

**CORRESPONDENCE  
FOR  
JUNE 4, 2007  
CITY COUNCIL MEETING**

# *Affordable Housing Services*

270 Parke Street, Unit #3  
Pasadena, CA 91101

May 29, 2007

Mayor Bogaard and City Council Members  
100 North Garfield Avenue  
Pasadena, CA 91101

Re: Support for Habitat Proposal for Reuse of Desiderio Site; Request that City Correct the Failure of the Proposed Plan for the Reuse Desiderio Army Reserve Site to Take into Consideration the Needs of Homeless Individuals

Honorable Mayor Bogaard and City Council Members:

Affordable Housing Services (AHS), a not-for-profit developer of housing affordable to no and low income households and affordable and fair housing advocate, supports Habitat for Humanity's proposal for the reuse of the Desiderio Army Reserve site. It is, however, concerned that the rest of the site is to be devoted to open space, a use that was not among the proposals presented during the application phase. This concern is heightened because of the failure of the proposed Homeless Assistance Submission to appropriately balance the needs of the City's homeless households, as required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 [10 U.S.C. 2905(b)] and its regulations. AHS urges that the City seek an extension under 32 CFR 92.15 to submit its application, so it may be amended to come into compliance with federal requirements.

The Base Closure Community Redevelopment and Homeless Assistance Act of 1994 [10 U.S.C. 2905(b)] and its regulations, which provide, in part, that Pasadena must submit a two part application to the Departments of Defense and Housing and Urban Development (HUD). The application is to include a Redevelopment Plan and a Homeless Assistance Submission (Submission.) HUD is primarily responsible for the review and approval of the Submission, which is required to set forth, among other things:

- *"A description of the unmet need in the continuum of care system within... (Pasadena), which should include information about any gaps that exist in the continuum of care for particular homeless subpopulations...." 32 CFR 92.30(1)(b)(ii)*

The proposed Submission correctly notes that there were 1165 individuals homeless in Pasadena, 37% of whom were children, according to the City's official 2004 count. It

incorrectly states, however, that there is a need for only 412 beds (71 emergency shelter beds, 250 transitional housing beds for families and 191 permanent supportive housing for individuals.) According to the 2005-2006 application for HUD funding to house Pasadena's homeless, the City's unmet need was 629 beds (263 shelter beds for individuals; 262 permanent supportive housing beds for individuals; 21 transitional housing beds for families; 83 permanent supportive housing beds for families.)

- *"A description of the proposed activities to be carried out on or off the installation and a discussion of how these activities meet the needs of the homeless by addressing the gaps in the continuum of care. The activities need not be limited to expressions of interest in property, but may also include discussion of how economic redevelopment may benefit the homeless...."* 32 CFR 92.30(2)(1)

The proposed activities in no way addresses the needs of Pasadena's homeless residents. While the proposal will provide nine dwellings that are affordable to City employees, it does nothing to respond to the gaps in the continuum of care for the City's homeless individuals. The attempts to address the gaps in the continuum were, in fact, frustrated by the process adopted.

Consistent with federal requirements, outreach was made to the community, including homeless service providers. Of the eleven proposals submitted, two included housing for homeless households. Prior to the submission of proposals, Planning staff stated that increased density on the site would be considered as part of the process and that applicants would be given an opportunity to amend their proposals to reflect community input. After the proposals were submitted, however, increased density was never considered. In fact, Planning staff recommended disapproval of proposals calling for densities in excess of that permitted by existing code.

Throughout the process, the two developers who proposed to house homeless individuals continued to indicate their willingness to modify the density of their proposals. The homeless service providers were not permitted the opportunity to modify their their proposals in any manner. In this regard, the homeless services providers were treated very differently than the Arts Center which has been provided numerous opportunities by both the Planning Commission and City Council to modify its proposal, so that it could be included in the Reuse Proposal to be made by the City.

There was no open space proposal submitted.

As a result of this skewed process, housing for work force level individuals and open space are presently under consideration, while housing and supportive services for homeless individuals are not. The recommended proposals take into consideration many of the competing needs of the City, but not address any of the gaps in housing or supportive services in Pasadena's continuum of care for our homeless residents, as is required under federal standards.

- *"A description of how buildings and properties either on or off the installation will be*

*used to fill some of the gaps in the current continuum of care system and an explanation of the suitability of the buildings and property for that use....” 32 CFR 92.30(3)(ii)*

The overwhelming majority of the reuse proposals were for housing. On page 3 of the proposed Submission, the staff concludes, without setting forth its reasoning, that the site is inappropriate for housing and providing services to homeless households. This statement lacks legitimacy, for the recommendation forwarded to Council adoption is for housing. Thus, it is clear that housing is an appropriate reuse for the site.

The two proposals for permanent housing for homeless individuals also included supportive services, such as limited on site employment and life skills training. In size, nature and intensity, the proposed uses to assist homeless individuals resemble the training and other uses that the Arts Center proposed. For reasons that are not delineated, the site has been deemed appropriate for training artists and devotees of nature, but inappropriate for employment and life skills training of homeless persons.

Since the need of homeless households for housing is apparent and housing and supportive services are appropriate reuses for the site, AHS believes that the determination that the property should not house homeless persons is based upon the tacit understanding homeless households should not reside at Desiderio, prime real estate adjacent to the Arroyo. While AHS takes exception to this assumption, it concedes that the City may decide that the needs of its homeless residents would best be served elsewhere. The Act allows for providing for such needs off site. The Planning Commission, however, gave no consideration to such an option. The proposed Plan also does address this option.

