

ATTACHMENT C

**ATTACHMENT C
CONDITIONS OF APPROVAL FOR CHANGE TO AMBASSADOR WEST PROJECT
AND VARIANCE #11669**

The applicant or successor in interest shall meet the following conditions:

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans received December 2009, except as modified herein.
2. This Change to the approved Ambassador West Project allows the Mayfair Mansion at 182 S. Orange Grove Boulevard to be a single family residence, and allows development at the site of a new detached garage, new paving in the front yard and adjoining access easement for vehicular access and maneuvering, removals of non-protected trees, and construction of a garage and driveway underneath the canopy of protected trees.
3. This Variance #11669 allows the following:
 - a. For a new detached garage to exceed the maximum floor area of the property.
 - b. For a new detached garage to be located in the front yard of the property.
 - c. For a new detached garage to have no setback from the front (west) property line.
 - d. To provide no on-site covered parking spaces during the interim time in which on-site parking will be built.
4. The following requests for Variance #11669 are disapproved:
 - a. For a new detached garage to provide a side yard setback of 3'-10" where 10 feet is required.
 - b. For a new detached garage to provide a top plate height greater than 9 feet.
 - c. For a new detached garage to provide more than 22 feet of accessory structure wall that is set back less than 5 feet from the property line.
5. The applicant shall comply with all requirements of the Zoning Code except as modified herein.
6. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
7. All new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division.

8. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
9. The proposed project, Activity Number **PLN2009-00175**, was approved subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy. Contact the Code compliance Staff at (626) 744-4633 to and provide the activity number provided above to schedule an inspection appointment time.

Planning

10. The property owner shall secure a building permit for construction of the garage within one year and shall complete construction of the garage within two years of the effective date of this approval.
11. The plans shall be revised to eliminate all new fences, gates, and freestanding trellises.
12. The plans shall be revised to locate the detached garage between the two sycamore trees opposite the secondary entrance on the west side of the Mayfair Mansion.
13. The garage design shall be revised to comply with accessory structure development standards including a maximum top plate height of 9 feet as measured to the top of the cross-beam that supports the roof, and a maximum wall length of 22 feet within 5 feet of the property line, except that it may have no setback from the west property line.
14. Compliance of the garage with the accessory structure encroachment plane requirement shall be shown in the plans.
15. The construction of the project shall comply with the standards of the City's Historic Preservation Ordinance and the Secretary of the Interior's Standards. Revised plans **(including site plans, landscape plans, paving plans, elevations, context images and architectural drawings for the garage)** shall be submitted to the Design & Historic Preservation staff for Design Review **by the Historic Preservation Commission at a public hearing.**
16. **The existing decorative concrete walkways shall be maintained as public access and** none of the existing decorative concrete walkways shall be altered. Relocation of two lamp posts to accommodate the garage and driveway is allowed.
17. To accommodate vehicle turning and maneuvering, the pathway from the secondary door flanked with one-foot stucco walls may be removed, but the set of three steps flanked by taller stucco walls may not be removed.
18. **The revised plans required under Condition #15 shall show the new paving of the front yard and access easement shall only be the minimum necessary for vehicle access, turning, and maneuvering. The new paving shall be compatible with the existing decorative concrete walkways and reviewed and approved by the Historic Preservation Commission. Said plans shall further show that no parking will be permitted at any time on the paving and sign advising of this restriction shall be posted at the driveway entrance.**

19. To soften the appearance of the new garage, shrub landscaping consistent with the existing landscaping shall be planted adjacent to the north and south sides of the garage and maintained in perpetuity.
20. To protect the two Sycamore trees, the garage shall be located at least 8 feet from the trunk of each tree. The applicant shall submit a report by a certified arborist that evaluates the effect of the new garage on the two Sycamores and makes recommendations of additional tree protection measures if needed. All tree protection measures recommended in the arborist report shall be shown on the site and landscape plans to the satisfaction of staff. **Applicant shall provide on-site supervision by an arborist during construction.**
21. To protect existing trees, vehicles larger than cars or light trucks are prohibited from using the driveway. A sign advising of this restriction shall be posted at the driveway entrance.
22. To protect existing trees, the new driveway paving in the access easement shall be permeable paving subject to approval of the Zoning Administrator.
23. Landscaping and irrigation shall be installed in accordance with a detailed plan to be submitted to and approved by the Zoning Administrator prior to issuance of any building permits. Said plan shall include drought-resistant plant materials and low-volume irrigation where practicable. The plan shall be prepared by a licensed landscape architect and shall meet the requirements of Chapter 17.44.
24. No overnight parking permits shall be issued for the project. All prospective residents and visitors shall be informed of the unavailability of on-street overnight parking permits.
25. A construction parking and staging plan shall be submitted to and approved by the Zoning Administrator and the Department of Public Works and Transportation prior to issuance of any permits. The construction parking and staging plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
26. Prior to the issuance of a building permit for the garage, the property owner shall submit an application for Landmark Designation of the property.
27. Any changes to the project may require a new application for Change to the approved Ambassador West Project and/or Variance.

