

# TINAPAYNE BRYSON

**August 2, 2022**

Alison Walker  
RE: Modification of CUP 2506 (Pacific Oaks Preschool)  
City of Pasadena  
Pasadena, CA 91101

**Dear Alison Walker:**

Thank you for your time and attention to the issues surrounding the modification of the CUP at Pacific Oaks Preschool (PO). I'd like to begin by saying that I love that there is a preschool in our neighborhood. Schools are an important part of our community and I support the educational mission of PO. I appreciate the quality of care for the children they serve, and recommend the school to families who are seeking a great school. I also love the community and education that they provide to parents. (In fact, as a child development and mental health specialist and author on parenting and brain development, I've done some speaking and education for parents and professionals at PO over the years.)

As neighbors almost directly across the street from PO, we'd like to request that PO operate within the limits and regulations of their CUP, abide by the requirements of the city, and that they simply do what they're *allowed* to do, and not continue to violate the basic zoning code in our single family residential neighborhood. As a professional who works as a child development specialist and school counselor at another private Preschool-6<sup>th</sup> grade school in our community, I know that carrying out an educational mission while operating in a way that complies with their zoning and CUP regulations is a very minimal expectation that other schools are able to abide by, and they should be held accountable to rules and regulations of what is appropriate in our small neighborhood.

PO has not been a good neighbor in several ways. The following are a few of the ways their violations impact us as neighbors:

- Violating the Pasadena Noise Ordinance.
- Their staff park on our street, including in front of neighbors' houses during School hours, instead of in the school parking lot on California Boulevard as required by the Code. This interferes with having enough parking for the people who visit us, work on our homes, etc. This is especially difficult on trash days when there is even less space available.
- They've increased enrollment to levels that the neighborhood is impacted consistently and negatively by traffic, parking congestion, and increased noise levels. We intentionally moved to this street to live on a quiet street, and it seems like it continually gets worse.
- They've ignored set-back requirements and have built play structures that directly abut neighbors' property lines, which leads increase noise levels.
- They've erected parking lot lighting with excessive glare into our neighboring houses and outside the street that is disruptive.

As the Founder and CEO of a large child-centered educational and therapeutic business in Pasadena with over 40 employees, I know that any business can impact our community in positive ways AND be good neighbors who comply with City requirements.

We respectfully request that the City ensure that PO is required to comply with the rules and regulations already placed upon them, that the City hold them accountable for their violations that impact our neighborhood negatively, and that you not expand their CUP.

Sincerely,

A handwritten signature in black ink that reads "Tina Payne Bryson". The signature is fluid and cursive, with a large, sweeping initial "T" and "B".

**Tina Payne Bryson, LCSW, PhD**

## Tam, Hayman

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**From:** Charles Grosenbaugh [REDACTED]  
**Sent:** Wednesday, August 3, 2022 9:20 AM  
**To:** Tam, Hayman; Walker, Alison  
**Cc:** Jake Broderick  
**Subject:** Pacific Oaks CUP modification

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We have been residing at [REDACTED] since 1978 and have sent both of our children to Pacific Oaks for preschool. We have been supportive of the school for many years. But the changes to the school that have occurred over the last 10 plus years have become increasingly problematic. With the expansion of Pacific Oaks and the resulting traffic and the school's requirement to have their staff park on California Blvd and surrounding streets has created a major problem. For my wife and I this has created a major safety problem and makes it very dangerous for us to exit our driveway. With all of the cars being parked along the north side of California Blvd it blocks our view of any oncoming traffic which are speeding down the street.

Our specific request is to have the city condition its approval of the CUP to prevent their employees and staff from parking on California Blvd.

Since either my wife or I will be available for your meeting this evening we want to thank you for including our request in any approval of their CUP.

Sincerely,  
Charles W & Mimi L Grosenbaugh  
[REDACTED]

Attn.: Hayman Tam, Recording Secretary  
Subject: Public Hearing regarding, Modification of CUP #2506  
Public Hearing Date: August 3, 2022, 5:30pm

Submitted by: Kenneth Nakaba  


As a resident since 1969, at this same address, I would like to submit my comments for the above public hearing regarding Modification of CUP #2506.

