



# EASEMENT EXHIBIT

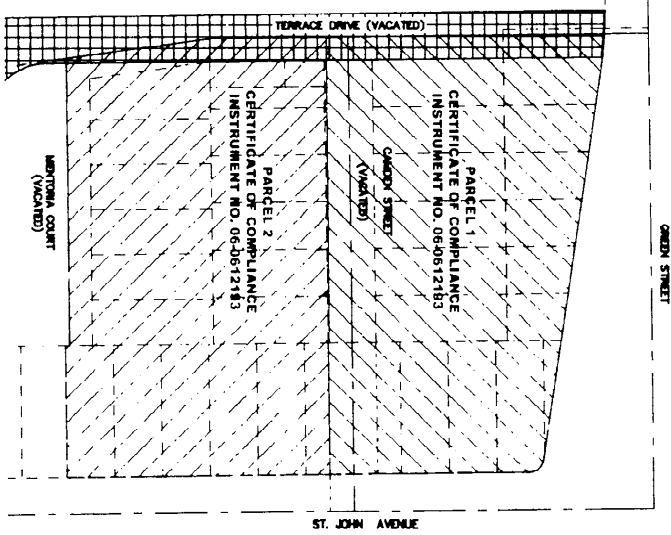
CITY OF PASADENA, COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

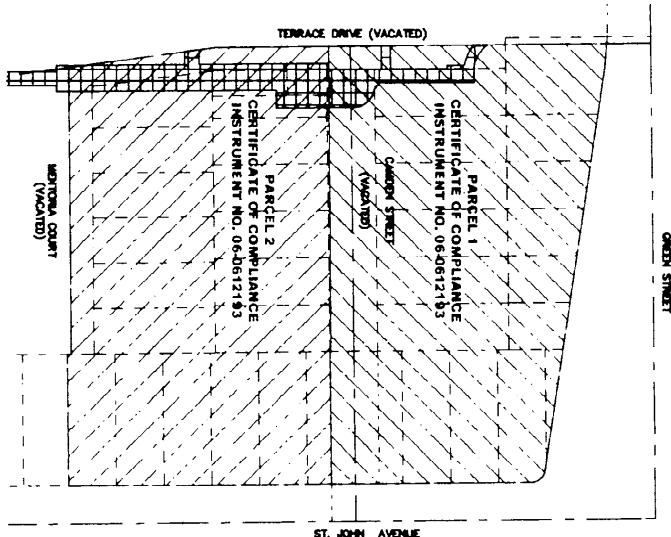
DATE OF SURVEY: DECEMBER 14, 2006

DAVID E. WOOLLEY, P.L.S. 7104

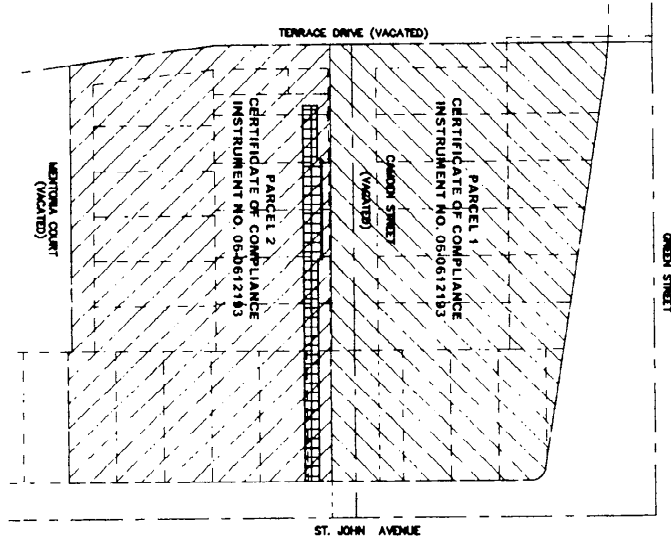
D WOOLLEY & ASSOCIATES, INC



1.4881 0.1' 4.50 ANGLE 45.74 (50.00' RADIUS) BEARING 101.07° 00' 00" FROM THE SOUTH LINE OF PARCEL 1 TO THE NORTH LINE OF PARCEL 2. BEARING 7.30° 00' 00" FROM THE SOUTH LINE OF PARCEL 1 TO THE SOUTH LINE OF PARCEL 2. BEARING 101.07° 00' 00" FROM THE SOUTH LINE OF PARCEL 1 TO THE SOUTH LINE OF PARCEL 2. BEARING 7.30° 00' 00" FROM THE SOUTH LINE OF PARCEL 1 TO THE SOUTH LINE OF PARCEL 2.

