

Agenda Report

TO: CITY COUNCIL **DATE:** APRIL 3, 2006

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: REVISED PREDEVELOPMENT PLAN REVIEW FOR THE FORMER EAST CAMPUS OF AMBASSADOR COLLEGE (WESTGATE PASADENA, 134 EAST VALLEY STREET)

RECOMMENDATION

This report is for information only.

BACKGROUND

This project summary is presented as an update to the Predevelopment Plan Review (PPR) report presented to City Council on January 10, 2005 (see Attachment 1). In November 2004, The Sares-Regis Group submitted a proposal to redevelop the former East Campus of the Ambassador College site, which is located within the Central District Specific Plan area. At that time, the Sares-Regis Group intended to develop the former East Campus as a master planned urban development and indicated their intent to apply for a Planned Development (PD) District. The project proposal included 832 new dwelling units, approximately 30,000 square feet of ground floor retail/commercial, 1,711 subterranean parking spaces with 255 spaces dedicated for public use. In the context of the whole project, this initial submittal would have been consistent with most but not all of the development standards of the Central District Specific Plan as described below:

- Density averaging for the whole project—The CDSP allows residential density at 60 du/acre. The 2004 submittal proposed 69.7 du/ac
- Height averaging for the whole project—Multifamily residential/parking structure at Green Street and Pasadena Avenue is taller (60 feet) feet than allowed (40 feet maximum) under the CDSP

City staff encouraged the developer to design a project consistent with adopted standards. The Sares-Regis Group revised the project to fully comply with the CDSP land use regulations, development standards adopted by City Council on November 8, 2004. As a result, the approval of a PD zoning district by the City Council is no longer applicable to the project. The following discretionary actions continue to apply to the project and include a minor conditional use permit, design review, subdivision review, public art, compliance with the tree protection ordinance, and inclusionary housing (see page 2, Summary of Discretionary Actions).

REVISED PROJECT DESCRIPTION

The revised project includes 820 new residential units, 22,154 square feet of ground floor retail with 1,693 underground parking spaces for the project (see Attachment 2, Landscape Plan). The property is currently developed with 21 vacant industrial and institutional uses (215,610 total square feet) that would be demolished to make way for the new development. One single-family residential use (the Dearth House) will be relocated to the Waverly School site. The project would extend across three contiguous blocks from Green Street to Del Mar Boulevard, and Pasadena to De Lacey Avenues. The proposed project including building heights, setbacks, and street improvements is consistent with the Central District Specific Plan (CDSP).

A block by block description is outlined on Page 2 of the January 10, 2005 PPR report. To achieve CDSP project compliance the following changes occurred:

Block 1, includes 88 for-sale units, 15,164 square feet of retail space with three levels of subterranean parking (327 spaces), compared to the 2005 submittal with 90 units, 26,000 square feet of retail space, and 158 parking spaces. Building height was reduced from 60 feet to a maximum of 40 feet in height.

Block 2 includes 252 for sale units, approximately 6,540 square feet of ground floor retail, and two levels of subterranean parking (492 spaces). The January 10, 2005 submittal included 250 residential units, 4,000 square feet of retail space, and 438 parking spaces. Building height on block 2 remains three to five stories (maximum of 60 feet).

Block 3 includes 480 rental units with three levels of subterranean parking (874) spaces. Block 3 does not include ground floor retail. The January 10, 2005 submittal included 492 residential units and 861 parking spaces. Building height on Block 3 remains four stories in height (maximum of 60 feet).

SUMMARY OF DISCRETIONARY ACTIONS

Staff reviewed the proposed project as revised and determined that the following actions would be necessary:

Environmental Review: The following commissions provided comments on the draft DIR:

- Planning Commission
- Design Commission
- Historic Preservation Commission
- Transportation Advisory Commission

Conditional Use Permit: A Minor Conditional Use Permit is required for non-residential development exceeding 15,000 square feet in a Transit Oriented Development District.

Design Review: Design review is required for new construction in all zoning districts when the square footage of a project exceeds 25,000 square feet. It is anticipated that developments within the project would be subject to Design Review. Sares-Regis would submit design review applications for each of the three phases as the project progresses through development. The Design Commission would review the architectural, site planning and landscape design concepts.

Subdivision Review: The East Campus property currently consists of several legal parcels that do not reflect the existing pattern of development or the proposed redevelopment of the property. Existing lot lines would need to be adjusted to reflect existing and proposed development.

