

CORRESPONDENCE

Reese, Latasha

Subject: FW: For City Council consideration in support of Fowler Garden CUP revocation

From: Christa Peitzman
Sent: Monday, January 27, 2020 3:25:43 PM (UTC-08:00) Pacific Time (US & Canada)
To: cityclerk
Subject: For City Council consideration in support of Fowler Garden CUP revocation

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Pasadena City Council,

I am a resident/owner in The Ambassador Gardens community. My husband and I have lived here for almost 5 years and really love being in Pasadena and in this community!

I am writing to you to express my support of the revocation of the CUP for Fowler Gardens and to ask for your support at the council meeting on 2/10 which will allow the revocation to stand.

When we first moved in there were large events in the garden almost weekly Spring thru Fall. These were **quite** inconvenient in terms of refuse left behind and wandering guests during events; to say nothing of the amplified sound coming from the garden.

The city's Planning commission was very thorough in the appeals process and in ultimately deciding to revoke the CUP. I agree with their findings and therefore won't restate all of the impact issues found.

Our community, especially now with Etc's completion, is no longer conducive to supporting events in this garden. It is my hope that this garden can become a community garden in some form and be owned by someone (such as the Master HOA) who will care for it better and return it to its former glory and maintain it to that glory.

Thank you for your time in reading my concerns.

Christa Peitzman
200 S Orange Grove Blvd. unit 107

Sent from my iPad

Sent from my iPad

Richard A. Kleinert
196 S. Orange Grove Blvd.
Unit 303
Pasadena, CA 91105

RECEIVED

2020 JAN 28 AM 10: 23

CITY CLERK
CITY OF PASADENA

Message to Pasadena City Council
Re. Revocation of CUP No. 5535 – Fowler Garden

My home (condo) sits immediately adjacent to Fowler Garden. My wife and I have lived here for going on 5 years. I also serve as the President of our HOA (Ambassador Gardens Community Corporation), which consists of 70 units and close to 140 residents. All of these people moved here sometime since 2013. We strongly support the decision by the City to repeal this CUP, and acknowledge the deliberate and methodical process the City followed in reaching this decision. To that end, in July, we helped gather signatures from about 80 of our neighbors who support revocation of this CUP.

When the CUP was in effect and being used, our neighbors and we experienced significant nuisance, including foot traffic, litter, noise (set up, event, and tear down), inability to sit outside and enjoy our balconies, and very late hours (beyond stated limits). (At the time, I was not aware that such disturbances should be reported to the City – I thought doing so would be a nuisance to the City officials.)

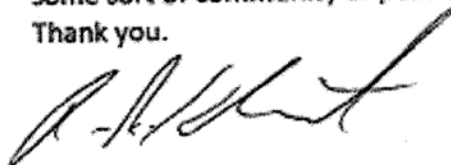
Since that time, conditions on our campus have changed dramatically:

- Since the condos have been developed and sold on the campus, we now have (or soon will have) close to 280 new residents living adjacent or close to Fowler Gardens.
- Since several mansions on campus have been sold to private buyers, the enabling facilities previously used by City Ventures in connection with events at Fowler Gardens are now gone or not available – restrooms, parking, kitchens, etc.
- Commercial and large public events are simply inconsistent with our community environment today.

City Ventures purchased and developed a large portion of the entire campus with full knowledge that they were bringing a large population of new residents to live on the campus area. They knew what they were dealing with. City Ventures made huge profits, many millions of dollars, on their investment in the campus. The value of this single remaining parcel, Fowler Garden, is negligible in the context of the profits they have already earned. Fowler Garden represents a cost of doing business for them. City Ventures needs to move on.

City Ventures has not communicated well with our community, and has neglected basic maintenance and upkeep responsibilities. Other than an outrageously high purchase price suggested by them several years ago, City Ventures has made absolutely no effort to discuss alternative uses or disposition of Fowler Garden with us. Fowler Garden should now become some sort of community of public asset.

Thank you.



1/18/2020

Jomsky, Mark

From: cityclerk
Sent: Tuesday, January 28, 2020 11:49 AM
To: Flores, Valerie; Iraheta, Alba; Jomsky, Mark; Martinez, Ruben; Novelo, Lilia; Reese, Latasha; Robles, Sandra
Subject: FW: My support for revocation of CUP in Fowler Garden

From: Scott Warmuth
Sent: Tuesday, January 28, 2020 11:48:27 AM (UTC-08:00) Pacific Time (US & Canada)
To: Madison, Steve
Cc: cityclerk
Subject: My support for revocation of CUP in Fowler Garden

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Dear Councilmember Madison:

I am a homeowner in Ambassador Gardens and my home directly overlooks Fowler Garden.

