

Received by
Mark Jomsky @ 2:25 pm
[Signature]

Jomsky, Mark

From: Madison, Steve
Sent: Monday, October 18, 2010 2:25 PM
To: Jomsky, Mark
Cc: Suzuki, Takako
Subject: Call for Review: 151 S. De Lacey Lot1 & 2

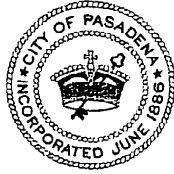
Please agendize for Council consideration a call for review of this project.



A handwritten signature in black ink, appearing to be 'MJ', is written above a horizontal line.

10/25/2010

Item 12



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

October 7, 2010

Justin Smith
Equity Residential
26970 Aliso Viejo Parkway
Suite 250
Aliso Viejo, CA 92656

RE: NOTICE OF DECISION
Application for Time Extension of Final Design Review Approvals
151 S. De Lacey Avenue, Lot 1—PLN2007-00668
151 S. De Lacey Avenue, Lot 2—PLN2007-00669

Dear Mr. Smith:

The Planning Division has reviewed your application for an extension of time under the provisions of Pasadena Ordinance No. 7180 of the approval of **Final Design Approval** granted for the property located at **151 S. De Lacey Avenue** on **December 12, 2007**.

The approval of **PLN2007-00668** (New Construction of an Urban Housing Project, Westgate Pasadena Block 2, Lot 1) and **PLN2007-00669** (New Construction of an Urban Housing Project, Westgate Pasadena Block 2, Lot 2)

According to your application for a time extension, the severe economic reversal of the last 18 months has made financing of new residential projects difficult. New lending standards for condominiums have caused that market to collapse and recovery is uncertain at this moment. In light of these circumstances, Equity Residential is pursuing redesign of Block 2 based on current market conditions and has met with City staff to pursue design changes to the approved project.

The approval of design review cases **PLN2007-00668** and **PLN2007-00669** expires on December 21, 2010. Without this extension, the project will not be able to move forward. As such, you are requesting a twelve-month extension in accordance with the regulations of the City of Pasadena Ordinance No. 7180.

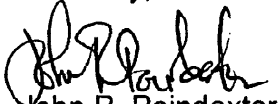
Justin Smith
Request for Time Extension, PLN2007-00668 and PLN2007-00669
October 7, 2010
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After careful consideration, the Planning Director has made the findings , shown in Attachment A, necessary to grant a time extension. **Based on the findings, a time extension is granted for a period of one year, effective December 21, 2010 to December 21, 2011.** Be aware that the approval of **PLN2007-00668 and PLN2007-00669** is void unless building permits are issued and construction is diligently pursued prior to **December 21, 2011.**

EFFECTIVE DATE—APPEAL—CALL FOR REVIEW

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Planning Director has the right to appeal this decision within ten days. The last day to file an appeal is **Monday, October 18, 2010.** The regular appeal fee is \$1,406.20. The appeal fee for non-profit community based organizations pre-registered with Neighborhood Connections is \$703.10. The effective date of this case is **Tuesday, October 19, 2010.** Prior to this effective date, a member of the City Council or Planning Commission may request that it be called for review to the Board of Zoning Appeal. However, if there is a request for a Call for Review, the appeal period will continue to run. It is recommended that you contact **Robert Avila** at (626)744-6706 to find out if any appeal has been filed or a call for review has been requested.

Sincerely,


John R. Poindexter
Planning Manager

jp:xra

xc: Case File; 2010 Reading File, Mayor and City Council, Field Representative
District 6; Planning Commission; City Clerk, Director of Planning; Tidemark
Cases PLN2007-000668 and PLN2007-000669

Attachments:

A-Findings for Extension of Time
B-Applicant's Request

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**ATTACHMENT A
FINDINGS FOR EXTENSION OF
PLN2007-000668 and PLN2007-000669**

1. *The applicant filed an application for an extension of time with the Department on August 24, 2010 which has preceded the date of expiration of the design review approval.*
2. *The findings and conditions of the original approval are still applicable in that the basic parameters of the project (i.e. maximum number of units, maximum building envelopes, maximum building heights, mitigation monitoring plan, etc.) remain unchanged and conditions of approval still apply.*
3. *The applicant has demonstrated to the satisfaction of the Director that there is a good faith intent to pursue the proposed project in that the applicant has continued to complete the residential buildings envisioned in Phase 1 of the project and maintained the services of the Phase 2 project designers since final design approval was granted in December 2007.*



