



## COALITION TO PRESERVE MATER DOLOROSA

JANUARY 24, 2014

*"To provide better options for Mater Dolorosa to achieve their financial needs while retaining the serenity of their beautiful surroundings."*

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## SIERRA MADRE A FOOTHILL VILLAGE

### SIERRA MADRE A FOOTHILL VILLAGE

#### HISTORY

Sierra Madre, a suburban town in the Pasadena – Los Angeles region, has a distinct history. As told by author, Michele Zack in her 2006 book, *Southern California Story, Seeking The Better Life*, this little foothill village has somehow been able to keep the big cities on its fringes. The town, largely built out in the 1940's, is nestled against the San Gabriel Mountain's foothills, and takes pride in the fact not one stoplight exists within the city limits.

Mater Dolorosa has played an important part in Sierra Madre's history. The dedication in early 1932 was attended by well-wishers from all over Southern California, with the largest crowd in city history [over 3,000 cars]. The monastery has accommodated retreatants ever since. [See Attachment 1]



## SIERRA MADRE GENERAL PLAN UPDATE

In 2009, the Sierra Madre City Council formed the Sierra Madre General Plan Update Steering Committee. The committee was tasked with updating the current General Plan adopted in 1996 and soliciting community input on their vision for Sierra Madre for the next 30 years.

Sierra Madre residents had a variety of ways to participate in this process. The Steering Committee circulated a survey, in both print and online forms. Residents were encouraged to attend monthly public meetings, participate in the community forums and to serve on sub committees.

In 2011 community responses were tabulated, and in a public meeting, the Steering Committee created the General Plan Vision & Guiding principles, which were later approved by the City Council. The Vision & Guiding principles served as the benchmarks by which each policy was updated.

The community overwhelmingly wanted to preserve the small town spirit, protect our environment and serve as stewards of our limited natural resources.

### VISION & GUIDING PRINCIPLES

1. Preserve and sustain Sierra Madre distinctive character as a historic small town nestled in the foothills, but within a major metropolitan area.
2. Ensure that Sierra Madre is a safe, vibrant place to live, work and visit, providing city services that match the needs of the community and promote community engagement.
3. Protect and be responsible stewards of the neighboring San Gabriel Mountain foothills' wildlife, forest, open space, watershed and all other natural resources.
4. Promote and develop a strong, diversified local economy and a thriving town center, consistent with the needs of the community.
5. Ensure development is done in harmony with its neighborhood, while maintaining the character of the town and without unduly burdening existing city services and infrastructure or impacting the environment.

## COALITION TO PRESERVE MATER DOLOROSA

### COMMUNITY RESPONSE

The launch of the [STOP the Monastery Housing Project & Preserve the Mater Dolorosa Monastery](#) website illustrates the residents' commitment to uphold the Vision & Guiding principles. The testimonials posted on the site demonstrate their passion so many Sierra Madre residents and non-residents have for Mater Dolorosa. Reading the testimonials one is struck by one recurring theme: Mater Dolorosa symbolizes tranquility, serenity and serves as a much needed sanctuary for a great many people. Here is just one of the testimonials appearing on the website.

*"Thank you for your efforts to save Mater Dolorosa. There is no other place you can go to in the entire San Gabriel Valley and feel that sense of getting away from it all. There is also no other place where you get that unique combination of spirituality and peace which this entire property provides. Any kind of development will disturb and change the ambiance completely. How do you put a price on that? Let's find another way to get the Passionists the money they need. Once sold, the land is gone forever. There must be another way. Let me know what I can do to help." ~ S.T.*



## COALITION TO PRESERVE MATER DOLOROSA

The Coalition to Preserve Mater Dolorosa was formed in reaction to the Mountain View News article and subsequent communication from Fr. Michael Higgins, C.P, Retreat Director, to neighbors, Century Club members, St. Rita Parish and others. In a short time (see timetable) a website and email address were not only launched but were already receiving emails from concerned Sierra Madre residents, devoted Catholics, and people from all over Southern California. They all offered up support to help preserve this precious sanctuary, enhance its vitality, and keep the monastery fiscally viable as evidenced by the numerous testimonials.

The coalition compiled information from local experts and neighboring towns, and has developed very viable alternatives which would provide the much needed funds for the Passionists, while still preserving the open space. While it is our understanding there are potential buyers ready to purchase the property, we would respectfully request time for us to explore these alternatives.

DATE	EVENT
<b>November 16, 2013</b>	Mountain View News publish a story regarding the proposed housing development at Mater Dolorosa Retreat Center [See Attachment 1]
<b>November 19, 2013</b>	Mater Dolorosa neighbors receive letter from Fr. Michael Higgins, C.P, Retreat Director
<b>November 25, 2013</b>	Concerned neighbors organize meeting and form Coalition To Preserve Mater Dolorosa
<b>December 2013</b>	Website and Email are developed and launched  Coalition and community leaders meet to form Steering Committee  Action Plan is developed  Mission Statement is formed  Alternatives to a housing development are researched

# COALITION TO PRESERVE MATER DOLOROSA

## COALITION STEERING COMMITTEE MEMBERS

Clem Bartolai  
Former 3-Term Mayor  
*Sierra Madre Resident*

Matthew Bryant  
Mater Dolorosa Neighbor  
*Sierra Madre Resident*

Denise Delmar  
Chair-General Plan Update  
Steering Committee  
*Sierra Madre Resident*

Leslee Hinton  
General Plan Update Steering Committee  
Community Services Commissioner  
*Sierra Madre Resident*

Kevin Paschall  
Planning Commissioner  
*Sierra Madre Resident*

Linda Sparks  
Mater Dolorosa Neighbor  
*Sierra Madre Resident*

Tim and Laura Thomas  
Mater Dolorosa Neighbor  
*Sierra Madre Residents*

Allison Snow Wesley  
Sierra Madre Environmental Action Council, SMEA  
*Sierra Madre Resident*

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Caroline Brown (Advisor)  
President, Sierra Madre Mountain Conservancy  
*Sierra Madre Resident*



# POTENTIAL CHALLENGES AND DELAYS TO DEVELOPMENT

## POTENTIAL CHALLENGES AND DELAYS TO DEVELOPMENT

### CATHOLIC AND COMMUNITY OPPOSITION

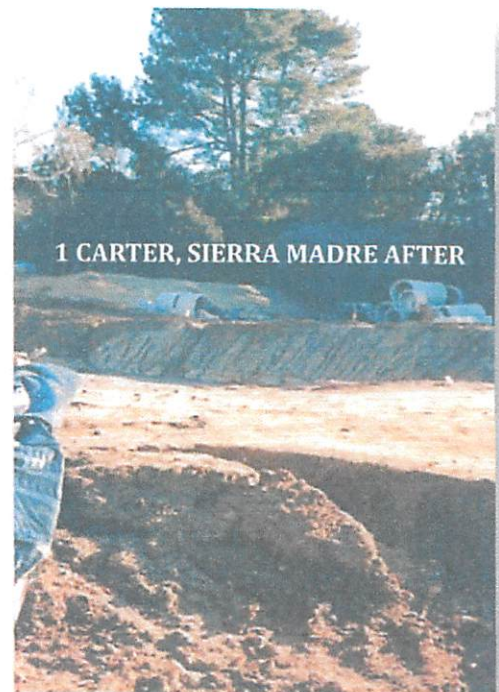
Sierra Madre is probably the most preservationist-minded and anti-over-development city in the entire San Gabriel Valley. As just one example, the One Carter project, also known as Stonegate, has been ongoing for ten years now, and remains a vacant lot, devoid of its trees, wildlife and beauty. The first developer of One Carter declared bankruptcy shortly after preparing the property for construction.



On January 14, 2014, the City Hall Chamber was full to capacity as residents voiced their concerns and outrage, during the public hearing regarding inappropriate sized and designed homes proposed

for the lots for One Carter property. The passion and commitment of the residents for preserving the unique character and charm of this city was evident.

The One Carter debacle has only exacerbated Sierra Madre residents' resistance to over-development. Furthermore, Mater Dolorosa is a unique property with many different interest groups having a stake in protecting the property from development. It is also designated a Landmark within the City of Sierra Madre General Plan.





# POTENTIAL CHALLENGES AND DELAYS TO DEVELOPMENT

## CATHOLIC OPPOSITION

Catholics as well as others who have taken a retreat at Mater Dolorosa, understand that the land being considered for sale is not just “excess” land, but it is the gateway into the tranquility, which is vital to the retreat experience. The Mater Dolorosa web site lists all the different parishes and retreat groups that visit Mater Dolorosa, and they come from as far away as San Clemente, Newport Beach, Victorville and Mexico.

Mater Dolorosa provides a very unique experience that cannot be found in our urban and suburban environments. There is simply no place like it in the whole San Gabriel Valley. We believe that this experience will be irreparably harmed by selling off a significant portion of the property.

Finally, the thousands of people who have made the annual pilgrimage on Good Friday to partake in the Stations of the Cross will be adversely impacted by the reduction in available parking.

## OPEN SPACE ADVOCATE OPPOSITION

The General Plan calls for the preservation of open space. Mater Dolorosa is the last large undeveloped open space in Sierra Madre.<sup>1</sup> Once that open space is lost, it is gone forever. People who come to Mater Dolorosa simply to walk the grounds and enjoy the tranquility and peace that Mater Dolorosa

provides will also be adversely impacted. Mater Dolorosa is situated next to the Bailey Canyon Park and Wilderness area. The wide array of wildlife that graces its grounds, such as deer, coyotes, hawks and many other species, will be permanently displaced.



<sup>1</sup> Except for conservancy owned land.

