

ATTACHMENT M

**CORRESPONDENCE
FOR
MARCH 12, 2007
COUNCIL MEETING**

LEONARD M. MARANGI*
WILLIAM S. JOHNSTONE, JR.*
DON MIKE ANTHONY*
WILLIAM K. HENLEY*
CLARK R. BYAM*
MARC R. ISAACSON*
SUSAN T. HOUSE*
DIANNE H. BUKATA
GENE E. GREGG, JR.*
R. SCOTT JENKINS*
DALE R. PELCH*
KARL I. SWAIDAN*
CHRISTIANNE F. KERNS*
MICHAEL A. ABRAHAM
LAURA V. FARBER*
CHRISTOPHER J. CURRER
JULIETTE M. HARRHY
TODD R. MOORE
CANDICE K. ROGERS
RITA M. DIAZ
DEBORAH D. MERRYMAN
HAEGYUNG CHO

* PROFESSIONAL CORPORATION

HAHN & HAHN LLP
INCLUDING PROFESSIONAL CORPORATIONS
LAWYERS
NINTH FLOOR
301 EAST COLORADO BOULEVARD
PASADENA, CALIFORNIA 91101-1977

BENJAMIN W. HAHN 1889-1932
EDWIN F. HAHN 1872-1951
HERBERT L. HAHN 1893-1982
STANLEY L. HAHN 1910-2005

RETIRED PARTNERS
DAVID K. ROBINSON
LOREN H. RUSSELL
RICHARD L. HALL

OF COUNSEL
GEORGE R. BAFFA

TELEPHONE
(626) 798-9123

FACSIMILE
(626) 449-7357

AUTHOR'S E-MAIL
rsjenkins@hahnlawyers.com

March 8, 2007

The Honorable William J. Bogaard, Mayor
Members of the City Council
CITY OF PASADENA
117 East Colorado Boulevard
Pasadena, California 91105

Re: Ambassador West Project, 300 West Green Street

Dear Mayor Bogaard and City Council Members:

We write you on behalf of the project team (Sunrise Senior Living, Standard Pacific Homes, and Dorn-Platz) to request that you adopt the Staff Recommendation for the Ambassador West Project at your next scheduled City Council hearing on Monday, May 12, 2007.

We attach a Project Summary highlighting some of the many beneficial aspects of this development proposal.

The Project involves the following: 248 senior life/care units (200 ownership/48 rentals); 70 new residential condominiums; 46 renovated multi-family rental units; 1 renovated single family residence; 25,734 square feet of space and 2 renovated structures for Maranatha support uses; and, 7,834 square feet of space in a converted residence for professional office uses.

The Project is consistent with the applicable West Gateway Specific Plan. The Specific Plan encourages less development in the portions of the block closest to residential neighborhoods to the west and south, and recommends "more intense development along Green Street and St. John Avenue."

The Project (1) preserves every historically significant building identified in the Specific Plan, (2) retains nearly all existing open space, gardens, courtyards, water features and lawns, including the Great Lawn (72% of the site will remain as open space), (3) incorporates on-site all required inclusionary housing units (the equivalent of 42 moderate income units), (4) is below the overall housing density permitted for the site and does not utilize any of the applicable density bonuses, (5) will provide public access to the gardens, (6) provides new underground parking, (7) will not result in any significant traffic impacts, (8) encourages pedestrian mobility and access to adjacent commercial areas, (9) preserves in place nearly 75 percent of protected

trees and other trees, and relocates on site the majority of the remaining trees; (10) complies with the City's Green Building Ordinance, and (11) is respectful of the adjacent Ambassador Auditorium.

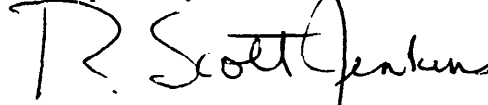
Very importantly, as a result of over 2 years of meetings with interested parties, with relatively minor comments, the Project is recommended for approval by the West Pasadena Residents Association, Pasadena Heritage, Pasadena Beautiful, and Maranatha High School.

The only organized opposition to the Project is from Harvest Rock Church. The Church apparently has no objection to the Upper Campus portion of the Project. Instead, the Church feels that the size and mass of the senior assisted living units along Green Street will "dwarf and overwhelm Ambassador and its beautiful surroundings," and that "critical parking spaces needed by Ambassador patrons and performers will disappear."

We acknowledge that the Sunrise buildings are larger than the existing Administration Building which will be demolished and that existing interim parking arrangements (under which the Church is allowed to use the site for parking without charge) will be changed. We remind you, however, that the intensification of use at this corner was expressly recommended and authorized by the Specific Plan. By creating more development at the Sunrise location, the other wonderful aspects of the Project -- preserving historic structures, retaining open space, incorporating on-site affordable housing, preserving trees, and so forth -- are possible. Significantly, the Sunrise building will be lower in height than the Ambassador Auditorium, will be located 88 feet away from the Auditorium at its nearest point (more than twice the width of St. John Avenue), and is 10 feet farther away from the Auditorium than the existing Administration Building. Plus, Sunrise is continuing its reexamination of the south façade of the proposed building to create even more compatibility with the design of the Auditorium. With respect to the parking issue, Sunrise will allow Auditorium patrons and performers to use available parking at market rates.

The Ambassador West Project represents an appropriate balancing of different but compatible land uses (private school, church, office, senior assisted living, and residential / ownership and rental / market and affordable) while incorporating in a congenial way new buildings with historic structures, retaining existing open space, gardens and water features, protecting trees of all types, and encouraging public access to facilitate an interactive pedestrian environment. We agree with the Staff Recommendation and ask that you support this very well-planned Project.