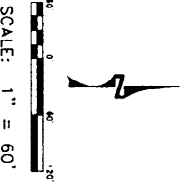


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**NOTE:**  
1. THIS SURVEY IS SUBJECT TO ALL RECORDS, DEEDS, MAPS, ETC. RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. THE SURVEYOR HAS NOT CONDUCTED ANY FIELD VERIFICATION OF THE RECORDS REFERENCED IN THIS REPORT. THE SURVEYOR HAS CONDUCTED A VISUAL VERIFICATION OF THE RECORDS REFERENCED IN THIS REPORT.



**SURVEYOR'S STATEMENT:**

I, DAVID E. WOOLLEY, a Licensed Professional Surveyor, State of California, No. 65008, and a member of the Surveying and Mapping Board of the State of California, have conducted a survey of the above described property for the purpose of showing the location and extent of the easements and other interests shown on the above described plans and reports. The survey was conducted on the 14th day of December, 2006, at Pasadena, California. I am a duly licensed Professional Surveyor under the laws of the State of California, No. 65008.



SHEET 1 OF 1 FILE NO. 6197	SCALE: 1" = 60'	<b>EASEMENT EXHIBIT</b>		<b>D. WOOLLEY &amp; ASSOCIATES</b>	REVISIONS
	DATE: 03/07/07				
	DRAWN BY: TDR	ADDRESS: CITY OF PASADENA, COUNTY OF LOS ANGELES STATE OF CALIFORNIA	2832 WALNUT AVENUE, SUITE A TUSLIN, CA 92780		
	CHKD. BY: DEW	CLIENT: HARVEST ROCK CHURCH	(714) 734-8462 FAX (714) 508-7521		

**From:** DoreenHam@aol.com [mailto:DoreenHam@aol.com]  
**Sent:** Wednesday, March 07, 2007 9:00 AM  
**To:** Cozen, Darrell  
**Subject:** AMBASSADOR WEST

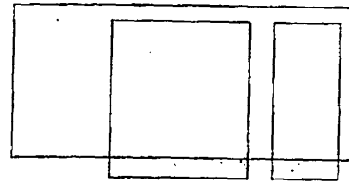
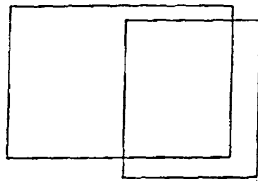
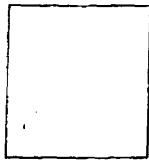
I Live on Bellefontaine St. in the W. Pasadena area. With enthusiasm I support the entire Ambassador West Project. The Sunrise development is indeed wonderful !!! We need it !!  
Doreen Hambleton (Mrs. Richard)

\*\*\*\*\*

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**MITHUN**



**MEMO**

To: Dale Brown  
 ONYX Architects

Date: 12/18/06  
 Project #: O430800

From: Don Doman  
 Project: Sunrise Pasadena,

cc: Wayne Sant

Re: Ambassador West, Sunrise Senior Living – Memo regarding reuse of existing Administration Building on Sunrise's lower campus site.

Early in the design process Mithun did analyze incorporating the existing Administration building into Sunrise's project. We compared the existing office building to Sunrise's overall objectives for the Lower campus portion of the project. These Sunrise objectives are as follows:

- A) Develop +/- 340,000 sq. ft. of above ground space for common areas, +/- 145 senior living units, and 48 assisted living units. The living units would have a typical arrangement for multifamily floor plates, i.e. double loaded corridors and +/- 30 ft. deep units each side, resulting in buildings of 65 ft. to 70 ft. width. Also there would be multiple stair/elevator cores leading to garage below for efficient garage access. The structure must also be contiguous so residents can circulate indoors to all facilities.
- B) Develop +/- 141,000 sq. ft. basement for parking of +/- 250 cars and misc. service spaces.
- C) The development must conform to basic site constraints of: 1) maximum height limitation, (resulting in a 9 ft. 8 inch floor-to-floor height and a maximum of 6 stories), 2) preserving trees, 3) conform to existing setbacks, 4) adapt it's configuration to meet certain site constraints and 5) be under a maximum building sq. ft. limitation.