Public Art Review: The public art component is applicable to the entire Westgate project.

Trees: The proposed project is subject to the Tree Protection Ordinance. Of the 166 trees located on the project site, 12 meet the criteria for protection under the Tree Protection Ordinance. The proposed plan would relocate eight of the protected trees elsewhere on the site and would retain the other four in place. All of the protected trees are located within private property. The project, as proposed, would remove 111 of the remaining 154 non-protected trees. This number includes five public street trees. The Urban Forestry Advisory Committee would review landscape improvements and tree removals in the public right-of-way.

The project proposes a tree-planting plan that includes transplanted trees, new trees in common areas and the infill of missing street trees along the sidewalk surrounding the project perimeter. The concept tree-replanting plan would evenly distribute tree coverage across the project site. Currently, most of the existing trees are situated in groupings on Block 3. The project EIR analyzes the environmental impacts of individual and aggregate tree removals along with the proposed tree-planting concept.

Inclusionary Housing Plan: The project proposes to include 123 affordable housing units (of 820 total units) on-site. Seventy-two units would be Low Income and 51 units would be Moderate Income. These units would be located on Blocks 1, 2 and 3.

Timeline: The following timeline outlines the major steps in the process.

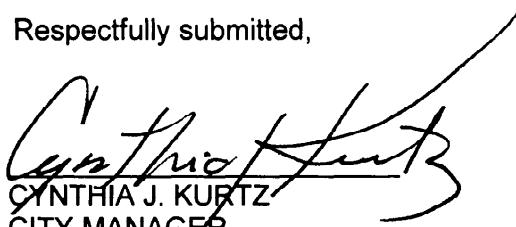
Date	Activity
10/06/04	Meeting between applicant and city department representatives
11/10/04	Applicant submits application for planned development request
1/10/05	Preliminary Plan Review presentation to City Council
6/05 – 7/05	Initial Environmental Study and Environmental Determination <ul style="list-style-type: none"> • EIR contract, project initiation, preliminary data gathering, traffic counts, etc. • Prepare initial study, notice of preparation, scoping meetings • Prepare Draft EIR for 60-day public comment period • Public meetings to receive comments on DEIR with city Commissions • Close public comment period and prepare response to comments • Prepare and print Final EIR
8/ 05 - 12/05	
12/05 - 2/06	
2/21/06	
3/06	
4/06	Zoning Hearing Officer Consideration <ul style="list-style-type: none"> • Public hearing on Final EIR and Statement of Overriding Considerations • Public hearing on Minor Conditional Use Permit for non-residential development exceeding 15,000 square feet in a transit oriented development district

Date	Activity
4/06 7/06 10/06	Design, Subdivision (ZHO), and Arts Commission Reviews <ul style="list-style-type: none"> • Prepare, mail, and post notice of public hearings • Preparation of the Staff Report for Vesting Tentative Tract Map (VTTM) and Concept Design Review • Application for public Art • Zoning Hearing Officer Public Hearing – VTTM • Design Commission Public hearing – Concept Design • 50% Advisory Design Review • Final Design Review

FISCAL IMPACT

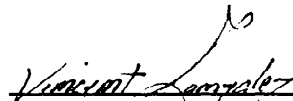
The applicant will be required to pay fees for Design Review and the processing of environmental documents for the project which cover staff time. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

Respectfully submitted,




CYNTHIA J. KURTZ
CITY MANAGER

Prepared by:



Vincent Gonzalez
Senior Planner

Approved by:

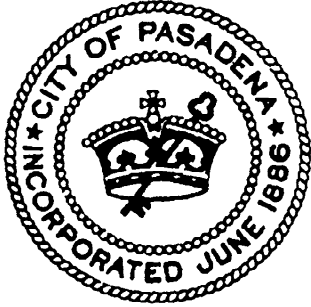


Richard J. Bruckner
Director of Planning and Development

Attachments:

1. PPR report presented to City Council on January 10, 2005
2. Revised Landscape Plan

ATTACHMENT 1
PPR report presented to City Council on January 10, 2005



Agenda Report

TO: CITY COUNCIL

DATE: JANUARY 10, 2005

FROM: CITY MANAGER

SUBJECT: COUNCIL PRESENTATION BRIEFING ON THE PLAN FOR THE FORMER EAST CAMPUS OF AMBASSADOR COLLEGE (134 VALLEY STREET), WITHIN THE CENTRAL DISTRICT SPECIFIC PLAN AREA

RECOMMENDATION:

This report is for information only.