Respectfully submitted



R. Scott Jenkins
of HAHN & HAHN LLP

RSJ:nls

AMBASSADOR WEST – PROJECT SUMMARY

1. The Project Site is in the western part of Pasadena on 19.72 acres of the property commonly known as “Ambassador College, West Campus.” The block in which the Site is located is bounded by Orange Grove Boulevard on the west, Green Street on the north, St. John Avenue on the east, and Del Mar Boulevard on the south.

2. Not a part of the Project are the following parcels:

- a. The Ambassador Auditorium parcel currently owned by Harvest Rock Church;
- b. The southeastern portion of the block currently owned by Maranatha High School; and,
- c. The southwestern portion of the block currently owned by five separate homeowners.

3. The Project involves the development of the following:

- a. 248 senior life/care units (200 condominiums / 48 rentals);
- b. 70 new residential condominiums;
- c. 46 renovated multi-family rental units;
- d. 1 renovated single-family residence;
- e. 25,734 square feet of space in two renovated structures for Maranatha support uses; and,
- f. 7,834 square feet of space in a converted residence for professional office uses.

4. Consistent with the West Gateway Specific Plan, the Project will develop less dense housing in the portion of the site that is closest to the residential neighborhoods to the south and west, and the higher density senior life/care facility will be located along Green Street, adjacent to commercial and other non-residential uses, and away from residential neighborhoods.

5. The Project will cause all onsite historic structures to be retained and renovated, including the Merritt Mansion, Terrace Villa, the South Orange Grove Apartments, the Mayfair Mansion, the Rankin House, Villa Francesca West and East, Grove Manor and Manor Del Mar.

6. The Project will retain nearly all existing open space, gardens, courtyards, water features and lawns, including the Italian Gardens, the Merritt House East Garden, the Mayfair Villa Campus Mall (also known as the Great Lawn), the Kate Fowler East Garden, Grove Plaza

Stream and Walkway, Memorial Hall Garden and Reflecting Pool, Edaw Garden, and Tempietto Folly and Water Feature. The Rose Garden will be relocated onsite.

7. No historically significant resource will be removed from the Site.
8. The Project will provide for public easements to ensure public access to the important open space areas at the Site.
9. The Project will include the equivalent of 42 moderate income affordable housing units onsite, by including very low-income units and low-income units, and will not displace any affordable units.
10. The Project density will be substantially below the overall housing density permitted for the Site under the West Gateway Specific Plan.
11. The Project will not utilize any of the significant density land use bonuses that are applicable and that would otherwise be available. (A 30% density bonus is granted under SB 1818, which could provide for a 10-story building as a matter of right.)
12. Project parking for new construction will be provided in subterranean structures beneath each structure. Additional service and covered at-grade parking will be properly screened. A limited number of spaces will be provided in the existing Maranatha High School garage.
13. The Project will not result in any significant traffic impacts at any of the 18 studied intersections. Traffic increases at two of eight studied street segments will be properly mitigated.
14. The Project encourages pedestrian mobility by providing walking paths, installing pedestrian signage guides, preserving significant open space, and generally creating a pleasant and inviting outdoor experience.
15. The senior life/care building will be located for ease of use adjacent to several bus lines, commercial services, and other existing infrastructure.
16. The Project is consistent with the City's Tree Protection Ordinance and protects the substantial tree canopy on the Site, although some protected trees will need to be removed or relocated onsite.
17. The Project will comply with the City's recently adopted Green Building Ordinance, and incorporate water and energy conservation programs.
18. The senior life/care building is respectful of the adjacent Ambassador Auditorium by being located at a considerable distance from the Auditorium, by utilizing a height that does not exceed that of the Auditorium, and by incorporating other massing, articulation, and design elements that make for a compatible interface with the adjacent buildings. In addition, the Project will facilitate public access to onsite open space, including the Great Lawn, for easier access to and viewing of the Auditorium.

19. The Project supports adopted community character and site planning principles by creating an overall design that incorporates in a congenial way new and historic buildings, retains existing open space, gardens and water features, utilizes City of Gardens standards where appropriate, and encourages public access to facilitate an interactive pedestrian environment.

20. With relatively minor comments, the Project has been reviewed and recommended for approval by the West Pasadena Residents Association and Pasadena Heritage, among other local groups.

THE SILVERSTEIN LAW FIRM

A Professional Corporation

215 NORTH MARENGO AVENUE, 3RD FLOOR,
PASADENA, CALIFORNIA 91101-1504

PHONE: (626) 449-4200 FAX: (626) 449-4205

ROBERT@ROBERTSILVERSTEINLAW.COM
WWW.ROBERTSILVERSTEINLAW.COM

March 7, 2007

VIA PERSONAL DELIVERY

Michelle Beal Bagneris, City Attorney
Theresa E. Fuentes, Deputy City Attorney
City of Pasadena
215 North Marengo Ave., 1st Floor
Pasadena, CA 91104

RECEIVED
07 MAR -8 AIO :14
CITY CLERK
CITY OF PASADENA

Re: Ambassador West Project; Harvest Rock Church Objections

Dear Ms. Bagneris and Ms. Fuentes:

I. INTRODUCTION

Our firm represents Harvest Rock Church ("HRC"). HRC owns portions of the land on the area known as the Ambassador campus. These comments, concerns and objections are focused on the lower campus Sunrise building portion of the Ambassador West project.

From the time it learned of the lower campus Sunrise building portion of the Ambassador West project ("the Project"), HRC has sought reassurance from the City and developers that the Project would not unreasonably interfere with HRC's use and enjoyment of its property. HRC has also expressed concern on behalf of itself and the public that the massive scale of the Project, which will loom over the adjacent iconic Ambassador Auditorium owned by HRC, will forever destroy the beauty of the culturally and historically significant Ambassador campus.

Over the past few weeks, serious concerns about the legality of the Project have come to light. For example, HRC recently discovered that part of the land that Sunrise and Dorn Platz intend to develop is, in fact, owned by HRC. (See Exhibit 1.) A loading dock and parking lot entrance of the lower campus Sunrise building are proposed to be built on HRC's land. Part of the land that the applicant proposes to dedicate for a public park also belongs to HRC. (See Exhibit 2.)

