

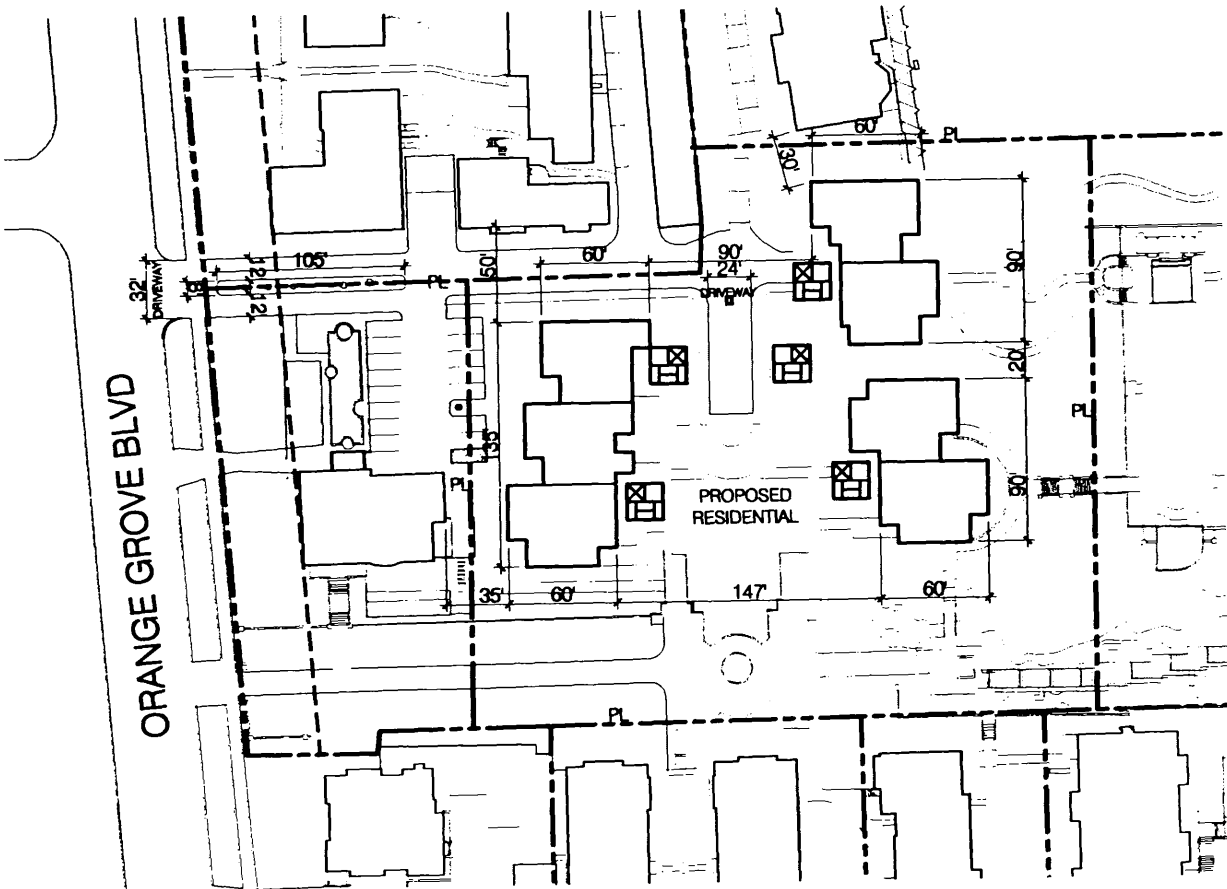
The Grove Residential Parcel has 21 residential units massed in three story buildings. Buildings are designed in relation to the preserved Mayfair Mansion to the north and the Grove Walk to the south.

**BASSENIAN**  
**LACONI**

Architecture and Land Planning  
2031 Orchard Dr. Suite 100  
Newport, Bienen CA 92960-0753  
Telephone 949-563-9100