BACKGROUND:

The City's Predevelopment Plan Review (PPR) guidelines identify projects of "community-wide significance" that are presented to the City Council for informational purposes. The Sares-Regis Group has submitted a proposal to redevelop the former East Campus of the Ambassador College campus, which is located within the Central District Specific Plan area. The Central District Specific Plan was adopted by the City Council on November 8, 2004 to provide the land use regulations, development standards, and design guidelines for all properties within the Specific Plan area.

The Sares-Regis Group intends to develop the former East Campus as a master planned urban development. They have indicated their intent to apply for a Planned Development District (PD).

PROJECT DESCRIPTION:

On the former East Campus of the Worldwide Church of God, the Sares-Regis Group is proposing an urban mixed-use village. This urban village would consist of 832 new dwelling units and the construction of approximately 30,000 square feet of ground floor retail/commercial. A total of 215,610 square feet of warehouse-type structures would be demolished to make way for the 1.01 million

square feet of development. The project would extend across three city blocks from Green Street to Del Mar Boulevard, and Pasadena to De Lacey Avenues.

Block 1, located between Green and Dayton Streets, would be developed with a public parking garage with 255 vehicle spaces for visitors to the City. The garage would be wrapped with 90 multifamily units on four levels over ground floor retail. The units would include both for sale and rental units. Residential parking at this location would include 158 vehicle spaces.

Block 2, located between Dayton and Valley Streets, would be developed with 250 for sale multifamily units with some ground floor commercial at the southwest corner of Dayton Street and De Lacey Avenue, and along the western frontage of De Lacey between Dayton and Valley Streets. A rectilinear plot of 0.52 acre accessed from Pasadena and De Lacey Avenues would break down the city block to a pedestrian scale. Parking would be provided in a subterranean garage.

Block 3, located between Valley Street and Del Mar Boulevard, would be developed with 432 multifamily rental units over subterranean parking. A rectilinear open space plot of 0.65 acre would also be accessed from De Lacey Avenue. The Dearth House, a historic single-family house located at 144 West Valley, is proposed for removal.

There are also a number of secondary and tertiary courtyard spaces, connected by paseos and walkways, which are included in the site plan of the project. No new streets are proposed in the development.

PPR MEETING SUMMARY:

On October 6, 2004 a meeting for the project was conducted between the applicant and city staff. The purpose of the meeting is to identify the requirements of the various city departments, to give applicants direction regarding their projects, and to outline the development schedule. The meeting identified the following discretionary actions and issues:

Specific Plan Review: The newly adopted Central District Specific Plan provides the land use regulations and development standards that govern the Sares-Regis Group's mix of uses, heights and setbacks for the East Campus. The project site is now included in the Old Pasadena sub-district of the Central District Specific Plan. Previously, the project site was included in the West Gateway Specific Plan. The Central District Specific Plan calls for an urban village atmosphere by encouraging housing (49-60 dwelling units per acre) in a variety of types and prices, as well as a mix of artists lofts, offices, shops, schools and artisans workshops. This area is within a transit oriented development area due to its proximity to the light rail station at Arroyo Parkway and Del Mar Boulevard and to major employers in downtown Pasadena, Old Pasadena and the Huntington

Hospital area. Issues to be considered in the analysis of the development application under the Specific Plan include building height, density, urban design and open space.

In the context of the overall project, there would be consistency with most but not all of the development standards of the Central District Specific Plan (CDSP) as described below:

- The applicant is proposing density and height averaging for the whole of the project. This would result in a location specific inconsistency. Specifically, the proposed multifamily residential/parking structure at Green Street and Pasadena Avenue is taller (60 ft.) than currently allowed (40 ft. maximum) under the CDSP.
- The CDSP allows residential density at 60 du/acre. The applicant is proposing density averaging which would result in Block 3 being built at 83 du/acre, while the whole of the project would be built at 69.7 du/acre. The block and average density include affordable units.
- The building architecture, streetscape design, landscape design, and open space accessibility of the proposed project would be evaluated in an urban design context applying the development standards of the Central District Specific Plan.