- *An assessment of the manner in which the application balances the expressed needs of the homeless and the needs of (... Pasadena) for economic redevelopment and other development....” 32 CFR 92.30(4)*

The Homeless Assistance Submission requirements are specific. The needs of, and resources available to, homeless persons are to be segregated out from, and balanced against, other community needs and resources. Instead of separating out the housing and other needs of homeless persons, the Planning staff presented an amalgamation of all of the City's affordable housing needs and efforts to meet these needs for consideration by the Planning Commission.

The Commission was lead to believe that there are 500+ units either in existence or that will be available to homeless persons in the near future. In truth, this number includes the nearly 200 units that will be restricted to Fuller Seminary students and thus are unavailable to homeless individuals. On average, fewer than 10 additional beds come on line each year in Pasadena that are suitable to the needs of homeless persons. In addition, the majority of the permanent supportive beds that have come on line have been targeted for homeless individuals and are not appropriate to accommodate the needs of homeless families with children.

The Planning Commission hearings transcripts are devoid of any inquiries of the various developers regarding their willingness to include homeless persons in their housing or to provide employment opportunities to homeless individuals. The record of public meetings reveals that members of the public inquired into these areas; the developers' responses revealed that, aside from the two homeless service providers discussed above, none of the applicants intended to include any housing, employment or services for homeless persons.

Believing that the needs of Pasadena's homeless persons are much better served than is in fact, the Planning Commission disapproved housing for the homeless in favor of a proposal that will provide 9 units of housing affordable to City workers.

The process was skewed and an appropriate balance of the needs of homeless persons has yet to be taken into account.

*In reviewing the application, HUD is charged with assessing whether Pasadena's proposed Plan "was developed in consultation with representatives of the homeless and the homeless assistance planning boards, if any...." 32 CFR 92.35 (B)4).*

For at least the past five years, Pasadena has submitted proposals to HUD seeking McKinney funding to assist homeless individuals; on May 21, 2008, the City approved another such application to be submitted to HUD. In each of these proposals the Housing and Homeless Network has been identified as the City's "primary community planning entity concerning . . . homeless needs and services . . . ." See, e.g., 2005 City of Pasadena Continuum of Care Applications, p 1. Although the Planning staff and the Commission were aware of the Network's role in this regard, and other planning bodies, such as Parks and Recreation Commission, were consulted during the Desiderio plan process, the Network was never approached to provide input.

For the reasons set forth above, AHS urges the City to amend the proposed Desiderio Redevelopment Plan and Homeless Assistance Submission so that they, in fact, balance the needs of City's homeless residents in the reuse of the Desiderio site. If necessary, staff should be directed to seek an extension in time to submit the application. Pursuant to 32 CFR 92.15, the "... Assistant Secretary of Defense (Economic Security), upon a finding that it is in the interest of the communities affected by the closure/realignment of the installation, may extend or postpone any deadline...."

Respectfully Submitted,

Michelle White  
Executive Director

# ELAINE & PETER ADAMS

TEL: 626/793-7565  
FAX: 626/577-9331

FAX TO: STEVE MADISON

FROM: PETER ADAMS

NUMBER OF PAGES (INCLUDING THIS): 8

MESSAGE: Steve - Here is a petition  
mostly signed by artists which  
is collected on May 21<sup>st</sup> - About  
70 signatures of artists and art  
collectors who wish to retain a  
portion of the Dumbass Buildings for  
adaptive reuse by the Calif Art Club.  
I was unable to turn it into you  
on Monday (May 21<sup>st</sup>) night

Thank you  
Peter



May 21, 2007

# Petition

We, the undersigned, wish to retain a portion of the Desiderio Army Reserve Buildings to be adaptively re-used by the Arroyo Center for Art and the Environment (a joint art and environmental educational center formed by the historic California Art Club and the Arroyo Seco Foundation)

| Name              | Address   |
|-------------------|---|
| Kristen Glower    | 143 California Terrace<br>Pasadena, CA 91105                              |
| BELA BACSI        | 115 W LOS OLIVOS ST<br>S.B. CA 93105                                      |
| Neil Szymanski    | 12301 RIDGE CIRCLE<br>LA, CA 90049  |
| John W. Pinken    | 225 Sharon Rd.<br>Arcadia, Ca 91007                                       |
| Alfredo Hernandez | 5160 Hedrick ave  |
| Gabriel Esteban   | 1900 Hill Dr LA ca. 90041   |
| Frederick         | 2920 S. CARRILLO AVE.<br>SAN PEDRO, CA 90731                              |
| Molly Triple      | 2178 Moreno Drive<br>Los Angeles, Ca 90039                                |
| Ray Hunter        | 19032 - C Lemon Dr<br>Turbes, CA 92886<br>762 Sanfernando<br>SB CA. 93111 |

May 21, 2007

# Petition

We, the undersigned, wish to retain a portion of the Desiderio Army Reserve Buildings to be adaptively re-used by the Arroyo Center for Art and the Environment (a joint art and environmental educational center formed by the historic California Art Club and the Arroyo Seco Foundation)

| Name  | Address                                       |
|---|---|
| (Phoebe A. FAULKNER)<br><del>Phoebe A. Faulkner</del> | 2428 GUTHRIE COURT<br>L.A., CALIF. 90034-1057 |
| Joan Young  | 218 McCarty Dr. Boo Hills 90212               |
| Kidly Sailer  | 6397 Lama Vista Ventura 93003                 |
| Stenna M. King  | 160 So "F" St Oxnard CA 93032                 |
| Jean Gillmore   | 2844 Angus St., Los Angeles, Ca. 9003         |
| Max Schaefer  | 2145 Laverne Av<br>LA, CA 90041               |
| Quero Pro   | 9811 Rathburn av NR                           |
| Adrian Mottal   | 1839 Blake Ave. #3<br>Los Angeles, CA 90039   |
| Ron Cabot   | 1660 W. BROADWAY, #154<br>ANARIM, CA.         |
| John Engel  | 22525 Can. ave.<br>Woodland Hills 91364       |