ONYX ARCHITECTS  
16 N. Marengo # 700  
Pasadena, CA 91101





**BASSENIAN**  
**LACONI**

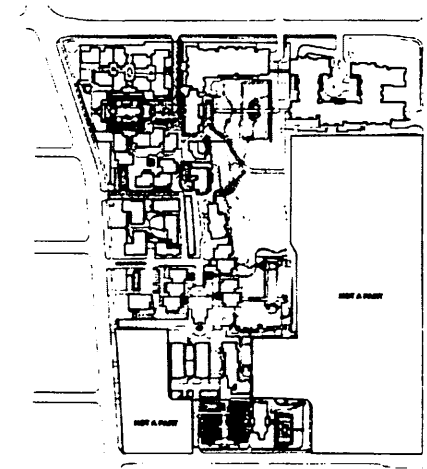
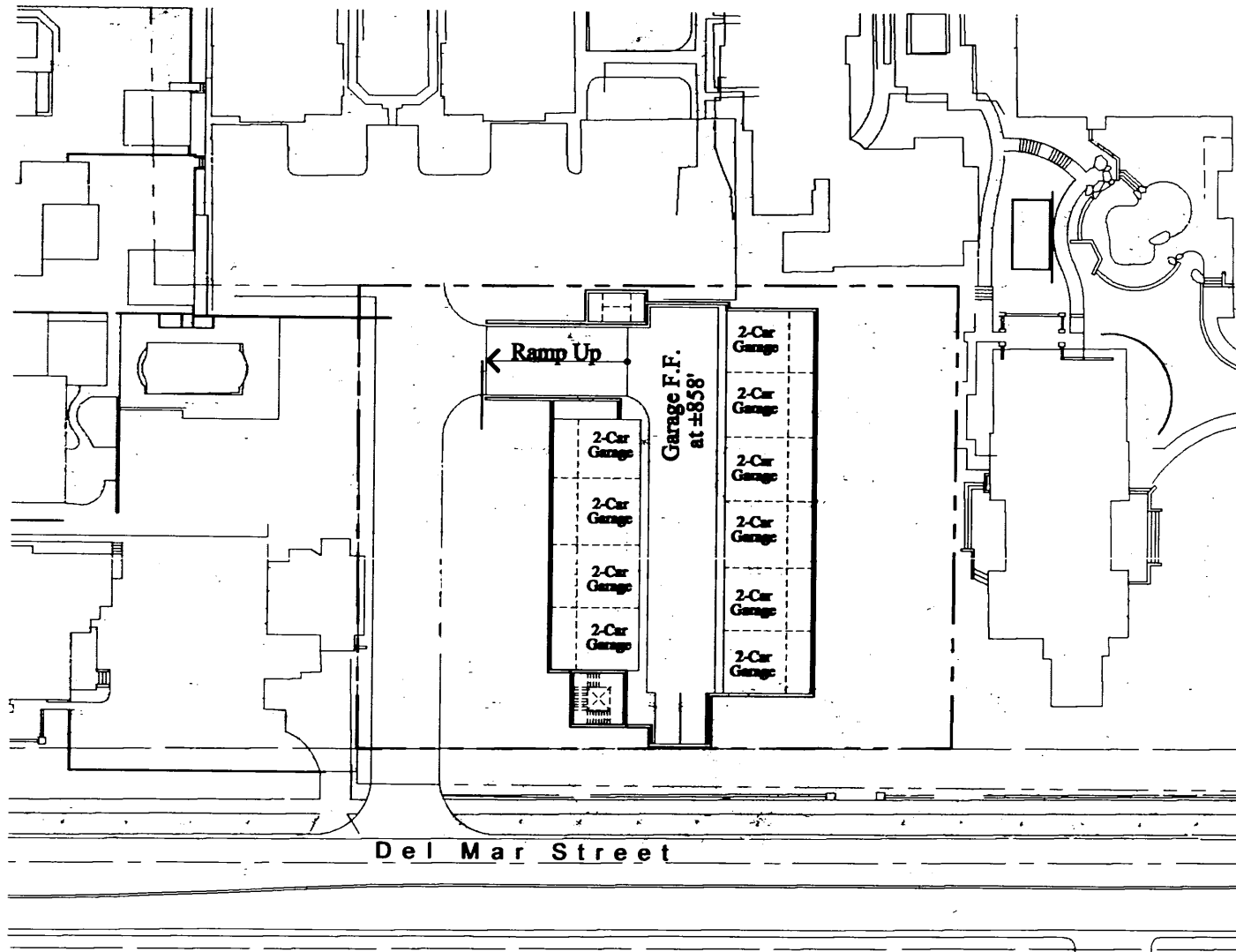
Architecture and Land Planning  
2033 Orchard Dr. Suite 100  
Newport Beach CA 92660-0753  
Telephone 949-553-9900

ONYX ARCHITECTS  
16 N. Marengo # 700  
Pasadena, CA 91101



PROPOSED MULTI-FAMILY RESIDENTIAL  
Grove - Dimensioned Site Plan  
4.6a





The Del Mar Residential Parcel has one level of subterranean parking with 10 2-car garages and 2 guest parking spaces.

