 Arbor Street

**Jomsky, Mark**

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**From:** DIANA248SR@aol.com  
**Sent:** Friday, April 06, 2007 6:06 PM  
**To:** Jomsky, Mark  
**Subject:** The Arroyo for Art and the Environment

To Whom It May Concern,

I am writing to give my support for the Art and the Environment project at the Disiderio Center in the Arroyo. I have lived in Pasadena all my life. I was raised on Rockwood Rd. which is on the West side of the Arroyo. The Arroyo was like my back yard. As a child growing up my brother and our friends would play in this wonderful park like environment known as the Arroyo. It was a idelic way to grow up. Today I live on San Rafael over looking the Disiderion and casting pond. I still consider the Arroyo my back yard. It is a place where I walk my dog and enjoy the beauty of the environment. I am also an artist member of the California Art Club. I have spent many hours painting in the Arroyo and surrounding areas. I feel it is very important for us to create a museum as well as a place where we can educate children on environment near this beautiful part of our city. Lets vote in favor of the Art and the Environment project!

Diana Hecht  
248 South San Rafael Ave.  
Pasadena, CA 91105

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See what's free at [AOL.com](http://AOL.com).

**Jomsky, Mark**

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**From:** Elaine Adams [info@americanlegacyfinearts.com]  
**Sent:** Friday, April 06, 2007 5:18 PM  
**To:** Jomsky, Mark  
**Subject:** Desiderio - SAVE the Building

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

**From:** HENSCOOP@aol.com [mailto:HENSCOOP@aol.com]  
**Sent:** Friday, April 06, 2007 3:18 PM  
**To:** bbogaard@pasadenacity.net  
**Subject:** Fwd: Help for Desiderio

Dear Mayor Bogaard, City Council Members and City Officials:

I am a neighbor of the Desiderio property and am in favor of the adaptive reuse of the existing buildings for the Arroyo Center for Art and the Environment.

*Carol Henry*

See what's free at [AOL.com](http://AOL.com).

## Rodriguez, Jane

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**From:** Charles Hilliard [charles.hilliard.drewu@gmail.com]  
**Sent:** Sunday, April 08, 2007 11:25 PM  
**To:** Rodriguez, Jane  
**Subject:** Desiderio

**Attachments:** LRA



LRA (55 KB)

Please distribute to all Council Members Please print the attachment

Dear Members of the Pasadena City Council:

I fully support the letter from Ann Scheid regarding the decision you are considering for use of the Desiderio site.

As a resident of the Lower Arroyo neighborhood nearest to the site and most affected by the future use of this site, I urge you to return to the original recommendation unanimously approved by the Planning Commission that included:

- (1) the Habitat for Humanity "bungalow court" plan for nine single-family residential homes;
- (2) the demolition of all existing Army Reserve buildings; and
- (3) a new building for the Arroyo Center for the Arts and Environment (ACAE), limited to 6,000-8,000 square feet.

The approximately 60 signatures provided the council prior to your last meeting urging you to demolish all existing buildings reflects the predominant sentiment of the Lower Arroyo Neighborhood adjacent to the Desiderio property. This proposal now has the support of the WPRC. While the approximately 400 signatures Steve Madison reports receiving in support of the California Art Club is imposing, they do not originate from residents of the Lower Arroyo neighborhoods closest to the site, and thus do not represent the neighbors and neighborhood that will bear the brunt of the immediate affects of such a massive, commercial project.

Furthermore, the private museum/gallery/art school use proposed by the California Art Club/Arroyo Seco Foundation will not be able to meet the criteria for land use as outlined in the DOD publication Base Redevelopment Planning for BRAC Sites, Department of Defense, Office of Economic Adjustment, May 2006 (see attachment: LRA). This document outlines the responsibilities of the Land Redevelopment Authority (City of Pasadena) and include:

- An emphasis on community consensus: "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)
- Land use compatibility with the surrounding community: Ensure "land use compatibility between the surrounding community and the former installation property" (p. 33)

These guidelines seem to have been lost in your attempt to find a compromise that accommodates the loud and influential voices of the California Art Club/Arroyo Seco Foundation coalition. The accommodations proposed, and most recently elaborated on via the City Staff recommendations, continue to expand the project in favor of the California Art Club/Arroyo Seco Foundation coalition and squeeze the Habitat for Humanity proposal to the point of being untenable. Why force the homes proposed by Habitat for Humanity, arguably the only part of the project that fully meets the "public benefit" component,



into a space and configuration that jeopardizes their quality and compatibility with the surrounding neighborhood?