May 21, 2007

# Petition

We, the undersigned, wish to retain a portion of the Desiderio Army Reserve Buildings to be adaptively re-used by the Arroyo Center for Art and the Environment (a joint art and environmental educational center formed by the historic California Art Club and the Arroyo Seco Foundation)

| Name               | Address  |
|--------------------|--|
| Pennee Apinchapong | 1815 Stanton Ave.<br>Glendale, CA 91201                          |
| DON DURBOROW       | 1513 N. Acacia<br>Fullerton, CA 92831                            |
| TONY PETERS        | <del>11111 5200</del><br>7781 TRIPOLI RD.<br>SAN DIEGO, CA 92126 |
| [Signature]        | 22332 Poroguen Dr.<br>Sausalito CA 94352                         |
| Debra Halladay     | 1302 N. Huntington Blvd<br>Pomona, CA 91768                      |
| [Signature]        | 4164 WHITE OAK PLACE<br>EMCINO, CA 91314                         |
| ROBERT JANENBAUM   | 5505 COLBIN 91356  |
| [Signature]        | 750 S. Bundy #207<br>LA CA 90049                                 |
| LISA B. BELL       | 1005 MORAGA DR<br>LOS ANGELES, CA 90049                          |
| ERIC MERRELL       | 1649 DEL MAR AVE<br>ROSEMEAD CA 91770                            |

May 21, 2007

# Petition

We, the undersigned, wish to retain a portion of the Desiderio Army Reserve Buildings to be adaptively re-used by the Arroyo Center for Art and the Environment (a joint art and environmental educational center formed by the historic California Art Club and the Arroyo Seco Foundation)

| Name                   | Address  |
|------------------------|--|
| Lynn Guttmach          | 3556 Locust drive<br>Calabasas, CA. 91302        |
| Cathy Creech           | 3787 PERLITA ST<br>LAVERA CA 91750               |
| Joey Motzede           | 2153 Monow Pl.<br>L. A. CA. 90034                |
| Janet Fowling          | 344 S. HUDSON AVE<br>L. A., CA. 90050            |
| Pat Brooke             | 1525 SILVERWOOD TERRACE<br>LOS ANGELES, CA 90026 |
| Cynthia Jeanine Hipsky | 278 N. SALTIRE AVE<br>LOS ANGELES, CA 90049      |
| Steph. M. ...          | 4 KUMQUAT LANE<br>RANCHO PALOS VERDES, CA 90275  |
| Margaret Busin         | 949 W 26th St. #203<br>San Pedro, CA 90731       |
| Amy Sidrom             | 4141 W 164th<br>Lawndale CA 90260                |
| David ...              | 2087 RAILY CT.<br>THOUSAND OAKS, CA              |

May 21, 2007

# Petition

We, the undersigned, wish to retain a portion of the Desiderio Army Reserve Buildings to be adaptively re-used by the Arroyo Center for Art and the Environment (a joint art and environmental educational center formed by the historic California Art Club and the Arroyo Seco Foundation)

| Name                       | Address   |
|----------------------------|---|
| <del>Frank [unclear]</del> | 2271 FLORENCITA<br>MONTROSE, CA 91025             |
| Diana D. Hecht             | 248 S. San Rafael Ave. <sup>Pas 91055</sup>       |
| Miriam Hoku                | 3370 Cazador St.<br>Los Angeles, CA 90065         |
| Victor D. Fresca           | 9944 Mulbarrn St<br>Temple City, CA               |
| Jackie Chiu                | 921 W. Pioneer Dr<br>Anaheim, CA 92805            |
| Cherie Evadne              | 6501 Kanaway<br><del>Beverly Hills</del> CA 93309 |
| JEAN OSTER                 | 1833 Earlmont Ave<br>La Canada, CA 91011          |
| <del>[unclear]</del>       | 6501 Kanaway<br><del>Beverly Hills</del> 93309    |
| Nancy [unclear]            | 6 KNOWLES<br>IRVINE CA 92603                      |
| [unclear]                  | 8453 Sarah Street<br>So. San Gabriel Ca 91140     |

May 21, 2007

# Petition

We, the undersigned, wish to retain a portion of the Desiderio Army Reserve Buildings to be adaptively re-used by the Arroyo Center for Art and the Environment (a joint art and environmental educational center formed by the historic California Art Club and the Arroyo Seco Foundation)

| Name                           | Address                                       |
|--------------------------------|---|
| HELEN WU                       | 2231 CALLE VIOLETA SANDIMAS                   |
| MIAN SIM                       | CA 91773 " " " " " "                          |
| <del>Andrew David James!</del> | P.O. Box 6096<br>Malibu CA 90264              |
| Rachel Maria James             | " "   |
| Rebecca Lee                    | 2601 N. Mather Ave #4010<br>Alhambra CA 91801 |
| Beverly Chang                  | 11693 San Vicente #479 LA 90049               |
| Lisa Cavel                     | 1221 Orange Grove Ave. St. Pas.<br>91030      |
| Net                            | 2420 W. Alhambra CA 91801                     |
| M. Amanda                      | 2929 WAVERLY, LA 90039                        |
|                                |   |