# POTENTIAL CHALLENGES AND DELAYS TO DEVELOPMENT

## NEARBY NEIGHBOR OPPOSITION

Homeowners immediately adjacent to Mater Dolorosa anticipate a possible decrease in the value of their homes as that beautiful open space is replaced by a housing development. If the homes built are 2 stories, the impact on views will be even more profound. For many, it will obliterate their views. Some neighbors spent a significant amount of money remodeling their home specifically to take advantage of their pristine view of the grounds and the mountains above them. That view would be destroyed.

Sunnyside, the road leading up to Mater Dolorosa, will change from being essentially a cul-de-sac into being a major artery leading into the development. Undoubtedly, there will have to be another major ingress/egress street and that will impact the neighbors who live in the Grove/Carter areas, as well as Bailey Canyon itself.

Nearby neighbors, including Mater Dolorosa itself will have to endure a lengthy and noisy construction project with a procession of trucks grinding up the streets on a regular basis. This will affect the residents who live in the neighborhood as well as the operation of Mater Dolorosa.

Finally, the perspective residents will be so close to the Garden of Seven Sorrows, their outdoor entertainment and family gatherings will most certainly hamper the solitude, tranquility and the experience with nature that retreatants have come to expect from their visits to Mater Dolorosa.

## WATER SHORTAGE

In the state of California we are experiencing an extreme drought. On January 17, 2014, Governor Jerry Brown officially declared a state-wide drought emergency, requesting citizens to reduce their water usage by at least 20%. As told to the residents at the January 14, 2014, Sierra Madre City Council meeting, Sierra Madre's wells remain significantly below normal levels. So low in fact, that residents were mandated to reduce their water consumption, and Sierra Madre is no longer able to pump its own water, now relying exclusively on its connection to the Metropolitan Water District for their water.

However, access to that source for water is only supposed to be a temporary emergency measure because of the greatly increased cost of water from that source. Once Sierra Madre's wells reach close to normal levels, that source of water can and should be stopped. It is recognized that if there is a large housing project

## POTENTIAL CHALLENGES AND DELAYS TO DEVELOPMENT

at Mater Dolorosa, that will put pressure on Sierra Madre's own water supply and almost guarantee that the connection to the Metropolitan Water District will go from a temporary source to a permanent source, resulting in permanent higher water rates and poor water quality affecting all residents of Sierra Madre.

### ENVIRONMENTAL IMPACT REPORT (EIR)

A project of this magnitude will require an Environmental Impact Report in accordance with CEQA requirements. Such a report will be scrutinized by various governmental agencies and private groups such as the Center for Biological Diversity, Audubon Society, California Department of Fish and Wildlife, Sierra Club, Sierra Madre Mountain Conservancy, the Sierra Madre Environmental Action Council. All these groups would be concerned about the environmental impact of this project.

A Natural Hazard Zone Disclosure Report reveals that the property is in a zone designated as a possible habitat for the California Spotted Owl, as well as other protected species including the Hoary Bat, Mesa Horkelia Pallid Bat, and the Mastiff Bat. (See Attachment 4)

The property is also located within a ¼ mile of the Sierra Madre Fault. Recently the boundaries for those zones have been expanded. A 1972 state law, known as the Alquist-Priolo Act, forbids building directly atop an active earthquake fault capable of rupturing to the surface. This may also impact the course of a development. (See Attachment 3)

### RE-ZONING THE PROPERTY

The property is currently zoned as "institutional". It is a very time consuming and expensive process to get a property re-zoned. This is an additional hurdle to the development which, if past history is any indication, will be vigorously opposed.

### STRAIN ON CITY SERVICES

A housing development project would put an added strain on an already overburdened city services and infrastructure. Sierra Madre's Police Department as currently constituted, and the officers on duty at any given time, will not be able to adequately patrol this development in conjunction with the remaining areas of the city.

Furthermore, our largely volunteer Fire Department has reached a point where it cannot adequately protect the city especially during daylight hours when most firefighters are away from the city. The paramedic personnel at this time are also

## POTENTIAL CHALLENGES AND DELAYS TO DEVELOPMENT

under considerable pressure to serve the current population of Sierra Madre.

It is unrealistic to assume that the additional revenue from the development and property taxes will be sufficient to sustain the increased burden placed on city services. The present city budget is extremely difficult to balance.

### KNOWN AND UNKNOWN RISKS OF DEVELOPMENT

Considering the obstacles mentioned above, and unforeseen obstacles that may arise, there is a chance that a viable and profitable development project may not be possible for this property. Especially due to Sierra Madre's state mandated Regional Housing Needs Assessment [RHNA] housing requirements. Should this property becomes available and increases Sierra Madre's housing unit stock, the developer would have to accommodate for low income housing and low -moderate housing.

All the obstacles mentioned, would have an adverse on the value of the property. Mater Dolorosa would avoid the risk of such a determination by selling the property to the community to preserve as open space.

# ALTERNATIVES TO A HOUSING DEVELOPMENT

## ALTERNATIVES TO A HOUSING DEVELOPMENT

Mater Dolorosa as it is today



Mater Dolorosa Developed



# ALTERNATIVES TO A HOUSING DEVELOPMENT

## PACEL TAX

Monrovia held a special election in July 2000 to let the voters decide if they wanted to acquire hillside open space and preserve it for perpetuity, a total of 600 acres. Measure B approved a \$10-million city bond issue to purchase as much of the unspoiled private land as possible. The bonds would be paid for with a 30-year tax, ranging from about \$45 on single-family homes to \$7,000 for large businesses. The measure passed.

When the votes were tallied, 77% were in favor of Monrovia's Measure B. And 85% approved Measure A.

## INITIATIVE PROCESS

The City of Sierra Madre adheres to the Initiative Process outlined in the California election code, Chapter 2 Sections 9100-9126. Below is a brief summary outlining the time frame set in the election code.

4-6 weeks	Attorney for the proponents will draft the initiative.
15 days	The Notice of Intention and request for Ballot Title and Summary is filed with the City Clerk.
2 weeks	The proponents prior to circulation of the Notice of Intention (petition) with Title and Summary must file proof of publication with the City Clerk. The Notice of Intention must be published in the local adjudicated paper for Sierra Madre.
Up to 180 days	The proponents will circulate the Notice of Intention (petition) with Title and Summary in Sierra Madre among registered voters.
30 working days	The County Registrar of Voters will verify the submitted signatures.

If 10% to 19% of voters sign the petition and have verified signatures, the election will be held at the next scheduled election.

If 20% or more voters sign the petition and have verified signatures, a special election would be held. The City Council would schedule the election a date for a special election to be held not less than 88 days or more than 103 days from the public hearing date.

Two-thirds of the ballots cast must be in favor of the initiative in order to pass. If at any time during the Initiative process the standard cannot be met the initiative process fails.

## ALTERNATIVES TO A HOUSING DEVELOPMENT

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### POSSIBLE REVENUE SOURCES TO PURCHASE LAND

- + Archdiocese See Appendix [reference parishes which use the retreat]
- + Parcel tax
- + Donations
- + St. Rita Parishioners
- + Foundations will be contacted for grants
- + Sierra Club
- + Audubon Society Conservancies
- + Sierra Madre Mountains Conservancy
- + Santa Monica Mountain Conservancy
- + California Rivers and Mountains Conservancy

# CREATING THE WIN-WIN

## CREATING THE WIN-WIN

### Benefits to Mater Dolorosa

#### PASSIONISTS WOULD RECEIVE THE FUNDS THEY NEED SOONER THAN IF A DEVELOPMENT PROJECT WAS PURSUED

If Mater Dolorosa were to give the community a chance to purchase the property, it is very likely they would receive the funds they need faster than if they were to pursue the lengthy entitlement process involved in any kind of a development. As we have outlined earlier, a development of any kind may or may not be successful. If One Carter is any example, it could be years before any project were to begin - if at all. Furthermore, by allowing the community to purchase the property, a number of thresholds will have to be met along the way with each threshold being a smaller referendum on whether we can be successful or not. While we absolutely believe we will succeed, these benchmarks along the way can be good indicators of our chances of success without Mater Dolorosa having to wait a full year or so to find out if this option has a chance.

Finally, in the unlikely event we were unsuccessful, while it delayed the project for a period of time, a developer would probably gain time on the back end because there would be much less opposition since the community was given a fair chance by Mater Dolorosa to buy the property. It would take the air out of any future opposition. Because the developer would have an easier time, the property would become more attractive to a developer and the value would actually increase.

#### IT WOULD AVOID THE POSSIBILITY THAT THE DEVELOPMENT IS STOPPED AND THE IMPACT OF THAT ON THE VALUE OF THE PROPERTY

Developments can be complicated, legalistic, lengthy and unpredictable. There are as many unknown obstacles in a development project as there are known. Only a detailed entitlement process including an environmental impact report will reveal if this will be a viable and profitable development. Some of the known challenges to the development have been listed earlier. We know that any kind of development project will be scrutinized by a number of different public and private entities to determine its environmental impact. We can safely predict that community opposition will be fierce. If, for whatever reason, the development project is stopped or curtailed significantly enough to make it unattractive to a developer, than the value of this property will be significantly



## CREATING THE WIN-WIN

diminished. It seems to us that it would be better to negotiate a price with the community now and avoid the risk that the due diligence and entitlement process will uncover problems that would impact on the value of the property.

### MATER DOLOROSA CONTINUES TO GET THE BENEFIT OF THE OPEN SPACE

We think that Mater Dolorosa's own website says it best as to why this is one of the finest Retreat Centers in the western United States.