ATTACHMENT D

NO.	DATE	REVISION
1	12/15/08	PRELIMINARY
2	12/15/08	REVISED PER ARCH
3	12/15/08	REVISED PER ARCH

Project / Address: PROPOSED TWO-CAR GARAGE FOR MAYFAIR MANSION
 182 S. FRANKLIN GROW BLVD., PASADENA, CA 91103

Sheet Content: SITE DEVELOPMENT PLAN
 Date: 12/15/08
 Scale: 1/8" = 1'-0"

Author: JAS/NO
 Designer: SH
 Checker: BC
 Title: SITE DEVELOPMENT PLAN
 Project No.: 08-001
 Scale: 1/8" = 1'-0"
 Date: 12/15/08

Sheet No: A1
 12/15/08

PROJECT ANALYSIS

PROJECT DESCRIPTION

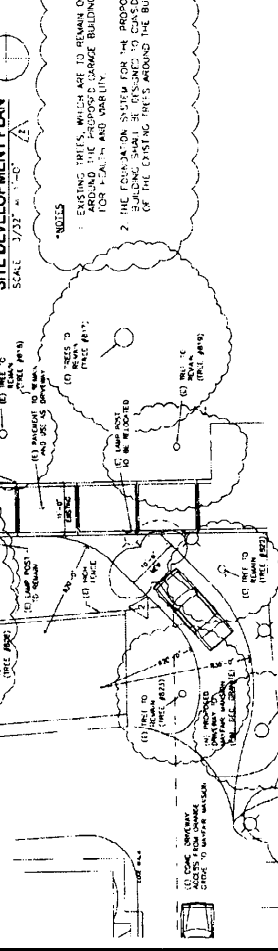
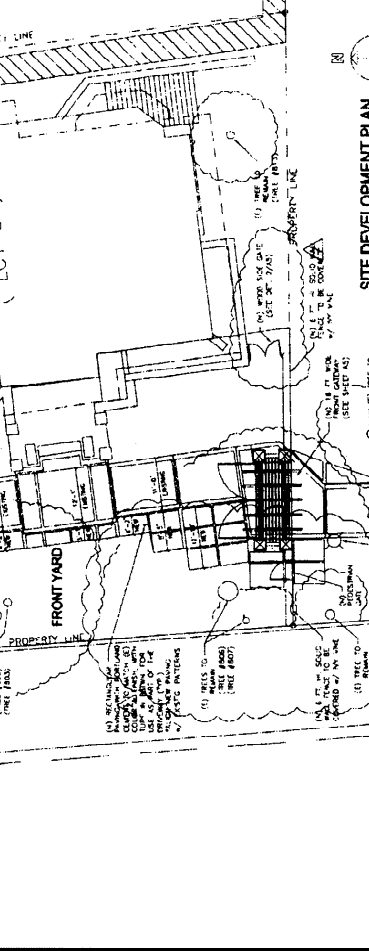
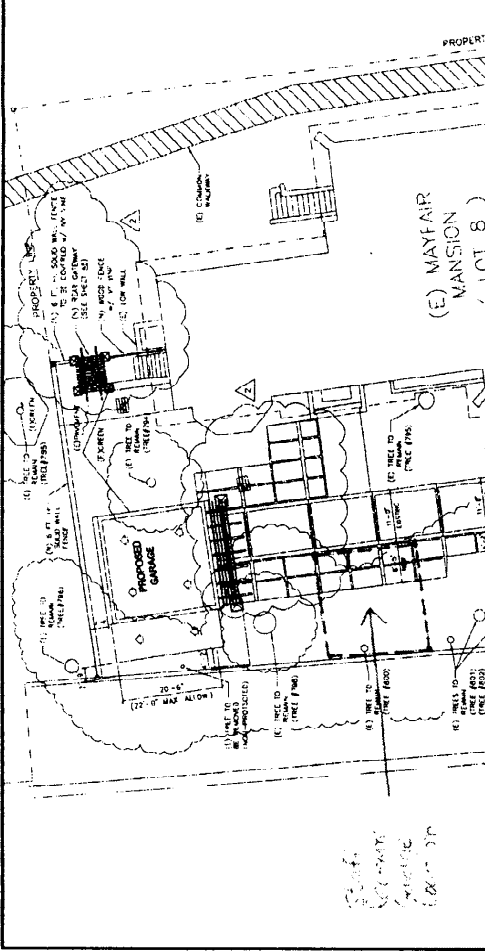
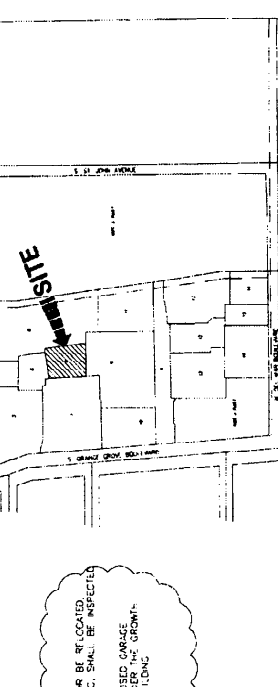
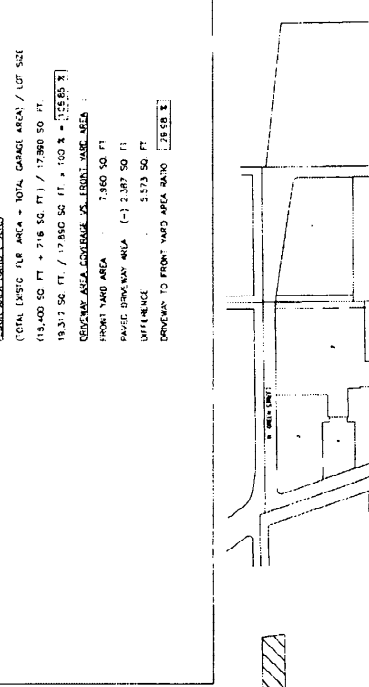
OWNER: NEW GATEWAY SPECIFIC 14,441
 DEVELOPMENT: RESIDENTIAL
 TYPE OF DEVELOPMENT: 175, 175 IN
 NO. OF STORIES: TWO STORY
 SITE LOCATION: 182 S. FRANKLIN GROW BLVD., PASADENA, CA 91103