May 21, 2007

# Petition

We, the undersigned, wish to retain a portion of the Desiderio Army Reserve Buildings to be adaptively re-used by the Arroyo Center for Art and the Environment (a joint art and environmental educational center formed by the historic California Art Club and the Arroyo Seco Foundation)

| Name              | Address  |
|-------------------|--|
| PAWlette Lee      | 3156 SPARK BLVD GLEN CA 91208                  |
| SERGIO SANCHEZ.   | 1061 W. 6TH ST. SAN PEDRO CA. 90274 -          |
| JOAN RANSOHOFF    | 218 N. Benitey Ave LA 90049                    |
| MARTIN RANSOHOFF  | " " "  |
| Robert J. ZASA    | 315 Bellefontaine St <sup>PASADENA</sup> 91105 |
| Arlene Bob Oltman | 490 E Union Pasadena 91101                     |
| Lana Nelson       | 27457 Clear Creek Road<br>Keene, CA 93531.     |
| Thalia Gelbard    | 13859 Magnolia Blvd. Sherman Oaks, CA 91423    |
| Paul Newman       | 1347 McCollum Pl. Los Angeles 90026            |
| Alexandra         | 1347 McCollum St. LA 90026                     |

Peter Adams  
949 Linda Vista Avenue  
Pasadena, California 91103  
Business 626.577.7733 Home 626.793.7565

May 28, 2007

Councilwoman Margaret McAustin  
Pasadena

Dear Margaret,

My wife Elaine and I are certainly happy for you on your recent election to the City Council. I know it was a strenuous campaign and it must be a tremendous relief to have it over, and a source of happiness to be victorious. Congratulations.

Margaret, when we appeared in front of the Planning Commission, it was my clear understanding that the planning commissioners had never seen the interior of the Desiderio Buildings. I must admit standing in front of you, along with my wife and Tim Brick, I felt frustrated when we were asked about the interior of the buildings, which, because it is military property, we had not been allowed inside to view. However, since that time we have made "good friends" with the Army Reserve and I must have been through the buildings 25 times, and have led many tours through the site. On one occasion, I toured Larry Wilson, editor of the Pasadena Star News. He wrote in his March 16<sup>th</sup> column:

"After actually going there, which I recommend to all who believe they have an opinion on this subject... believe it or not, the big buildings are worth saving – important, even to save... From the inside, they are unexpectedly magnificent... These buildings are a cultural resource of Pasadena and should not be torn down."

"Unexpectedly magnificent," that was my own exact feeling when I entered the building for the first time and viewed the Drill Hall. The hall is approximately 3,750 square feet with 18-foot ceilings with a bank of windows like a clerestory on the north and south that frame the Colorado Street Bridge. This building would make a spectacular museum art gallery and I believe because of its unique configuration would become a landmark in Southern California.



*The clerestory view of the Colorado Street Bridge from inside the proposed museum gallery*

On another occasion, I had the pleasure to tour two of Southern California's leading architects Wayne Ratkovich, President and CEO of the Ratkovich Company, and David Serrurier of Serrurier Architects and Associates, Inc. Both architects, along with many other architects, wrote in defense of the adaptive re-use of the buildings. Mr. Ratkovich wrote in his March 14, 2007 letter, "I cannot see any reason to demolish existing structures that present a great deal of opportunity to new users." Furthermore, when we asked him about beautifying the exterior of the buildings and what type of style to pursue for the facades, he suggested we hold a charrette, an architectural competition, which we would implement if we are allowed to re-use these structures.

Recently, some members of the West Pasadena Residents' Association voted to demolish the existing structures. This last minute vote surprised me, because they had already voted twice before on the Desiderio project—once when the Arroyo Center's concept for adaptive re-use was voted the clear cut winner; and the second time when the WPRA decided not to take a stand on the Desiderio project. Neither of these votes was ever reported to the City Council. At the time of their second vote (only a month prior to their third vote) I stressed the importance of the interior of the structures and uniqueness of the Drill Hall, and asked if any of their board members had been inside the buildings—none had. I added if they had any further concerns about the Desiderio Building, I would be delighted to take them on a tour of the building. None did, nor did any inquire to do so. I naturally felt that the WPRA was no longer interested in pursuing a further resolution on the Desiderio project and thought they were through voting.

In this day of environmental awareness, the idea of demolishing these fortified poured-concrete structures, is a major concern and should not be entered into lightly. It is my clear recollection that in our last meeting in front of the Planning Commission, Elizabeth Mole stated she believed the demolition costs for the buildings would be between \$50,000 and \$60,000. This statement was never challenged, and the city staff now estimates the demolition cost to be between \$650,000 and \$773,000. Four years from now, with landfills filling up, it may be much higher.

The Arroyo Center is only interested in the Desiderio Project if we can rehab a portion of the existing buildings. As soon as we looked into the costs of building a new structure on the site, which would be up to our high standards of aesthetics and spatial needs, we recognized that it would cost between \$15,000,000 and \$20,000,000 — well beyond the \$6,000,000 our boards (The California Art Club and the Arroyo Seco Foundation) approved.

We will not build a building on the site for the following reasons:

