



NEWSLETTER

Winter 2017

LOWER HASTINGS RANCH ASSOCIATION

Neighborhood highlights by Jim Brennan, Co-President

Dear Neighbors,

It has been a while since our last newsletter. We have been communicating with residents by email. If you haven't been receiving our email messages and want to be added to our mailing list, please email your address to:

lowerhastingsranch@gmail.com.

There are a few items that I would like to bring to your attention that will have an impact on the Ranch.:

LHRA Overlay

We are very pleased that the Mayor and City Council voted unanimously to approve changes to the Lower Hastings Ranch Zoning Overlay. The City Planning Department did a yeoman's job of obtaining resident input and developing building standards that will meet the needs of all Lower Hastings Ranch while protecting the unique character of our neighborhood. They did an especially good job of setting architectural standards for remodels and new structures in the Ranch area. A copy of the Zoning Ordinance is on our web page.

La Salle Expansion

The City Council also approved a massive Master Plan expansion of the La Salle High School campus. This is a 15-year plan for construction of four new buildings which will result in a net increase of 81,874 square feet and an outdoor swimming pool. The City Council did approve a number of restrictions (over La Salle objections) to somewhat minimize the impact that the development will have on Canfield Road residents and the Ranch area as a whole. A copy of the restrictions is on our web page.

Underground Utility Tax

At a Community Meeting in November which was sponsored by Councilman Masuda we found out that potential undergrounding sites in LHR include a small section of Greenhill and the length of Hastings Ranch. The length of Michillinda also qualifies in the 5-50 year timeframe. A portion of Cliff and Mayfair are included but in a 70-400 year timeframe. The remainder of LHR does not qualify. All the above information was included in the handouts that

PWP distributed at the meeting. We have been paying underground utility tax for years as part of our utility bill. The majority present were against continuing the tax.

Playhouse District

The City is considering reducing Colorado Blvd. to one lane in the Playhouse District. This could result in traffic problems. You might want to read their webpage www.playhousedistrict.org.

Some of the Playhouse District's ideas include extending the sidewalks into Colorado Blvd., removing one lane of traffic in each direction between Hudson and Los Robles thereby reducing traffic speeds, and many other plans.

Future Plans

We will publish a newsletter more often and will have a section on improving the appearance of our neighborhood, like not putting your trash containers out 24 hours before pickup and removing them promptly after. If you have suggestions on improving the Ranch area, please email me or call me at 351-9472.

Change could be coming to Foothill Boulevard

By Diane Kirby, Co-President

The look and feel of Foothill Boulevard between Panda Inn and Avon could undergo massive change. Developers are seeking entitlements for substantial development that will impact traffic, noise, maneuverability, property use, property values and the environment. The **AVON** property located at 2940 E. Foothill Boulevard is in escrow with a group of unnamed investors (represented by local attorney and City Hall activist Richard McDonald) who seemingly have not yet settled on any particular plan. However this team, including Home Depot, met with the City to discuss the possibility of placing a Home Depot along with other commercial uses and, if possible, high tech research & development (R & D) flex space on the 14-acre site. The Avon site is 590,000 square feet allowing for total development (FAR 1.25) of 750,000 square feet. The City owns a small piece of property flanking the site. Avon planned to relocate its business in 2013, but the City gave them a reimbursement of 40% sales tax (not to exceed \$600,000) to remain for additional time. A community meeting sponsored by Councilman Masuda was held on November 30 at the PCC Education Center. Approximately 200 individuals attended. A straw vote was taken to see who opposed or favored the Home Depot resulting in an almost unanimous "No" vote against Home Depot. There will be more studies and more meetings regarding this site. Local architect Stefanos Polyzoides is working with the development group.

Moving east along Foothill, Trammell Crowe has submitted a pre-development plan for the **SPACE BANK** property located at 3202 East Foothill (8.32 acres). This development has been described as a "village" of 550 market rate

apartments located in 8 buildings of various heights, some 5 stories high. There will also be a multi-story (one story underground) parking garage of 835 spaces along the 210 freeway. The parking structure will have two driveways on Kinneloa for loading and garage entry. At present, access to Santa Paula will be allowed from the project. There will also be an entry on the east edge of the property adjacent to the Kaiser driveway on Foothill. 9,800 square feet of commercial/retail space would be placed along the Foothill frontage. Courtyards and a park are also planned for the site. The city's inclusionary housing requirement calls for 83 affordable units. At first the Trammel Crowe representatives stated that they would definitely include affordable housing but a buy-out is still on the table. The Space Bank site is a contaminated site having been originally operated as the United States Naval Ordnance Test Center, a weapons research and testing facility. Such hazardous materials and carcinogenic substances as arsenic, dioxin, polychlorinated biphenyls (PCB) and polycyclic aromatic hydrocarbon (PAHS) have been mentioned as contaminants. Thirty-eight years ago, Space Bank purchased the property and was allowed to change the use without any site remediation. The site is used for storage as well as start-ups. The Department of Toxic Substances' records indicate the location remains an active cleanup site.