HRC's calculations evidence that the Project requires floor area beyond the development allocation provided for under the Pasadena Zoning Code. Further, there are not enough transferable development rights to accommodate the 339,000 square foot lower campus Sunrise building.

Lastly, the project's Final Environmental Impact Report ("FEIR") does not meet the requirements of the California Environmental Quality Act ("CEQA"). The FEIR fails to

Michelle Beal Bagneris, City Attorney
Theresa E. Fuentes, Deputy City Attorney
March 7, 2007
Page 2

accurately describe the proposed project, excludes any discussion of an alternative that would allow the project to be built on a smaller scale, and does not analyze or mitigate many significant adverse impacts to the environment.

We submit this letter to you and urge the City Council to seriously consider the following issues before allowing the Project to proceed, and to deny approval of the project's FEIR.

II. NEW EVIDENCE SHOWS THAT HRC'S REAL PROPERTY IS BEING USED AS PART OF THE PROJECT WITHOUT HRC'S PERMISSION.

In January 2007, HRC's surveyor uncovered serious irregularities regarding the City's approval of a 2006 land transfer on the Ambassador campus. The City issued a Certificate of Compliance for AACP II¹, the project applicant, thereby allowing a lot line adjustment that transferred land belonging to HRC to AACP II without notifying or obtaining permission from HRC.

The portion of HRC's land that was erroneously transferred is now proposed to include a loading dock and an ingress/egress to the subterranean parking structure for the lower campus Sunrise building.

As you may know, the land was originally a single parcel owned by the Worldwide Church of God. After the land was divided, it was discovered that a lot line ran through the existing Administration Building north of the Ambassador Auditorium. To account for this error, an encroachment easement was created for the life of the building. A future, permanent lot line adjustment was contemplated.

In 2006, the City issued a Certificate of Compliance, without HRC's knowledge or consent, which transferred land to AACP II not only within the area of the encroachment easement, but also over an additional area of land belonging to HRC. (See Exhibit 1, "Parcel Exhibit with Proposed Building.")

Apparently, the City performed no due diligence in issuing the Certificate of Compliance. According to the file, someone named "Mark Knapp" applied for the lot line adjustment on behalf of AACP II without the legal authority to do so. Yet the City issued a Certificate of Compliance approving the land transfer. Under normal circumstances, where two separate and distinct owners are moving a lot line to transfer a portion of one's land for the benefit of the other, both record owners would participate. The issuing agency would normally verify the current title report, the names and signatures of the real owners, and the notarized authorization.

¹ While the FEIR identifies the project applicant as "AACP II," HRC has seen it named alternatively as "ACPII" or "AACP."

Michelle Beal Bagneris, City Attorney
Theresa E. Fuentes, Deputy City Attorney
March 7, 2007
Page 3

The City performed the 2006 land transfer, which has since become a part of the land's title despite the fact that the title was and is not "clear," even though the person applying had no authority to do so and without notifying or seeking permission of HRC.

The deed related to this land transfer is also defective because it does not state that the land is subject to and subordinate to all easements. HRC has an interest in preserving both its own access to the surrounding areas, such as Green Street and Del Mar Boulevard, by means of the easements, as well as making certain that they are not overburdened. The Planning Commission noted this and asked that it be clarified before the project is approved. The deed and issue of land ownership must be resolved immediately, before either the FEIR or the Project is approved.

HRC is researching its remedies relating to the erroneous transfer of its land and the defective deed. The deed and issue of land ownership must be resolved immediately, before either the EIR or the Project is approved.

Another issue relating to HRC's ownership of land is that the project applicant plans to dedicate the Great Lawn area to the City of Pasadena for a public park. However, part of the Great Lawn is owned by HRC. (See Exhibit 2.) Thus, if the City "takes," or allows the developer to use part of HRC's property for use as a public park, it will be effecting an inverse condemnation of HRC's property.

Due to the failure of the developer and City to provide HRC with detailed plans regarding the proposed park usage and public events, HRC is left to speculate as to the adverse impacts and nuisance that the Project will have on the church and the Ambassador Auditorium. We understand that numerous special events per year would be allowed at the park. There has been a failure in the EIR to disclose, analyze and potentially mitigate the land use, traffic, public safety and other impacts associated with this intended park use.

III. THE PROJECT EXCEEDS THE DEVELOPMENT ALLOCATION PROVIDED FOR IN THE PASADENA ZONING CODE [P.M.C. 17.36.060]

The project depends upon 43,560 square feet of surface floor area that is being granted by City staff, with no opportunity for public review. HRC does not believe that City staff members have the legal authority to perform this action. City staff rely upon an allocation of "75 units" discussed in the General Plan and West Gateway Specific Plan. However, the units are allocated on a "first come, first served" basis depending upon the issuance of a building permit. At least 71 of the 75 units have already been allocated to other projects. Clearly, City staff took the liberty of addressing the Project's shortfall by granting the precise amount of floor area needed for the project, but do not offer any authority, calculations or explanations in support.

Because the development allocation is insufficient for the Project, the Project does not comply with applicable codes. The applicant must follow proper procedure by applying for a

variance or an adjustment permit, allowing for oversight and review, as well as an opportunity for the public to comment.

IV. THERE IS AN INSUFFICIENT NUMBER OF TRANSFERABLE DEVELOPMENT RIGHTS TO ACCOMMODATE THE PROJECT.

The Project proposes to receive a Transfer of Development Rights ("TDR") to build a 339,000 square foot lower campus Sunrise Building, allegedly in compliance with the West Gateway Specific Plan. While the Specific Plan allows a TDR to equalize development rights on the campus, in this case, the transfer is intended to allow an oversized, massive building three times larger than could otherwise be built. Sunrise needs the transfer of more than 250,000 square feet of development rights to build the lower campus building.