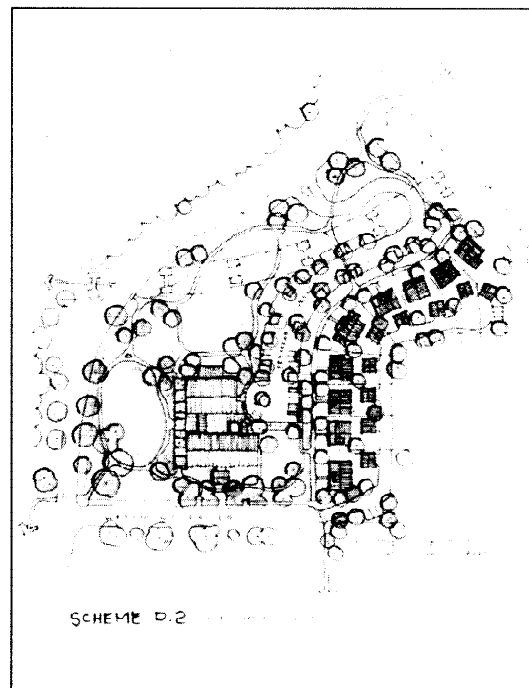
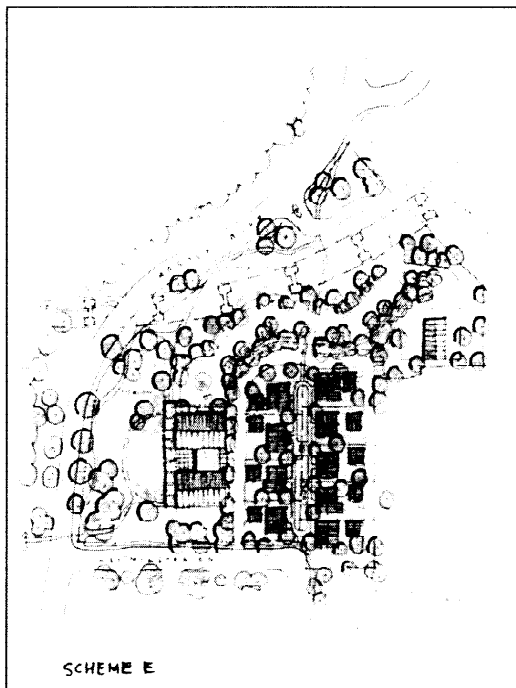
- It is too expensive. We could buy an existing building for much less and actually own the building and land outright and not be in partnership with the city that would own the land.
- Environmentally, it would be the wrong thing to do. To demolish the existing buildings and build an inferior structure 200 feet away would be extremely wasteful and frivolous.
- As long as a building does not exist on the site – we would rather not have any new structure there. A new structure as proposed would impinge on sightlines through the parabolic arches of the bridge that frame the Vista del Arroyo Hotel structure. As artists and environmentalists we would rather keep it open space.

In the City Council meeting of March 19<sup>th</sup> the City Council directed the Arroyo Center to come up with specific space plans and for city staff to draw up a compromise proposal between the Arroyo Center and

Habitat for Humanity, a compromise which would include a portion of the Desiderio buildings for adaptive re-use. I spent three weeks drawing up our adaptive re-use of every inch of the Desiderio Building and how it would vary if the building was cut back 35 feet, 75 feet, or 100 feet and paired that with our educational and fundraising activities. At the April 9<sup>th</sup> City Council meeting, the city staff recommended the building be cut back 75 feet and Habitat's bungalow courtyard be constructed on the south-eastern border of the property. Although we accepted the city staff's proposal; Habitat did not. The objections were the houses were too close to the Desiderio building and because of space limitations; there were a few garages that were detached some distance away from their corresponding domiciles.

To these objections there were three good options that the City Council should have considered to address, but never did.

1. Cut back the Desiderio building 100 feet and encircle Habitat's courtyard with a road (see scheme E).
2. Cut back the Desiderio building 75 feet and re-align the Habitat houses on the eastern border. The nearest house to the Desiderio building would then be approximately 110 feet away (see scheme D2).
3. Cut back the Desiderio building 100 feet and re-align the Habitat Houses on the eastern border. The nearest house to the Desiderio building would then be more than 130 feet away. This would open up sightlines on the east side of the property and create tremendous space between the Habitat houses and the Arroyo Center.





Why the City Council didn't even consider any of these three proposals was shocking to me, especially in light that they had directed the Arroyo Center and their own city staff to work on this proposal, and we had spent many long hours doing so. Perhaps they thought we were bluffing when we stated on March 19<sup>th</sup> we would not build a new building. We were not.

But it is certain that the City Council's recommendation to the Department of Defense would be much stronger with us in the picture. At the March 19<sup>th</sup> meeting Councilman Madison spoke of the wisdom of maintaining a "three-legged stool": affordable housing (Habitat for Humanity), a cultural learning center (The Arroyo Center for Art and the Environment) and open space. Without the Arroyo Center the stool only has two legs and benefits only nine homeowners and a few immediate neighbors.

I urge you and the City Council to consider the three proposals I earlier outlined. Any one of them would make a stronger proposal to the Federal Government than the Council's current recommendation.

Thank you for your time and consideration.

Sincerely,

*Peter Adams*

P.S. I would like to have the opportunity to personally tour you through the Desiderio Buildings. I can be reached at 626/577-7733 and my e-mail is [peteradams@americanlegacyfinearts.com](mailto:peteradams@americanlegacyfinearts.com) Also, please call me if you have any questions about the information in this letter or about the Arroyo Center project. I would love to speak to you by telephone or in person.

P.P.S. As I'm writing this letter on Memorial Day, it occurred to me that you may not be aware that the Arroyo Center plans to construct a life-size bronze memorial statue of Captain Reginald Desiderio for the site (if we are chosen). As you may know, the California Art Club is honored to have some of the nation's finest sculptors as members. John Benton, a close neighbor to the site (on Westridge Place), personally knew Captain Desiderio and has offered to help guide one of our top sculptors with the project.

Attached:

1. Larry Wilson's March 16<sup>th</sup> Column in the Pasadena Star-News
2. Architect Wayne Ratkovich's March 14<sup>th</sup> letter
3. Architect David Serrurier's March 16<sup>th</sup> letter
4. Recent neighborhood map showing supporters of Arroyo Center
5. List of support letters received from the Arts and Environmental Institutions
6. List of support letters received from Architects, Engineers and Designers

# PASADENA STAR-NEWS

50¢  
plus tax

## LOCAL NEWS

FRIDAY  
MARCH 16, 2007

pasadenastarnews.com



Larry WILSON

### *Desiderio due grand opening*

I had not until this week ever been on the actual property of the Desiderio Army Reserve Center beneath the Colorado Street Bridge.