UTILITIES

WATER: CITY OF PASADENA
 GAS: THE GAS COMPANY
 ELECTRICITY: SOUTHERN CALIFORNIA Edison (SCE)
 TELEPHONE: AMT

STATISTICS

EXISTING LIVING AREA: 18,400 SQ. FT.
 EXISTING GARAGE AREA: + NONE
 TOTAL EXISTING FLOOR AREA: 18,400 SQ. FT.
 NEW GARAGE GROUND FLOOR AREA: 716 SQ. FT.
 TOTAL GARAGE ADDITION AREA: 716 SQ. FT.
 TOTAL EXISTING FLOOR AREA: 18,400 SQ. FT.
 NEW GARAGE ADDITION AREA: 716 SQ. FT.
 NEW TOTAL FLOOR AREA: 19,116 SQ. FT.
 EXISTING GROUND FLOOR LIVING AREA: 4,041 SQ. FT.
 NEW GARAGE GROUND FLOOR AREA: 716 SQ. FT.
 NEW TOTAL GROUND FLOOR AREA: 4,757 SQ. FT.
 LOT SIZE (SQ. FT.): 17,810 SQ. FT.
 MAX. OVERALL LOT COVERAGE (%):
 (NEW TOTAL GROUND FLOOR AREA / LOT SIZE) * 100% = 26.8%
 (4,757 SQ. FT. / 17,810 SQ. FT.) * 100% = 26.8%
 NEW GARAGE VS. LOT COVERAGE (%):
 (NEW GARAGE FLOOR AREA / LOT SIZE) * 100% = 4.0%
 (716 SQ. FT. / 17,810 SQ. FT.) * 100% = 4.0%
 (GARAGE AREA / LOT SIZE)
 (TOTAL EXIST'G FLR AREA + TOTAL GARAGE AREA / LOT SIZE)
 (18,400 SQ. FT. + 716 SQ. FT.) / 17,810 SQ. FT.
 19,116 SQ. FT. / 17,810 SQ. FT. = 107.3%
 (TOTAL EXIST'G FLR AREA + TOTAL GARAGE AREA / LOT SIZE)
 (18,400 SQ. FT. + 716 SQ. FT.) / 17,810 SQ. FT.
 19,116 SQ. FT. / 17,810 SQ. FT. = 107.3%
 GARAGE AREA COVERAGE VS. EXIST'G GARAGE AREA
 FRONT YARD AREA: 2,860 SQ. FT.
 REAR DRIVEWAY AREA: (-) 2,387 SQ. FT.
 DIFFERENCE: 5,247 SQ. FT.
 DRIVEWAY TO FRONT YARD AREA RATIO: 28.8%