**BASSENIAN**  
**LACONI**

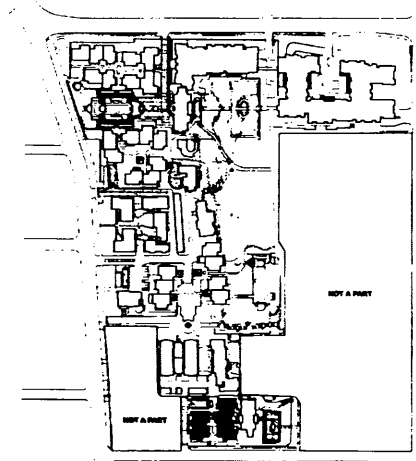
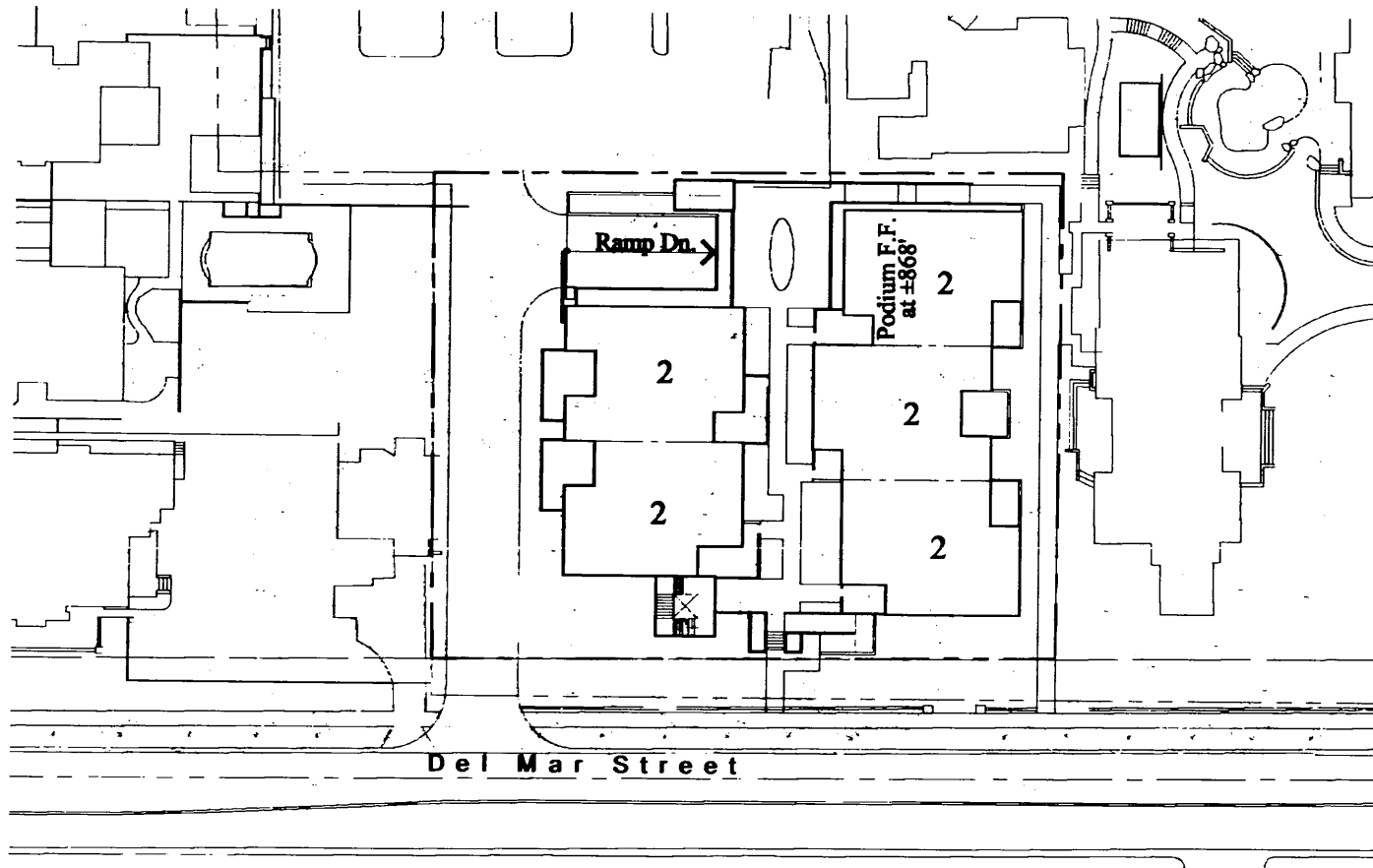
Architecture and Land Planning  
2030 Orchard Dr. Suite 100  
Newport Beach CA 92660-0733  
Telephone 949-563-9100

ONYX ARCHITECTS

16 N. Marengo # 700  
Pasadena, CA 91101



PROPOSED MULTI-FAMILY RESIDENTIAL  
Del Mar Below Grade Garage



The Del Mar Residential Parcel has 10 residential units massed in two story buildings. Buildings are designed in relation to the preserved Manor Del Mar and the Del Mar Avenue streetscape.

**BASSENIAN**  
**LACONI**

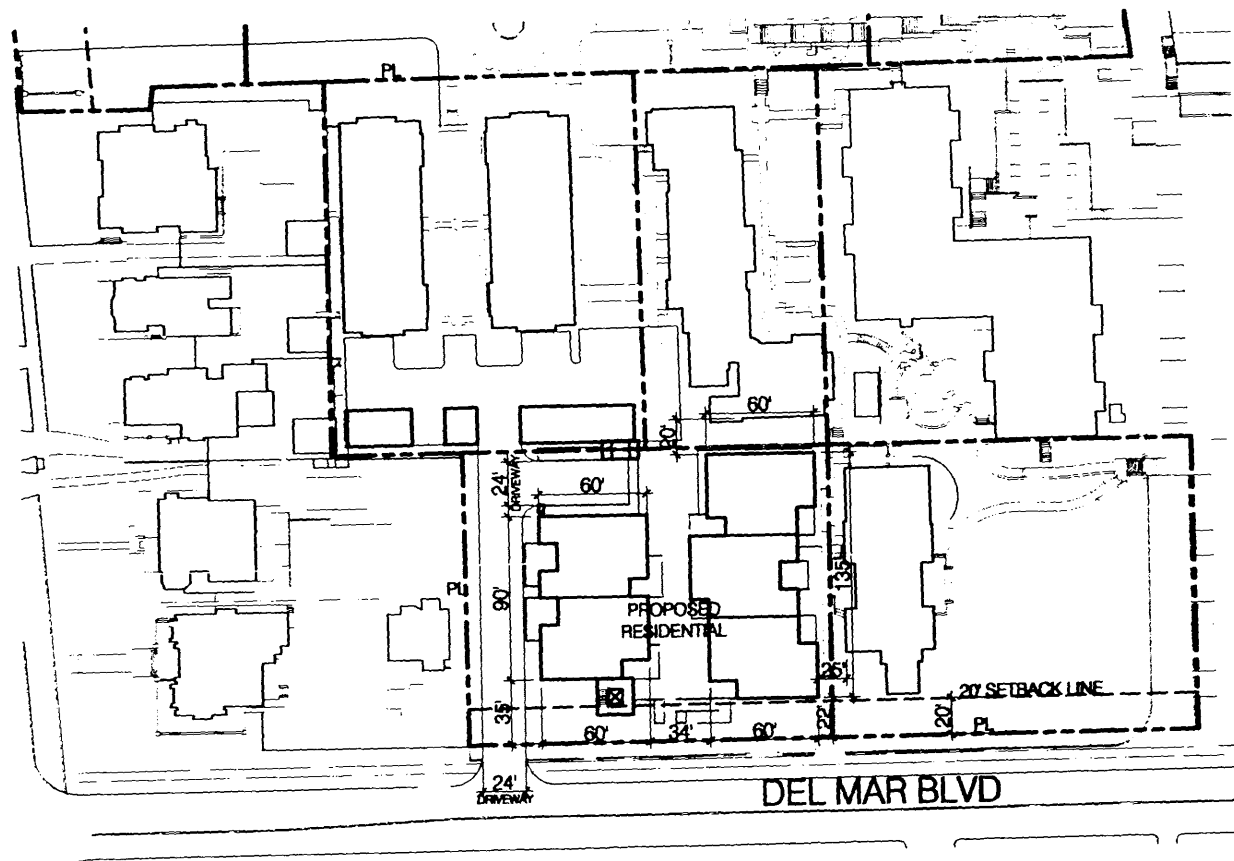
Architecture and Land Planning  
2031 Orchard Dr. Suite 100  
Newport Beach CA 92660-0753  
Telephone 949-563-9100