Most of us in-mufti types would be in that boat. While the large site, with its government-issue buildings both large and small and acres of empty asphalt, looks disused, a visitor finds it is not.

In its own way, it is teeming with military activity. A number of uniformed Army personnel are in residence, in camouflage, writing memos, requisitioning supplies, thanking God for their delightfully dull posting.

All the current action at Desiderio revolves around its future, not its present.

As most readers know, the Pasadena City Council ordered that the baby be split when awarding the site to Habitat for Humanity for future use as home to nine new bungalows of affordable housing.

But that's OK. It was a good call. As is the point of that fable, no babies were actually split.

Yes, the council directed Habitat to negotiate with its arch-rival proposers, the California Art Club/Arroyo Seco Foundation. And that is as it should be. The bungalows are to be set back close to the Arroyo banks beneath the looming former Vista del Arroyo Hotel.

There is clearly room galore for Desiderio to host as well the modest proposal of the combined art and environmental entities, both a century old, both doing the Lord's work.

After actually going there, which I recommend to all who believe they have an opinion on this subject, that is one of my three clear findings.

The second is that, believe it or not, the big buildings on the site are worth saving — important, even, to save. From the outside, they are no oil paintings, as they say. A little non-G.I. sprucing up, some clinging vines, will take care of that. From the inside, they are unexpectedly magnificent.

The view of the arches of the Colorado Street Bridge from the north wing through clerestory windows is gorgeous. It is a voluminous, solidly built, perfect space for art and environmental exhibits. These buildings are a cultural resource for Pasadena and should not be torn down.

Third finding: After the bungalows are built, and with some sheds and outbuildings razed, there will still be acres and acres of fine open space at Desiderio. The asphalt will be jackhammered away. The native plants will return. Bunnies, no doubt, will frolic.

Bickering factions, pay heed to "Admiral" Steve Madison here. "Cancel all shore leave," the councilman said, until successful compromise is reached. He's right. Desiderio will be happiest with all four tenants: Habitat, the California Art Club, the Arroyo Seco Foundation — and all that wonderful plain outdoors.

[larry.wilson@sgvn.com](mailto:larry.wilson@sgvn.com)

Larry Wilson is editor of the Pasadena Star-News.



March 14, 2007

Ms. Elaine Adams  
Executive Director  
California Art Club  
75 S. Grand Avenue  
Pasadena, CA 91105

*Transmitted Electronically and by U.S. Mail*

Dear Ms. Adams:

Our company has been involved in the restoration and redevelopment of a number of buildings in Southern California including eight local and/or national landmark buildings. On a personal basis, I am a Trustee of the Urban Land Institute and an Emeritus Trustee of the National Trust for Historic Preservation.

I greatly admire the work that you and your husband have done to perpetuate Pasadena's longstanding history as an arts leader among Southern California cities. It is particularly appropriate for that history to live on in the Arroyo.

Thank you for inviting me to tour the building and its surrounding property today. I was delighted to learn that your organization and the Habitat for Humanity group have reached a compatible understanding on the joint use of the Desiderio property. It appears that a final agreement among the parties on the land use arrangement is well within reach.

I agree that the adaptive reuse of the Desiderio Army Reserve Building is both financially and environmentally appropriate. I cannot see any reason to demolish existing structures that present a great deal of opportunity to new users. I am sure that any remaining issues and concerns can be allayed with some imaginative site planning and thoughtful architectural design. As I suggested, it may be interesting to have an architectural competition among several Pasadena architects.

My best wishes are with you.

Sincerely,

THE RATKOVICH COMPANY

Wayne Ratkovich  
President/CEO

SERRURIER ARCHITECTS 325 S. ATEWELL AVE. #101

---

1010 N. ARLING AVE. PASADENA, CA 91104  
TEL: 626.799.1100 FAX: 626.799.1101

[serrassoc@sbglobal.net](mailto:serrassoc@sbglobal.net)

March 16, 2007

To: Mayor Bogaard and Members of the Pasadena City Council  
From: David A. Serrurier, Architect

I recently was invited to tour the Desiderio Army Reserve Base by the California Art Club and the Arroyo Seco Foundation. I was pleasantly surprised by the beautiful location and the possibilities for converting the existing buildings for use by the Arroyo Center for Art and the Environment.