*"This entire environment is offered in order to free retreatants from worldly concerns so that they may open their hearts and minds to feel the healing power and loving presence of God."*

*"We hope that you will come and experience for yourselves the wonder and the peace of Mater Dolorosa Passionists Retreat Center."*

*"There often comes a time when we must say "no" to the busyness we have created in our life and simply say "yes" to the part of ourselves that needs a time and space for deeper communion with God."*

We believe that the open space – that separation from the homes below – the reason Jesus went to the desert, gives meaning to those quotes. Keeping Mater Dolorosa as one of the finest retreat centers in the western United States is dependent upon maintaining that open space. That is what makes it a very special and unique place. We have heard from enough people, as evidenced by the testimonials [see attachment 6] listed on our website and provided to you in this report, that the open space is not just "excess land" but is crucial to the experience that you have at Mater Dolorosa.

If the property is sold to the community, that open space would be preserved for the benefit of the community as well as Mater Dolorosa. There can be restrictions on how that open space is utilized so as to reduce or eliminate any effects on the Mater Dolorosa Retreat Center but those details can be worked out. There were very few problems when the public did have access to the grounds before the gates and fences were erected. With the proper restrictions on use that can be put into place, almost all problems can be eliminated.

## CREATING THE WIN-WIN

### MATER DOLOROSA WOULD MAINTAIN AND ENHANCE THE GOOD WILL OF THE COMMUNITY

Finally, it would change the whole nature of this debate. Rather than so many people being opposed to another unwanted development, they can now channel their passion into being in favor of doing something that would benefit so many different constituencies.

It seems to us that giving the Sierra Madre community the chance to buy the property would also generate a tremendous amount of good will for the Passionists who I presume intend to remain long after a housing project is or is not built. We can just imagine having fund raisers and other events at Mater Dolorosa to raise money for this campaign. It would probably expose the beauty of this sacred place to people who may not have known such a sanctuary even exists. Again, another positive windfall for Mater Dolorosa.

Contrast all those positive effects with another divisive campaign in anti-development Sierra Madre that can't help but have a negative impact on the image of Mater Dolorosa and perhaps even on its donor base. If we can accomplish what we think we can, it could be a huge win-win for everyone. The Passionists gain financially and the open space that creates that spiritual feeling you get at Mater Dolorosa is preserved forever.

The Coalition and the Sierra Madre community appreciate your willingness to meet and entertain ideas which would provide the Passionists Fathers revenue while preserving this open space. We are confident we can all work together to accomplish this noble goal.

## ATTACHMENTS

NOVEMBER 16, 2013 MOUNTAIN VIEW NEWS ARTICLE

### CITY COUNCIL MEETING WRAP UP

by Marina Coco La Salle

Mayor Nancy Walsh, Mayor Pro Tem John Harabedian, and Council Members John Capoccia, Chris Koerber, and Josh Moran were all present at this week's city council meeting. Most of the members seemed to reminisce on the town's Halloween festivities and the turn out of the WWV Veterans Day Commemoration. Mayor Nancy Walsh and Council Member Chris Koerber specifically took the time to thank the Civic Club, Kowans Club and Sierra Madre staff for their efforts and continued support with the community.

#### Tentative Tract Map

Development Service Director, Danny Castro gave the council and audience an overview of what a recent applicant submitted. The applicant created a tentative map for the development of seven condominiums on the property located at 415 Mariposa Avenue. The city's planning commission made their final decision to approve the seven-unit, two-story, twenty-eight foot high project.

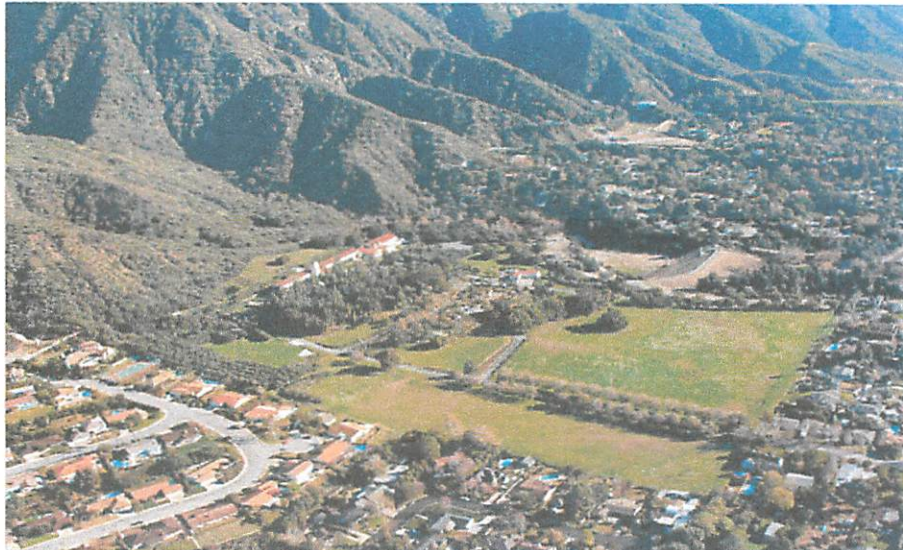
#### Building Code Adoption

This was the second reading of the building code adoption. When last discussed, Council Member Capoccia requested options regarding higher penalties for those who build without a permit and expanding provision for areas that are not listed in the historic register. Due to government policies the maximum penalty fee is and will stay at \$1000. Most building codes protect historically classified spaces but an addition. (cont. on page 3)

### Also Inside this week:

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## MATER DOLOROSA RETREAT CENTER CONTEMPLATING HOUSING PROJECT



By Susan Henderson

At the very end of north Sunnyside in Sierra Madre is an 88 acre expanse of land which houses one of the city's most beautiful landmarks, the Mater Dolorosa Passionist Retreat Center (aka, The Monastery). It is an area well known to most residents of Sierra Madre for a variety of reasons. From 1932 to 1991 the land included the home of the Passionist Father's Monastery. The Monastery was destroyed by the 1991 Sierra Madre Earthquake and ultimately demolished. The retreat center was built in 1949 and is still very much in use for religious purposes and for use by the general public. The property has also been the site of many festivals and events and was the site of the Sierra Madre Town Picture taken during the Centennial Celebration in 2007. Every Good Friday, the property is open for the Annual Seven Stations of the Cross service. Dog walkers and bikers have also availed themselves to the property for years. However, much of those 88 acres are about to change.

According to Jerry Pearson, President of the Board of Directors for the Retreat Center, there are preliminary discussions underway surrounding the implementation of portions of the retreat center's 2006 Master Plan. Those plans currently include the development of an unspecified number of "low density housing units" on the lower (southern) portion of the property.

City Manager Harro Aguilera, in an interview earlier in the week, commented that "preliminary inquiries" had been made, however, "nothing has formally been submitted to the city." No timeline was given by either Aguilera or Pearson as to when anything more substantive will be available. According to Pearson, "We are just in the feasibility stage."

Pearson, along with the center's Director, Father Michael Higgins, and Deacon Manuel Valencia, the Associate Retreat Director, emphasized that their primary concern was retaining "a sense

of open space and an atmosphere of reflective tranquility" and yet, "evaluate the best use of the property."

At this point, Pearson was not able to articulate the specifics of the project but he was very clear on what they did not want. "We don't want any 'McMansions'." It will not be a gated community, and "it will be an environmentally sustainable project". He also added that nothing would be done to the hillside area behind the Retreat Center.

When the Mater Dolorosa Passionist Retreat Center was incorporated in 2004, one of their immediate goals was to "evaluate and enhance the property to support the retreat ministry, Passionist Community life, and Holy Cross Province". In order to develop the property and maintain their goals, whatever is constructed must support the serene and reflective environment of the retreat center.

Sierra Madre residents have been noticing that there has been some "anomalous activity" at the Monastery for a while. Earlier this year, several residents who walked their dogs on the grounds inquired about the construction of a fence around the property. Others noticed a number of large trucks, "larger than brush clearing trucks", that had been going up and down the street.

If there is any housing at all constructed on the property, street access will have to be considered. Currently, the only direct access is North Sunnyside. However, Pearson indicated that discussions have included expanding and improving the portion of Carter that deal ends into the retreat center's property. If that is done, then Grove Street would also be impacted by the project. The land is bordered on the North by Angeles National Forest, on the west by Pasadena, Sierra Madre and the County of Los Angeles, on

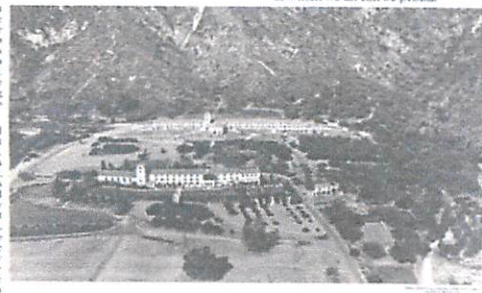
the east by Bailey Canyon and on the South by Sunnyside Avenue.

Several property owners on Sunnyside and Grove who are aware of the proposed project, are concerned about the impact it will have. A local realtor, who is thoroughly familiar with the history of the site and property values in Sierra Madre, says, "What will happen to home values will depend on the type of units constructed. If they are truly low-density, single family, market rate homes, then property values will increase."

Regardless of what type of housing is developed, the city will have an increase in funds. Currently the development fees for each unit are \$45,000, to cover the increased demands on our infrastructure. If streets have to be widened, those costs would also be the responsibility of the developer. And additional housing units will eventually mean additional property tax revenue.

There does not appear to be any way of blocking reasonable construction on the monastery property. When speaking with Aguilera, she pointed out that the city's General Plan allows for the Monastery to construct either recreational or residential projects on the land. This is in the current plan, written in 1996, and there was no change to that segment of the proposed new General Plan.

However, when the formal application is made to the city, regardless of the size and scope, there are a number of steps that have to be taken and must include input from the community. The process includes an environmental impact report and a zoning change among other things. When questioned as to whether or not Pearson thought getting forward by saying that he looked forward to working with the city and residents in order to make this project something that all could embrace and of which we all can be proud.



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Come see our facility any time without an appointment!