ONYX ARCHITECTS

16 N. Marengo # 700  
Pasadena, CA 91101



PROPOSED MULTI-FAMILY RESIDENTIAL  
Del Mar Garden Level Plan



**BASSENIAN**

**LAGONI**

Architecture and Landscape Planning  
2031 Orchard Dr. Suite 100  
Newport Beach CA 92660-0723  
Telephone 949-563-9900

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16 N. Marengo # 700  
Pasadena, CA 91101

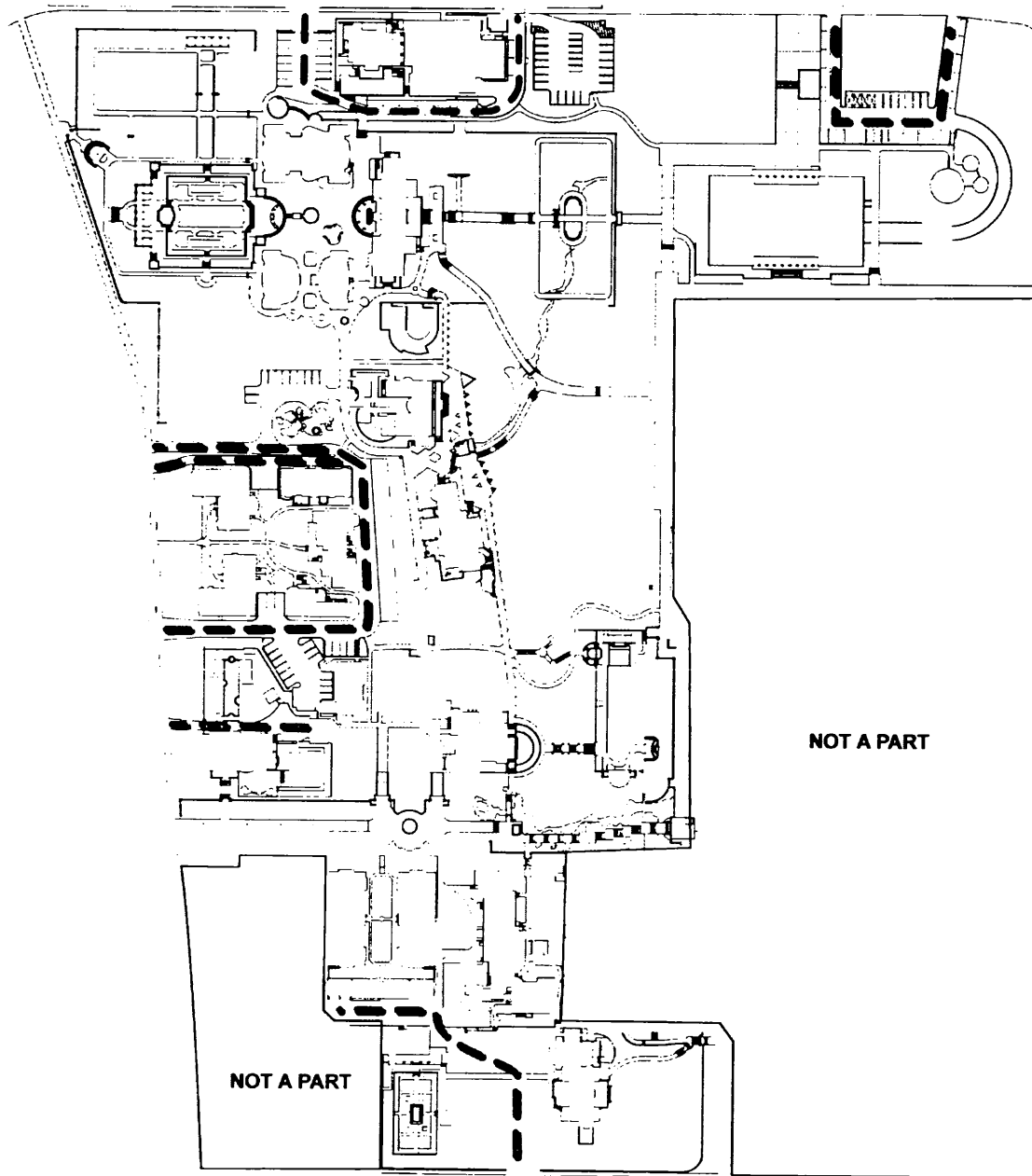


PROPOSED MULTI-FAMILY RESIDENTIAL  
Del Mar - Dimensioned Site Plan  
4.8a