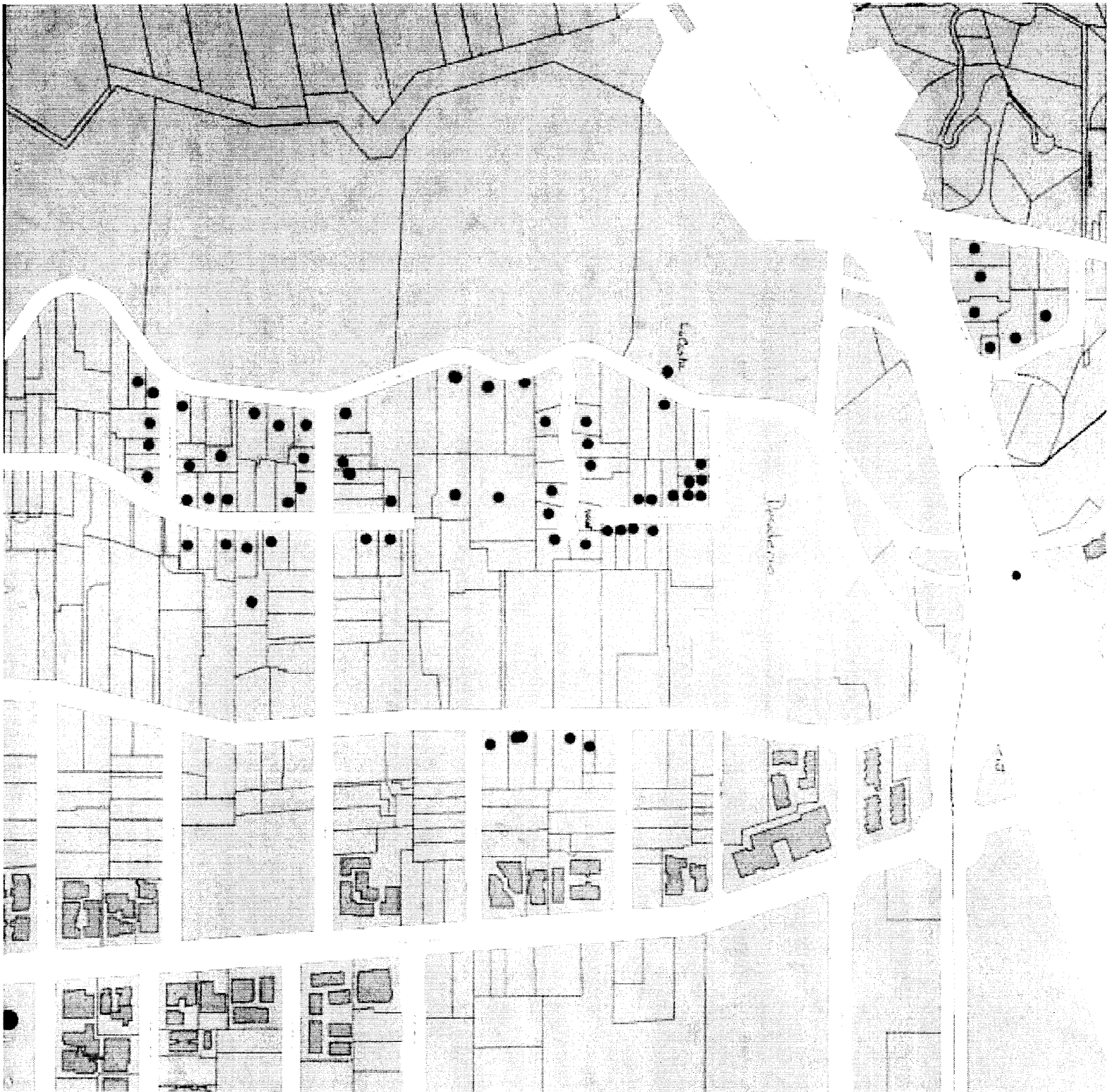
The buildings could be modified and architecturally enhanced to be a functional center for this organization. The existing interior space is a natural re-use for classrooms, a lecture hall and a dramatic gallery. This cost effective conversion is a wonderful opportunity to demonstrate adaptive re-use for the existing structures.

The Plan labeled "Scheme D.I (March 12, 2007) illustrates that there is sufficient land for the proposed new housing, enhancing and maintaining open space and adapting the existing buildings for the Art Center.

I urge you to support this plan for the adaptive re-use of the Army buildings for the Arroyo Center.

Sincerely,

David A. Serrurier  
Architect



# **Arroyo Center for Art and the Environment**

## Support Letters received from the Arts and Environmental Institutions

- Art Center College of Design, Richard Koshalek, President
- The Audubon Center at Debs Park, Elva Yañez, President
- Autry National Center, John L. Gray, President and CEO
- Carnegie Art Museum, Suzanne Bellah, Executive Director
- Descanso Gardens Guild, Inc., David R. Brown, Executive Director
- Eaton Canyon Nature Center, County of Los Angeles, Mickey Long, Natural Areas Administrator
- Frederick R. Weisman Museum of Art, Pepperdine University, Michael Zakian, Ph.D., Executive Director
- Friends of the Pasadena Playhouse, Patrick Oliva, Membership Chairman
- Gamble House, Ted Bosley, Executive Director
- Highland Park Heritage Trust, Carmela Gomes, President
- The Huntington Library, Art Collections, and Botanical Gardens, James P. Folsom, Director of the Gardens
- The Irvine Museum, Jean Stern, Executive Director
- Kidspace Children's Museum, Stephen H. Bauman, Executive Director
- La Casita Foundation, Leelee Doughty, President
- Linda Vista/Annandale Association, Sharon Yonashiro, President
- Pacific Asia Museum, David Kamansky, Emeritus Executive Director
- Pacific Asia Museum, Joan Marshall, Executive Director
- Pasadena Arts Council, Terry LeMoncheck, Executive Director
- Pasadena Audubon Society, Laura S. Garrett, Conservation Chair

- Pasadena Garden Club, Chris Benter, President
- Pasadena Museum of California Art, Wesley Jessup, Executive Director
- Pasadena Museum of History, Jeannette L. O'Malley, Executive Director
- Segil Fine Art Source, Laura Segil, Director
- Sierra Club, Pasadena, Don Bremner, Director