Our analysis looked at incorporating and expanding the existing administration office building to meet Sunrise's objectives listed above. We found that the building designed for office use was too difficult to convert to senior living/multifamily uses. Based on our analysis we choose not to incorporate the administration building for the following reasons:

- 1) The Administration buildings total size is +/- 70,000 sq. ft., which is too small. Sunrise would have to add the equivalent of 4 more administration buildings to develop the needed space. Additions of this magnitude create a great deal of complexities both technically and esthetically.
- 2) The Admin. building has a floor-to-floor dimension of 13 feet 4 inches. Any new addition to the existing building would have to conform to those dimensions resulting in only 5 floors under the maximum building height. Because of fewer floors we would have to cover more of the site with building to reach our sq. ft. goal.
- 3) The floor plate size of existing Admin. Bldg. is 106 ft. x 184 ft. The 106 ft. width is far too wide for any reasonable multifamily building layout. See A) above. This produces a significant amount of inefficient sq. ft. and would penalize Sunrise because of the maximum sq. ft. limitation.
- 4) To meet our basement parking goals Sunrise needs 2 full levels of parking. The Admin. building has only 1 basement level. It's impossible to add a 2<sup>nd</sup> basement under the Admin. Building. This would precipitate a partial 3<sup>rd</sup> level of basement parking to get the number of cars we need. This increases complexity, decreases ease of garage use, and decreases garage efficiency.
- 5) Multifamily residential units require operable windows for ventilation /exiting, view windows and exterior decks. The Admin. building façade has none of these. Modifying the original façade to provide those elements would destroy its original character.

Another analysis looked at using only part of the Admin. façade located at the center of the south elevation. We choose not to do this because of 2) and 5) above.

Mithun, Inc.

Pier 56, 1201 Alaskan Way, Suite 200 Seattle, WA 98101 TEL (206) 623-3344 FAX (206) 623-7005

www.mithun.com

**MITHUN**

[Project] – Memorandum  
Project No. [XXXXX.XX]

Page 2 of 3  
[Date]

The draft EIR in section "5.0 Alternatives To The Proposed Project, Alternative #2" looks at reusing the Administration building in it's present condition as an office building for commercial or institutional uses. It's conclusion is "not meet.....key objectives of the project."

Don Doman  
Lead Designer Sunrise Pasadena

**Mithun, Inc.**

Pier 56, 1201 Alaskan Way, Suite 200 Seattle, WA 98101 TEL (206) 623-3344 FAX (206) 623-7005

[www.mithun.com](http://www.mithun.com)

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2005

RECEIVED

'07 MAR 9 9:11AM

--CITY MGR.--

# MARANATHA HIGH SCHOOL



169 S. St. John Avenue · Pasadena, CA 91105 · Ph 626 817-4000 · Fax 626 817-4040 · [www.maranatha-hs.org](http://www.maranatha-hs.org)

March 2, 2007

Dear Mayor Bogaard and Councilmembers:

On behalf of the Board of Directors of Maranatha High School ("Maranatha"), I am writing to communicate, once again, Maranatha's strong support for the Ambassador West project.

When we purchased the portions of the former campus of Ambassador College on which we now operate our high school, we were, of course, keenly interested in what development would ultimately take place on those portions of the west campus retained by the Worldwide Church of God. We were, of course, aware that Sunrise Development was hoping to build senior housing on the corner of Green Street and St. John Avenue, as they participated with Maranatha and Harvest Rock Church in the acquisition of the lower campus of the Ambassador site. Harvest Rock Church had, originally, hoped to acquire the corner parcel but, ultimately, was unable to do so and Sunrise's participation made the acquisition of the lower campus and the resultant preservation of the key structures possible.

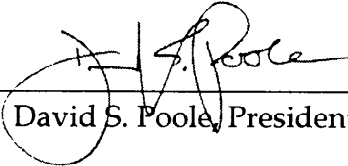
We have participated in a number of meetings over the last couple of years as this project was being conceived and developed and have had presentations by the Ambassador West development team to our Board. We are pleased with what has emerged from that process.

Maranatha believes the size and scale of the project is consistent with the operation of the high school on our campus. We share the perspective of many that the preservation of the site's historic homes, gardens and other features will permit the special character of the campus to be retained. We support the preservation of the Great Lawn as open space which will further buffer our campus operations from the remainder of the Ambassador West development. The project, as designed, is compatible with the ingress and egress requirements of our campus, and the Ambassador West circulation plan should protect our campus from any dramatic vehicular impacts on our operations. We believe that the proximity of senior housing to our high school will present many opportunities for interaction that should prove to be mutually beneficial.

We believe the relationship between Maranatha and Ambassador West is such that any issues that may be identified can be adequately addressed through dialogue and cooperative agreements.

Very truly yours,

Maranatha High School, Board of Directors

By:   
David S. Poole, President

cc: Charles E. Crane, Head of School  
Cynthia Kurtz, City Manager  
Darrell Cozen, Senior Planner

March 5, 2007

Honorable Bill Bogaard, Mayor  
City of Pasadena  
117 East Colorado Boulevard  
Pasadena, CA 91105

RECEIVED  
07 MAR -7 A9:35  
CITY CLERK  
CITY OF PASADENA



Dear Mayor Bogaard:

On behalf of the Pasadena Chamber of Commerce, I am writing to urge you and the rest of the City Council to approve the Ambassador College West Campus project that will come before you on March 12, 2007. We have reviewed the project extensively and find that it is not only consistent with the West Gateway Specific Plan, but it also helps address many other issues that are very important to our organization.