NO.	DATE	REVISION
1	11/11/18	PERMIT
2	11/11/18	FOR ADOPT



PRESTIGE QUALITY BUILDERS, INC.
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80201
 (303) 751-1111
 WWW.PRESTIGEQUALITYBUILDERS.COM

PROJECT / ADDRESS
 PROPOSED TWO-CAR GARAGE FOR MAYFAIR MANISON
 1825 GRAND KNOX BLVD., PASADENA, CA 91103

DATE
 11/11/18

DESIGNER
 M. & M. ZOE SU & WARREN HSIAO

SHEET NO.
 A3

DATE
 11-10-18

SCALE
 1/4" = 1'-0"

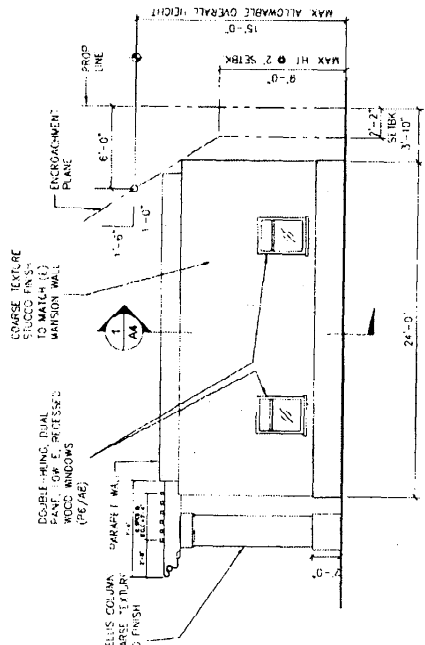
PROJECT
 EXTERIOR ELEVATIONS

DESIGNER
 M. & M. ZOE SU & WARREN HSIAO

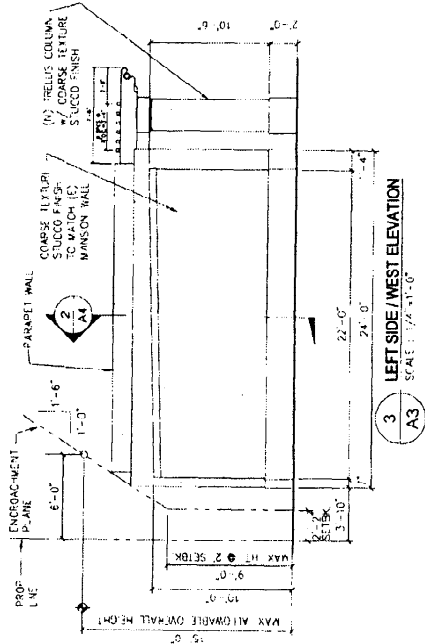
DRAWN BY
 M. ZOE SU

CHECKED BY
 M. ZOE SU

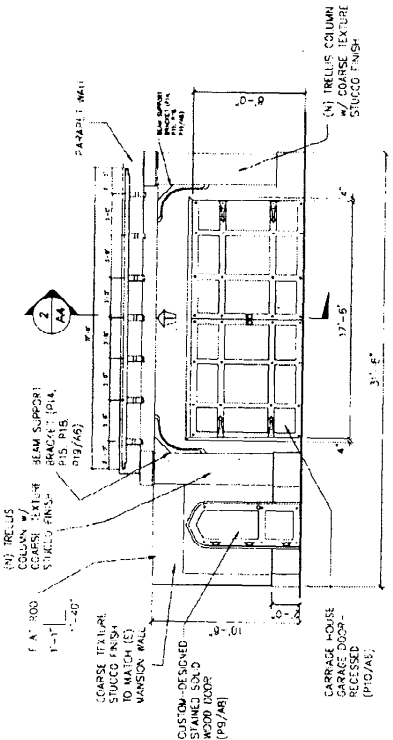
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 11-10-18