Dr. Gaeniat with Teddie



www.MonroviaPet.com  
626.358.1146

Boarding is Veterinary Supervised at all times. We offer large indoor runs with natural daylight, 3-4 daily outdoor play times on real grass, and quality Royal Canin prescription food. Your Pet will receive the same personal attention and care we would expect if boarding our own pets. Feline guests have their own feline-friendly boarding area. We offer soothing spa treatments, nail trims and other grooming services while your pet is waiting.



# ATTACHMENTS

## NOVEMBER 12, 2000 LOS ANGELES TIMES NEWS ARTICLE

|OSCAR C. JOHNSON | TIMES STAFF WRITER

In Monrovia, voters are so opposed to government debt--and taxes--that until last summer only one city bond measure had passed since the Eisenhower era. It was quite a surprise when a special bond issue raising taxes to buy 600 acres of foothill open space was approved by voters. "I had no clue this would happen," said Stephen Miller, president and co-director of the Foothills Wildlife Conservancy, which led the effort to preserve the foothills. "I couldn't have dreamed this up."

But it is real. And Miller's vision could spread to other foothill communities. City officials in Duarte and conservationists in Sierra Madre hope to duplicate Monrovia's success. Accompanied by local media and federal and state wilderness workers, members of a land acquisition committee toured the foothills on Saturday, maps in hand, and came across: a brown bear and her two cubs, rare Inglewood oaks with leaves of fire orange and yellow, and the endangered Braunton's milk vetch, whose yard-tall stems and ashen-green leaves are found in only two other places in the country.

"These areas are very important," said U.S. Fish and Wildlife biologist Kevin Clark, who helped identify the local species and laments the loss of local wildlife habitats. Monrovia wants to preserve these hills spanning the northern edge of the San Gabriel Valley. They have been battlegrounds between developers and environmentalists since the real estate market began rebounding with the nation's economy in the early 1990s. Some of the land will remain an untouched wilderness preserve, while other sections will be connected to nearby Monrovia Canyon Park by trails.

There are 1,000 acres of undeveloped foothill land within Monrovia--400 of which are already owned by the city. In 1998, members of the city's Hillside Advisory Committee, composed of residents and builders, recommended that the City Council allow minimal development on the 600 acres privately owned. "Everybody was under the mistaken assumption that this land could not be developed," Miller said. As a result, he, other conservancy members and about 1,000 volunteers began knocking on doors, distributing fliers and holding meetings to fight the proposal. "We had six public hearings with about 300 people attending," said Robert Kastenbaum, the city's director of community development. "It became clear that no plan was acceptable. The people said 'No. We want zero development.' "Whatever restrictions the city put on development of the land had to be reasonable or Monrovia would wind up in court, Kastenbaum said.

## ATTACHMENTS

There was only one thing to do, said Mayor Robert Bartlett. "It occurred to me and the rest of the City Council: Let's put our money where our mouths are," he said. So the issue was put to a public vote. The council put two measures on the ballot. Measure A designated any city-owned portion of the foothills as a wilderness and recreational preserve. It also limited development on the 600 acres of private hillsides to no more than 75 new projects. Measure B approved a \$10-million city bond issue to purchase as much of the unspoiled private land as possible. The bonds would be paid for with a 30-year tax ranging from about \$45 on single-family homes to \$7,000 for large businesses, city officials said. Miller's group then turned its attention from City Hall to voters. Yellow "Vote yes on Measures A and B" signs began sprouting all over the city, and the conservancy worked to assuage fears developers and homeowners had about the measures. In particular, they talked to owners of apartment buildings to assure them that the tax increase would be significantly less per apartment unit than for single-family homes. The conservancy was "intelligent in what they did," said Suzanne Thompson, a board member of the neighboring Claremont Wildlands Conservancy. "They identified who would likely be against the measures and approached them about their concerns."

It worked. When the votes were tallied, 77% were in favor of Monrovia's Measure B. And 85% approved Measure A. "It's not unusual that communities are starting to worry about their foothills throughout Los Angeles," said Martin Schlageter, conservation coordinator in the Los Angeles office of the Sierra Club, which donated \$1,000 for the campaign. What was unusual, he said, was that voters "opted to tax themselves to save their foothills." It was the first city bond measure to pass since Monrovians voted to improve the town's waterworks system in 1955. Monrovia voters, along with east Arcadia residents, had passed a \$34-million school bond issue in 1997 but that, too, was a shock--the area hadn't passed a school bond sale since 1926.

The victory has drawn interest from neighboring cities. The Claremont conservancy is negotiating with owners of foothill land, and bond measures like Monrovia's are being considered, Thompson said. In Duarte, officials are thinking of doing the same thing. "Once the measures were voted on and passed, our City Council's interest went up quite a bit," said Ed Cox, Duarte's director of community development. City officials have appointed a task force to assess that possibility and had the land appraised. They will use a phone survey to determine the chances of passing a bond measure to acquire 400 acres, Cox said. In September, the conservancy in Sierra Madre sought

## ATTACHMENTS

Miller's advice. Kastenbaum said that most of the half-dozen owners of foothill land in Monrovia are willing to sell, but it will take at least six months before any deals are made.

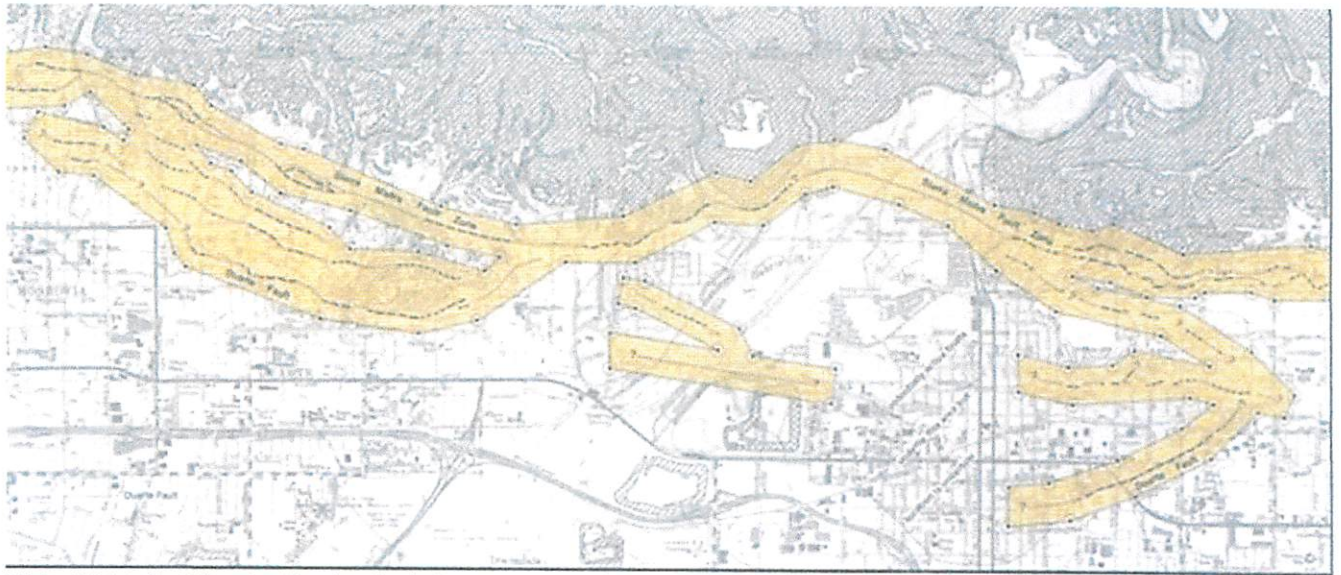
Meanwhile, Monrovia plans to raise an additional \$5 million to \$10 million needed through matching federal and state grants. "They say you can't fight City Hall," Miller said. "Well, you can . . . . Our City Council has become a preservationist group because it was the will of the people."

## ATTACHMENTS

### EARTHQUAKE VAULT ARTICLE

By [Rick Orlov](#), Los Angeles Daily News

Posted: 01/08/14, 6:28 PM PST |



This 2014 California Geological Survey map shows earthquake fault zones for the Azusa Quadrangle. (Courtesy photo)

State geologists released two new maps of earthquake faults in Los Angeles County on Wednesday, one of which could jeopardize a major Hollywood development project in the works.

The California Geological Survey maps of the Hollywood and Sierra Madre faults are the first detailed looks at potential earthquake activity in the two areas, both of which are thought to have been dormant for some 7,000 years.

But they are a significant warning to local officials and developers of the potential need to mitigate or halt developments if there is an open surface fault or if construction is within 50 feet of a fault.

John Parrish, who heads the CGS, said the two preliminary maps are available for public review for the next 30 days. Final approval is expected in July.

## ATTACHMENTS

The biggest concern coming out of the maps is the Millennium Hollywood project, a proposed mixed-use residential retail complex in two towers — one 39 stories, the other 35 — adjacent to the Capitol Records building.

Parrish said his agency speeded up work on the Hollywood Fault map because of the controversy over Millennium Hollywood, adding that officials did not track how many buildings were included in the earthquake zone. Homeowners have been fighting the project since it received City Council approval, and the matter is now in the courts.

Robert Silverstein, attorney for the homeowners, said the mapping confirms arguments that the proposed project lies within the Hollywood Fault zone and will have to be overturned.

“This is a nail in the coffin of Hollywood Millennium,” Silverstein said at a news conference outside City Hall. “These maps will be exhibit number one in our case.”

Millennium supporters disputed his contention. Leron Gubler, head of the Hollywood Chamber of Commerce, argued that state law does not require any mitigation on construction more than 50 feet from a fault line. “This project is on more than four acres of land,” he said. “I think with that much space, they can find a way to resolve any problems.”

Councilman Mitch O’Farrell, who represents the area, said the Hollywood map just cements what officials believed about the fault.