The first is housing affordability for both our workforce and our seniors. The project offers the equivalent of 30 moderate income affordable housing units onsite, including very low-income and low-income units, without using any of the density land use bonuses that would be available to them. That is commendable and should be noted.

The project also provides 248 senior units, including 48 rentals, which are conveniently located near shopping, dining and services. We reviewed the senior building in the context of the adjacent Ambassador Auditorium and believe that it would not compete with the Auditorium's grandeur. Although the building is adjacent, it is not very close to the Auditorium, its height does not exceed that of the Auditorium, and by using intelligent design elements, it is more respectful of the Auditorium than competitive.

The project maintains nearly all of the existing open space, gardens, courtyards, water features, and lawns; and it provides walking paths and pedestrian signage that encourage residents to walk the short distances to nearby amenities. We also appreciate that these new residents will be near bus lines that will allow them to patronize other parts of the city without having to use an automobile.

Consumers from the project would be of benefit to more than just Old Pasadena. It is important to the city's future well-being to also generate new customers for Paseo Colorado, the Playhouse District and South Lake Avenue. This is a fact that is especially critical given Rick Caruso's project in Glendale and the probability of another in Arcadia, both of which will bring intense competition for all of our business districts.

We have participated in reviewing several previous proposals for the Ambassador West Campus and concur with the West Pasadena Residents Association that this is the project that should be approved. Thank you for your careful consideration of the matter before you.

Respectfully submitted,

Lynne C. Hess  
President and CEO

Cc: Cynthia Kurtz, City Manager  
**Jane Rodriguez, City Clerk**  
Richard Bruckner, Director, Planning & Development





**Rodriguez, Jane**

**From:** Steven Higashi [info@prestigesite.com]  
**Sent:** Tuesday, February 20, 2007 3:40 AM  
**To:** Rodriguez, Jane  
**Subject:** Please Protect The Ambassador Auditorium

February 20, 2007

Jane Rodriguez  
Pasadena City Clerk  
jrodriguez@cityofpasadena.net

Dear Ms. Rodriguez:

**REASON: IN OPPOSITION TO THE PROPOSED AMBASSADOR WEST PROJECT**

As a business owner in the building design industry and resident of Pasadena, I am extremely concerned about some of the remarks I heard during the Technical Design Review committee meeting several weeks ago in January. One of the committee members made mention that a "new precedent" was being established through the committee's waiving of certain "variances" or "special zoning code considerations" because the developers have proposed donating part of their property to the city for a park. Quite frankly, this sounded to me like these developers were able to negotiate away the city's building code because of the offer of a relatively small piece of land.

As someone who must adhere to the city's building code in my designs, I feel that this situation, if it is true, is quite unfair to the small business person like me. Integrity and principle would say that special zoning code considerations, if made available to some, should be made available to all, with clearly defined guidelines and reasonable economic deterrents, regardless of the size or density of a project. This suggestion may seem idealistic, but it also speaks of a fair and transparent process, not backroom negotiation.

As a resident, I take great pride in my city and its protection of small businesses. I feel that this situation, in the least, does not represent the City of Pasadena well, and, at most, is a contradiction of such support of small business.

Kind regards,

Katherena Higashi

**Rodriguez, Jane**

**From:** Steven Higashi [info@prestigesite.com]  
**Sent:** Tuesday, February 20, 2007 2:56 AM  
**To:** Rodriguez, Jane  
**Subject:** Please Protect The Ambassador Auditorium

February 20, 2007

Jane Rodriguez  
Pasadena City Clerk  
jrodriguez@cityofpasadena.net

Dear Ms. Rodriguez:

**REASON: IN OPPOSITION TO THE PROPOSED AMBASSADOR WEST PROJECT**

As a Pasadena resident, a California Philharmonic concertgoer, and member of Harvest Rock Church, I am extremely concerned about the negative impact the Sunrise Senior Living/ Ambassador West project will have on the Ambassador Auditorium and its grounds, which deserve to be protected as part of the City of Pasadena's West Gateway Specific Plan. I believe that the proposed size and mass of the project's design is simply too large for the location and that the development will have a significant and irreversible impact on the community.