Having lived across the street from 714 West California Blvd., Pacific Oaks Children School and Day Care, for over 50 years my wife and I have seen and experienced the many changes that have occurred over the decades. Initially, after moving to this address, the school was notably part of the neighborhood and we would almost regularly be notified and invited to any events or activities. Especially events that might impact traffic or parking on the street in front of our house or next to it. We are on a corner. Recently we very seldom see any notices of upcoming events. The last major event at the school/day care was some kind of fund raising activity which included live music which was quite loud and out of the ordinary. The event lasted for some time into the evening. I believe it was in 2020. Because we are almost directly across the street from the school, parking, loud events and gatherings, and more recently light from the parking lot lighting are the most impactful.

I know the school/day care has gone through many difficulties, including financial, administrative and management, and had to become part of a larger organization, a national corporate non-profit organization from out of state, I believe from the late 1980's until it's merger with the out of state organization, and I'm assuming due to the change in management and long distance administrative control, the school has lost some its neighborhood connections.

No longer knowing the makeup of the staff or faculty, it has changed our understanding of the school and its activities. I believe the goals and curricular content remain as in past years and hopefully remain the same. The school, as I understand it, is or was quite progressive and notable in the education field. Not long after moving into our house I became acquainted with a neighbor who was a member of the faculty and who eventually became, I believe, the director of the school. I also met other members of the faculty who also lived in the neighborhood or not far away.

The day-to-day activities of the school, except for occasional loud children related noises and traffic and parking issues, was not a major problem for us, but I'm sure living immediately adjacent to the school, the noises, blocked driveways, lack of street parking, light emanating from the parking lot, buildings in the afternoons and evenings, maintenance and construction noises is stressful. I empathize and support these concerns and stressful situations.

Having read the Staff Report, Attachment B, Recommended Draft Conditions of Approval for Modification of Conditional Use Permit #2506, it appears to be thorough and in consideration of many of the issues raised by the neighborhood.

The following are comments related to the numbered items in the Attachment B:

1. This wall shall have a setback from the street of not less than three feet and have a minimum height of five feet (measurements to be taken from the existing sidewalk).

COMMENT: The existing elevation of the sidewalk on the La Loma St. side is lower than the property side of the wall. To be of use the wall should be five feet above the property side.

10. The school's total enrollment shall be limited to 233 students (full-time and part-time).

COMMENT: Assuming this is in compliance with requirements for similar day care centers in single family residential neighbors in other parts of the city of Pasadena.

23. Per calendar year, weekday evening events shall be limited as follows: One (1) end-of-year event, with an attendance of no more than 300 people. COMMENT: How will this be monitored?

24. In addition to the Saturday Infant/Toddler Parent Education classes, a maximum of 12 weekend events shall be permitted per calendar year and shall be limited as follows:

- 10 other events, with an attendance of no more than 40 people at each event. COMMENT: what are the "10 other events" ?

In conclusion, I am not completely aware of the schools goals and mission but I believe, in general, the school wishes to be a good neighbor. But Pacific Oaks has not made any significant outreach to the neighborhood. Which might help.

As mentioned above the Staff Report, Analysis and Attachment B are thorough and well done. However, more commentary from the public hearing from the school/day care and neighborhood should provide additional information for the proposed conditions.

**From:** [REDACTED]  
**To:** [Tam, Hayman](#); [Walker, Alison](#)  
**Cc:** [REDACTED]  
**Subject:** Public Comments re Modification of Conditional Use Permit #2506  
**Date:** Wednesday, August 3, 2022 10:23:30 AM

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We reside at [REDACTED], and while we cannot join the public hearing meeting we would like to share a few comments regarding the proposed modification of Pacific Oaks' CUP.

First, we fully support Pacific Oaks nursery school and its mission. We have many friends who have sent their kids to Pacific Oaks, and we have friends with children currently enrolled in the nursery school. A walkable nursery school enriches the neighborhood, provided it maintains an appropriate physical and operating footprint and is held to account by the City in this regard. Guiding our youth and supporting families with professional and outstanding early childhood education is an important public good.

Second, it is our understanding that the City initiated the review and modification of the CUP because Pacific Oaks has been operating in violation of the City's zoning codes and was not abiding by its CUP. Pacific Oaks' zoning violations, as do any other neighbor's violations, detract from the quality of life in our neighborhood. Pacific Oaks' ambition to expand operations demonstrates a general disregard for the neighborhood in which it operates. We feel the recommendation to modify the CUP inappropriately rewards Pacific Oaks' recent deleterious behavior that deteriorates our neighborhood and our quality of life.