# **Arroyo Center for Art and the Environment**

Support Letters received from  
Architects, Engineers, and Designers

- Architectural author and critic, Carol Soucek King, Ph.D., Editor-in-Chief, *Designers West* magazine, 1978-1993, award winning author on architecture and design
- Art Center College of Design, Heidrun Mumper-Drumm, Adjunct Associate Professor
- Art Center College of Design, Patricia Belton Oliver, AIA, Senior Vice President, Educational Planning and Architecture
- Brandow & Johnston Associates, President; and Executive Director, Los Angeles Tall Buildings Structural Design Council, Dr. Gregg E. Brandow
- California State, Aileen Adams, Former Secretary of the State and Consumer Services Agency, 1999-2003; University of Southern California, Director of Arts and Culture Outreach
- Commerce Construction, Joel Tkatch, Senior Designer
- Greenform Sustainable Design Architect, Christine S. E. Magar, RA, AIA, LEED AP, and Project Manager
- Melburg & Rossetto Architects, Les L. Melburg, Senior Partner
- Pacific Asia Museum, Architectural Committee, Dr. Ed Arcinue, Chairman
- The Ratkovitch Company, Los Angeles, Wayne Ratkovitch, President and CEO
- RTKL Architects, Randy H. Shortridge, Vice President (created proposal for both Habitat and the Arroyo Center)
- Serrurier Architects & Assoc., Santa Monica, David A. Serrurier, Partner



**Jomsky, Mark**

---

**From:** Peter Fehler [peterf@artltdmag.com]  
**Sent:** Thursday, May 31, 2007 7:45 AM  
**To:** Bogaard, Bill  
**Cc:** Jomsky, Mark  
**Subject:** Please Support the Arroyo Center for Art and the Environment

As a member of the "cultural press" I am disappointed in the progress or should I say regression of the preservation of the Desiderio Armory .

If the City of Pasadena does not step up to it's responsibility to preserve the culture, it is lucky enough to have in it's mist, it will take it many many years and millions of dollars to repair it's tarnished image.

You as a leader CANNOT absolve yourself from your responsibilities of preservation of history and culture.

You as a public servant CANNOT minimize the importance of preservation of the framework upon which our society was built, and upon which the system was created that got you into office.

Holding office is very difficult and comes with a tremendous amount of responsibility. We the public elect you knowing that YOU WILL make the right decisions to protect our past our history, and lead us into the future.

Making the RIGHT decision is hard, there is always an opportunity cost.

Let's build, let's not destroy.

Sincerely

Peter Fehler  
Publisher  
art ltd. Magazine  
5525 Oakdale Ave, #430  
Woodland Hills, CA 91364  
818-316-0900 x101  
818-702-2505 fax  
www.artltdmag.com

## **Jomsky, Mark**

---

**From:** Thomas & Louise Fox [tomnloufox@sbcglobal.net]  
**Sent:** Thursday, May 31, 2007 9:14 AM  
**To:** Bogaard, Bill  
**Cc:** Jomsky, Mark  
**Subject:** Please Support the Arroyo Center for Art and the Environment

I support the efforts to preserve and rehab the existing Desiderio structures for an Arts and Environment Center in the Arroyo Seco.

Thomas Fox  
91103-2755

MAY 31 AM 9:25

May 26, 2007

Dear Members of the City Council:

I support the approved Habitat Proposal for the Desidero Army Base property. Please submit this proposal as is to the Department of Defense. Thank you.

*Pastor / Dr. Charles A. Randle*  
Sincerely,

MAY 31 AM 9:05

May 26, 2007

Dear Members of the City Council:

I support the approved Habitat Proposal for the Desidero Army Base property. Please submit this proposal as is to the Department of Defense. Thank you.

Sincerely,



William W. F.

Friendship Baptist Church  
-Pastor-

MAY 31 AM 9:05

May 26, 2007

Dear Members of the City Council:

I support the approved Habitat Proposal for the Desidero Army Base property. Please submit this proposal as is to the Department of Defense. Thank you.

Sincerely,

Rev. George Van Alstine  
Altadena Baptist Church

MAY 31 AM 9:04

May 26, 2007

Dear Members of the City Council:

I support the approved Habitat Proposal for the Desidero Army Base property. Please submit this proposal as is to the Department of Defense. Thank you.

Sincerely,

*Terry Turrentine*  
TERRY TURRENTINE

2007 MAY 31 AM 9:04

May 26, 2007

Dear Members of the City Council:

I support the approved Habitat Proposal for the Desidero Army Base property. Please submit this proposal as is to the Department of Defense. Thank you.

Sincerely,

*Pastor Camilla Woods*  
*Abundant Life Covenant Bible Church*  
*Senior Pastor*

2007 MAY 31 AM 9:04

May 26, 2007

Dear Members of the City Council:

I support the approved Habitat Proposal for the Desidero Army Base property. Please submit this proposal as is to the Department of Defense. Thank you.

Sincerely,

The Rev. Pat O'Reilly  
Executive Director  
Ecumenical Council  
Pasadena Area  
Churches



2007 MAY 31 AM 9:03

May 26, 2007

Dear Members of the City Council:

I support the approved Habitat Proposal for the Desidero Army Base property. Please submit this proposal as is to the Department of Defense. Thank you.

Sincerely,

*Cory Turrentino Pastor  
Deliverance Tabernacle Church*

May 26, 2007

Dear Members of the City Council:

I support the approved Habitat Proposal for the Desidero Army Base property. Please submit this proposal as is to the Department of Defense. Thank you.

Sincerely,

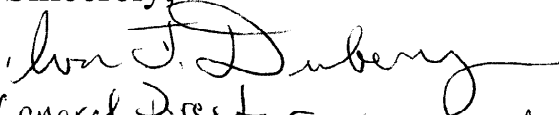
PASTOR ROYAL  
R.  
JEANNE FORD

May 26, 2007

Dear Members of the City Council:

I support the approved Habitat Proposal for the Desidero Army Base property. Please submit this proposal as is to the Department of Defense. Thank you.

Sincerely,

  
General Director  
African American Center for World Mission  
Pastor  
William Colley Missions Fellowship  
(Pasadena, CA)