HRC calculates that the transferable area available for the project is 210,480. Sunrise has a total on-site development allocation of 197,354 square feet. Yet, the required amount of TDR to accommodate the project is 252,626. Thus, the Project falls short by over 40,000 square feet of TDR. (See Exhibit 3, "Ambassador Auditorium Development Rights Analysis.")

Additionally, more than 50,000 square feet of the development rights that the Project seeks are from gardens and walkways. A goal of TDRs is to preserve open space in one area and concentrate development in another. Because the gardens and walkways cannot be developed anyway, there are no development rights to transfer. The proposed TDR from gardens and walkways is illusory and creates an artificially and illegally high number of TDR to support the oversized Project.

Another portion of development rights that Sunrise seeks is from the Standard Pacific property, which is already being developed. Thus, it does not have development rights to transfer to another portion of the campus.

TDRs are private agreements. The City may approve them but is under no obligation to give them effect, particularly when it results in a project that is incompatible with its surroundings. The ordinance requires that the resulting development on the receiver site be within the height and density limits of the zone, including the mass and scale. The City must investigate whether the Project can legitimately obtain the amount of necessary development rights.

V. THE PROJECT'S FEIR VIOLATES CEQA.

A. THE FEIR FAILS TO DISCUSS AND ANALYZE A REASONABLE RANGE OF PROJECT ALTERNATIVES.

CEQA requires that a project's EIR discuss a reasonable range of project alternatives so that a project's significant adverse impacts can be mitigated or avoided. The FEIR here admits

that the Project construction will cause significant adverse impacts on air quality and permanent negative impacts to the aesthetics of the campus.

The Ambassador campus is unique and has great cultural and historic significance to the public. The FEIR recognizes the historic importance of the structures and gardens on the campus. The City should not shirk its duty to the public to require mitigation measures where feasible to protect this important resource. The FEIR fails to provide a reasonable range of project alternatives that could both meet the objectives of the Project while maintaining the aesthetic integrity and historic significance of the Ambassador campus, or mitigating at least mitigating the acknowledged significant impacts.

The FEIR's discussion of project alternatives is inadequate. The FEIR describes two versions of a "no project" alternative and another housing project that would not require additional building. While these alternatives are environmentally superior to the proposed Project, the FEIR summarily dismisses them because they allegedly fail to meet the Project's stated objective of providing senior and low-income housing. In fact, the lower campus Sunrise building does not contain any "low-income" housing.

There is no discussion of a project alternative that allows for senior and/or low-income housing on a scale that would be more appropriate to the size, scale and aesthetics of the lower campus. Such an alternative would fulfill the Project's objectives while mitigating the current project's "unavoidable" significant adverse impacts to aesthetics. Reducing the scale of the lower campus Sunrise building would also reduce the negative impacts to the environment from construction.

The City has a duty to seriously consider additional alternatives that would provide a more modest lower campus building which could mitigate the Project's adverse impacts.

B. THE FEIR FAILS TO ADEQUATELY DESCRIBE THE PROPOSED PROJECT.

CEQA requires EIRs to contain accurate descriptions of the setting of the proposed development and the project's impacts in relation to that "environmental baseline."

Unless the issue of land ownership and transfer of development rights can be resolved, the Project's current FEIR is based on outdated information, rendering the document inaccurate and misleading. For example, the FEIR is premised on the mistaken assumption that the Project sits only on land owned by the applicant. Yet it now appears that HRC owns part of the land. At this time, HRC does not give permission for its land to be developed.

Moreover, the current project assumes there are enough TDRs to build a 339,000 square foot lower campus Sunrise Building. HRC does not believe this to be true.

Michelle Beal Bagneris, City Attorney
Theresa E. Fuentes, Deputy City Attorney
March 7, 2007
Page 6

Further, there are easements throughout the campus, burdening the land so that all owners have access. (See Exhibit 4.) The FEIR shows no map of the easements and provides no analysis as to how they may be impacted or overburdened.

The project applicant is now negotiating with the City regarding converting the Great Lawn area into a public park as a component of the project. The FEIR does not describe this part of the project. It does not discuss how many visitors the park could accommodate or the number of special events that would be planned each year. A new public park on the Ambassador campus will have potentially significant adverse impacts to land use and planning, historical and cultural resources, public services, aesthetics, noise, transportation and traffic, recreation and utilities. There would be maintenance and security costs for the City and for the neighboring property owners. Yet, there is no mention of the park in the FEIR.

The FEIR must be rewritten and recirculated so as to show the true nature of the land upon which the development is proposed to be built, with accompanying analysis and mitigation of negative impacts.

C. THE FEIR ILLEGALLY "PIECEMEALS" THE PROJECT.

CEQA requires that a project be reviewed in its entirety so that potentially adverse significant impacts can be brought to the attention of the public and decisionmakers. CEQA forbids analyzing pieces of a project separately. CEQA requires that potentially significant adverse impacts be cumulatively considered and mitigated.

The FEIR illegally piecemeals the project by failing to analyze the potential adverse impacts of issues within and related to the Project. The FEIR does not analyze the impacts of developing on a neighbor's land without permission. The City's issuance of the Certificate of Compliance, thereby approving the lot line adjustment, was a necessary part of the Project and should therefore have been analyzed in the Project's EIR.

The conversion of the Great Lawn into a public park has potentially significant adverse environmental impacts that are not addressed in the FEIR. An environmental assessment of the proposed public park must be undertaken to mitigate any potentially significant adverse impacts to land use and planning, historical and cultural resources, public services, aesthetics, noise, transportation and traffic, recreation and utilities.

The conversion of the Great Lawn to a public park would also place upon HRC an unreasonable burden, including but not limited to maintaining extra security to keep its property and the public safe. These extra burdens and costs must be analyzed and mitigated in the EIR.