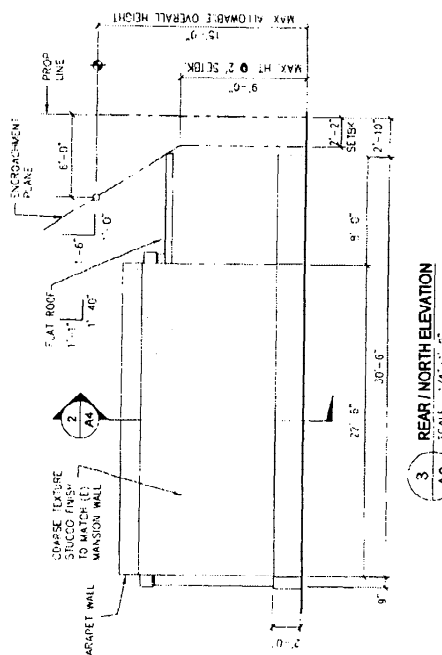
2 RIGHT SIDE / EAST ELEVATION
 SCALE: 1/4" = 1'-0"



3 LEFT SIDE / WEST ELEVATION
 SCALE: 1/4" = 1'-0"



1 FRONT / SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



3 REAR / NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

NO.	DATE	BY	CHKD.	REVISION
1	11-13-09	MM	MM	PRELIMINARY



**PRESTIGE
QUALITY
BUILDERS,
INC.**

11550 WILLOW GROVE AVENUE
SUITE 100
CITY OF PASADENA, CA 91104
TEL: 626-795-1100
WWW.PRESTIGE-QB.COM

Project / Address
PROPOSED TWO-CAR GARAGE FOR MAYFAIR MANOR
82 S BRANCH GROVE HILL, PASADENA, CA 91103

Owner
MR. & MRS. ZOE SU & WARREN HSIAO

Design / Architect
MM

BLDG. SECTION
DETAILS

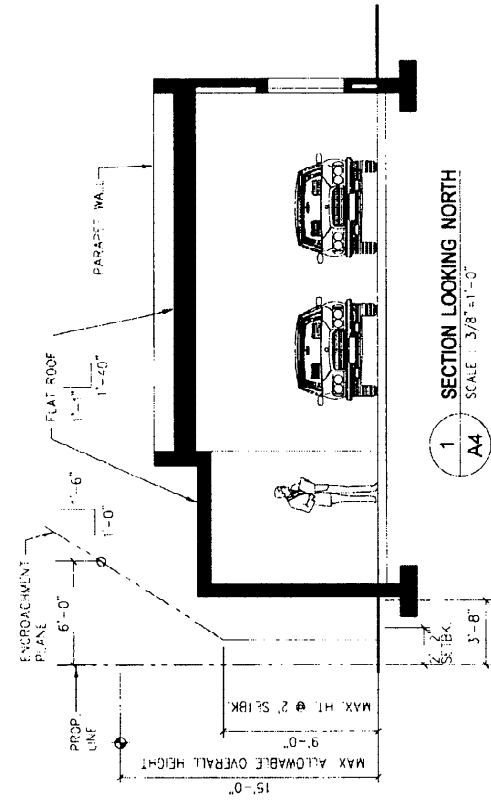
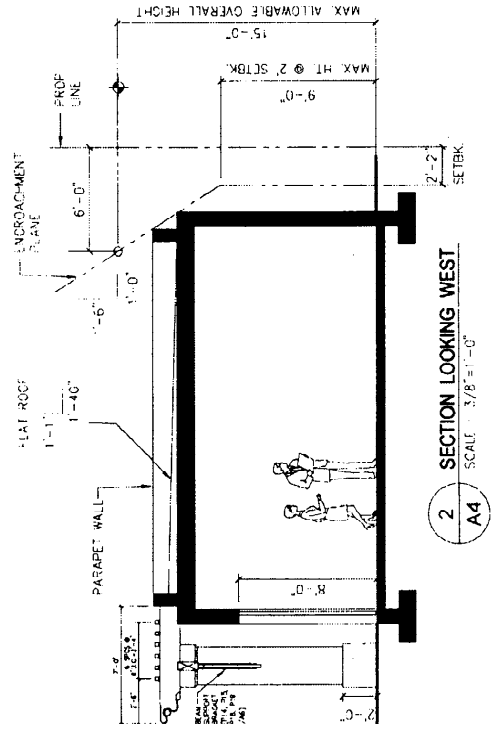
Design / Architect
MM

Client
MM

Scale
AS SHOWN

Date
5-10-09

SHEET NO.
A4



ATTACHMENT E



MEMORANDUM

TO: Michael J. Beck, City Manager

FROM: Richard J. Bruckner, Director of Planning & Development

DATE: November 11, 2009

SUBJECT: Green Sheet Item: Status of Implementation of Ambassador West Project

On April 2, 2007, the City Council certified a Final Environmental Impact Report (FEIR) and approved several land use entitlements related to the Ambassador West Project. The purpose of this memorandum is to provide the City Council with an update on the status of implementation of this project.