The tranquility of my residence has been upset by the few group gatherings that have been allowed in the past in Fowler Garden pursuant to a CUP. I support the City's decision to revoke the CUP and I oppose any effort to overturn the decision on appeal, which will be heard by your chamber on February 10, 2020.

The large events that have been held are incompatible with the nature of the residential community and I respectfully urge that the decision already made by the city not be overturned.

Sincerely,

Scott Warmuth
196 S. Orange Grove Blvd., #204
Pasadena, CA 91105
626-203-3980

Jomsky, Mark

Subject: FW: Support for Revocation of Fowler Gardens CUP

-----Original Message-----

From: Madison, Steve <smadison@cityofpasadena.net>
Sent: Tuesday, January 28, 2020 4:35 PM
To: Christa Peitzman <tapeitzman@aol.com>; Madison, Steve <smadison@cityofpasadena.net>
Subject: RE: Support for Revocation of Fowler Gardens CUP

Thank you for your input. I will send a copy to the City Clerk so that all of the council members have your correspondence.

-----Original Message-----

From: Christa Peitzman <tapeitzman@aol.com>
Sent: Monday, January 27, 2020 3:17 PM
To: Madison, Steve <smadison@cityofpasadena.net>
Subject: Support for Revocation of Fowler Gardens CUP

Mr. Madison

I am a resident/owner in The Ambassador Gardens community. My husband and I have lived here for almost 5 years and really love being in Pasadena and in this community!

I am writing to you to express my support of the revocation of the CUP for Fowler Gardens and to ask for your support at the council meeting on 2/10 which will allow the revocation to stand.

When we first moved in there were large events in the garden almost weekly Spring thru Fall. These were quite inconvenient in terms of refuse left behind and wandering guests during events; to say nothing of the amplified sound coming from the garden.

Our community, especially now with Etco's completion, is no longer conducive to supporting events in this garden. It is my hope that this garden can become a community garden and be owned by someone (such as the Master HOA) who will care for it better and return it to its former glory and maintain it to that glory.

Thank you for your time in reading my concerns.

Christa Peitzman
200 S Orange Grove Blvd. unit 107

Reese, Latasha

Subject: FW: Conditional Use Permit: Fowler Gardens

From: Terry Perucca
Sent: Wednesday, January 29, 2020 11:30:54 AM (UTC-08:00) Pacific Time (US & Canada)
To: Madison, Steve
Cc: cityclerk
Subject: Conditional Use Permit: Fowler Gardens

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Dear Councilman Madison:

I understand that at the City Council meeting on February 10th it will be addressing a very important issue for the Community, City Ventures appeal of the previous decision not to renew the Conditional Use Permit No. 5535 which addresses how Fowler Gardens can be used for events.

As I am sure you know the nature of the area around Fowler Gardens has changed substantially over the last several years from what was essentially a school and buildings related to the school to a fabulous residential community. It is obvious that the City of Pasadena did an excellent job working with developers on the master plan for the area and it has resulted in approximately 140 additional residential housing units that fit within the character and charm that makes Pasadena one of the most unique cities in Southern California.

City Ventures, the major developer of the area has retained ownership of Fowler Garden even after the residential construction has been completed and has been using the Conditional Use Permit that was previously issued to allow large group events in Fowler Garden. While this may have been a reasonable thing to do while the area was being developed it is not today. The area surrounding Fowler Garden is now very much residential and the large group events that City Ventures has been holding create a significant nuisance to the families that are now living adjacent to the Garden. In addition to the noise and parking issues related to these events there also security concerns when a large number of people are in the space just adjacent to the residential units.

Because of the changing nature of the area around Fowler Gardens and the negative issues it creates for the neighborhood I urge you and your fellow members of the City Council to reject City Ventures appeal to overturn the recommendation of the Pasadena Planning Commission and confirm the decision to not renew Conditional Use Permit No. 5535.

Thank you very much for taking this matter seriously and listening to the residents of Pasadena who's interests should come before those of City Ventures.

Terry Perucca

Reese, Latasha

Subject: FW: Appeal of CUP revocation Fowler Gardens

From: Kathleen Colburn
Sent: Saturday, February 1, 2020 12:13:21 PM (UTC-08:00) Pacific Time (US & Canada)
To: Madison, Steve
Cc: cityclerk
Subject: Appeal of CUP revocation Fowler Gardens

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Dear Mr. Madison,

My husband and I are fairly new homeowners in the Villas and Terraces at the Ambassador Gardens. We have been thoroughly impressed with the beauty and tranquility of this hidden gem in the heart of Pasadena. With the recent sale of some of the mansions in the area it appears that the infrastructure no longer exists to support large group and commercial events in Fowler Gardens. Additionally it does not appear that proper maintenance, care, and refurbishment is being performed at this site. We would like to see this area maintained as community property, beautifully maintained, and open for the public's enjoyment.

