

Attachment I

RAMON C CORTINES
356 W DEL MAR BOULEVARD
PASADENA, CA 91105
626.795.9835

September 29, 2014

Pasadena Planning Commission
Pasadena, CA

Dear Chair Perisco & Commission Members:

RE: Maranantha High School Master Plan

This is the second letter I have submitted regarding my concerns and issues with the Maranantha High School Master Plan. Let it be known, I speak and represent myself and no one else speaks and/or represents me.

First, I have concerns on the use of the Maranantha school property for parking by others (Harvest Rock Church). I have no objection to their parking structure being use for school activities, as the school sees fit, but I am asking that you prohibit the use of open space athletic field parking by others than Maranantha for their activities.

When it was proposed that Maranantha and Harvest Rock Church occupy space on the old Ambassador campus, the issue of adequate parking was discussed and because Maranantha had some parking adjacent to the administration building and the parking structure, parking was not a major issue. The church proposed using the Maranantha parking structure, when it was not in use by the school, for church services and other meetings and would procure additional parking spaces from the Elks Club. That was satisfactory to those of us in the neighborhood. Something happened and the neighborhood was never notified and the next thing we learned, Maranantha is allowing the church to use the athletic field for parking on Sundays for multiple church services and other meetings.

It is unfortunate that the City did not require a permanent parking plan for a building with over 1,000 seats and no parking at all. I am request that the Planning Commission and the City require Harvest Rock Church to provide a plan for permanent parking which may include the Maranantha parking structure but no other space on the campus. The church is two blocks away from Old Pasadena where there are several parking structures which the church could contract with to provide additional parking spaces and provide shuttle service to their facility.

I was the first individual to purchase property on the south side of Del Mar Boulevard when the Tyler Realty Company purchased the homes from Ambassador. At that time there were no condos on the southeast corner of Del Mar and Orange Grove Boulevards. Since then, condos have just been completed on the north side of Del Mar Boulevard, as well as an R-1 residence. Two-hour street parking is only available on the south side of Del Mar Boulevard between St. John Avenue and Orange Grove

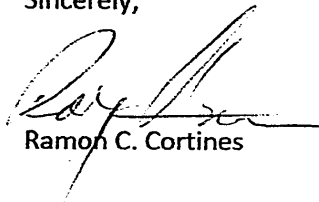
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Boulevard. The residents at 320, 322 and 356 Del Mar provide parking for maintenance services (gardening, roofing, painting, etc.) in their respective driveways or designated parking spaces on their property.

I do not believe the City has taken into consideration all of the development on the Ambassador site: condos, rentals, church and school, and how it will impact parking in the future on Del Mar Boulevard, St. John Avenue, Green Street and Orange Grove Boulevard. I am aware that the new development provides parking for residents and others, but no plan has been developed for guest parking for all of these impacted areas. This is a neighborhood and I am requesting that you respect the neighbors and those that pay taxes to the City for general services and that you represent us, not just those that occupy property and pay no taxes.

Second, I am requesting the Planning Commission, City, and the Parking Enforcement Division, regularly monitor the parking restrictions on West Del Mar between St. John Avenue and Orange Grove Boulevard. Parking restrictions have not been enforced in over a year. The south side of Del Mar Boulevard has a two-hour parking limit. It is not enforced. Periodic morning, afternoon, and weekend monitoring should be carried out and the two-hour limit enforced.

Sincerely,



Ramon C. Cortines

cc: Mayor and City Council
City Manager
Director of Planning
WPRA

RAMON C CORTINES
356 W DEL MAR BOULEVARD
PASADENA, CA 91105
626.795.9835

May 27, 2014

Hand delivered to David Reyes, 5/28/2014

Pasadena Planning Commission
Pasadena, CA

Dear Chair Perisco & Commission Members:

RE: Maranatha High School Master Plan

I am writing in response to a Notice of Public Hearing posted Monday, May 26, 2014 on Del Mar Boulevard between St. John Avenue and Orange Grove Boulevard, just two days before the scheduled hearing.

I wish to go on record objecting to the use of the southwest corner of St. John Avenue and Del Mar Boulevard for use as a parking lot. This area is a designated open space/athletic field and was not approved, in the original Use Permit, for parking. Both the high school and Harvest Rock Church have access to an onsite underground parking garage, a street level parking lot, and street parking, where noticed. If additional parking is needed, both entities should be required to establish long term lease agreements from neighboring commercial entities.