Overall Site





LEGEND

- Ingress/Egress Points
- Vehicular Route
- Surface Parking

NOT A PART

NOT A PART



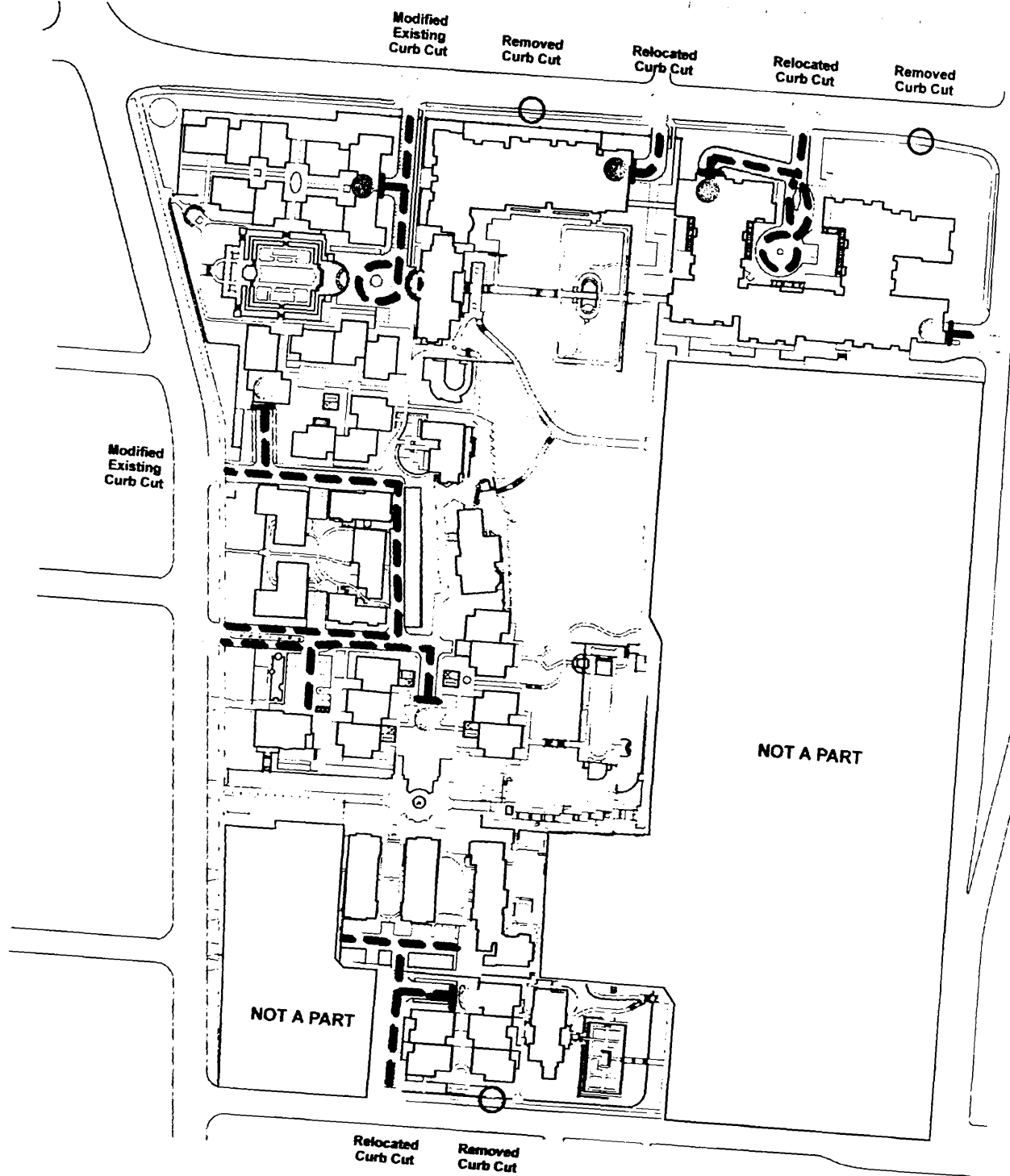
3780 Wilshire Blvd., Ste. 250  
Los Angeles, CA 90010  
213 566 1600  
www.edaw.com

ONYX ARCHITECTS

16 N. Marengo # 700  
Pasadena, CA 91101



**AMBASSADOR WEST**  
 PAC 11 May 2005



- LEGEND**
- Ingress/Egress Points
  - - - Vehicular Route
  - Surface Parking
  - ⊕ Below Grade Parking Access
  - Removed Curb Cuts
- New Curb Cut