Continuing east on Foothill, **PANDA INN** at 3488 has submitted a plan to build 258 rental units and subterranean parking behind its property and the Gateway Tower. The City has taken no action on this application but it is in the queue if the housing allotment changes.

*Foothill Boulevard continued... - The Ellington
by Brenda Jones*

These are the apartments at the corner of Foothill Blvd. and Sierra Madre Villa Ave. Construction of this 212 5-story development is now completed. Available floor plans are: studio, 1 bedroom, 1 bedroom loft, and 2 bedroom. Square footage ranges from 602 to 1421 and monthly rent ranges from \$2,175 to \$3,775.

There is parking beneath the building. Amenities include two landscaped courtyards, outdoor pool with sundeck, viewing terrace, resident lounge with demonstration kitchen and billiards, fitness facility, business center, easy access to the Metro Gold Line and 210 Freeway. The Ellington is “pet friendly”, restrictions and fees apply. Find additional information on their website: www.livetheellington.com.



*New Landmark District in East Pasadena
by Laura Rodriguez*

The Historic Preservation Commission of the City of Pasadena reviewed and approved an application to designate a new Landmark District in our area. Once it is approved by the City Council, its name will be Thorndike-Madrillo Landmark District. It is located between San Pasqual St. and E California Blvd.

The east-west boundaries are S. San Gabriel Blvd. and Randolph Ave.

A Landmark designation protects the historic and architectural character of a neighborhood. This is the first Landmark district in East Pasadena and it is a source of pride that it was given that designation.

We have been told

that Lower Hastings Ranch does not qualify for a Landmark District; but some of our streets are certainly eligible. Any homeowner that would like more information on the qualification process can contact me. My email is laurardgz@gmail.com.

*Traffic Petition Update
by Laura Rodriguez*

During the summer, I asked for your help in signing a petition to improve the traffic on Michillinda Ave. I submitted the petition as well as all your signatures. On November 15, I received an email from Norman Baculinao, Traffic Engineering Manager from the City. He will investigate the matter and will respond in 6 to 8 weeks. I will keep you posted.

One more development along Foothill corridor

*By Lucy Penido
and Diane Kirby*



Your Association board has just been informed that city officials have approved a six-story, 20,329 square foot multi-family residential building for the 10,454 square foot lot at 170 N. Halstead Street. This property sits behind Fire Station #37 at Foothill and Halstead and faces the entrance to the Gold Line parking structure. To put this project in perspective, the Halstead property is almost the same as the median lot size in LHR, which is 10,300 square feet (Up2DateRealEstate.com).

Because the plans include two “very low income” units, the developer has the right to build five more units than would normally be allowed, a 35% bonus. The City will also allow the building to occupy the entire lot—a ZERO setback

on all sides—and has increased the allowable ground-level parking area from 40% to 85% of the lot.

“This project has been determined to be categorically exempt from environmental review” and “the project would not result in any significant effects relating to traffic, noise, air quality, or water quality” according to the Notice of Public Hearing on July 20, 2016.

Unfortunately, your Association and board members were not notified of the hearing in advance, so we were not present to disagree with this opinion.

There appears to be a pattern of development along Foothill that maximizes or exceeds allowable density through concessions and exemptions granted by the City. The aggregated consequences of allowing greater density in project after project are more excessive traffic, noise and air pollution, and demands for fire and police protection than were ever intended or imagined by the East Pasadena Specific Plan that regulates these properties.

Your Association board members will continue to monitor the developments that affect our neighborhood, because, if we don’t, who will? But we need your help. “If you see (or hear) something, say something” to us.

***PLEASE
NOTE!***

The next *GENERAL MEETING* of the *LHRA* will be held on Tuesday, January 31, 2017 in the Pasadena Hastings Library.

Meeting will start at 7 pm. Please plan to attend and learn about issues that will impact our area.

Get to know the board members and other neighbors.

We hope to see you there.

*Board of Directors of
LHRA*

Jim Brennan

Co-President

Diane Kirby

Co-President

Gerald Wright

Treasurer

Laura Rodriguez

Newsletter Editor

Marian Leos

Lucy Penido

David Toth

Contacts:

Jim Brennan

626-351-9472

email

lowerhastingsranch@ gmail.com

Website

http://www.lowerhastingsranch.org

On Facebook:

Lower Hastings Ranch Association