REQUEST FOR TIME EXTENSION

APPLICATION INFORMATION

Project Address: 151 S. Delacey Ave (Westgate Pasadena Block 2, Lot 1)
 Case Type (MCUP, TTM, etc.) and Number: Design Review PLN2007-00668
 Hearing Date: 12/10/2007
 Approval Effective Date: 12/21/2007
 Approval Expiration Date: 12/21/2010

APPLICANT/OWNER INFORMATION

APPLICANT FOR THIS APPLICATION: Equity Residential

Address: 26970 Aliso Viejo Pkwy #250
 City Aliso Viejo State: CA Zip: 92656

ORIGINAL APPLICANT (IF DIFFERENT): Sares Regis

Address: 18802 Bardeen Ave
 City Irvine State: CA Zip: 92612

PROPERTY OWNER: Equity Residential

Address: 26970 Aliso Viejo Pkwy #250
 City Aliso Viejo State: CA Zip: 92656

Telephone: [562] 619-4208

Fax: [949] 360-3957

Email: dsmith3@eqrworld.com

Telephone: [949] 756-5959

Fax: [949] 756-5955

Email: ncarlson@sares-regis.com

Telephone: [562] 619-4208

Fax: [949] 360-3957

Email: dsmith3@eqrworld.com

REASON FOR EXTENSION REQUEST (attach additional sheets if necessary)

See Attached Sheet

- If this is the second extension request for a subdivision application (TTM, CE, etc.) a public hearing is required.

* OFFICE USE ONLY			
PLN #	<u>2007-00668</u>	CASE #	PRJ #
DESCRIPTION	<u>TIME EXTENSION REQUEST</u>		DATE APPLICATION ACCEPTED:
DATE APPLICATION / SUBMITTALS RECEIVED:	APPLICATION FEES: \$	<u>97.70</u>	RECEIVED BY: <u>em</u>
HISTORIC ARCHITECTURAL RESEARCH REQUIRED? YES/NO	PUBLIC ARTS FEE REQUIRED? YES/NO		

Reason for Extension Request

As a result of the worst recession since the Great Depression and near melt down of the financial markets, over the past 18 months there were no construction loans available to build a multi-family development. Through all of 2009 there were no multifamily construction starts anywhere in Southern California. Only recently have we been made aware that a few starts may occur by the end of 2010. Rents dropped as well which made projects economically infeasible. Far tighter lending standards for condo construction and purchasers caused the condo market to completely collapse. The condo market has not returned and will not for the foreseeable future. However, rents have stabilized. EQR continues to diligently pursue construction completion of Phase 1 and is also diligently pursuing development of Phase 2, as evidenced by our recent meetings with Planning staff and engaging our architects, engineers and landscape architect to prepare materials for submission to the City of Pasadena.



REQUEST FOR TIME EXTENSION

APPLICATION INFORMATION

Project Address: 151 S. Delacey Ave (Westgate Pasadena Block 2, Lot 2)
Case Type (MCUP, TTM, etc.) and Number: Design Review PLN2007-00669
Hearing Date: 12/10/2007
Approval Effective Date: 12/21/2007
Approval Expiration Date: 12/21/2010

APPLICANT/OWNER INFORMATION

APPLICANT FOR THIS APPLICATION: Equity Residential

Address: 26970 Aliso Viejo Pkwy #250
City Aliso Viejo State: CA Zip: 92656

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Address: 18802 Bardeen Ave
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Telephone: [562] 619-4208

Fax: [949] 360-3957

Email: dsmith3@eqrworld.com

Telephone: [949] 756-5959

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* OFFICE USE ONLY			
PLN #	<u>2007-00669</u>	CASE #	PRJ #
DESCRIPTION	<u>Time Extended Request</u>		DATE APPLICATION ACCEPTED:
DATE APPLICATION / SUBMITTALS RECEIVED:	APPLICATION FEES: \$	<u>77.70</u>	RECEIVED BY: <u>CMR</u>
HISTORIC ARCHITECTURAL RESEARCH REQUIRED? YES, NO	PUBLIC ARTS FEE REQUIRED? YES, NO		

Reason for Extension Request

As a result of the worst recession since the Great Depression and near melt down of the financial markets, over the past 18 months there were no construction loans available to build a multi-family development. Through all of 2009 there were no multifamily construction starts anywhere in Southern California. Only recently have we been made aware that a few starts may occur by the end of 2010. Rents dropped as well which made projects economically infeasible. Far tighter lending standards for condo construction and purchasers caused the condo market to completely collapse. The condo market has not returned and will not for the foreseeable future. However, rents have stabilized. EQR continues to diligently pursue construction completion of Phase 1 and is also diligently pursuing development of Phase 2, as evidenced by our recent meetings with Planning staff and engaging our architects, engineers and landscape architect to prepare materials for submission to the City of Pasadena.