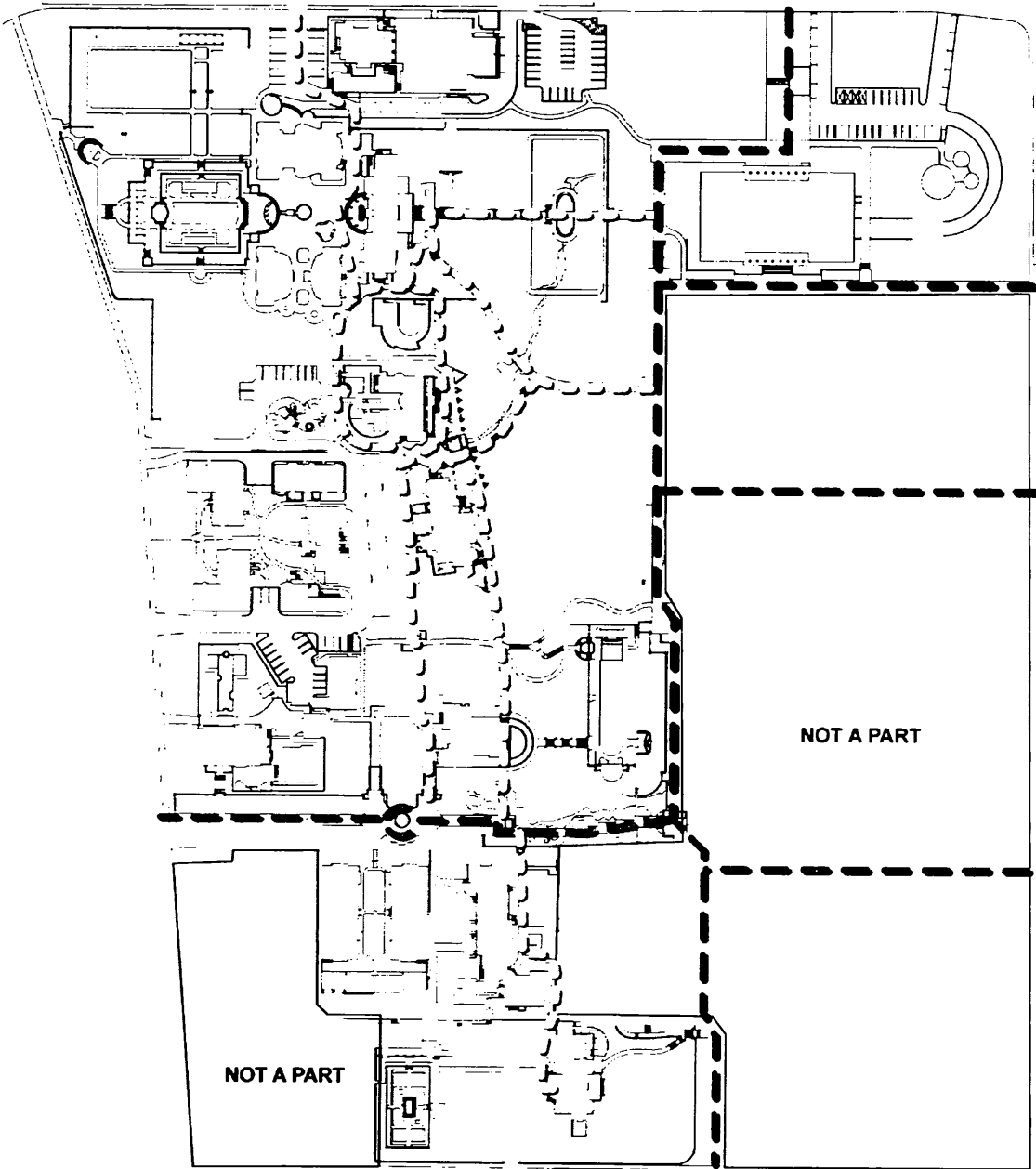
**EDAW**  
 3780 Wilshire Blvd., Ste. 250  
 Los Angeles, CA 90010  
 213 368 1608  
 www.edaw.com

**ONYX ARCHITECTS**  
 16 N. Marengo # 700  
 Pasadena, CA 91101





**OVERALL SITE**  
 Proposed Vehicular Circulation & Parking  
 5.2



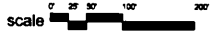


**LEGEND**

-  Primary Routes
-  Secondary Routes
- (Other Tertiary Routes Not Highlighted)

NOT A PART

NOT A PART



3780 Wilshire Blvd., Ste. 250  
Los Angeles, CA 90010  
213 368-1608  
www.edaw.com

ONYX ARCHITECTS

16 N. Marengo # 700  
Pasadena, CA 91101





**LEGEND**

— Primary Routes

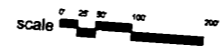
- - - Secondary Routes

(Other Tertiary Routes Not Highlighted)

**AMBASSADOR WEST**  
PAC 11 May 2005

NOT A PART

NOT A PART



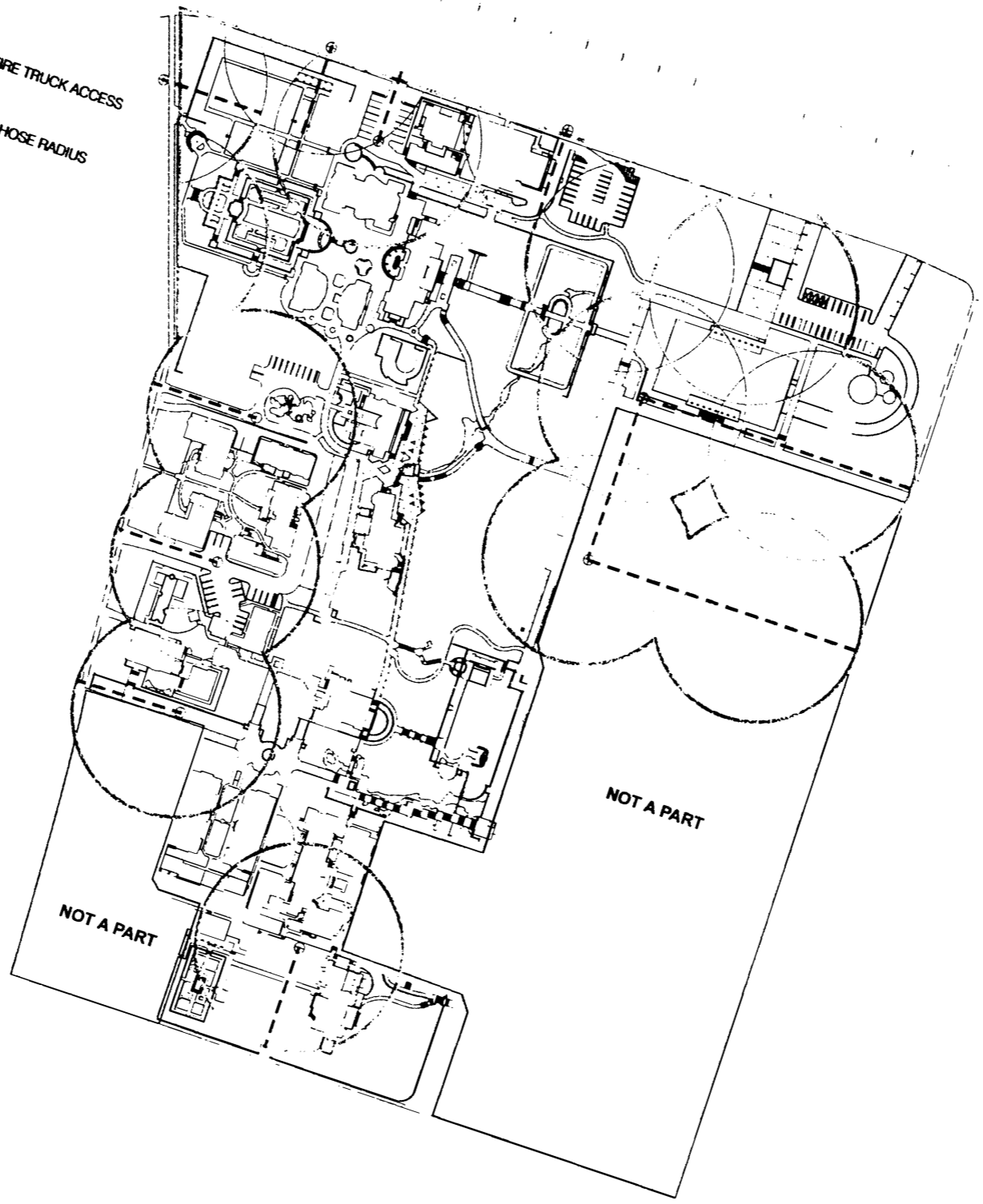
**EDAW**  
3780 Wilshire Blvd., Ste. 250  
Los Angeles, CA 90010  
213 368 1606  
www.edaw.com