The entitlements approved by the City Council include:

- Conditional Use Permit for Operation of a new senior life/care facility;
- Transfer of Development Rights in the West Gateway Specific Plan Zone;
- Adjustment Permit to modify certain development codes for the construction of the senior facility and 70 residential condominiums;
- Private Tree Removals
- Vesting Tentative Tract Map; and
- Subdivision Modification

Each of the above entitlements is in various states of implementation, as outlined below.

Extension of Entitlements

Effective April 24, 2009, the above entitlements were granted a one year extension, pursuant to §17.64.040 of the Municipal Code. Currently these entitlements will expire on April 2, 2010. However, pursuant to Ordinance No. 7180, the applicant may apply for an additional one year extension.

Concept Design Approval

The design of the senior life/care facility (located along Green Street) was granted concept design approval by the Design Commission, effective September 7, 2007. On September 24, 2008, pursuant to §17.64.040 of the Municipal Code, this approval was granted a one year extension until September 7, 2009. At this point, the concept design approval has expired. However, pursuant to Ordinance No. 7180, an application for an additional one year extension may be submitted.

Conditional Use Permit

Sunrise Senior Living, the property owner of the senior life/care facility site, has advertised these parcels for sale (see attached brochure from Marcus & Millichap). A number of inquiries from

interested parties have been received. Each has proposed a program of spaces that is different from that proposed by Sunrise and each in turn has been advised that consideration of a different program would require consideration of an application for change to an approved project.

Transfer of Development Rights

Transfers of Development Rights (TDRs), to transfer rights from Manor del Mar/Classrooms parcel to the Sunrise parcels, were recorded with the LA County Recorder on July 2, 2007. Although other TDRs were approved by the City Council, no others have been finalized and recorded to date.

Adjustment Permits

The utilization of those adjustment permits related to the senior facility were confirmed as a part of the concept design review. As no application for design review related to the 70 condominium units has been received, there has been no confirmation to date of the adjustment permits related to those units. However, a number of parties have inquired regarding the possibility of acquiring these parcels from Fortress Investment Group. In many cases those parties have proposed designs that differ from that previously considered by the City Council. In turn, each of these inquiring parties has been advised that such consideration would require an application for change to an approved project.

Private Tree Removals

The removal of trees is to be considered concurrent with the review of other entitlements. A mitigation measure of the FEIR allows for off site replacement of removed trees subject to various methods including the deposit of funds with Public Works. As these deposits are due prior to issuance of a building permit, to date, no funds have been deposited. At this point, the only tree removals that have been approved are four trees that were diseased. In such case removal was warranted under the provisions of §8.52 of the Municipal Code.

Vesting Tentative Tract Map

A draft final tract map has been submitted and is currently being reviewed by the County and the City Engineer. However, at this time the final map has not been recorded and City Council authorization would be required before it is recorded.

Subdivision Modification

The subdivision modification has been reviewed as a part of the review of the final tract map.

Transfers of Ownership

Through foreclosure proceedings, a number of parcels have been acquired by Fortress Investment Group from Ambassador Acquisition Coalition Partners. Subsequently, Fortress sold 359 West Del Mar (Manor de Mar) was sold to Andre and Ann Chaves, and 182 South Orange Grove (Mayfair Manor) was sold to Warren Hsiao and Zoe Rou Yuun. 210 South Orange Grove (Rankin House) remains in the ownership of Dorn-Platz and serves as their office.

Implementations inconsistent with the Approved Project

Permits to construct a garage and remodel and convert the existing building to a single-family residence at 359 West Del Mar were issued. These permits were issued because the underlying zoning permits this residential use. However, subsequent to the issuance of these permits, it was determined that this conversion was inconsistent with the approved project because the approved site plan calls for this site to be institutional and open space land use. The design of the garage was granted a certificate of appropriateness to insure its compatibility with the main structure.

Applications for variances and a certificate of appropriateness for a garage and fencing at 182 South Orange Grove were received on May 26th and 27th, 2009. These applications were determined to be incomplete. Among other incomplete items, the applicant was instructed to

include an application for change to an approved project to convert this Institutional building to a single-family land use.