I urge you to return to the original Planning Commission recommendations as the best hope to achieve the approval from the Department of Defense and to create a project that maximizes open space and provides affordable housing in a manner that is both historically sensitive and compatible with the neighborhood.

Thank you.

Charles Hilliard  
492 South Arroyo Blvd.  
Pasadena, CA 91105

A founding member of the Lower Arroyo Neighborhood Coalition

**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)

**Jomsky, Mark**

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**From:** Susan Kranwinkle [skranwinkle@sbcglobal.net]

**Sent:** Friday, April 06, 2007 10:58 AM

**To:** Jomsky, Mark

Please preserve the buildings at the Desiderio cite.  
Susa Kranwinkle  
691 La Loma road

**Jomsky, Mark**

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**From:** Vicki Livingstone [vstonedeco@earthlink.net]

**Sent:** Friday, April 06, 2007 11:04 AM

**To:** Jomsky, Mark

**Subject:** Desiderio

**Dear Ms. Romney, I am writing you this e-mail to let you know how strongly I feel that the Desiderio Buildings should be preserved for the Arroyo Art Center and Habitat projects. It would be an unnecessary expense to tear them down and they are needed for the projects. Please listen to your constituents on this matter. Thank you,**

**Vicki Livingstone**

**Vicki Livingstone**

**1220 South Grand Avenue  
Pasadena, California 91105**

**626 441-7728**

**vstonedeco@earthlink.net**

**vstonedeco@earthlink.net**

**Rodriguez, Jane**

**From:** Gail Lovejoy [gluvjoy@sbcglobal.net]  
**Sent:** Saturday, April 07, 2007 2:21 PM  
**To:** Rodriguez, Jane  
**Cc:** lhashimoto@charter.net  
**Subject:** Desiderio project

To whom this may concern:

I live on California Terrace & walk Arroyo Blvd. regularly. I'm very conscious of the traffic on this winding street & often see bicyclists, joggers and cars come very close to colliding! The speed limit is OFTEN exceeded and there's no "turn-out" space ... cars & trash bins frequently protrude into the road. During football season, our neighborhood roads become major thoroughfares. To create a 'tourist attraction' on this road COULD be a huge disaster for my quiet neighborhood ... a situation which we don't seem to taking into account as the plans for an 'art center/ exhibit site/etc.'

are discussed & fantasized about. We don't need a commercial venture in this spot! I can't imagine MORE lost tourists trying to find their way to this site ... often 'weaving around' all of the people who use & live in the area. Arroyo Blvd. isn't set up to accommodate any more traffic!

Sincerely,  
Gail Lovejoy

**Jomsky, Mark**

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**From:** RPMillerJr@aol.com  
**Sent:** Monday, April 09, 2007 12:55 PM  
**To:** Jomsky, Mark  
**Subject:** Desiderio Project

Dear Mayor Bogaard, City Council Members and City Officials:

We are neighbors of the Desiderio property and are enthusiastically in favor of the adaptive reuse of the existing buildings for the Arroyo Center for Art and the Environment.

Please support their proposal.

Thank you very much.

Louisa N. Miller  
Louisa M. Miller  
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See what's free at  
<http://www.aol.com>.

## Jomsky, Mark

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**From:** Bruckner, Richard  
**Sent:** Monday, April 09, 2007 9:26 AM  
**To:** Jomsky, Mark  
**Subject:** FW: Desiderio Project

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

From: heidrun mumper-drumm [mailto:drumbeat@earthlink.net]  
Sent: Monday, April 09, 2007 8:00 AM  
To: Bogaard, Bill; Madison, Steve; Streater, Joyce; Little, Paul; Holden, Chris; Haderlein, Steve; Stone, Rhonda; Gordo, Victor; Tyler, Sid; DeWolfe, Stephanie; Bruckner, Richard; Kurtz, Cynthia  
Cc: timbri@att.net; info@americanlegacyfinearts.com  
Subject: Desiderio Project

Dear Mayor Bogaard, City Council Members, Planning Department Members and City Manager:

As I am unable to attend this evenings meeting regarding the Desiderio Project, I would like to voice my support for the proposal put forward by the City Manager which includes reuse of the existing building for the Arroyo Center for Art and the Environment. I understand that this proposal must still be refined, and I would urge you to introduce the Environmental Advisory Commission into the process at this point. I look forward to a truly outstanding Project which can serve as an example of the City of Pasadena's goal for sustainable design and sustainable community.