Also, as a busy owner in the building design industry and someone who enjoys fine architecture, I know that demolishing the Ambassador College Hall of Administration will grossly affect the historic design of the complex made up of the Ambassador Auditorium, the Ambassador College Hall of Administration, and the Maranatha High School Student Center. It is plain to see that these three buildings were designed together as a landmark of world-class proportions because they allude to an Olympic award ceremony platform - complete with bronze, silver, and gold elements to match. There is probably no other place in the world that has a design scheme such as this and I believe that it is the city council's duty to protect this symbol of the City of Pasadena's international significance.

Kind regards,

Steven Higashi

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# MARANATHA HIGH SCHOOL



169 S. St. John Avenue · Pasadena, CA 91105 · Ph 626 817-4000 · Fax 626 817-4040 · www.maranatha-hs.org

October 24, 2006

Dear Mayor Bogaard and Councilmembers:

On behalf of the Board of Directors of Maranatha High School ("Maranatha"), I am writing to communicate Maranatha's support for the Ambassador West project.

When we purchased the portions of the former campus of Ambassador College on which we now operate our high school, we were, of course, keenly interested in what development would ultimately take place on those portions of the west campus retained by the Worldwide Church of God. We have participated in a number of meetings over the last couple of years as this project was being conceived and developed and have had presentations by the Ambassador West development team to our Board. We are pleased with what has emerged from that process.

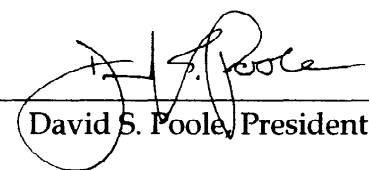
Maranatha believes the size and scale of the project is consistent with the operation of the high school on our campus. The preservation of so many of the site's historic homes, garden and other features will permit the special character of the campus to be retained. We support the preservation of the Great Lawn as open space which will further buffer our campus operations from the remainder of the Ambassador West development. The project, as designed, is compatible with the ingress and egress requirements of our campus, and the Ambassador West circulation plan should protect our campus from any dramatic vehicular impacts on our operations.

We believe the relationship between Maranatha and Ambassador West is such that any issues that may be identified can be adequately addressed through dialogue and cooperative agreements.

Very truly yours,

Maranatha High School, Board of Directors

By:

  
David S. Poole, President

cc: Charles E. Crane, Head of School  
Cynthia Kurtz, City Manager

1335 Carnarvon Drive  
Pasadena, CA 91103  
January 23, 2007

Ms. Cynthia Kurtz, City Manager  
City of Pasadena  
P.O. Box 7115  
Pasadena, CA 91109-7215

Dear Cynthia:

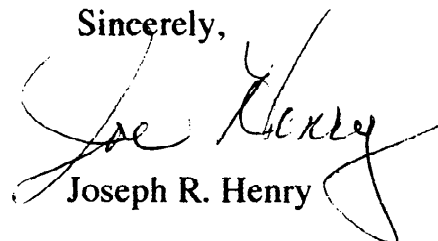
My partner, Stanley Gordon, and I are very much interested in The Sterling of Pasadena project proposed for the portion of the Ambassador College property facing Green Street between Orange Grove and St. John. It is a senior living concept that greatly appeals to us because of its outstanding location, high-level facilities and resident services, and the opportunity to remain invested in the Pasadena real estate market.

We have responded to inquiries regarding our interest in the project and this morning attended a presentation that has confirmed our commitment to The Sterling as an excellent solution to our long-term needs. We understand that the project received Planning Commission approval on January 10, and that it will come before the City Council for final approval sometime in mid-February.

We want to encourage you and City Council members to give your support to this project. Sunrise Senior Living, the developer, has an outstanding track record of developing quality facilities in this country and in Canada and Europe. We believe that The Sterling will be a tremendous asset within the Pasadena community. It will keep many of us here who want this kind of luxury senior living environment in our later years, rather than moving away to Claremont, Duarte, Santa Barbara, Aliso Viejo or La Jolla.

Warmest personal regards.

Sincerely,



Joseph R. Henry

**Rodriguez, Jane**

**From:** Burke Farrar [burkefarrar@earthlink.net]  
**Sent:** Sunday, March 11, 2007 6:38 PM  
**To:** Rodriguez, Jane; Holden, Chris  
**Subject:** FW: Ambassador West - Development Allocation  
**Attachments:** RE: Ambassador West - Follow-up

Hi Jane and Chris,

For some reason, the old e-mail addresses I had for you got kicked back to me. I guess I've been around too long... try "CityOfPasadena.net."