“State geologists confirmed what we already knew: A fault line runs along the Hollywood Hills, trace lines might extend into the business district and that any project proposed near these areas must conduct extensive testing,” he said in a statement.

“The city is in the process of updating (the city-mapping site) Navigate L.A. to reflect the earthquake zones. This information provides a clear map for development in the heart of Hollywood.”

But Parrish believes the maps, once approved, would not impact any structures already standing.

Brian Lewis, spokesman for Millennium Hollywood, said testing had already been done in anticipation of the Hollywood map’s findings. “Those studies and tests were performed and showed no evidence of an active fault on the property,” he said, adding the map notes the project is in an approximate location and would require more specific reviews.



## ATTACHMENTS

“Geotechnical investigations that were performed on our site, which included borings and subsurface exploration, found no evidence of an active earthquake fault on the property,” Lewis said.

Under the Alquist-Priolo Act, the mapping of faults is mandated only for new construction proposed in an earthquake zone or for buildings where more than 50 percent is being redone.

Parrish declined to say if the map would affect the Millennium Hollywood project, noting that would be up to local officials to determine.

The Sierra Madre map also confirmed what officials knew about the fault line that runs through the base of the Sierra Madre Mountains and includes the communities of Sierra Madre, Azusa and Duarte.

Copies of both maps are available on the [CGS website](#) .

# ATTACHMENTS

NATURAL HAZARD ZONE DISCLOSURE SUMMARY

**EASYNHD™**  
**Property I.D.®**

**DISCLOSURE REPORT SUMMARY**

IMPORTANT NOTICE: This "Easy NHD" is a summary of the complete Property I.D.® Mandatory NHD report. This summary does not replace the complete report and it does not remove the requirement to disclose. Buyers and Sellers must read the complete report in its entirety before the close of escrow. This summary is subject to the Terms and Conditions of the complete report.

Reports can be emailed directly to recipients from Property Platinum accounts ([www.propertyid.com](http://www.propertyid.com)), or call customer service at (800)626-0106.

ORDER ID #: 2719370  
ORDER DATE: 12/19/2013  
ESCROW / FILE NUMBER:  
PENDING

ESCROW AGENT:  
TERRI FABBRI  
DESIGN ESCROW  
128 E HUNTINGTON DR  
ARCADIA, CA 91006

SUBJECT PROPERTY:  
700 N SUNNYSIDE AVE  
SIERRA MADRE, CA 91024  
LOS ANGELES COUNTY  
APN: 5761-002-008

ORDERED BY:  
TERRI FABBRI  
DESIGN ESCROW - ARCADIA  
128 E HUNTINGTON DR  
ARCADIA, CA 91006

**STATUTORY DISCLOSURES**

Disclosure	Determination	Disclosure Detail
FEMA Flood Zone	NOT IN	SPECIAL FLOOD HAZARD AREA. THE PROPERTY IS IN ZONE D (NOT SPECIAL FLOOD HAZARD AREA), AND ZONE X (NOT SPECIAL FLOOD HAZARD AREA)
OES Dam Inundation	NOT IN	DAM INUNDATION AREA
High Fire Severity - State	IN	VERY HIGH FIRE HAZARD SEVERITY ZONE
Wildland Fire Area - State	IN	STATE FIRE RESPONSIBILITY AREA
Alquist-Priolo Fault Zone	NOT IN	EARTHQUAKE FAULT ZONE
Seismic Hazard : Landslides	IN	EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE
Seismic Hazard : Liquefaction	NOT IN	LIQUEFACTION HAZARD ZONE

**STATE-WIDE DISCLOSURES**

Disclosure	Determination	Disclosure Detail
Fire Hazard Rating	IN	AREA WITH VERY HIGH FIRE HAZARD SEVERITY RATING
Faults - USGS	WITHIN 1/4 MILE	FAULT- SIERRA MADRE FAULT ZONE, SIERRA MADRE C SECTION (SIERRA MADRE FAULT) - MODERATELY CONSTRAINED FAULT, SIERRA MADRE FAULT ZONE, SIERRA MADRE C SECTION (SIERRA MADRE FAULT) - INFERRED FAULT
Faults - State	WITHIN 1/4 MILE	FAULT- SIERRA MADRE FAULT, CONCEALED FAULT, SIERRA MADRE FAULT, APPROXIMATELY LOCATED OR INFERRED FAULT
Ground Shaking - State	IN	AREA SUBJECT TO SEVERE GROUND SHAKING AND MODERATE-HEAVY DAMAGE TO PROPERTY(MM VIII) IN POTENTIAL EARTHQUAKE SCENARIOS
Landslide Inventory	WITHIN 1/4 MILE	IDENTIFIED EARTH MOVEMENT (PROBABLE DORMANT ROCK SLIDES, QUESTIONABLE DORMANT ROCK SLIDES)
Naturally Occuring Asbestos	NOT IN	AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS
Radon Gas	IN	ZONE 2 FOR RADON GAS POTENTIAL

## STATE-WIDE DISCLOSURES

(continued)

Disclosure	Determination	Disclosure Detail
Protected Species / Habitats	IN	AREA WITH PROTECTED SPECIES OR HABITATS- POTENTIAL CALIFORNIA SPOTTED OWL HABITAT (US FOREST SERVICE)
Protected Species / Habitats	IN	AREA WHERE SIGHTINGS OF RARE SPECIES AND/OR NATURAL COMMUNITIES HAVE BEEN RECORDED, HOARY BAT, MESA HORKELIA, PALLID BAT, SOUTHERN COAST LIVE OAK RIPARIAN FOREST, WESTERN MASTIFF BAT
Duct Sealing Requirement	IN	ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS
Airport Influence Area	NOT IN	AIRPORT INFLUENCE AREA
Airport Vicinity	NOT WITHIN 2 MILES OF	FAA APPROVED LANDING FACILITY
Military Facilities	WITHIN 1 MILE	MILITARY SITE, SANTA ANITA ORD TRNG CT RIF RG
FUDS Military Facilities	NOT WITHIN 1 MILE	FORMERLY USED DEFENSE SITE
Mining Operations	NOT WITHIN 1 MILE	MINING OPERATIONS
Abandoned Mining Operations	NOT WITHIN 1 MILE	ABANDONED MINING OPERATIONS
Mining Operations	NOT WITHIN 1 MILE	MINE SITE
Oil and Gas Field Administrative Boundary	NOT WITHIN	THE ADMINISTRATIVE BOUNDARY OF OIL AND GAS FIELD
Oil and Gas Wells	NOT WITHIN 500FT OF	OIL OR GAS WELL, ACTIVE OR ABANDONED
Right to Farm	IN	AREA FOR WHICH THE STATE HAS NOT PROVIDED FARMLAND INFORMATION
Land Conservation Act	NOT IN	LANDS UNDER CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT AT THE TIME THE DATA WAS OBTAINED.
Rate Based Taxes	SUBJECT TO	AD VALOREM TAXES
Mello-Roos Tax District	DOES NOT	CURRENTLY HAVE MELLO-ROOS TAXES LEVIED AGAINST IT.
Special Tax Assessment District	IN	SPECIAL TAX ASSESSMENT DISTRICT

## LOCAL DISCLOSURES

Disclosure	Determination	Disclosure Detail
Wind Erosion - Regional	IN	AREA WITH VERY LOW SUSCEPTIBILITY FOR WIND EROSION
Expansive Soils - Regional	IN	EXPANSIVE SOILS WITH HIGH SHRINK-SWELL POTENTIAL
Industrial Use - Regional	WITHIN 1/4 MILE	INDUSTRIAL AND/OR COMMERCIAL LAND USE
Dam Inundation - Local	NOT IN	DAM OR DEBRIS BASIN INUNDATION AREA
Fire Hazard - Local	IN	VERY HIGH FIRE HAZARD SEVERITY ZONE
Faults - Local	WITHIN 1/4 MILE	FAULT: SIERRA MADRE FAULT(SM-C) - POTENTIALLY ACTIVE, VASQUEZ CREEK FAULT ZONE - POTENTIALLY ACTIVE
Zoning - Local	NOT IN	INDUSTRIAL AND/OR COMMERCIAL USE ZONE
County Planning	NOT IN	INDUSTRIAL AND/OR COMMERCIAL LAND USE
Petrochemical - Local	NOT IN	PETROCHEMICAL COMPLEX AREA
Fire Hazard - Local	IN	VERY HIGH FIRE HAZARD SEVERITY ZONE
Fire Hazard - Local	IN	VERY HIGH FIRE HAZARD SEVERITY ZONE (FIRE ZONE 4)
Tsunami - Local	NOT IN	TSUNAMI INUNDATION AREA
Methane - Local	NOT WITHIN 1000 FT OF	METHANE PRODUCING DISPOSAL SITE
Methane - Local	NOT IN	KNOWN SHALLOW METHANE ACCUMULATION