***We would ask the City to carefully reconsider and review – not simply adopt, the proposed recommendation.***

Specifically, we would ask that the City make the following requirements of Pacific Oaks in a revised modification to its CUP:

- **Parking for Pacific Oaks should be confined to its existing parking lot.** *Street parking should comply with all City zoning requirements on California, and Pacific Oaks' parking on La Loma should be strictly prohibited; if more parking space is needed beyond its existing parking lot, it calls into question occupancy and is a red flag.*
- **Nursery school enrollment should not be expanded from its pre-pandemic enrollment on this campus.** *Should Pacific Oaks seek to increase its enrollment on this campus, then its ambitions have sadly outgrown our neighborhood. There are many alternative locations around Pasadena to house and accommodate these ambitions.*
- **Weekday hours of operation should be limited to 7:30 am to 5:00 pm** for teachers, staff, maintenance, parents and students. *Extending or expanding hours beyond this window deteriorates the quality of life for all involved. 7:30 am start provides ample time for teachers and staff to prepare, and for parents to drop off before work, and operations should conclude*

*by 5:00 pm. This is an ample window to conduct maintenance, staff meetings, parent meetings, and instruction, etc.*

- **Pacific Oaks should not be permitted to operate classes (specifically non-nursery school classes, i.e., college classes) or hold any events or any activities after 5:00 pm during weekdays or at any time on weekends at this neighborhood campus with the sole two exceptions of the Barn Raising event and Spring Benefit.** *Holding additional courses, classes, events, activities, or maintenance work on evenings and weekends means that the operations and ambition have outgrown the neighborhood. We fully support Pacific Oaks if it wishes to pursue additional services in the Pasadena community, it just must pursue these additional services at a different location to preserve the integrity of our neighborhood and not impose on the families living in our neighborhood.*

Thank you for your careful consideration of these requests.

Best regards,

Jason & Sarah Schoettler

**From:** [REDACTED]  
**To:** [Walker, Alison](#)  
**Cc:** [REDACTED]  
**Subject:** Support for Pacific Oaks Children's School from Toni Boucher  
**Date:** Wednesday, August 3, 2022 10:42:04 AM

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Dear Ms. Walker,

Please see public comment to share with the hearing officer from Toni Boucher below:

Pacific Oaks is nationally and internationally recognized as a leader in early childhood education. Central to this success is the community of generations of children, families, and staff that claim Pacific Oaks as their own. It is concerning to hear that neighbors lack the capacity to value and appreciate the joyful noise of children and grownups growing and learning together during the most formative stages of children's lives. Pacific Oaks changes lives for the better which makes the city a better place for all of us.

Toni Boucher  
Retired Executive Director, Altadena Children's Center  
Chair, Child Care Directors' Alliance, Options for Learning

Warm regards,

Phi-Phi

**Phi-Phi Chang Anderton**

Manager of Admissions, Enrollment, and Operations

Pacific Oaks Children's School

Pronouns: she~her~hers

StrengthsFinder 2.0: Connectedness~Positivity~Learner~Responsibility~Achiever

[REDACTED]  
[REDACTED]



[pacificoaks.edu](http://pacificoaks.edu) | [pacificoaks.edu/childrens-school](http://pacificoaks.edu/childrens-school)

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**From:** [REDACTED]  
**To:** [Walker, Alison](#)  
**Subject:** Pacific Oaks Children's School  
**Date:** Wednesday, August 3, 2022 11:08:08 AM

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Dear Alison,

Please take our comment below into consideration regarding Pacific Oaks Children's School.

Pacific Oaks is nationally and internationally recognized as a leader in early childhood education. Central to this success is the community of generations of children, families, and staff that claim Pacific Oaks as their own. It is concerning to hear that neighbors lack the capacity to value and appreciate the joyful noise of children and grownups growing and learning together during the most formative stages of children's lives. Pacific Oaks changes lives for the better which makes the city a better place for all of us."

Thank you,

Shonna Clark  
Executive Director  
Altadena Children's Center