Environmental Review: The complexity of the Ambassador East Campus redevelopment merits a project EIR to fully analyze the environmental issues. An Initial Environmental Study would focus the EIR. A scoping meeting, early in the process, would permit the community to comment on potential environmental issues. Some of the issues identified for EIR analysis include historic preservation, traffic, open space, trees, and urban design.

Planned Development: A Planned Development zoning district is a tool that facilitates the orderly planning of large sites that cannot be developed in a single phase and provides greater certainty for property owners, the City, and the community. Development standards for the PD zone would be development during the review process of the proposed project. Sares-Regis has submitted an application for a planned development zone for the project.

Subdivision Review: The East Campus property currently consists of several legal parcels that do not reflect the existing pattern of development or the proposed redevelopment of the property. Existing lot lines would need to be adjusted to reflect existing and proposed development.

Historic Preservation: The project involves the demolition of approximately 22 existing buildings. Only the Dearth House has been identified as a significant historic resource. The Dearth House is proposed for removal from its East Campus location. The Historic Preservation Commission would review any proposal for the Dearth House, be it restoration, relocation, or demolition.

Design Review: Design review is required for new construction in all zoning districts when the square footage of a project exceeds 25,000 square feet. It is anticipated that developments within the project would be subject to Design Review. Sares-Regis would submit design review applications for each of the three phases as the project progresses through development. The Design Commission would review the architectural, site planning and landscape design concepts.

Transportation/Circulation: A full Traffic Impact Analysis would be prepared and analyzed as part of the project EIR. The project would also be subject to the City's Transportation Demand Management (TDM)/Trip Reduction Ordinance (TRO) requirements. Nonresidential development projects and the nonresidential development portion of mixed-use development projects, which exceed 25,000 square feet of gross floor area, are required to submit a plan to the City that indicates compliance with the City's Trip Reduction Ordinance. The Transportation Advisory Commission would review transportation analysis.

Trees: The proposed project is subject to the Tree Protection Ordinance. Of the 166 trees located on the project site, 12 meet the criteria for protection under the Tree Protection Ordinance. The proposed plan would relocate eight of the protected trees elsewhere on the site and would retain the other four in place. All of the protected trees are located within private property. The project, as proposed, would remove 111 of the remaining 154 non-protected trees. This number includes five public street trees. The Urban Forestry Advisory Committee would review landscape improvements and tree removals in the public right-of-way.

The project proposes a tree-planting plan that includes transplanted trees, new trees in common areas and the infill of missing street trees along the sidewalk surrounding the project perimeter. The concept tree-replanting plan would evenly distribute tree coverage across the project site. Currently, most of the existing trees are situated in groupings on Block 3. The project EIR would analyze the environmental impacts of individual and aggregate tree removals along with the proposed tree-planting concept.

Inclusionary Housing Plan: The project proposes to include 125 affordable housing units (of 832 total units) on-site.

Advisory Review: The following commissions would be involved in the entitlement process:

- Planning Commission
- Design Commission
- Historic Preservation Commission
- Transportation Advisory Commission
- Urban Forestry Advisory Committee

TIMELINE:

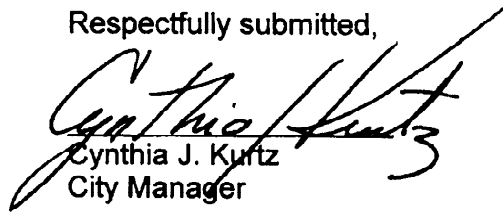
The following schedule outlines the timeline:

- 10/06/04 Meeting between applicant and city department representatives
- 11/10/04 Applicant submits application for Planned Development Request
- 12/04 Initiate Consultant selection process
- 1/10/05 Report to City Council as information item
- 01/05 to 02/05 Recommendation to City Council on EIR Consultant. EIR Contract, project Initiation, preliminary data gathering, traffic counts etc. Prepare Initial Study, Notice of Preparation Scoping Meeting(s)
- 03/05 to 06/05 Scoping Meeting, Prepare draft EIR
- 07/05 to 08/05 Publish draft EIR for 45-day Comment Period. Public Meetings to Receive Comments on DEIR with City Commissions
- 09/05 Comment Period Closed, Prepare Response to Comments. Staff review of Response to Comments
- 10/05 Prepare and print Final EIR
- 10/05 Planning Commission Public Hearing on Project EIR, Development Agreement and Planned Development Zone Change
- 11/05 City Council Public Hearing to consider Certification of the project EIR and action on the Project, and Planned Development.