# ATTACHMENTS

MATER DOLOROSA PARISH RETREATMENTS

Men's & Women's Retreats 2013-2014 Retreat Season

<b>09/06/13</b>		<b>Men's Weekends</b>	<b>phone</b>
Holy Family, Orange	Mark Buckles		714-771-4079
St. Columban, Garden Grove	Don Reid		714-530-1821
St. Joachim, Costa Mesa	Frank Consoli		949-705-6400
St. John Baptist, Costa Mesa	Ron Srajer		949-200-7596
St. Justin Martyr, Anaheim	Ed Fodor		714-533-1550
St. Norbert, Orange	Tom Kleinbauer		714-974-3492
Cathedral of Our Lady of the Angels, LA	Gilberto Luna		323-2549792
All Other Parishes	Call Retreat Center		626-355-7188
Vice-President:	Mark Buckles		714-771-4079
<b>09/13/13</b>			<b>phone</b>
All Saints, L.A.	George Cabrera, Jr.		323-222-1581
Blessed Sacrament	Jim Miller		714-894-2755
Holy Angels, Arcadia	Tony Delgatto		626-358-0122
St. Frances of Rome, Azusa	Joe Perez		626-872-6697
St. James, Redondo Beach	Tony LoBue		310-318-2414
St. Lawrence, Redondo Beach	Lee Barden		310-540-2802
St. Mary Assumption, Whittier	Call Retreat Center		626-355-7188
Live Again Ministries	John Santos		661-270-0025
Bride Family	(Brandon Brook)		909-597-7144
All Other Parishes	Call Retreat Center		626-355-7188
Vice: President:	Jim Miller		714-894-2755
<b>09/20/13</b>			<b>phone</b>
Assumption, Pasadena	Ed Robledo		626-791-2222
Holy Family, Glendale	Jason Schultz		213-477-0008
Incarnation, Glendale	Jim Trinity		818-241-9087
St. Robert Bellarmine	Ruben Segura		818-848-4319
Our Lady of Grace, Encino	Rick Cincis		818-785-9359
St. Andrew, Pasadena	Jamie Benevides		626-484-8934
Santiago de Compostela, El Toro	Ray Puzio		949-858-8837
St. Francis of Assisi, La Quinta	John Sloan		760-836-0422
All Other Parishes	Call Retreat Center		626-355-7188
Vice-President:	James Dyrness		818-246-7694

<b>09/27/13</b>		<b>phone</b>
Holy Trinity, San Pedro	John Winkler	310-833-7455
Mary Star of the Sea, San Pedro	John Scognamillo	310-547-5174
OL/Assumption, Claremont	Edward Ochoa	909-624-6727
St. Joseph, Pomona	Fred Pacheco	909-860-3622
St. Joseph the Worker, Canoga Park	Ben Buenviaje	951-894-1521
St. Madeleine, Pomona	Mike Kelly	909-463-1996
St. Barnabas, Long Beach	Fred Montoya	562-424-1985
Blessed Kateri, Santa Clarita	call parish office	661- 296-3180
Servants of the Lord	Raphael Sustento	661-254-8584
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President:	Lou Oddo	714-522-5909

<b>10/11/13</b>		<b>phone</b>
Mission San Diego	Leslie Williamson	858-278-8992
St. Bartholomew, Long Beach	David Herrera	562-856-9671
St. Helen, Southgate	Eduardo Alvarado	323-566-8990
St. Joseph, Hawthorne	James Kelly	310-643-5399
St. Philip the Apostle, Pasadena	Pat Bowler	626-793-8953
St. Therese, Alhambra	Rex Owens	323-255-1881
Winter Group	Francisco Hernandez	909-865-7564
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President:	Pat Bowler	626-793-8953

<b>Nov 8-10, 2013</b>		
Men's Recovery - Dana Point	Call Retreat Center	626-355-7188

<b>Nov 15-17, 2013</b>		
Our Lady Miraculous Medal, Montebello	Gus Duran	626-308-3570
St Benedict, Montebello	Art Payan	323-725-6365
St Bernard, Bellflower	Patrick Joyce	562-865-3497
St. Bonaventure, Huntington Beach	Herb Soto	714-842-6107
Sts. Peter & Paul, Wilmington & Holy Family	John Perez	562-743-3074
St. Pius V, Buena Park	Daniel Gebelin	714-870-4472
San Antonio de Padua, Anaheim	Richard Crawford	714-343-5735
Santa Clara De Asis, Yorba Linda	Call Retreat Center	626-355-7188
St Elizabeth, Altadena	Call Retreat Center	626-355-7188
All Other Parishes	Call Retreat Center	626-355-7188

**January 10-12, 2014**

Annunciation, Arcadia	Bruce Kvidahl	626-444-1123
Our Lady Queen of Angels, Newport Beach	James Arnold	949-760-1498
Oxnard Group, Oxnard	Rudy Moraga	805-844-4627
Colton Group	Mark Martinez	909-783-1451
St. John Baptist, Baldwin Park	Jose Garcia.	626-962-1848
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President	John Ramirez	805-983-2675

**January 17-19, 2014**

St. Cecilia, Tustin	James Baer	714-832-7343
St. Joseph, Placentia	Thomas Woore	714-996-3478
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President:	Thomas Woore	714-996-3478

**January 24-26, 2014**

Transfiguration, L.A.	Greg Warner	323-242-9686
St. Anthony Claret, Anaheim	Joel Inzunza	714-535-4518
St. Bernadette, L.A.	Gilbert Wright	310-645-3580
St. Boniface, Anaheim	Roger Bramm	714-772-8643
St. Mark, Venice	Friedrich Hirt	310-827-1585
Pope John Paul II Polish Center	Don Palmer	714-528-8059
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President:	Roger Bramm	714-772-8643

**Jan 31-Feb 2, 2014**

Mission San Juan Capistrano	Dave Snyder	949-443-9819
	John Temery	949-678-6678
Our Lady of Fatima, San Clemente	Eduardo Jimenez	949-584-9680
St. Edward, Dana Point	Rob Wagner	949-429-1928
St. Irenaeus, Cypress	Gary Moore	714-826-3402
St Joan of Arc, Victorville	Louis Lerma	760-956-7348
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President:	Rob Wagner	949-429-1928



**February 21-23, 2014**

Ascension, L.A.	Mel Thomas	323-322-3983
St. Christopher, West Covina	Oscar Abcede	626-961-7120
St. Finbar, Burbank	Michael Calabrese	818-802-0490
St. Jane Frances, No. Hollywood	Romeo Mendoza	702-338-5853
St. John Vianney, Hacienda Heights	Manuel Briones	626-333-5493
St. Juliana Falconieri, Fullerton	Terry Reinhold	714-772-6234
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President:	Deacon Gerhard Stadel	714-870-5714

**Feb 28 - Mar 2, 2014**

Our Lady of Victory, L.A.	Call Retreat Center	626-355-7188
Resurrection, L.A.	Alex Gamboa & Ralph Gamboa	626-968-5698 323-780-1330
Sacred Heart, L.A.	Louie Magallanes, Sr	213-494-8661
St. Alphonsus, L.A.	John Felix	323-727-6085
St. Bede the Venerable, La Canada	Tim Collins	818-541-9711
St. Hilary, Pico Rivera	Joseph Dominguez	562-271-7853
St. Mariana, Pico Rivera	Gabriel Herrera	562-949-3953
Resurrection, Escondido	Ken Hudock	858-735-8588
St. Thomas More, Irvine	Paul Geiger	714-505-5412
St. Angela Merici, Brea	Brian Prieto	714-577-0200
All Other Parishes	Call Retreat Center	626-355-7188

**March 7-9, 2014**

State Council K of C	Ross Willour	760-318-3622
Lancaster K of C	Dennis Duffy	818-613-1795
Manhattan Beach K of C	Gregg Profozich	310-658-7175
Simi Valley K of C	Mike Palacios	805-581-9506
Fallbrook K of C	Bill Weber	760-728-5325
San Marino K of C	Steve Cipriani	626-449-2837
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President:	Ross Willour	760-324-1591

**March 14-16, 2014**

St. Bernard, L.A.		
St. Catherine, Laguna Beach	Jim Raynoha	858-414-2909
St. Charles, North Hollywood	Nick Fairchild	818-632-5762
St. Dominic, L.A.	John Van Dyke	323-258-6045
St. Mary Magdalen, L.A.	George Schoenstetter	310-657-1912
St. Paul of the Cross, La Mirada	Victor Pelayo	562-944-1663
St. Luke, Temple City	Al Santillanes	626-285-3381
St. Elizabeth/St John Neumann	Call Retreat Center	626-355-7188
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President:	Victor Pelayo	562-944-1663

**March 21-23, 2014**

Holy Family, South Pasadena	Ernie Arnold	323-982-0927
St. Denis, Diamond Bar	Mike Kellogg	909-860-1332
St. Peter Claver, Simi Valley	Gary Carlson	805-522-0875
St. Pius X, Santa Fe Springs	Tony Reyes	562-868-7696
St. Rose of Lima	Joe Ferrall	805-584-9984
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President:	Gary Carlson	805-522-0875

**March 28-30, 2014**

Immaculate Conception, Monrovia	Patrick Moore	626-358-4700
Holy Name of Mary, San Dimas	Tom Kielty	909-592-5906
Lay Bros. of the Poor / St Mary's	Dennis Cook	760-356-4198
St. Polycarp, Stanton	Jiggs Herold	714-539-2894
St. Rita, Sierra Madre	Bill Cosso	626-355-5656
Karcher Family	Call Retreat Center	626-355-7188
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President:	Don Juge	714-897-9067

**April 11-13, 2014**

Holy Name of Jesus, L.A.	Clyde Sparrow	323-734-8978
St. Barbara, Santa Ana	Thomas Mueller	714-775-1246
St. Dorothy, Glendora	Jim Shivers	626-963-5162
St. Terese of Avila, L.A.	Edwin Ongsingo	818-982-6833
St. Joseph, Upland	Dan Wilson	909-230-3234
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President	Clyde Sparrow	323-734-8978

**April 17-20, 2014****Thurs-Sunday**

Tijuana Men's Retreat	Call Retreat Center	626-355-7188

**April 25-27, 2014**

St. Columban, L.A.	Rollie Agonoy	818-846-3050
St. Kilian, Mission Viejo	Brian O'Donnell	714-345-1313
St. Louise de Marillac, Covina	Brian Lee	626-966-7989
St. Mel, Woodland Hills	Bob Driscoll	818-704-9087
St. Thomas the Apostle, Riverside	Michael McVeigh	951-639-5290
Padre Serra, Camarillo	Dave McCormick	805-987-7629
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President:	Michael McVeigh	951-639-5290