Sincerely,

Heidrun Mumper-Drumm

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Adjunct Associate Professor  
Graphic Design and Liberal Arts and Sciences Art Center College of Design



## Jomsky, Mark

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**From:** Elaine Adams [elaineadams@earthlink.net]  
**Sent:** Thursday, April 05, 2007 10:35 PM  
**To:** Jomsky, Mark  
**Subject:** To Post on city website re desiderio "SAVE BUILDINGS"

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

From: heidrun mumper-drumm [mailto:drumbeat@earthlink.net]  
Sent: Sunday, March 18, 2007 10:49 PM  
To: elaineadams@earthlink.net  
Subject: desiderio project

Desiderio Project

I have been following with interest the discussions related to the use of the Desiderio Army Reserve Center beneath the Colorado Street bridge and recently had the opportunity to tour the site. I strongly endorse the proposal to reuse the Army Reserve Center building as an arts/environmental complex. As an Associate Professor teaching sustainable design at Art Center College of Design, and as an Environmental Engineer, I support the proposed reuse project on sustainability and aesthetic grounds. Additionally, as a resident of the neighborhood, I welcome the addition of such a facility for its contribution to the community.

The benefits of reuse are many and I highlight a few below:

The proposed reuse project is in complete agreement with the City's stated goal of becoming a 'green' city.

Reuse of the Desiderio Center follows LEED guidelines for adaptive reuse, avoiding the significant environmental impacts associated with demolition and demolition waste, and new construction. The building appears to be energy efficient, with further efficiencies achievable. The proposal calls for creation of open area and restoration of the landscape, in effect extending the contiguous Arroyo habitat. Reuse also retains the historical value of the building.

Reuse is also a responsible use of 'community capital,' in that the plan to repurpose the building follows a budget with achievable funding goals.

Lastly, as anyone who has visited the facility will tell you, the building is not only well built and sound, it is a very pleasant space to be in, especially the large 'gallery-like' space with tremendous views of the bridges. The scale of the spaces and the relationship of these spaces to the exterior views, is to my mind ideal.

With the reuse of the Desiderio facility, the City of Pasadena has an opportunity to advance its sustainability goals while supporting the needs for housing, community arts and environment facilities and expansion of open space.

Sincerely,

Heidrun Mumper-Drumm  
Adjunct Associate Professor  
Art Center Center College of Design

**Rodriguez, Jane**

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**From:** Audrey O'Kelley [aokelley@msn.com]  
**Sent:** Saturday, April 07, 2007 2:39 PM  
**To:** Rodriguez, Jane  
**Cc:** Madison, Steve  
**Subject:** Desiderio

Dear Ms. Rodriguez,

I may not be able to attend Monday's city council meeting and so I want to let council members know that I endorse the Planning Commission's decision, one reached after careful consideration. My preference would have been to return the area to open space, however, with little support from city leaders, I endorse the Desiderio "bungalow court" plan for nine single-family residential homes by Habitat for Humanity; the demolition of all existing Army Reserve buildings; and a new building by the Arroyo Center for the Arts and Environment, to be limited to 6,000-8,000 square feet.

Thank you.

Audrey O'Kelley  
640 South San Rafael Ave.  
Pasadena, CA 91105  
626.441.3783 [Phone/Fax]  
323.229.0541 [Cell]  
email: aokelley@msn.com

## Jomsky, Mark

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**From:** Kurtz, Cynthia  
**Sent:** Thursday, April 05, 2007 9:45 PM  
**To:** Jomsky, Mark  
**Subject:** FW: Desiderio Site

Letter for Monday

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

**From:** Steve Onderdonk [mailto:sodonks@earthlink.net]  
**Sent:** Thursday, April 05, 2007 8:50 PM  
**To:** Kurtz, Cynthia  
**Subject:** Desiderio Site

Cynthia

Thank you for your thoughtful and thorough deliberation on the future of the Desiderio site.

We would like to express our strong support for the collaboration between Habitat for Humanity and Arroyo Center for Art and the Environment, in which Habitat for Humanity has lineally arranged residences along the east property line and Arroyo Center for Art and the Environment adaptively reuses the existing buildings and restores the remaining space to its natural beauty.

Best Regards,  
Kay and Steve Onderdonk

## Rodriguez, Jane

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**From:** Jill Polsby [polsby@yahoo.com]  
**Sent:** Saturday, April 07, 2007 2:24 PM  
**To:** Rodriguez, Jane; Madison, Steve; Bogaard, Bill; Haderlein, Steve; Tyler, Sid; Holden, Chris; Streater, Joyce  
**Subject:** Re: The Desiderio Project

I am curious as to who has been involved in re-doing the City Council's, The Planning Commission's, The Zoning Commission's, decision on the Desiderio project. I went to every meeting and sat until well past midnight on several occasions. The final decision was that the Arroyo Center and Habitat were to share the space. Nowhere did it say that the Desiderio buildings HAD to be demolished. Nowhere did it say that the Arroyo Center HAD to build a 6000 sq. ft. single story building with no 2nd floor and specifically no basement! Who is making these decisions?