FISCAL IMPACT:

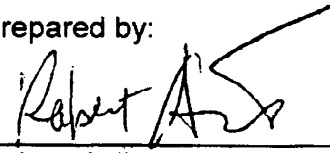
The applicant would pay fees for the discretionary actions. The project would also generate plan check and permit fees. In addition, the project would generate property tax revenues not currently assessed.

Respectfully submitted,



Cynthia J. Kurtz
City Manager

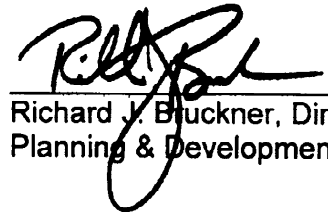
Prepared by:



Robert Avila
Associate Planner

Approved by:

JRP



Richard J. Bruckner, Director
Planning & Development Dept.

Attachments:

1. Sares Regis Planned Development Application (Westgate Pasadena)
2. Project Area Site Plan

ATTACHMENT 1
Planned Development Application



MASTER APPLICATION FORM

APPLICATION #: _____

Project Address: 11.79 acres bordered by Pasadena Ave., DeLacey Ave., Green St. & Del Mar Blvd.

Project Name: Westgate Pasadena

Project Description (Please describe demolitions, alterations and any new construction):

See introductory page of attached package

Zoning Designation: CD-1 General Plan Designation: Central District Specific Plan

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Sares-Regis Group

Telephone: [949] 809.2513

Address: 18825 Bardeen Ave.

Fax: [949] 809.7742

City: Irvine State: CA Zip: 92612

Email: eeyerman@sares-regis.com

CONTACT PERSON: Ed Eyerman

Telephone: [949] 809.2513

Address: 18825 Bardeen Ave.

Fax: [949] 809.7742

City: Irvine State: CA Zip: 92612

Email: eeyerman@sares-regis.com

PROPERTY OWNER NAME: Sares-Regis Group

Telephone: [949] 809.2513

Address: 18825 Bardeen Ave.

Fax: [949] 809.7742

City: Irvine State: CA Zip: 92612

Email: eeyerman@sares-regis.com

TYPE OF CITY REVIEWS AND APPROVALS REQUIRED:

Mark clearly the type of approval required in the space provided below:

- PREDEVELOPMENT PLAN REVIEW, STREET VACATION, MINOR CUP, PRELIMINARY PLAN CHECK, ZONE CHANGE, MCUP IN HILLSIDE, DESIGN REVIEW, CERTIFICATE OF EXCEPTION, VARIANCE, GENERAL PLAN AMENDMENT, TENTATIVE PARCEL MAP, MINOR VARIANCE, MASTER DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, SIGN EXCEPTION, X OTHER: Planned Development

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief

SIGNATURE OF APPLICANT OR AGENT: _____ Date: _____

OFFICE USE ONLY table with fields for PLN #, CASE #, DESCRIPTION, DATE APPLICATION/SUBMITTALS RECEIVED, APPLICATION FEE, DATE APPLICATION ACCEPTED, RECEIVED BY, HISTORIC ARCHITECTURAL RESEARCH REQUIRED, PUBLIC ARTS FEE REQUIRED, APPLICATION FEE.

EXHIBIT A TO MASTER APPLICATION

Assessor Parcel Numbers:

Block Bordered by Valley Street, Pasadena Avenue, Dayton Street, and Delacey Avenue:

5713-18-28

5713-18-29

Block Bordered by Dayton Street, Pasadena Avenue, Green Street, and Delacey Avenue:

5713-19-28

5713-19-29

5713-19-32

5713-19-33

5713-19-36 (Portion)

5713-19-37

Block Bordered by Del Mar Boulevard, Pasadena Avenue, Valley Street, and Delacey Street