**ONYX ARCHITECTS**  
16 N. Marengo # 700  
Pasadena, CA 91103



**OVERALL SITE**  
Proposed Pedestrian Circulation  
5.4

LEGEND:  
●--- FIRE TRUCK ACCESS  
○ 150 HOSE RADIUS



scale 0 10 20 30 40 50 60 70 80 90 100'



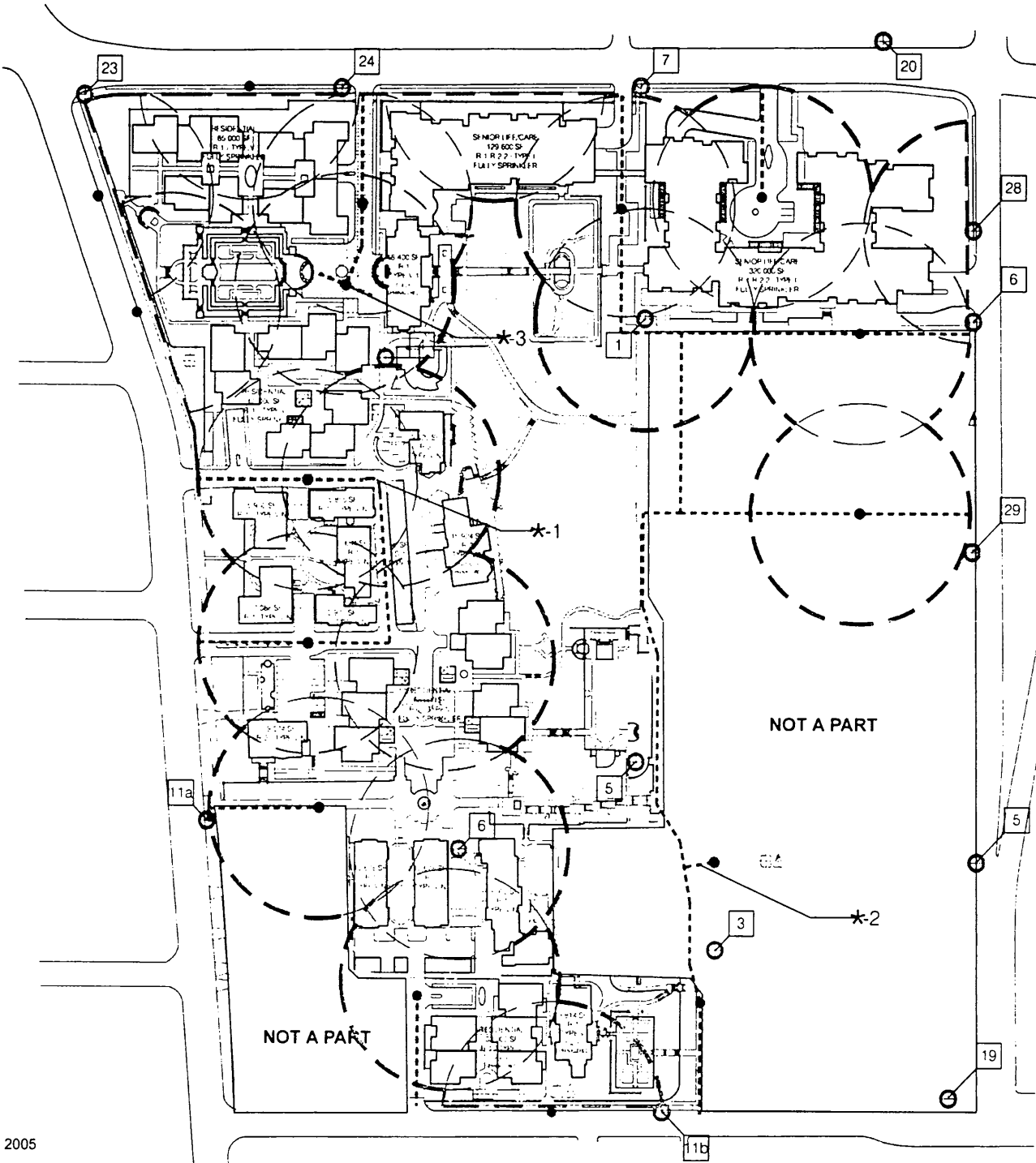
AMBASSADOR WEST  
PAC 18 May 2005

ONYX ARCHITECTS  
16 N. Marengo # 700  
Pasadena, CA 91101



OVERALL SITE  
Existing Fire Truck + Hose Radius  
5.5

**AMBASSADOR WEST**  
 PAC 18 May 2005



**LEGEND:**

- (E) PUBLIC FIRE HYDRANT
- (E) PRIVATE FIRE HYDRANT
- (E) FIRE DEPARTMENT CONNECTION
- (E) FIRE SPRINKLER SHUTOFF VALVE
- FIRE DEPARTMENT ACCESS
- 150 HOSE RADIUS
- PROPOSED DRY STANDPIPE
- PROPOSED TURN-AROUND