An integral part of the Ambassador Auditorium is a decorative reflective pool constructed as part of the original development of the Auditorium. The pool is unfenced. If the Great Lawn becomes a public park, HRC will be forced to take steps to fence the pool or otherwise post

Michelle Beal Bagneris, City Attorney
Theresa E. Fuentes, Deputy City Attorney
March 7, 2007
Page 7

guards to prevent visitors to the park from intruding onto church property and posing a risk to themselves or HRC's property.

HRC holds Sunday school for several hundred children. There is a significant risk that these children could be harmed by members of the public visiting the garden. The area is surrounded by buildings, not visible from the street, creating potential safety and security problems. Currently, HRC has limited security. If the park were public and created a situation where events drew far more people than have ever typically visited the campus, HRC's need for security and maintenance would increase. That represents an unreasonable burden on HRC imposed solely for the monetary benefit of the developer.

Another significant impact to HRC, the orchestras and fine arts patrons that use the venerable Ambassador Auditorium, and other neighbors includes the reduction of parking. The FEIR responds to comments on this issue only by stating that the Project applicant is not obligated to offer parking. Yet, available parking to adjacent property owners will be reduced as a result of the Project, and this is a "potentially significant environmental impact." Thus, the FEIR is required to consider and implement feasible mitigation measures.

For reasons including, but not limited to, those stated above, the Project must be redesigned and reduced in mass and scale, and a new EIR must be prepared according to CEQA. At minimum, a new EIR must be prepared to analyze potentially significant adverse impacts to the environment which have been ignored to date, and to implement measure to mitigate those impacts.

D. THE FEIR FAILS TO IMPLEMENT FEASIBLE MITIGATION MEASURES TO REDUCE THE ADVERSE ENVIRONMENTAL IMPACTS DUE TO PROJECT CONSTRUCTION.

The FEIR explains that there will be adverse environmental impacts to air quality, noise, road closures and that there is a risk that structures belonging to HRC will be damaged during the construction phase. The FEIR does not adequately identify or mitigated such impacts. As a suggested mitigation measure, the FEIR offers \$10,000 to HRC to defray the extra costs of cleaning and pay for any structural damage caused to HRC by Project construction. HRC has consistently indicated that it will not accept such as a sum as it appears to be grossly inadequate. HRC simply wants to be made whole. Whatever the additional cleaning, maintenance and any damages costs may be, that is what the applicant should be required to reimburse HRC for as a required mitigation measure related to the significant construction impacts.

HRC submitted comments to the Project's DEIR from environmental expert Hans Giroux regarding the dire air quality and noise impacts that would inevitably arise from Project construction. The FEIR's responses to Mr. Giroux's comments are non-responsive and not based on CEQA requirements.

While the FEIR states that the negative impacts to air quality are “unavoidable,” HRC has identified the following feasible mitigation measures that could be implemented to reduce the impacts from Project construction:

- **Construction Monitor** – The Project applicant shall retain a construction manager to work with HRC to establish a base line of activities and the costs required to maintain the Ambassador Auditorium in first class condition as a church, performing arts venue, and architecturally significant building, and to monitor the effects of the construction of the Sunrise buildings on these activities and costs. Where maintenance and other costs are incurred by HRC as a result of project construction activities, the applicant will reimburse HRC for the additional expenses within ten (10) days of receipt of evidence of the costs incurred, or an account should be set up with funds that can be drawn down upon by HRC for cleaning and maintenance activities.
- **Air Filters** – The Project applicant shall reimburse HRC for filter cleaning or replacement as needed.
- **Pool Filters** – The Project applicant shall reimburse HRC for additional pool/fountain cleaning and filtration. The FEIR shows that prevailing winds will blow toward the fountain, necessitating additional pumping and cleaning.
- **Building Façade** – The Project applicant shall reimburse HRC for periodic additional needed cleaning of the Auditorium associated with construction dirt and debris, including cleaning of the granite walls, windows, and veranda.
- **Vibration Damage** – The applicant shall reimburse HRC for any damage to hardscape or pool surfaces attributable to construction-induced vibration. Once construction starts, the tiles will need to be monitored.
- **Performance Noise Protection** – Operation of all mechanized equipment shall not occur within 325 feet of the auditorium during any scheduled services or concerts for a period one hour before to one hour after such events.

The City should consider imposing the above feasible mitigation measures to reduce the significant adverse environmental construction impacts that will result from project construction.

Michelle Beal Bagneris, City Attorney
Theresa E. Fuentes, Deputy City Attorney
March 7, 2007
Page 9

E. THE CITY IS VIOLATING CEQA BY DEFERRING THE IMPLEMENTATION OF MITIGATION MEASURES UNTIL AFTER THE FEIR IS APPROVED.

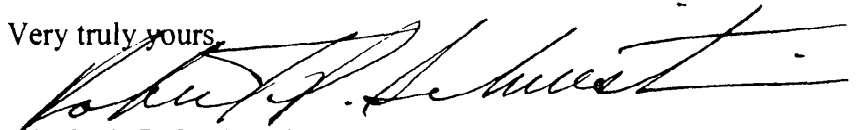
CEQA requires that problems be identified first and mitigation discussed in an EIR before the Project reaches a "point of no return." The City's Design Commission is charged with overseeing the project and mitigating any aesthetic problems and other such issues. The FEIR mitigation is said to occur under a Concept Design Review application that the developer of the project has yet to submit for City or public review. If the FEIR is approved before the Design Review application is reviewed, the Design Commission will be unable to fulfill its duty to provide oversight and mitigation measures for consideration in the FEIR.

The FEIR also fails to mitigate for the conversion of the Great Lawn to a public park. The FEIR must analyze the negative impacts of the public park before the project is approved so that it can implement mitigation measures before there is irreversible harm to the environment.