5713-24-16

5713-24-19

5713-24-34

EXHIBIT B TO MASTER APPLICATION

Existing Building Inventory													
Bldg. #	Building Name	Total Gross Sq. Ft.	Year Built	Building Footprint in Sq. Ft.	No. of Stories	No. of Housing Units	Sq. Ft. to be Demol'd	No. of Housing Units	No. of Housing Units Demol'd	To be Altered? (Y/N)	To be relocated? (Y/N)	Unreinforced Masonry? (Y/N)	Type of Use
121	Publishing Building	82,692	1956	82,692	1	0	82,692	0	0	Y	N	N	N/A
122	Transportation Facility	20,975	1948	20,975	1	0	20,975	0	0	Y	N	N	N/A
123	Warehouse/Body Shop	4,966	1948	4,966	1	0	4,966	0	0	Y	N	N	N/A
125	Business Administration	32,726	1969	16,340	2	0	32,726	0	0	Y	N	N	N/A
126	Plant Maintenance	6,536	1961	6,536	1	0	6,536	0	0	Y	N	N	N/A
127	Fleet Sales	1,050	1962	1,050	2	0	1,050	0	0	Y	N	N	N/A
131A	Imperial Administration	3,575	1950	3,575	1	0	3,575	0	0	Y	N	N	N/A
132B	Imperial Classroom Building	3,735	1950	3,735	1	0	3,735	0	0	Y	N	N	N/A
133C	Imperial Classroom Building	4,725	1950	4,725	1	0	4,725	0	0	Y	N	N	N/A
134D	Imperial Classroom Building	7,276	1950	7,276	1	0	7,276	0	0	Y	N	N	N/A
135E	Locker/Shower Building	3,520	1950	3,520	1	0	3,520	0	0	Y	N	N	N/A
136F	Imperial Gymnasium	13,915	1971	13,915	1	0	13,915	0	0	Y	N	N	N/A
137G	Imperial Cafeteria	1,920	1984	1,920	1	0	1,920	0	0	Y	N	N	N/A
171	Cabinet & Paint Shop	10,498	1972	9,425	2	0	10,498	0	0	Y	N	N	N/A
172-176	Horticultural Facility	4,378	1969	4,378	1	0	4,378	0	0	Y	N	N	N/A
177H	Imperial High School	13,123	1978	13,123	1	0	13,123	0	0	Y	N	N	N/A
179	144 West Valley	1,822	1893	1,822	1	1	0	1	1	Y	Y	N	Res.

Notes:
 Open space and parking are not assigned at a building level.
 There are no covenanted affordable units, or hotel/motel to be demolished.

EXHIBIT C TO MASTER APPLICATION

Blocks	Description	Area in Acres	Building Footprint	Total Gross (SF)	Building Height	Number of Stories	Number Parking Stalls	Type of Use	UBC Occ. Group	Type of construction	Fir Sprinklers (Y/N)
Block 1	Residential			123,135	40'-60' max.	3-5	158	Residential	R-1, B, M, S3	IV	Y
Mixed-Use Bldg For Rent or For Sale	Ground Floor Retail Parking Structure 1)	0.74	26,000	26,000			255	Mixed-Use Public Parking		IV	Y
	Plaza	0.08	3,000	172,304						I	Y
	Total:	1.52	59,400	149,135							
Block 2	Mix of :										
For Sale	Retail	0.09	4,000	4,000				Residential		V	Y
	Urban Row House	1.26	32,800	98,400	40' max.	3	125	Mixed-Use	R-1, B, S3	V	Y
	California Court	1.51	33,210	119,556	40'-50' max.	3-4	148		R-1, B, S3	V	Y
	Esplanade Courtyard	1.61	39,230	166,794	40'-60' max.	4+ Mezz.	165		R-1, B, S3	V	Y
	Total:	4.47	109,240	388,750			438				
Block 3	Mix of :										
For Rent	Urban Row House	1.0	27,400	82,200	40' max.	3	161	Residential	R-1, B, S3	V	Y
	California Court	1.5	38,950	132,950	40'-50' max.	3-4	230		R-1, B, S3	V	Y
	Esplanade Courtyard	2.9	72,120	288,480	40'-60' max.	4+ Mezz.	470		R-1, B, S3	V	Y
	Open Space	0.53	23,086								
	Total:	5.93	161,556	503,630			861				
Grand Total		11.92	330,196	1,041,515							
	Parking Structure 1	0.74	26,000	26,000							
	Retail	0.09	4,000	4,000							
	Urban Row Houses	1.26	32,800	98,400							
	California Court	1.51	33,210	119,556							
	Esplanade Courtyard	1.61	39,230	166,794							
	Open Space	0.53	23,086								
	Total:	5.93	161,556	503,630			861				

EXHIBIT D TO MASTER APPLICATION

Explanation of question answered with yes from Page 3 of Master Application:

Is this a phased project?