Wedding photos - yes! Wedding receptions - no!

Thank you for your consideration,
Kathleen and David Colburn
382 W. Green St., unit 136
Pasadena, CA 91105

Reese, Latasha

Subject: FW: CUP #5535

From: Nancy VanTuyle
Sent: Monday, February 3, 2020 11:47:17 AM (UTC-08:00) Pacific Time (US & Canada)
To: cityclerk
Subject: CUP #5535

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

To members of the City Council,

I am a resident of The Grove at Ambassador Gardens and have been directly impacted in the past by events that City Ventures has held in the Fowler Gardens. Now that the development of the Ambassador Gardens is complete I will be even more affected by any events that might take place in this space. Not only will parking be an issue but in the past the noise from setting up and breaking down an event goes well beyond the designated time slot. In addition guests wander into private areas and leave trash that City Ventures does not pick up. I encourage the revocation of this CUP.

Sincerely,
Nancy Van Tuyle
192 S. Orange Grove Blvd.
Unit 302
Pasadena, CA 91105

To: Members of the Pasadena City Council
From: Joe and Joni Topper
Date: February 3, 2020
Subject: Revocation of CUP #5535 - Fowler Garden

We are writing to request your support on February 10th to uphold the revocation of City Venture's CUP #5535 pertaining to the Fowler Garden. The original revocation decision was made by the Hearing Officer in July, 2019, and upheld by the Board of Zoning Appeals in October, 2019.

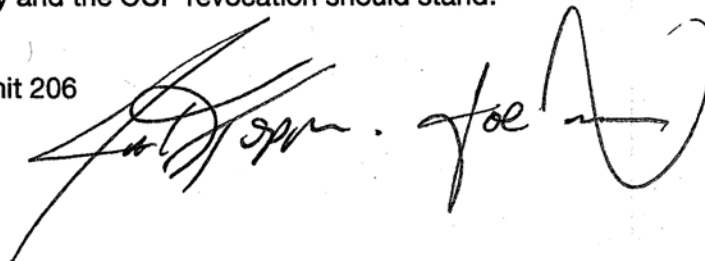
In the Staff Reports presented, and during the hearings, all parties acknowledged that the conditions on the Ambassador Gardens campus have changed dramatically since the CUP was granted in 2013. Three of the four event venues are no longer available, forcing all the event capacity into one space. Because City Ventures sold the two mansions, there are no longer any on-site bathroom or kitchen facilities. And all of the on-site parking was developed into housing units. What was an underutilized and largely uninhabited campus in 2013 is now a thriving community that will total almost 200 housing units and over 350 residents. We believe these changed circumstances dictate a different perspective on the appropriateness of the CUP. Would the City today grant a CUP allowing the operation of an event business for up to 500 people in the middle of our community? We think not. It is no longer reasonable. As the Staff Report says, such use is "...detrimental to the public health, safety, and welfare and the manner of operation is creating a public nuisance due to event impacts..."

We personally experienced those detrimental impacts. When we moved into our Ambassador Gardens condominium in April 2015, City Ventures was gearing up for their third season, which totaled 30 events. There was at least 1 event almost every weekend through November. We endured major inconveniences and aggravations, including noise (amplified music, set-up, and tear-down), congestion (both pedestrian and vehicular), and trash. It should be noted too that City Ventures, through their own actions, demonstrated back in 2015 that they understood the negative impact their event business was having on the community. They directed their catering contractor, Sylvia Noland, to send residents a letter dated 8/14/15 (copy attached) in which she states, "It has been brought to my attention that the loading out of our events has been impacting many of you." She goes on to say, "FYI there will not be receptions at the Ambassador Gardens next year. I can hear ALL of YOU applauding!"

We also want to point out that City Ventures has not complied with all the conditions of the CUP. Condition 7 requires the submission of monthly reports recapping data for each event, including date, time, location, parking, and number of attendees and staff. No reports have been turned in since November 2015, though there have been events since. Condition 13 requires turning in weekly an acoustical study measuring the noise level at each event. No such studies were ever turned in. City Venture's willful non-compliance should not be rewarded with an extension of the CUP.