VI. CONCLUSION.

In conclusion, we urge the City and the project applicant to consider the serious concerns addressed in this letter. HRC continues to be open to working with you to find solutions, whether in the form of negotiations or helping to design a new project, but is also prepared to move forward to make sure the development proceeds in a legal and fair manner that does not unreasonably interfere with its rights. Thank you.

Very truly yours,



ROBERT P. SILVERSTEIN

FOR



THE SILVERSTEIN LAW FIRM

cc: Mayor Bill Bogaard
Vice Mayor Steve Madison
Council Member Victor Gordo
Council Member Steve Haderlein
Council Member Chris Holden
Council Member Paul Little
Council Member Joyce Streator
Council Member Sid Tyler
Pasadena City Clerk
John Poindexter, Planning Division Manager
Darrell Cozen, Project Manager
R. Scott Jenkins, Esq.

PARCEL EXHIBIT WITH PROPOSED BUILDING AND THE PROPERTY CONTESTED IN THE CERT. OF COMPLIANCE

CITY OF PASADENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
DATE OF SURVEY: DECEMBER 14, 2006
DAVID E. WOOLLEY, P.L.S. 7304
D. WOOLLEY & ASSOCIATES, INC.

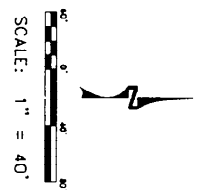
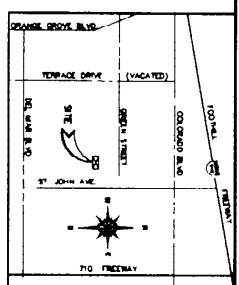
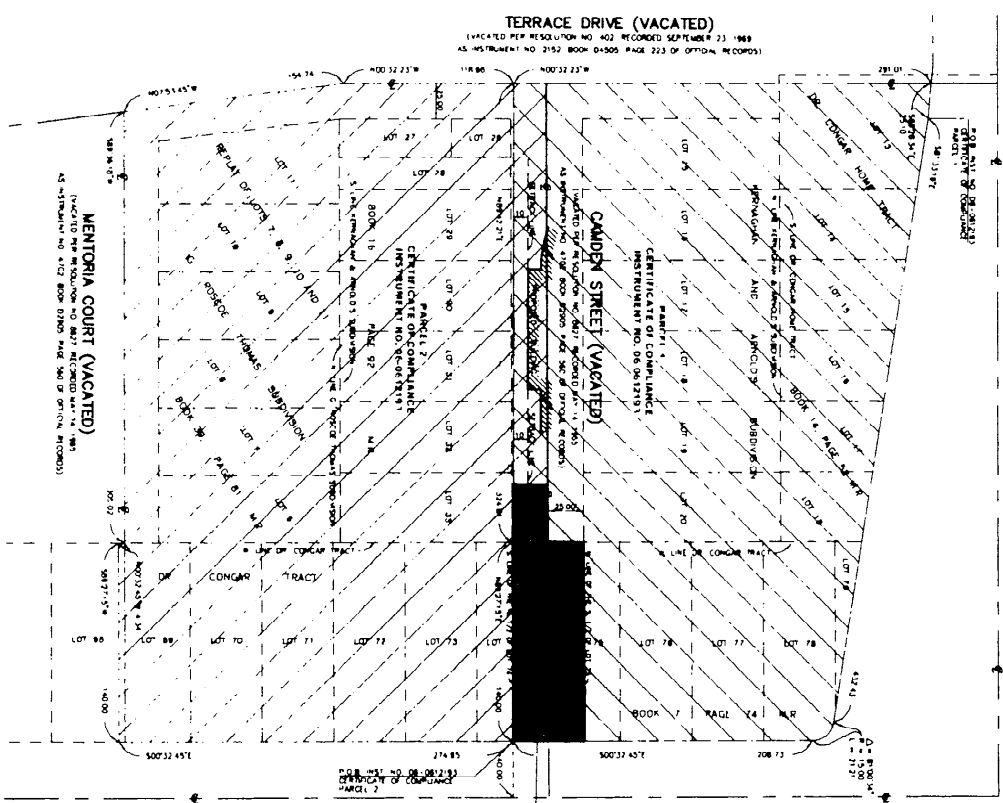
GREEN STREET

HATCH KEY:
 POLY-15 PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED PARCEL 27-2006 AS INSTRUMENT NO. 08-08-07193
 POLY-15 PARCEL 2 OF CERTIFICATE OF COMPLIANCE RECORDED PARCEL 27-2006 AS INSTRUMENT NO. 08-08-07193

TITLE REPORT:
 TO: HARVEST ROCK CHURCH
 FROM: D. WOOLLEY & ASSOCIATES, INC.
 DATE: JANUARY 9, 2007

NOTE:
 A GRANT DEED RECORDED UNDER 27-2006 AS INSTRUMENT NO. 08-08-07193 WAS RECORDED BY THE COUNTY OF LOS ANGELES REGISTERED UNDER 27-2006 AS INSTRUMENT NO. 08-08-07193. THE GRANTOR OF SAID GRANT DEED IS THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. THE GRANTEE OF SAID GRANT DEED IS HARVEST ROCK CHURCH, A CALIFORNIA NON-PROFIT CORPORATION. THE GRANTOR OF SAID GRANT DEED IS THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. THE GRANTEE OF SAID GRANT DEED IS HARVEST ROCK CHURCH, A CALIFORNIA NON-PROFIT CORPORATION. THE GRANTOR OF SAID GRANT DEED IS THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. THE GRANTEE OF SAID GRANT DEED IS HARVEST ROCK CHURCH, A CALIFORNIA NON-PROFIT CORPORATION.

EASEMENT NOTE:
 EASEMENT (S) ARE NOT A PART OF THIS SURVEY.