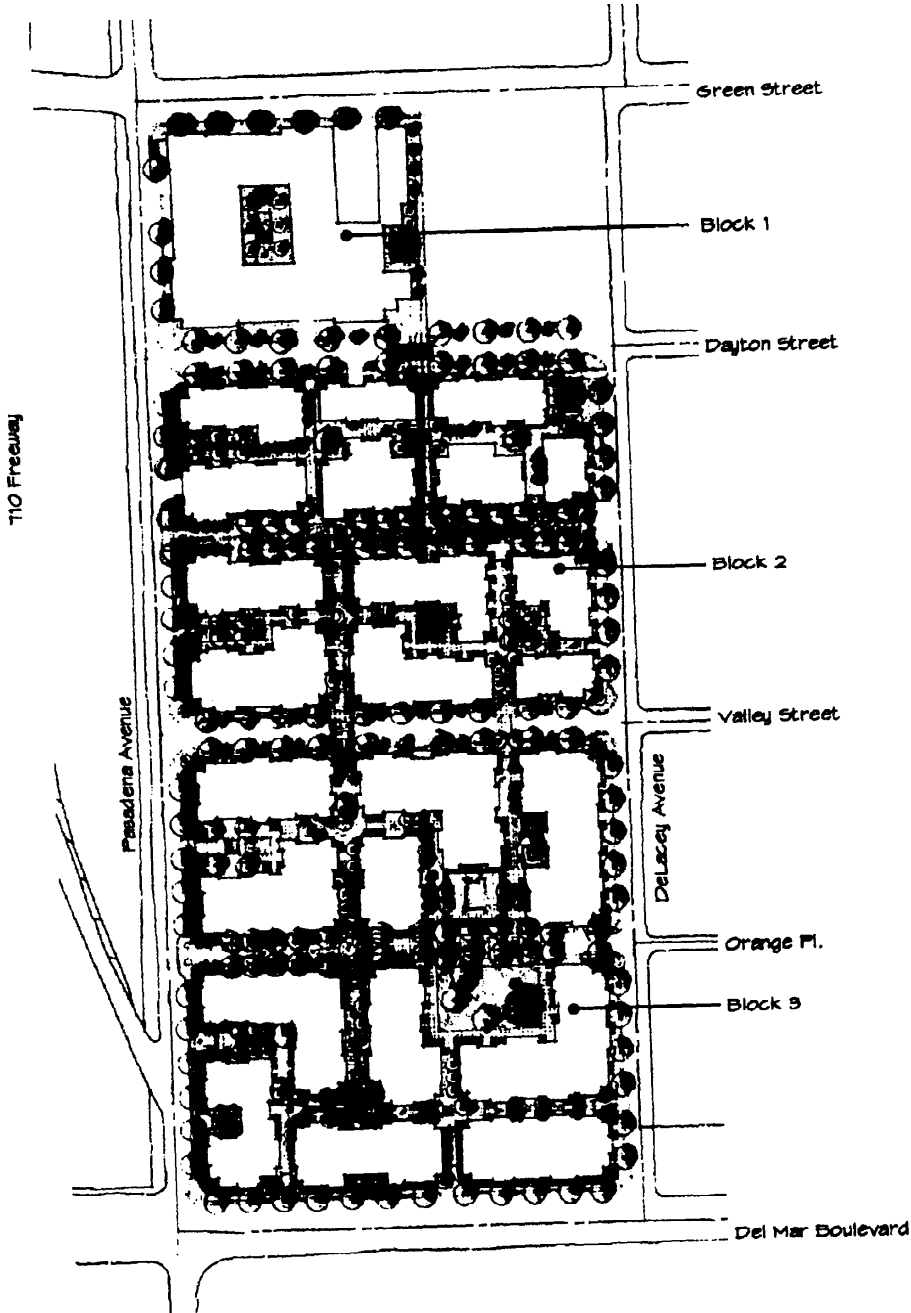
This size and scope of this project requires it to be phased. Existing streets will naturally break the site into three separately phased blocks. The southern block of the site will be for rent residential housing, the central block will become for sale housing, and the northern block will be mixed use including a parking garage. While the blocks will be constructed in separate phases, it is very possible that the phases will overlap and construction could be occurring on at least two of the blocks simultaneously.

Will there be demolition or removal of any structure of age?

With the exception of the Dearth House, all buildings are proposed to be demolished because they are not of any historical significance. All efforts will be made to relocate the Dearth House to another location, however if the building cannot be reasonably relocated, we are proposing the building also be demolished.