Burke

**O D Y S S E Y**

Development Services

Fifty One West Dayton Street  
Pasadena California 91105-2203  
T 626.683.8159 F 626.683.2897  
Burkefarrar@EarthLink.net

**From:** Burke Farrar [mailto:burkefarrar@earthlink.net]  
**Sent:** Sunday, March 11, 2007 6:30 PM  
**To:** Bill Bogaard (Bill Bogaard); Sidney Tyler (STyler@ci.Pasadena.CA.US); Joyce Streator (JStreator@ci.Pasadena.CA.US); Paul Little (Paul Little); Steve Haderlein (SHaderlein@ci.Pasadena.CA.US); Steve Madison (SMadison@ci.Pasadena.CA.US); Chris Holden (CHolden@ci.Pasadena.CA.US); Victor Gordo (VGordo@ci.Pasadena.CA.US)  
**Cc:** R. Scott Jenkins (RSJenkins@HahnLawyers.com); Jane Rodriguez (JRodriguez.@Ci.Pasadena.CA.US); 'Reimers, Scott'; Millie de la Cuba (mdelacuba@ci.pasadena.ca.us); LDahl@CityOfPasadena.net; 'Che Ahn'; 'Charles McKenney'; 'Steve Reed'; 'Robert Silverstein'; 'Doug Huse'; 'Angela de Forrest'; 'Maria Hall'  
**Subject:** Ambassador West - Development Allocation

Hello,

I hope this message finds all of you well and in good health.

Tomorrow, the Ambassador West project is before you for consideration of review of the Final EIR, a conditional use permit, an adjustments permit and a vesting tentative tract map. Although I plan to speak, I will only have three minutes and prefer to use that time discussing one of the conditions that is before you. However, there is another extremely important issue that I would like to bring to your attention in this message.

This matter is in regards to an interpretation of the West Gateway Specific Plan that is being applied by the Planning Division. The matter appears in Attachment J of the Agenda Report. I have also attached my inquiry and the Planning Divisions response. The third paragraph of Attachment J grants the Ambassador West project 43,560 square feet of development right in excess of the allocation of development under the

6.C  
3/12/2007 7:30 p.m.

3/12/2007

standards of the Zoning Code. What the paragraph suggests is that there were 75 residential units that were part of the original General Plan allocation and made part of the West Gateway Specific Plan that can be utilized by the developer to build floor area above and beyond the Zoning Code limitations for the district. Nevertheless, the distribution and development allocation amounts were not a part of the ordinance adopting the West Gateway Chapter of the Zoning Code.

The interpretation that is being applied suggests that the Planning Division has the exclusive right to allocate this additional floor area without the developer applying for a variance to the development standards of the Zoning Code. Further, the interpretation suggests that there remain all 75 units that the developer of the Ambassador West project can use, but the developer is only requesting 17. Nevertheless, prior to the current proposal, JSM Green Street has a building permit to construct 42 units at the northwest corner of Green Street and St. John Avenue, and Vista del Arroyo Condominiums has completed an additional 29 new residential units. Combined, these two projects have already consumed 71 units; there are presumably only 4 units left. Although the West Gateway Specific Plan describes the distribution of the 75 units as being on a "first-come, first-serve basis," page 83, the Planning Division's interpretation suggests that none of the units in the two prior developments count toward the 75 unit total because those two projects followed the development standards of the Pasadena Zoning Code. In other word, because JSM and Vista del Arroyo did the right thing and followed the Zoning Code, the staff's interpretation suggests that these other two developments are not only denied access to the 75 units, but they also have to give up their development rights that may be worth millions of dollars as the West Gateway Specific Plan allows them to be transferred. Finally, the decision to allow the additional floor area to exceed the development allocation of the Zoning Code has been made by the Planning Division staff in the back room of the Pasadena Permit Center... no public participation or findings (as in a variance or adjustment permit) are necessary to grant the additional floor under the Planning Division's interpretation.

All I can say is, "Wow!" I do not believe that the Planning Commission or the City Council intended to give the Planning Division staff this amount of unfettered discretion.

Burke

**O D Y S S E Y**  
Development Services

Fifty One West Dayton Street  
Pasadena California 91105-2203  
T 626.683.8159 F 626.683.2897  
Burkefarrar@earthlink.net

**Rodriguez, Jane**

**From:** Reimers, Scott  
**Sent:** Tuesday, March 06, 2007 4:10 PM  
**To:** Burke Farrar  
**Cc:** De La Cuba, Millie; Dahl, Laura  
**Subject:** RE: Ambassador West - Follow-up

Burke, I spoke with Millie and Laura about the issues raised in your e-mail. Let me try and provide a response that addresses the concerns raised in your e-mail.