DATE OF THE SURVEY: DECEMBER 14, 2006
 SURVEYOR: DAVID E. WOOLLEY, P.L.S. 7304
 D. WOOLLEY & ASSOCIATES, INC.

PURPOSE OF SURVEY:
 THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE PROPOSED BUILDING RELATIVE TO THE BOUNDARIES OF THE PARCELS SHOWN.

LEGEND:
 1 - BOUNDARY
 2 - CENTER LINE
 3 - PROPOSED BUILDING FOOTPRINT

SURVEYOR'S STATEMENT:
 I, DAVID E. WOOLLEY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THIS SURVEY AND THAT I AM A MEMBER IN GOOD STANDING OF THE BOARD OF SURVEYORS AND LAND MEASUREMENTS OF THE STATE OF CALIFORNIA.

DAVID E. WOOLLEY, P.L.S. 7304
 D. WOOLLEY & ASSOCIATES, INC.
 10000 TORRANCE DRIVE, SUITE 200
 PASADENA, CALIFORNIA 92364



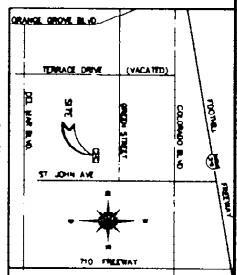
SHEET 1 OF 1	SCALE 1" = 40'	PARCEL EXHIBIT WITH PROPOSED BUILDING	D. WOOLLEY & ASSOCIATES	REVISIONS
FILE NO. 6197	DATE: 03/05/07	ADDRESS: CITY OF PASADENA, COUNTY OF LOS ANGELES STATE OF CALIFORNIA	2832 WALNUT AVENUE, SUITE A TUSTIN, CA 92780	
CHKD BY: DEW		CLIENT: HARVEST ROCK CHURCH	(714) 734-8462 FAX (714) 508-7521	

PARCEL EXHIBIT

CITY OF PASADENA, COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA
 DATE OF SURVEY: DECEMBER 14, 2006
 DAVE E. WOOLLEY P.L.S. 7304
 D. WOOLLEY & ASSOCIATES, INC.

GREEN STREET

SECTION OF GREEN STREET
 FROM
 100' TO
 150' EASING



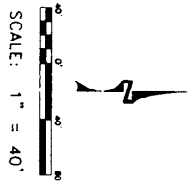
HATCH KEY:
 PARCEL 1
 RECORD 2006 27 1008 45 INSTRUMENT NO 56 08 0193
 PARCEL 2
 RECORD 2006 27 1008 45 INSTRUMENT NO 56 08 0193

FILE REPORT:
 BY: DAVE WOOLLEY, P.L.S. (COMPANY) (DRAWN BY: D. E. WOOLLEY) (DATE: 12/14/06)
 2832 WALNUT AVENUE, SUITE A (OFFICE: 2832 WALNUT AVENUE, SUITE A) (CITY: PASADENA, CA 92379)
 (714) 734-8462 (FAX: 714) 508-7521

NOTE:
 A GREAT DEED RECORD MAP 27 2006 45 AND GREAT DEED NO. 04-2007-02 SCHEMATIC PLAN NUMBER AS VARIANTE OF "ADMISSION" RECORD MAP 27 1008 45 INSTRUMENT NO 56 08 0193. THE PROPERTY OF COMPANY RECORD MAP 27 2006 45 AND GREAT DEED NO. 04-2007-02 SCHEMATIC PLAN NUMBER AS VARIANTE OF "ADMISSION" RECORD MAP 27 1008 45 INSTRUMENT NO 56 08 0193. THE PROPERTY OF COMPANY RECORD MAP 27 2006 45 AND GREAT DEED NO. 04-2007-02 SCHEMATIC PLAN NUMBER AS VARIANTE OF "ADMISSION" RECORD MAP 27 1008 45 INSTRUMENT NO 56 08 0193.

EASEMENT NOTE:
 EASEMENTS OF RECORD MAP 27 1008 45 AND MAP NO. 04-2007-02.

PORTION OF THE GREAT LAWN OWNED BY HRC.



LEGEND:
 PARCEL 1
 PARCEL 2
 CENTER LINE
 RECORD MAP RECORDS
 9' 10" WHEELS CORNER

PURPOSE OF SURVEY:
 THE PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF THE EXISTING BUILDING BEING TO BE RECORDED MAP 27 1008 45 INSTRUMENT NO. 56 08 0193. THE PROPERTY OF COMPANY RECORD MAP 27 2006 45 AND GREAT DEED NO. 04-2007-02 SCHEMATIC PLAN NUMBER AS VARIANTE OF "ADMISSION" RECORD MAP 27 1008 45 INSTRUMENT NO 56 08 0193.

SURVEYOR'S STATEMENT:
 I, DAVE E. WOOLLEY, A PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PARCEL AND THE ADJACENT PARCELS AND HAVE FOUND THAT THE SAME ARE CORRECTLY DESCRIBED IN THE RECORD MAP 27 1008 45 INSTRUMENT NO. 56 08 0193.

DATE: 12/14/06
 12/14/06



SHEET OF 1	SCALE 1" = 40'	PARCEL EXHIBIT	D. WOOLLEY & ASSOCIATES	REVISIONS
FILE NO. 6197	DATE: 02/22/07			ADDRESS: CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
	DRAWN BY: TDR	CLIENT: HARVEST ROCK CHURCH	(714) 734-8462 FAX (714) 508-7521	

**Ambassador Auditorium
Development Rights Analysis**

Transferable Development Rights

Assessor Number	Future Owner	Lot Area In Square Feet	Lot Area In Acres	WGSP Development Allowance
5713-014-024	Maranatha	180,338	4.14	72,450
5713-027-031	Maranatha	129,809	2.98	52,150
Floor Area Available for Transfer		310,147	7.12	124,600

Planning Commission Staff Report, Page 10

Source	Available Floor Area To Transfer
Standard Pacific (maximum from previous sheet)	102,639
Maranatha (amount of covenant agreement)	107,841
Floor Area Available for Transfer	210,480
Reconciliation	
Sunrise Required Transfer	252,626
Transferrable Area Available	210,480
Project Deficiency	-42,146

Outstanding Issues

1) The Standard Pacific lot area is based on the Los Angeles County Assessor reported area, 14.03 acres. The Staff Report suggests an area of 13.98 acres, by deduction. This difference reduces the area shown by 875 square feet if the Staff Report amount is correct.