Applications for variances and a certificate of appropriateness for 160 South Orange Grove (Terrace Villa) to provide a garage and make other improvement for this single-family residence were submitted on April 2nd 2009. Both applications were deemed incomplete.

Staff had suggested to Fortress that they submit an application which delineated all known proposed changes to the project. In response, on August 12th 2009 the representative for Fortress Investment Group submitted an application for change to an approved project to remove 359 West Del Mar, 160 South Orange Grove and 182 South Orange Grove from the boundaries of the approved Ambassador West project. That application was determined to be incomplete on August 24th. In reviewing the additional information requested, it is realized that some of the information (e.g. intended land use, etc.) would best be provided by the new owners of these parcels. However, the applicant is concerned about the restriction in §17.64.050 of the Municipal Code, which limits an applicant to no more than two applications for changes to an approved project in a single calendar year.

Implications

Full Implementation of Approved Project

It is possible that the approved project might not be fully implemented. Given the inter-relationships of various approvals, where some portions of the project are contingent upon the implementation of other portions essentially all portions of the project are currently left in the air. It is the responsibility of the Planning & Development Department to monitor implementation so that the impact of unrealized portions is known and understood. The Department has informed property owners that modifications to their development plans can be considered only subsequent to an application for change to an approved project.

Changes to Approved Project

To accurately monitor ongoing implementation of the approved project, the Planning & Development Department will be preparing consistency findings during project implementation to insure that project components are consistent with the approvals of the City Council. If it is determined that a component is not consistent, the applicant will be required to file an application for change to an approved project. Reviews of such applications are a discretionary process, and this will allow the City to monitor ongoing implementation and decide when such implementation has strayed sufficiently far from the approved project such that revocation of the approvals should be considered. Changes that are determined to be minor, as provided in §17.64.050 of the Municipal Code, can be approved by the Director, subject to appeal or call for review. Changes that are determined to be major will require City Council action.

Reversion of TDRs

As noted above, not all of the TDRs approved by the City Council have been recorded. If the portion of the project for which TDRs were the intended Receiver site are ultimately not implemented, the approved TDRs may revert back to the Donor site. In some cases, those Donor sites are intended to be open space parcels, which will lack street access and have not been granted a subdivision modification. As a result, they will be non-conforming parcels and future development might require further modifications (e.g. easements, lot line modifications, etc).

Open Space Dedication

The approved project included a condition of approval (i.e. condition no. 90) related to the applicant's request for a dedication of land in the form of a Public Park Easement in lieu of payment of the Residential Impact Fee. If the portion of the project which requires this payment is

ultimately not implemented, this commitment might be unrealized. Since this open space use was an integral part of the project, any use other than open space would require Council action.

CEQA & Statement of Overriding Considerations

The project as a whole was reviewed in a FEIR, and a Statement of Overriding Considerations was adopted by the Council when the entitlements were approved. It is possible that the Overriding Considerations, particularly those related to historic preservation and to open space, might not be realized if the project as a whole is not implemented.