When the City granted the CUP in 2013 we cannot imagine the intent was to saddle the community with a nuisance that would last forever. We agree wholeheartedly with the conclusion contained in the Staff reports and those of the Hearing Officer and the Board of Zoning Appeals. The use allowed by CUP #5535 has become detrimental to the public health, safety, and welfare of the greater Ambassador Gardens community and the CUP revocation should stand.

Joe & Joni Topper
200 South Orange Grove Ave, Unit 206
Pasadena, Ca. 91105
(626) 219-6400

Handwritten signatures of Joe and Joni Topper. The signature on the left is "Joe Topper" and the signature on the right is "Joni Topper".

**AMBASSADOR MANSION & GARDENS/
AMBASSADOR AUDITORIUM
300 W. GREEN ST.
PASADENA, CA. 91105**

8/14/15

**TO: Residents-Ambassador Campus
FROM: Sylvia Noland, Ambassador Event Director**

I want to introduce myself to those of you that don't know me, I am Sylvia Noland and I have been the Event Director at the Ambassador for the last 9 years.

It has been brought to my attention that the loading out of our events has been impacting many of you. I have informed the caterer and the rental company they will not be allowed to access Terrace Villa driveway past 11pm. The rentals have to return Monday morning for pick up and the catering truck is going to access the property via Green St. and load out over by Merritt Mansion so the noise doesn't affect those of you that are closest to Terrace Villa.

We have 12 events left for the year, 3 of which the ceremony is held on our property and the Auditorium is hosting the reception portion of the event on their plaza. FYI there will not be receptions at the Ambassador Gardens next year. I can hear ALL of YOU applauding!

I am giving you the dates so you know when the events will occur for the rest of the year:

~~8/15~~
8/22 and 8/29- Auditorium events
9/5, 9/12
9/26 the Pasadena Symphony uses our property for their Annual Gala
10/3, 10/10
10/17 -Auditorium event
10/24
11/14
11/28

The MUSIC is monitored by the City of Pasadena and the music cannot exceed 65 decibels to the property line. If for any reason this is disturbing you please call me and we will have the music levels adjusted if it has gone above the designated limits. **My number is: Sylvia Noland 310 292 5393.**

I thank the neighbors who have reached out to me. I can't fix a problem if I don't know about it. Our neighbors are just as important as the guests renting the property for their special occasion. Thank you for your cooperation!

Reese, Latasha

Subject: FW: Revocation of CUP No. 5535 - Fowler Garden

From: Darleen Kleinert
Sent: Monday, February 3, 2020 5:48:22 PM (UTC-08:00) Pacific Time (US & Canada)
To: cityclerk
Cc: Darleen Kleinert
Subject: Revocation of CUP No. 5535 - Fowler Garden

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

My husband and I moved in the Ambassador Gardens almost 5 years ago. Over that period of time, when large group events were being held in Fowler Garden we experienced significant nuisance. The environment on our campus has changed dramatically since the CUP was originally granted, and now large group and commercial events are not compatible with the nature of our residential community. Given this change, the City of Pasadena planning department followed a very methodical process to review the CUP which produced a decision to revoke the CUP. Our neighbors and we strongly support the City's decision to revoke the CUP. Fowler Gardens should become some sort of community property, perhaps owned and managed by the Master Association.

We appreciate your support on the Revocation of CUP No. 5535 - Fowler Garden.

Thank you,

Darleen Kleinert
196 S Orange Grove Blvd,
Unit 303
Pasadena, CA 91105
818-583-7003

Reese, Latasha

Subject: FW: Fowler Garden public hearing

From: Nancy McIntyre
Sent: Tuesday, February 4, 2020 2:24:03 PM (UTC-08:00) Pacific Time (US & Canada)
To: cityclerk
Subject: Fowler Garden public hearing

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

After two public hearings, this important neighborhood issue involving Fowler Garden is being brought before the City Council for resolution on Monday, February 10 . Over the years, the environment around the Ambassador College campus has changed significantly with the construction and sale by City Ventures of more than 70 condominiums known as Ambassador Gardens. While the developer's use of Fowler Garden for multiple events (up to 30 a year) may have been appropriate when the Conditional Use Permit (CUP) was issued in 2013, we believe City Venture's continuing use of the garden as an event venue is no longer compatible with the change in environment. City staff has carefully followed the process of review for the outdated CUP which was further studied by the appropriate bodies who have ultimately supported the recommendation to revoke the CUP.

As owners of a condominium overlooking Fowler Garden, we will appreciate City Council's support to revoke City Venture's request for this inappropriate land use.

Thank you.

Don and Nancy McIntyre
196 South Orange Grove Blvd
Unit #103
Pasadena, CA 91105