<b>May 2-4, 2014</b>		
St. Timothy, Laguna Niguel	Ren Lopez	949-859-2397
St. Linus, Norwalk	Francis LeDuff	562-864-3482
St. Margaret Mary/Tom Reis Group	Lawrence Taylor	310-539-4134
St. Stephen Martyr, Monterey Park	August Koch	626-281-0605
Beatitudes of Our Lord, La Mirada	Dcn Mike Hidalgo	562-943-3993
Holy Trinity, Ladera Ranch	Call Retreat Center	626-355-7188
All Other Parishes	Call Retreat Center	626-355-7188
Vice-President:	Dale Edgington	626-446-7731
<b>May 16-18, 2014</b>		
Italian Men's Retreat	Joe Cici	626-798-3645
<b>May 23-25, 2014</b>		<b>Men's Memorial Day AA Retreat</b>
Men's Memorial Day Retreat	Call Retreat Center	626-355-7188
<b>May 30 - June 1, 2014</b>		<b>Men's Recovery Retreat</b>
Men's Recovery Retreat	Call Retreat Center	626-355-7188
<b>07/25/14</b>		<b>Fr. Barney Nixon AA Retreat</b>
	Call Retreat Center	626-355-7188
<b>08/15/14</b>		<b>Men's CDM Recovery</b>
	Call Retreat Center	626-355-7188

<b>Oct 4-6, 2013</b>		<b>Women's Weekends</b>	<b>phone</b>
All Saints, El Sereno	Carmen Cordova		323-222-0441
Incarnation, Glendale	Lee Henry		818-246-5400
St. John Vianney, Hacienda Hghts	Sylvia Perez		626-968-3461
Our Lady Queen of Angels, NB	Helene Markel		949-697-9703
All Other Parishes	Call Retreat Center		626-355-7188
Vice-President	Carmen Cordova		

<b>Nov 1-3, 2013</b>			<b>phone</b>
Divine Mercy Group	Estrella Arellano		909-393-6887
St. John the Baptist, Baldwin Park	Lourdes Cerna		626-337-2264
St. John Neuman, Irvine	Kathy Lamoureux		949-387-0505
St. Rita's, Sierra Madre	Joan Crow		626-355-3621
St. Thomas Apostle, Riverside	Debi Young		951-315-9242
St. Boniface, Anaheim	Dita Marquez		714-778-6684
Vice-President	Debi Young		951-237-3283
All Other Parishes	Call Retreat Center		626-355-7188

<b>Dec 6-8, 2013</b>			<b>phone</b>
Assumption of the BVM, Pasadena	Call Retreat Center		626-355-7188
St. Martin de Porres, Yorba Linda	Maureen Williams		714-693-1931
Holy Family Cathedral	Mary Lou Bell		714-997-3020
San Antonio de Padua	Michelle Molendyk		714-992-4781
Santiago de Compostela, Lake Forest	Geneva Shisbey		949-586-1896
All Other Parishes	Call Retreat Center		626-355-7188
Vice-President	Maureen Williams		

<b>Feb 7-9, 2014</b>			<b>phone</b>
St. Cecilia, Tustin	Jan Miles		714-544-7093
St. Norbert, Orange	Marcia Ferraro		714-637-6189
St. Philip the Apostle, Pasadena	Jean Bowler		626-793-8953
St Elizabeth, Altadena	Call Retreat Center		626-355-7188
Vice-President	Jean Bowler		626-793-8953
All Other Parishes	Call Retreat Center		626-355-7188

<b>April 4-6 2014</b>		<b>phone</b>
St. Joseph, Placentia	Cathy Hainley	714-996-1793
St. Margaret Mary, Lomita	Yolanda Manansala	310-834-9432
St. Edward, Dana Point	Liz Mojica	949-661-9647
St. Angela Merici, Brea	Cecilia Witchey	714-745-6117
St Charles Borromeo, No Hollywood	Evelyn Medel	818-982-8929
St. Thomas Apostle, Riverside	Debi Young	951-315-9242
Vice-President	Cathy Hainley	714-996-1793
All Other Parishes	Call Retreat Center	626-355-7188

<b>May 9-11, 2014</b>		<b>phone</b>
St. Dorothy, Glendora	Michelle Connors	626-422-9885
St. Peter Claver, Simi Valley	Linda Cravens	805-522-0981
St. Paul the Apostle, Chino Hills	Marian Molina	909-591-5661
St. Louise de Marillac, Covina	Josie Carrillo	909-599-8935
St. Rose of Lima	Annelies Bruemmer	805-584-2363
St. Anthony, El Segundo	Mary Rotolo	310-322-5045
St. Catherine of Alexandria, Temecula	Deborah Hunt	951-699-8669
Holy Family, So. Pasadena	Shelly Stokes	714-350-6865
Santa Clara, Oxnard	Rosa Dominguez	805-985-8706
St. Joseph Worker, Canoga Park	Rosemarie Bartolata (Camonayan)	818-414-4353
Moons Family	Call Retreat Center	626-355-7188

<b>06/13/14</b>		
Young Adult Retreat	Call Retreat Center or register through facebook	626-355-7188

<b>June 20-22, 2014</b>		<b>phone</b>
Beatitudes of Our Lord, La Mirada	Joie Azurin	562-947-4942
Saint Kateri, Saugus	Diane Schaffert	661-510-9458
St. Linus, Norwalk	Lenore Stanley	714-656-7434
Cathedral of Our Lady of the Angels, LA	Deacon Gus Capiton	213-617-1477
St. Timothy, Laguna Niguel	Margo Hartle	949-285-8922
St Catherine, Laguna Beach	Call Retreat Center	626-355-7188
St. Paschal Baylon, Thousand Oaks	Cynthia Torres	805-660-0700
All Other Parishes	Call Retreat Center	626-355-7188

<b>Nov 22-24, 2013</b>	<b>Couples Retreat in Spanish</b>	
<b>Spanish Couples Retreat</b>	Call Retreat Center	626-355-7188
<b>Feb 14-16, 2014</b>	<b>Couples Retreat</b>	
<b>Couples Retreat</b>	Call Retreat Center	626-355-7188
<b>June 27-29, 2014</b>	<b>Couples Retreat</b>	
<b>Couples Retreat</b>	Call Retreat Center	626-355-7188

<b>07/11/14</b>	<b>Women's AA Recovery</b>	
	Call Retreat Center	626-355-7188
<b>07/18/14</b>	<b>Women's Recovery</b>	
	Call Retreat Center	626-355-7188

<b>08/01/14</b>	<b>Spanish Women</b>	
	Call Retreat Center	626-355-7188

# ATTACHMENTS

## TESTIMONIALS

# STOP the Monastery Housing Project & Preserve the Mater Dolorosa Monastery

[Overview](#)[Mission](#)[News](#)[Testimonials](#)[Steering Committee](#)[Join Us](#)

## What People are saying...

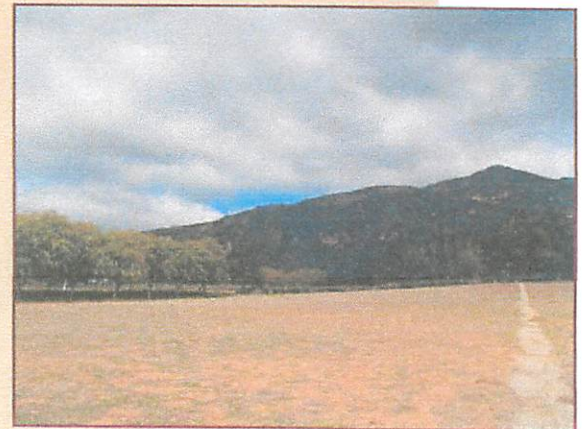
*"Mater Dolorosa has been an oasis of spiritual solace for me in our mostly urban and suburban landscape. The mountains behind the Retreat Center and the open space in front are an intrinsic part of the retreat experience, an experience of peace, away from the noise and hustle and bustle of our daily lives. And Mater Dolorosa is unique in that it is situated in the middle of the San Gabriel Valley and not a long drive away. On a number of occasions when I faced personal challenges and needed a little spiritual comfort and peace, I would drive to Mater Dolorosa and park outside the gates (before it was all fenced in) and walk up the long hill to the Calvary station of the cross. When I arrived (a little out of breath), I felt a sense of being away for awhile in a safe, beautiful and spiritual place where I could reflect and pray. That separation and space from suburbia is key, it is not just excess land; it serves a purpose and is an essential element to the overall retreat experience. If at all possible, and with God all things are possible, I urge the leaders of Mater Dolorosa to preserve this beautiful place." ~ D.B.*



*"I've been a resident of Sierra Madre for over fifty years, the last thirty living adjacent to their grounds where I was able to enjoy the spiritual refuge and serenity that flows out from God's world in contrast to the world that exists outside the grounds with all the attractions/distractions that pull us away from Him. It is the open space that creates the boundary that allow this and is home to all the wild life that inhabit it. When the thirty pieces of silver are gone this sacred tract of land will also be gone and can never be reclaimed. We must protect this God given green belt. We owe this to our community, our children, and the wild life that would be driven out." ~ MS*



*"I accepted Jesus as my Lord and Savior when I was sixteen years old and was baptized at twenty seven and confirmed at the young, impressionable age of thirty. As a committed Christian, I find that Stations of the Cross at the Monastery every Good Friday essential to the way I honor Jesus and would be completely devastated even if the stations were preserved, but my ability to park near the Monastery were to be hampered. Furthermore, the Monastery is, I believe, very close to Bailey Canyon, which is one of our strong wildlife corridors. The development of the open space of the Monastery would disrupt this very vital wildlife corridor and be in direct conflict with the teachings of St. Francis of Assisi who believed in the respect for animals." ~ K.A.*



*"If there is a petition to sign, a list to which my name can be added, PLEASE sign me up! I have been to the Monastery to do the Stations of the Cross and was overwhelmed by it's serenity and beauty. The proposed housing project is a travesty and should never happen. I will keep you all in my prayers for a successful outcome..." ~L.H.*

*"If possible I would like 4 "Stop the Monastery Housing Project" yard signs. I know many longtime Sierra Madre residents that support this effort, but are not computer savvy. So I am including them in my request." ~A.F.*

*"Please add me to the email list and send signs!" ~ A.T.*

**"WHAT A SHAME!!! THIS MONASTERY DESERVES THE RESPECT OF ALL OF US, WHO**



AT ONE TIME OR ANOTHER, HAVE THE PRIVILEGE OF ENJOYING THE GROUNDS, SOLITUDE, MEDITATION, ADORATION, PRAYER, ETC., ETC., ETC.,..... LET'S ALL BE ONE IN PRAYER TO PRESERVE MATER DOLOROSA." ~ A.R.