Additionally, the Notice states "Temporary changes related to onsite parking will also be considered." I object to this vague statement and request that residents (along Del Mar Boulevard, between St. John Avenue and Orange Grove Boulevard), be given the opportunity to review and comment on any "temporary changes" under consideration before any final determination is made on Maranatha's Master Plan. How can you conduct a public hearing without specifics being made available to the property owners directly affected?

While I do not object to Maranatha's overall Master Plan, I strongly object to the use of open space at the southwest corner of St. John Avenue and Del Mar Boulevard for parking, at any time, and request specific details relating to the temporary changes referred to in the Notice of Public Hearing.

Sincerely,


Ramon C. Cortines

cc: Mayor & City Council
City Manager
Del Mar Residents
WPRA

Planning Commission-May 28, 2014 Meeting
Marantha High School Master Plan
Comments requested to be entered into the record

I have reviewed the proposed Master Plan. The Del Mar neighbors had been consulted on the proposals some time ago by Chet Crane, former Headmaster and a Board Member. Many of us work out of our houses and are directly impacted by the various uses of the property- consequently, we are all very interested in reducing the impact of the property to the neighborhood. The Master Plan seems to embody what we then discussed. None of the neighbors had any issues with the proposals, and we all considered them to be well thought through, positive for Marantha High School ("MHS"), and acceptable in concept.

It is important to note that there are currently 6 SFRs proposed to be built on Del Mar, directly across from the South East grass field of MHS-the owner of that property(the old Tennis Courts) was not at the neighborhood meeting.

There are issues, or points of friction that warrant discussion-these have evolved from both the current use and the proposed Swimming Pool and Sports Courts to be built on the South East lawn.

Entities that are currently using the MHS footprint:

- MHS
- Harvest Rock Church("HRC")-which I consider to be a sub set of MHS CUP
- Pasadena Symphony-no current issues

Issues:

- A. Street Parking from MHS and HRC. Page 7 outlines a plan for MHS, which I consider to be ineffective, and no plan for dealing with HRC. Note that the MHS CUP requires ONLY on site parking. The impact of the street parking is that when cars are parked densely, it is nearly impossible to exit my driveway due to blocked sight lines, (and that is heading out, not backing up-quite dangerous). Attachment G, note 25 requires parking for Extracurricular activities to also be on site. This is not being complied with now.
- B. Unsupervised Traffic from Special Events from MHS and HRC. This is significant not from the frequency, but that the volume of cars is completely unsupervised. Traffic jams, driver confusion and urgency, etc. are frequent during these special events.
- C. Extracurricular, or after hours use(evenings, weekends, summer) of the Athletic Field by MHS-impact is felt occasionally during the week, frequently on weekends, and

significantly during last summer's use. It is unclear if these are MHS events or lessee activities.

Request that the concept of "Extracurricular" activities be reviewed, in view of the request for a new source, i.e., Pool and Sports Courts, and what I consider excess use already.

- D. Parking on the South East lawn by HRC, 3 times every Sunday. I see on Page 7 that 18 "events"(define) will be permitted, with the use prohibited after 3 years. As this use is in violation of the current MHS CUP, this use should be prohibited immediately.
- E. Proposed construction of a Pool and Sports Courts on the South East lawn by MHS. Please refer to page 6-anticipated use is similar to the Athletic Field (after hours, weekends and special events), and it contains NO sound abatement plan. Given that the sound would travel up, and that vegetation will not mitigate the noise, I consider this to be a significant negative impact to the neighborhood. Please refer to Note 18, Attachment G-City regulations will be inadequate. Noise from the field is already intrusive. Request meaningful sound abatement, and restrictive hours of use.
- F. Tree Removal and Landscape-we have seen a deterioration of the condition of landscaping at MHS. As the beauty of the gardens were critical to the original deal(i.e., give away the East campus for preservation of the West Campus), this is quite disturbing. We request that qualified arborists be retained and advise as to the preservation of the health of significant trees and gardens and prescribe proper maintenance –we cannot the ignore the health of the trees and gardens, and watch them deteriorate further.
- G. Terrace Drive-this has long been used as a point of ingress and egress by MHS and HRC(students, church goes parking on Del Mar, vendor deliveries), in violation of the CUP. MHS has recently been cooperative about student drop offs/pick ups, with positive results. Attachment G, point 43 outlines the closing of curb cuts for abandoned streets. Request that this aspect be pursued. This would certainly stop the vendor traffic.

Pete Ewing
320 West Del Mar Blvd.
Pasadena, CA 91105

cc:
Del Mar Residents
WPRA