The Desiderio buildings would make a wonderful reuse of existing space for the Arroyo Center with more than enough property left over for Habitat's project. To suddenly change all the rules midstream doesn't seem fair and I wonder who is making these decisions out of the purview of the public?

My vote was, is and will continue to be: **The re-use of the existing Desiderio buildings by the Arroyo Center for Art and the Environment with Habitat being allowed to build 9 bungalow units**, a "tot lot", a non-regulation, non-lit football/baseball field, etc and on and on ad nauseum for what Habitat wanted to do with that piece of property.

**Jomsky, Mark**

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**From:** Jill Polsby [polsby@yahoo.com]  
**Sent:** Friday, April 06, 2007 12:19 PM  
**To:** Jomsky, Mark  
**Subject:** re: use of the desiderio land

I wanted to write in support of the proposed *cooperative* use of the Desiderio land by Habitat and the California Art Club/Arroyo Seco group.

I think the army buildings should be preserved and re-cycled, as it were, in their new life as an art center, teaching center, study center, arroyo preservation center.

There is plenty of room for both projects, with the army buildings being saved and re-used.

The City Council voted for both groups to share in the use of the property and I'm hoping that that will end up being the final version:  
a bungalow courtyard built as Habitat presented it, i.e., per the bungalow court on N. Pasadena Avenue that Habitat used in all their pictorial presentations;  
an arts center which would re-use the Desiderio Army buildings with some modification.

The best use of a piece of property in Pasadena.

Please add this opinion to any opinions being presented to the City Council.

Jill and Richard Polsby  
Pasadena 91105

**Rodriguez, Jane**

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**From:** Dean R Price [foothillbldg@sbcglobal.net]

**Sent:** Saturday, April 07, 2007 10:56 AM

**To:** Rodriguez, Jane

**Subject:** Desiderio project

The Bungalow court proposal, with appropriately styled new arts center building is by far the best alternative for this neighborhood.

Please approve it !

Dean Price  
494 Ellis St.

**Rodriguez, Jane**

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**From:** Mary Dee Romney [mdromney@sbcglobal.net]  
**Sent:** Sunday, April 08, 2007 10:43 PM  
**To:** Rodriguez, Jane  
**Subject:** Desiderio: Letter to Council  
**Attachments:** 3646210075-Desiderio.990's.pdf

Jane,

Will you please see that councilmembers receive the below and the attachment for the April 9th (tomorrow's) council meeting.

Thank you.

Mary Dee Romney  
626-403-0242

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Dear City Councilmembers;

The Arroyo Center for Arts and the Environment (ACAE) does not meet minimal specifications published by the City for organizations seeking a "public benefit conveyance" of the Desiderio site:

1) EVIDENCE OF LEGAL ORGANIZATION STATUS

ACAE is not a discrete legal entity at all, but a speculative merger of three separate non-profits (California Art Club, California Art Academy and Museum and the Arroyo Seco Foundation) patched together for the purpose of lobbying city council for a gift of public land for private enterprise;

2) STATUTORY/LEGAL AUTHORITY TO ACQUIRE/LEASE PROPERTY

As potential "partners" to the City of Pasadena it is important for Council to know that the IRS-990 forms filed with the CA State Attorney General's Office by these three non-profits contain information that is wholly inconsistent with the financial and organizational capabilities stated to the Council;

<http://partners.guidestar.org/partners/cadoj/index.jsp>

(See IRS-990 attachments)

3) CONNECTION TO THE COMMUNITY

Of five officers/directors of the California Art Club, only Peter Adams lives in Pasadena; the California Art Academy and Museum is run exclusively by the Adams family; the Arroyo Seco Foundation already has approved connections to the community in Eaton Canyon and Hahamongna with no need for the location requested.

(See IRS-990 attachments)

Given the stated need for open space throughout the city, the sensitive nature of the Lower Arroyo and the absence of qualification by the ACAE, one wonders why the ACAE proposal has received more due process than is due.

Please exercise "due diligence" before making your findings. The Arroyo Center for the Arts and Environment (ACAE) has no demonstrated capacity to perform as promoted, presenting a fiscal and functional liability to the city if gifted with public land.

Please reject the ACAE application for lack of qualification and approve the Habitat for Humanity "bungalow court" of nine units with the remainder to be returned to Arroyo open space.

Sincerely,

Mary Dee Romney  
455 Laguna Rd.  
Pasadena, CA 91105