ATTACHMENT 2
Project Area Site Plan

SITE PLAN



ARCHITECT



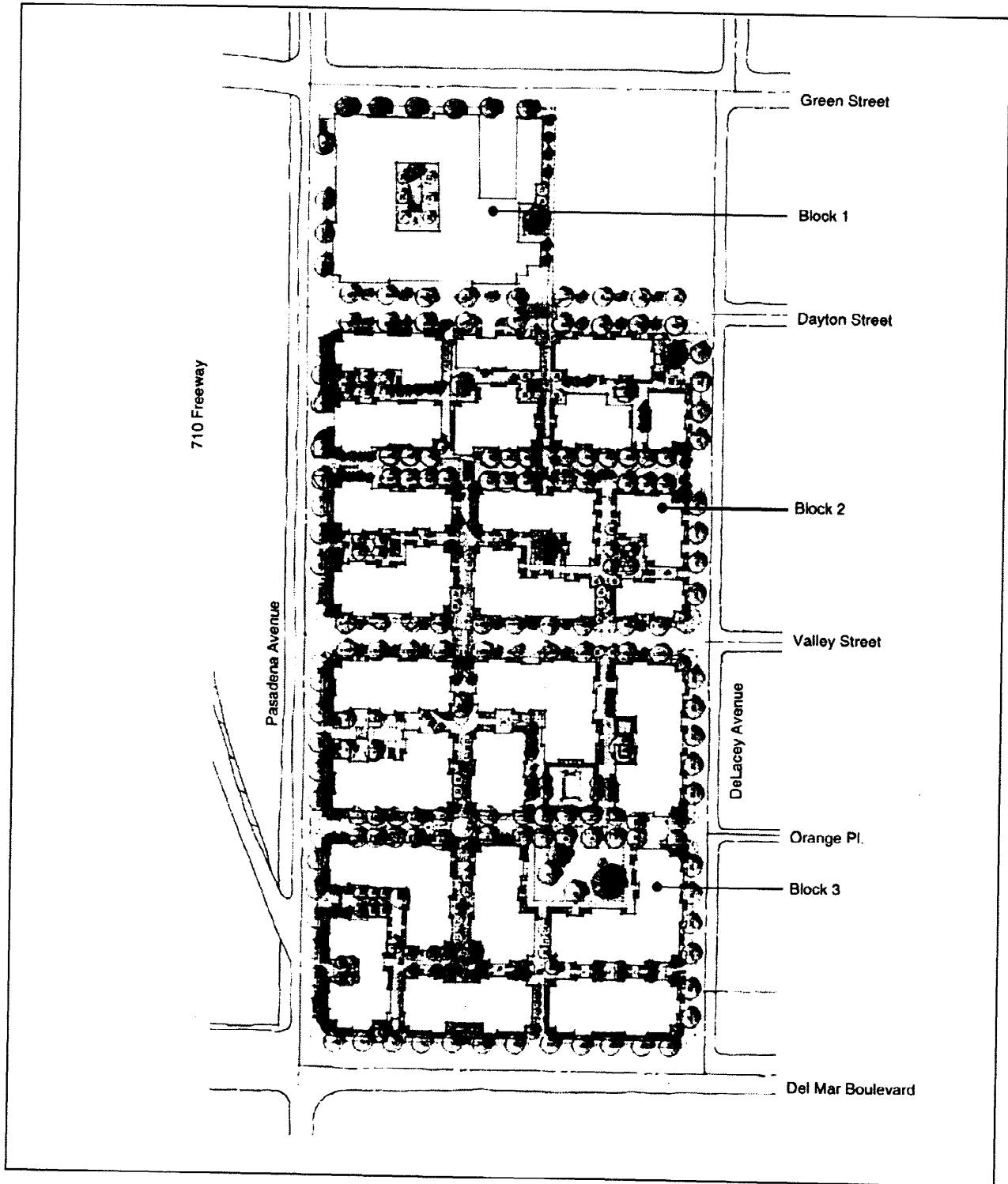
LANDSCAPE ARCHITECT



WESTGATE PASADENA

MASTER PLAN
PASADENA, CALIFORNIA
12-26-04

ATTACHMENT 2
Revised Landscape Plan



SOURCE: Sares-Regis Group, 2004

Westgate Pasadena - EIR . 205045

Figure 2.9
Landscape Plan