2) The reported lot area for the Sunrise property includes 11,620 square feet of land area that is a part of a disputed lot line adjustment. If this disputed lot line adjustment is not included in the project, the floor area shown must be reduced by 4,668 square feet.

3) With both 1) and 2) above accounted for, the proposed project would be deficient by 47,689 square feet.

**Ambassador Auditorium
Development Rights Analysis**

Sunrise

Assessor Number	Future Owner	Lot Area In Square Feet	Lot Area In Acres	WGSP Development Allocation
5713-012-015	Sunrise (Portion)	130,424	2.99	52,397
5713-016-016	Sunrise	107,830	2.48	43,339
	Disputed Lot Line Adjustment	11,620	0.27	4,668
Sunrise Development Allocation Subtotal:		249,874	5.74	100,404

Demolition Credits

Planning Commission Report	Building Number	Demolished Area
Hall of Administration and Chillers	62, 65 - 67	73,310
Oscott Mansion and Television Studio	44, 45	23,640
Sunrise Demolition Subtotal:		96,950

Sunrise Total On-site Development Allocation:

197,354

Sunrise Proposal

**Proposed
Floor Area**

Upper Campus	111,063
Lower Campus	338,917
	449,980

Sunrise Total On-site Development Allocation:

197,354

Required Transfer of Development Rights:

252,626

**Ambassador Auditorium
Development Rights Analysis**

Standard Pacific

Assessor Number	Future Owner	Lot Area In Square Feet	Lot Area In Acres	WGSP Development Allocation
5713-012-015	Standard Pacific (Portion)	144,440	3.32	58,028
5713-013-021	Standard Pacific	101,930	2.34	40,950
5713-013-023	Standard Pacific	18,610	0.43	7,476
5713-013-025	Standard Pacific	57,499	1.32	23,100
5713-013-026	Standard Pacific	65,340	1.50	26,250
5713-013-027	Standard Pacific	18,610	1.39	24,325
5713-027-035	Standard Pacific	29,570	0.68	11,880
5713-027-041	Standard Pacific	64,904	1.49	26,075
5713-027-042	Standard Pacific	41,480	0.95	16,664
5713-027-043	Standard Pacific	68,825	1.58	27,650
Standard Pacific Development Allocation Subtotal:		611,209	14.03	245,550

Demolition Credits

Planning Commission Report	Building Number	Demolished Area
Memorial Hall Garage	19	1,240
Health Center	21	1,700
Villa Francesca Custodial	25	2,160
Villa Francesca Garage and Support Facilities	26	2,338
Library	31	11,837
Library Annex	32	4,342
Fine Arts Hall	42	14,600
Science Hall	43	14,872
Standard Pacific Demolition Subtotal:		53,089

Standard Pacific Total On-site Development Allocation: 298,639

Standard Pacific Proposal	Proposed Floor Area
Italian Garden North	56,000
Italian Garden South	53,000
Grove Units	59,000
Del Mar Units	28,000
196,000	

Standard Pacific Total On-site Development Allocation: 298,639
Proposed Development: -196,000
Development Rights Available For Transfer: 102,639

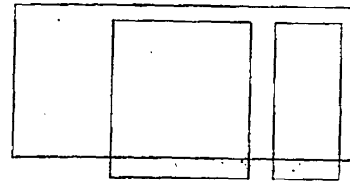
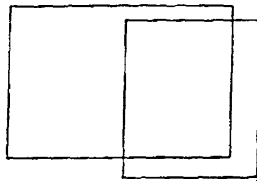
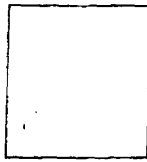
From: DoreenHam@aol.com [mailto:DoreenHam@aol.com]
Sent: Wednesday, March 07, 2007 9:00 AM
To: Cozen, Darrell
Subject: AMBASSADOR WEST

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)

AOL now offers free email to everyone. Find out more about what's free from AOL at <http://www.aol.com>.



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 2nd basement under the Admin. Building. This would precipitate a partial 3rd 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

1965

Celebrating 10 Years of Education

2005

RECEIVED
9:11 AM
107 MAR 5
--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

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.

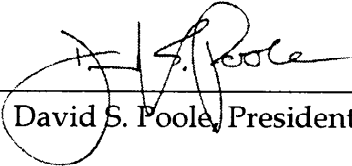
We have participated in a number of meetings over the last couple of years as this project was being conceived and developed and have had presentations by the Ambassador West development team to our Board. We are pleased with what has emerged from that process.

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

1965

Celebrating 10 Years of Education

2005

MARANATHA CHRISTIAN COLLEGE PREPARATORY



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:

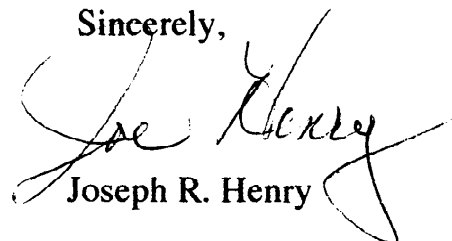
My partner, Stanley Gordon, and I are very much interested in The Sterling of Pasadena project proposed for the portion of the Ambassador College property facing Green Street between Orange Grove and St. John. It is a senior living concept that greatly appeals to us because of its outstanding location,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