First, your e-mail states a concern that the Zoning Code does not contain language regarding the 75 units. That is true. While FAR and density are handled in the zoning code, the issue being addressed here is not FAR or density. This is a land use/planning issue dealing with housing caps and the like and as such it is sufficiently addressed in the General Plan and the West Gateway Specific Plan. Therefore, we believe that it is sufficient for the Specific Plan and the General Plan to make mention of the 75 units allowed to be built in this area.

Second, the residential unit limitation of 75 units is not contained within the 17,500 square feet per acre allowance and the 800,000 square feet allocated by the General Plan. The General Plan and Specific Plan note that 75 units are allowed in addition to the 800,000 square feet of non-residential square footage. It is true that when summing all of the privately owned land in the Specific Plan area results in a greater floor area allowance than the 800,000 square feet specified in the General Plan. This occurs because in the writing of the Specific Plan parcels already exceeding the proposed FAR were not included in the calculation.

Third, the City has not yet had any projects that have made use of the 75 new units allowed for in the West Gateway Specific Plan area. Taking into account the demolitions and re-use at the Vista Del Arroyo Bungalows, the new units did not exceed the 17,500 sq ft x acre calculation. The building permit for the proposed six story condominium at 277 W. Green Street has not yet been approved and therefore does not affect the 75 units either.

I hope the above was helpful in clarifying the issues raised in your e-mail. If you have any further questions I would be happy to answer them either by e-mail or phone. In addition I would be happy to set up a phone meeting with Laura so she can provide her expertise.

With Thanks,  
Scott

*cc: Burke Farrar*

**From:** Burke Farrar [mailto:burkefarrar@earthlink.net]  
**Sent:** Monday, March 05, 2007 1:55 PM  
**To:** Reimers, Scott  
**Cc:** Miller, Denver; Dahl, Laura; Poindexter, John  
**Subject:** Ambassador West - Follow-up

Hi Scott,

I appreciate you looking into the matter we discussed this morning as to allocating of floor area based on borrowing from the 75-unit threshold that is outlined in the General Plan and referred to in the West Gateway Specific Plan, p. 71.

As we discussed, I believe that the residential unit limitation is contained within the 17,500 square feet per acre allowance. When taking into consideration all of the privately owned land in the Specific Plan area, this floor area allocation cumulatively results in a greater floor area allowance than the 800,000-square foot

3/12/2007

limitation specified under the General Plan provisions. Further, the Pasadena Zoning Code provides the flexibility to convert non-residential floor area to residential use.

Your explanation is that 75-units allowed throughout the Specific Plan area is in addition to the 800,000-square foot non-residential allowance, and you were going to get back to me with an explanation on how the Pasadena Zoning Code accounts for additional floor area that can be allocated to a development by utilizing the 75 residential units allowed in addition to the 17,500 square feet per acre as provided under the West Gateway development standards. Outlined on page 9 of the Planning Commission staff report, the proposed project is credited 43,560 square feet of development right above the 17,500 square foot per acre limitation with the explanation that 17 units from the 75-unit threshold are being borrowed from the West Gateway Specific Plan limit and converted to floor area.

Just something that I thought of after discussion is that the West Gateway Specific Plan, p. 83, states:

“The 75 housing units will be allocated on a first-come, first-served basis, until there are no units remaining to allocate. Allocation will take place when the property owner receives a building permit. A procedure for transferring development rights from one property to another will be developed.”

Going back, Vista del Arroyo Condominiums added 29 new residential units. JSM Green Street added 42 residential units. Both these projects have already received building permits and combine for 71 units already allocated. If the 75-unit limitation of total residential development in the West Gateway Specific Plan remains applicable, there are only four residential units that can be built. Yet, Standard Pacific is proposing 70 units. Sunrise is proposing 200 units. The only way this happens is if the interpretation is that the 75 unit limitation is folded into the 17,500 square foot amount as I suggested.

Basically, this Ambassador West is not my job so I try to minimize the efforts I have to put to it. I know that this is coming the week that your staff report to the City Council is due, but I am hoping that this matter can be cleared up. We had an exchange on the format of stuff I put together before the Planning Commission staff report came out, and you had suggested that I do it in the a different format. I am trying to put this together in the format used in the Planning Commission staff report, but need to know whether the 43,560 square foot credit has a basis under the Pasadena Zoning Code provisions to include it in my analysis. Whether or not the 43,560 square foot credit on page 9 of the staff report is included, taking into account the floor area proposed by Standard Pacific and what is available for that transfer, I cannot get the numbers to support compliance with the floor area limitations. I'd like to get this to you as soon as possible for your consideration.