Conclusion

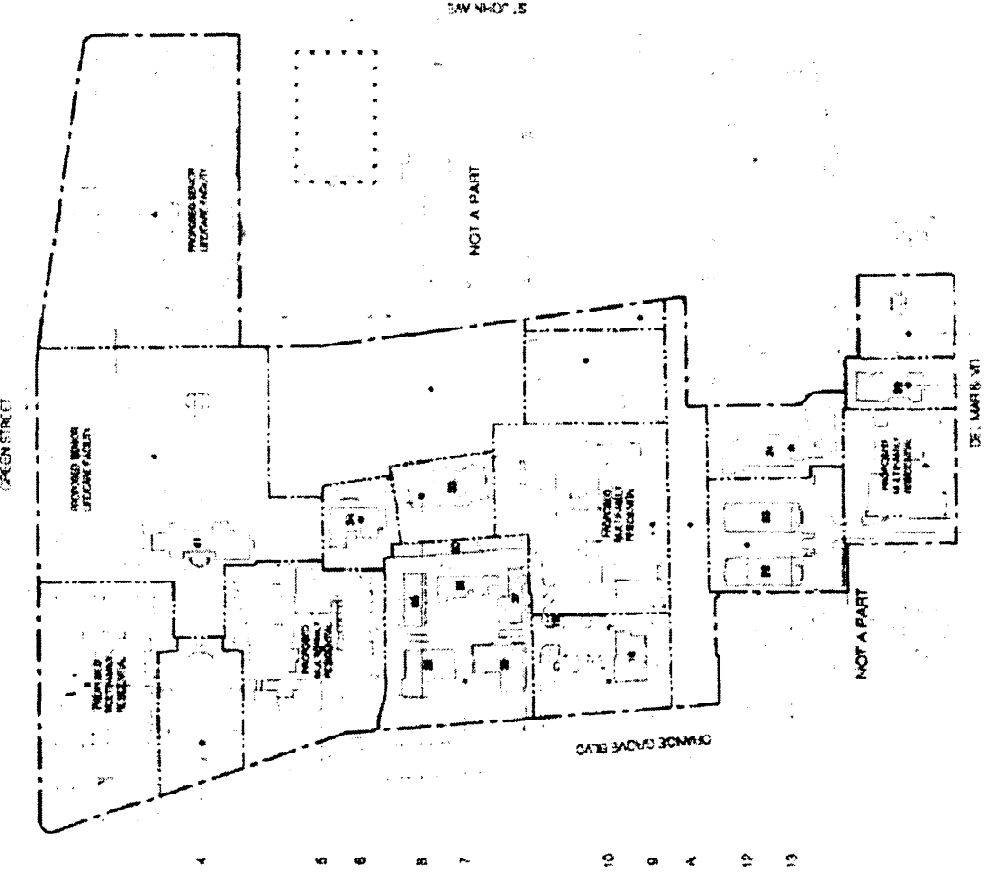
As indicated above, there are numerous factors contributing to the ongoing implementation of the Ambassador West project. Not all of these factors are within the City's control. To insure consistency with the approvals granted by the City Council, the Department is monitoring proposals to adjust project design as well as changes in ownership, and is requiring the submittal of applications for change to an approved project for any proposals which deviate from the Council's approval. To provide flexibility and encourage the timely consideration of changes in a situation where multiple property owners are involved, staff has interpreted the restriction of no more than two applications for change in a single calendar year, which is in §17.64.050 of the Municipal Code, to apply to each property owner individually, not the project as a whole.

ATTACHMENT F

LEGEND:

Parcel	Land Use	Lot Area (Acres)	Dwelling Units	Floor Area (SF)
Proposed New Development				
1	New Senior LifeCare Lower Campus	5.74	248	450,000
2	Upper Campus	2.74	165	338,000
		2.99	65	111,000
3	New Multi-Family Residential	5.13	70	188,000
4	Health Garden Unit	1.63	20	65,000
5	Health Garden Unit	1.37	16	53,000
6	Open Space	1.56	71	58,000
16	Open Space	11.78	10	28,000
Proposed Preservation/Reuse				
Existing Buildings (Total)				
2	Senior LifeCare	4.66	47	129,488
	41-Avenue Mission - upper campus		0	18,000
	Institutional	0.10	0	23,134
6	23-Avenue Mission	0.11	NA	15,924
15	20-Avenue Mission	0.28	NA	9,810
7	Affordable Senior Housing	0.51	18	14,874
8	35-South Orange Grove	0.51	6	5,855
9	36-South Orange Grove	0.51	6	5,854
12	24-Grove Manor		4	3,765
MULTI-FAMILY RESIDENTIAL				
7	37-South Orange Grove	2.23	21	49,464
8	38-South Orange Grove	0.86	4	5,940
9	39-South Orange Grove	0.83	6	7,054
10	2223-VIA FRANCIS	0.83	6	71,356
13	24-Grove Manor	0.51	3	12,888
Affordable Multi-Family Residential				
7	37-South Orange Grove		2	1,600
10	24-Grove Manor		5	3,140
6	Multi-Family	0.33	1	9,020
10	Historic Office	0.53	0	7,834
10	18-River House	0.89	NA	7,834
10	19-River Carriage House (Guest house/Garage)	NA	NA	NA
Open Space/Private Open Space				
4	Health Garden	1.26	0	6
5	1-Lower Garden	0.58	NA	NA
6	1-Upper Garden	0.68	NA	NA
Open Space/Public Gardens				
A	Grove Walk/Stream	0.77	NA	NA
B	Thomas Allen (Donor)	0.15	NA	NA
C	Great Lawn	1.76	NA	NA
14	River Garden	0.41	NA	NA

*Note: Garage House in the redeveloped location subject to approval.



SOURCE: Orvik Architects



Ambassador West Project
Environmental Impact Report
CITY OF PASADENA



FIGURE 2.0-5

PROJECT SITE PLAN