"I'm against the housing project at the Monastery, I bought my house 13 years ago specifically because of the beautiful view that I have of the Monastery. Please send me a yard sign." ~ C.A.

"Just saw your sign on Canon street when I was taking my kids to school. So disturbing that builders want to destroy part of that beautiful land. As a Catholic and long time Sierra Madre resident it is really heart breaking." ~ A.L.

"We want to save the Monastery property. Please provide a sign for our front yard." ~ J.L.

"I am very concerned to hear of the proposal to sell Monastery land for a housing development. Please add me to your email and send a yard sign....Thank you for your efforts to stop this proposal which would have devastating effects on our community." ~ C.B.

"Although we are not Catholics, we at many times viewed the Stations of the Cross and partook of the serenity of other areas of the Monastery. In the 60's and 70's my daughters flew their kites in the open space where the development is proposed. We have attended many of the fiestas held yearly on the property as well as the annual Volunteer Fire Department barbecues. I am sure that the section of the road in front of Bailey Canyon will be widened and Grove Street and Lima will become main arteries along with Sunnyside. Who knows what will eventually be required to accommodate this heavier load of traffic? It would probably be necessary to widen the streets. We have experienced a great flow of traffic through the years as Bailey Canyon has become increasingly popular as a walking and hiking destination. Finally, Sierra Madre cannot sustain any more development with its limited water supply and manpower resources of the volunteer Fire Department, Paramedics, and Police. We are already maxed out with salaries and benefits for personnel of all these departments. Our Fire Department is not what we used to call "all volunteer." The impact of this entire development will have a devastating effect on this western section of Sierra Madre. Thank you for what you are doing to rally the citizens against this project." ~ N.B.

"How is City Hall addressing these issues, with a severe water shortage in our community, how can we support 40 more homes (and I imagine they will be McMansions)...It will negatively impact Bailey canyon and all its wildlife. Not to mention all the obvious pitfalls." ~ D.B.

"We have lived in Pasadena for thirty eight years. My backyard is the Mater Dolorosa Passionist Retreat Center. I remember my sons being able to walk freely on the property and when they were older worked at the Retreat Center, and were able to walk to work. I remember the church that is now the garden, Christmas Eve mass there, the church aglow. I remember the men's retreat from Tijuana, Mexico, and hearing their beautiful voices at Easter. We also walked to the Monastery for Stations of the Cross on Good Friday. We are also parishoners of St. Rita. I am opposed to having a housing project on this property. Looking out at the grounds is so peaceful. The deers grazing this morning on the property near the proposed area would not allow this to continue. If construction happens the wildlife will be forced from the area. I understand that this is their property and they are free to do what they want, but this has been a city landmark since 1926 and has quite a history of its uses. The sale of property is to sustain the Retreat Center, is there not another way to raise money? I would like two yard signs to place on my property. One in the front and one in the backyard." ~ D.L.

"For 65 years the Monastery raised money by having a yearly Circus and Carnival on the last weekend in June. That worked all those years in raising the needed money for the brothers and aging Passionist priests, while at the same time leaving the open space beauty of the Monastery fields for nature and the surrounding community to enjoy the nature. Please bring back the Circus and Carnival yearly event to raise the needed



funds to save the Monastery Fields from unneeded housing development." ~ M.R.

"Please keep me informed. Thank you for your efforts on behalf of your community."  
~ A.S.

"We don't want to see this property destroyed. We used to occasionally walk the beautiful, peaceful grounds and now we can't." ~ C.B.

"Please keep me posted and tell me what I can do to preserve this special place in Sierra Madre." ~ L.S.

"Since when do health issues warrant selling off a huge tract of land? What if there was no land to sell? How about just pay your bills for a concept? Land is not something so you can grab a buck; it's life, itself! What happens when we've crowded ourselves to oblivion and we end up like the poverty stricken on the streets of India; can't happen? Think. The Wards had to sell their open space on Mountain Trail to pay a burdensome tax bill. Now recently, our last near-to-downtown open space on the south side of E. Sierra Madre Bl. is being developed for the money. Where are we headed, when does it stop? Yes, Southern California is a developer's haven. Is that all we can give Sierra Madre? This is just another heartless example of opportunistic greed. As always, we'll deserve what we get. Unlike the 1 Carter property, we could get together a medical fund for the Fathers as a way to help save our land; remember the summer picnics on their hillside. We're all going to pass-on someday. The land is perpetual and needs to be treated as such. Nothing said here is anything anybody doesn't already know. How we act upon it shows who we really are. That's another thing we can't get away from no matter what religion." ~ A.C.

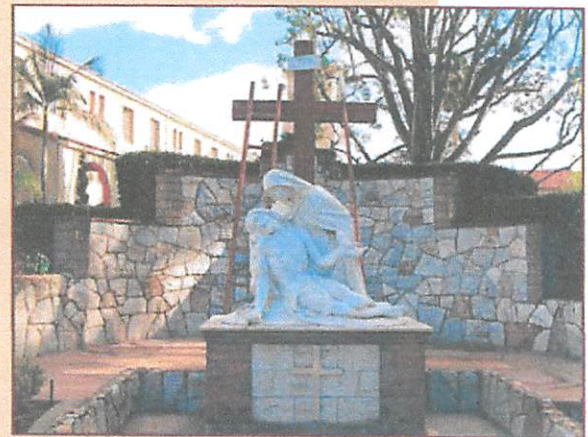
"Thank you so much for caring...if you could spare just one more yard sign for me up in the canyon that would be awesome, but of course they must go where they are needed most..I think you are doing a wonderful job.." ~ A.L.

"Thank you for your efforts to save Mater Dolorosa. There is no other place you can go to in the entire San Gabriel Valley and feel that sense of getting away from it all. There is also no other place where you get that unique combination of spirituality and peace which this entire property provides. Any kind of development will disturb and change the ambiance completely. How do you put a price on that? Let's find another way to get the Passionists the money they need. Once sold, the land is gone forever. There must be another way. Let me know what I can do to help." ~ S.T.

"The Monastery means more to me than I can describe. It brings tranquility to my heart. I have created many memories on the Monastery and I hope to one day share and recreate those days with my daughter. For it would be a travesty if those days were only a dream. Thank you for all your efforts. Please let's stop this destruction and preserve quality of life." ~ J.H.

"Hi, I am writing on behalf of my parents, who live on Sierra Keys Drive. They are very concerned about the project, and are willing to do whatever it takes to get the project stopped. They are longtime residents (since 1974) who have invested heavily in their house with upgrades over the years and are also Catholics who love the Monastery and are troubled by this potential development. Let us know how to get involved. I don't live in Sierra Madre but visit often and will help my parents get and stay engaged. We'd also like some yard signs. Let us know how we can pick them up or if you would like to mail them. Also I am sure there are others on Sierra Keys who will be directly impacted by this project as well. There are at least 5-6 homes that directly face the monastery property. Happy holidays and many thanks - we look forward to hearing from you." ~ R.K.

"I have a yard sign and am telling everyone I know to stop this project. Thank you." ~ M.K.



*"I can't tell you how upset I am about this! WHY do they have to do this? They need the money, right? What do they need the money for? And why WHY do they have to ruin this pristine property and cut it all up and create really bad vibes and a lot of upset which will, in turn, ruin the peace and serenity and spiritually uplifting quality of the property. Its very upsetting to see them be this greedy, without any concern for the community. I have very busy career in the arts and music, but this is so upsetting that I feel like going over there tomorrow, walk into the office and sound off! But the problem is, it's already a done deal, right? Don't we have any say in it? And don't they realize they will no longer have a retreat center of peace and serenity? And that it will be ruined forever because a few folks on the top want to use the money for their own ends? Looks like GREED from this standpoint. Thanks for your help ... There are a LOT of us who feel the same way. How can we solidify all those people to make some sort of legal block to it? Thanks for your sincere efforts to fight this issue..." ~ C.D.*

*"This is something we do not want. We live down the street from the monastery and have enjoyed visiting and praying there. With the shortage of water we do not need a development in this beautiful place. We do not have enough water now." ~ T.H.*

*"I am against this project and have a yard sign. I am telling everyone I know to try to stop this project. Thank you." ~ S.K.*

*"I am a supporter of Stop the Monastery Housing Project and an attorney here in Sierra Madre and would like to offer my services. I am also a current candidate for City Council. Please let me know how I can help." ~ N.G.*

*"I am not much of an ally because I am not religious (atheist down to the bottom of my boots) but I do care about the history of the institution and the the environment and the impact on the monastry's neighbors including the immensely precious Bailey Canyon. I also care about the animals, especially Esme and Sid the two cayotes who live there. I now understand why they put up the unnecessary railings at great expense, it was a first step towards a housing project. The monastry and Bailey Canyon are two quiet areas where you can just think or work or just blob around, that is a rare thing in Sierra Madre, it should be protected at all costs." ~ K.W.*