Burke

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3/12/2007



**Jomsky, Mark**

**From:** Cozen, Darrell  
**Sent:** Monday, March 12, 2007 8:35 AM  
**To:** Jomsky, Mark  
**Subject:** FW: Ambassador Project

fyi

**From:** Torres, Cecilia [mailto:Cecilia.Torres@cnb.com]  
**Sent:** Friday, March 09, 2007 7:11 PM  
**To:** Cozen, Darrell  
**Subject:** Ambassador Project

Cecilia Torres

330 S. Mentor Ave. Pasaden, UNIT #309 Ca. 91106

March 9, 2007

Mayor Bill Bogaard

117 E. Colorado blvd

Pasadena, Ca 91105

Dear Mayor, Bogaard:

I am writing to you regarding the **Ambassador West project** being proposed by Sunrise to build Senior citizen homes that would focus on the elderly with Alzheimer's sharing the campus with Maranatha High School (Non-dominical) Christian School.

After viewing the alternatives of having massive condos or at worst many retail buildings, this project became a good solution to have the West Ambassador campus be used for a worthy cause. As a parent of Maranatha High School and long time resident of Pasadena I feel this project would bring great opportunity to students to volunteer after practice and not need to leave the campus. It also opens the door for students to do internship in the field of medicine and helping the elderly in our community. Maranatha High School currently has an advance program in sign language, work experience and advance sport medicine that will make them great candidates to volunteer and get work experience at the new proposed Sunrise elderly facility.

When I was young attending Assumption High School, Catholic Grammar school located in East Los Angeles I had the opportunity to volunteer 40 hours working at Sister of the Poor with elderly of many backgrounds. Back in the time, their were many Asian and Jewish community represented in East Los Angeles. You still see Jewish architecture and Asian gardens represented, despite the Hispanic culture now representing this community. I volunteered by reading, doing group activities, we help them exercise by having them race in their wheel chairs down the corridors and hallways of huge mansion converted to rest home for the elderly. Of course the sisters would be upset if they knew we did this, so it was hush hush, since it was not allowed but more importantly it was fun and they enjoyed it. Many who lived in the home were represented by the men who fought in World War II, retired teachers and basically the poor elderly. All abandoned by their families, most of them had no visitors. We were their grand kids who loved them very much. I spent many hours just hearing, laughing at their jokes and learning much more from them. I hope I made a difference in lives. I hope if this project is

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3/12/2007 7:30 p.m.

approved that Maranatha students can also share this experience with Sunrise elderly.

I understand the Ambassador West Sunrise proposal has agreed to preserve the beautifully designed gardens. When you think of it there are only a few places still in existence today that the future generation can enjoy so I am ecstatic they are preserving the gardens and ponds that are the signature of this beautiful site. Currently I can only think of Huntington Library, Brand Park, Caltech Gardens, and Arboretum in Arcadia and Descanso Gardens in north Glendale. It is a great that the future generation will be able to enjoy the artfully manicured gardens, the waterfall that turns into a Koi Pond and the Rose garden. It is amazing how all the gardens are strategically placed to flourish and grow and more importantly how anyone near can enjoy, the beauty the architecture and landscape of these gardens designed. Rose Parade visitors are amazed and brag to their friends that they personally saw the gardens. I hope these gardens will be part of Pasadena community for many more generation to enjoy for many years and continue to enrich the community and based on rich "Millionaire Row" Orange Grove legacy of Pasadena.

I understand that the historical homes are also being persevered by this new project proposal. The beautiful large brown and cream color tutor facing Maranatha campus, the massive Colonial home in middle back of the campus and most of all the beautiful French provincial built in approximately in 1920's or early 1930's that has large lead glass windows, arch entry way and balconies and beautiful staircase are being preserved. Also preserved are the bungalow type student's houses above the Maranatha campus. The signature honeycomb futuristic buildings of Ambassador College are being removed by this proposal, at first I thought it a tragedy, but they are not historical. Ambassador College is no longer here; they show no value and take away from the historical homes surrounding them. The campus is being represented by Christian High School and now proposed Elderly home and these building do not fit the current proposal to allow elderly home to be built.

Overall, I hope Sunrise Elderly homes proposal is considered, since it a great opportunity for the Community and solution to vacant occupancy of Ambassador West. It is a worthy cause for Pasadena elderly with Alzheimer's. Sunrise proposal allows the preservation of historical homes and sanctuary gardens. It is best suited for the "Millionaire Row" and brings less traffic to the Pasadena community. I hope to invite them to join the Maranatha community in sharing their sports events, plays and be part of very beautiful privileged historical environment being persevered by this proposal. Most importantly, this Ambassador project reduces the potential for large scale development of the property.

Sincerely,

Cecilia Torres

Past Pasadena Historical Volunteer

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<<Ambassdor West.doc>>