- FIRE HYDRANT NO  
SEE ATTACHED FLOW TEST SUMMARY
- \*1 MODIFY (E) CURB TO MEET MIN. TURNING  
RADIUS PER MARK FASICK/DOUG MYERS  
PASADENA FIRE DEPARTMENT (04/18/05)  
SEE ATTACHED IMAGES
- \*2 INTERMEDIATE TURN-AROUND  
SEE ATTACHED IMAGES
- \*3 HAMMER-HEAD TURN-AROUND

NOT A PART

NOT A PART

**ONYX ARCHITECTS**  
 16 N. Marengo # 700  
 Pasadena, CA 91101



**OVERALL SITE**  
**Proposed Fire Access**  
 5.6a

FLOW RATES (AVAILABILITY / GPM)

Hydrant No.	Static (psi)	Flow (psi)	Total Flow observed (gpm)	Flow @ 20 psi residual (gpm)
-------------	--------------	------------	---------------------------	------------------------------

Public (note 1)

5	91	85	1391	5282
6	88	83	1370	5608
7	87	81	1350	4968
11a	74	58	1093	2108
11b	94	89	1262	5407
19	84	75	1411	4069
20	86	82	1350	6134
23	74	70	1144	4664
24	67	64	1262	5576
28	88	85	1350	7281
29	95	87	1370	4587

Private (note 2)

1	80	24	754	782
3	80	60	1216	2200
4	63	45	1026	1642
5	-	-	-	-
6	69	50	1106	1844

Note:

- 1 Per fire flow test & water pipeline pressure test conducted during the weeks of May 23, 2005 through May 31, 2005. See attached. (City of Pasadena Water & Power – dated June 3, 2005)
- 2 Per fire flow test conducted during the week of June 20, 2005. See attached. (City of Pasadena Water & Power - dated June 27, 2005)

ONYX ARCHITECTS

16 N. Marengo # 700  
Pasadena, CA 91101



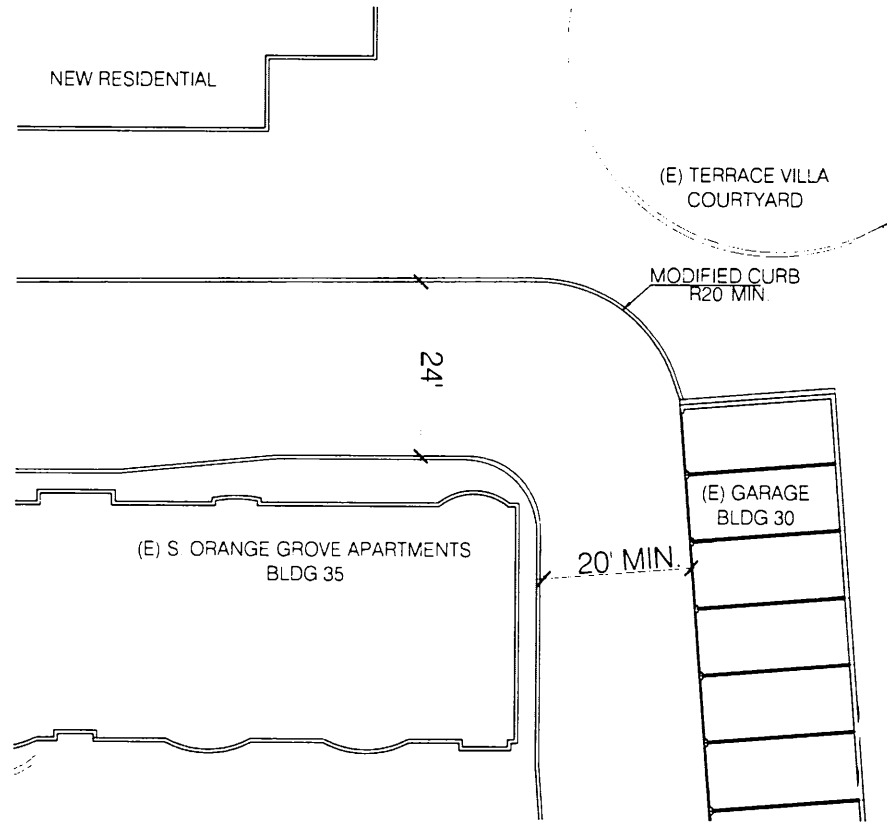
\*-1 Turning Radius (Fire Access from Orange Grove Blvd)



View looking East showing (E) Curb to be modified to meet minimum turning radius



View looking North showing (E) Curb to be modified to meet minimum turning radius



scale



ONYX ARCHITECTS  
 16 N. Marengo # 700  
 Pasadena, CA 91101



OVERALL SITE  
 Proposed Fire Access  
 5.6c

\* - 2 Intermediate Turn-Around (Terrace Walk)



View looking North - N/S Fire Access from Del Mar Ave.



View looking West showing Turn-Around



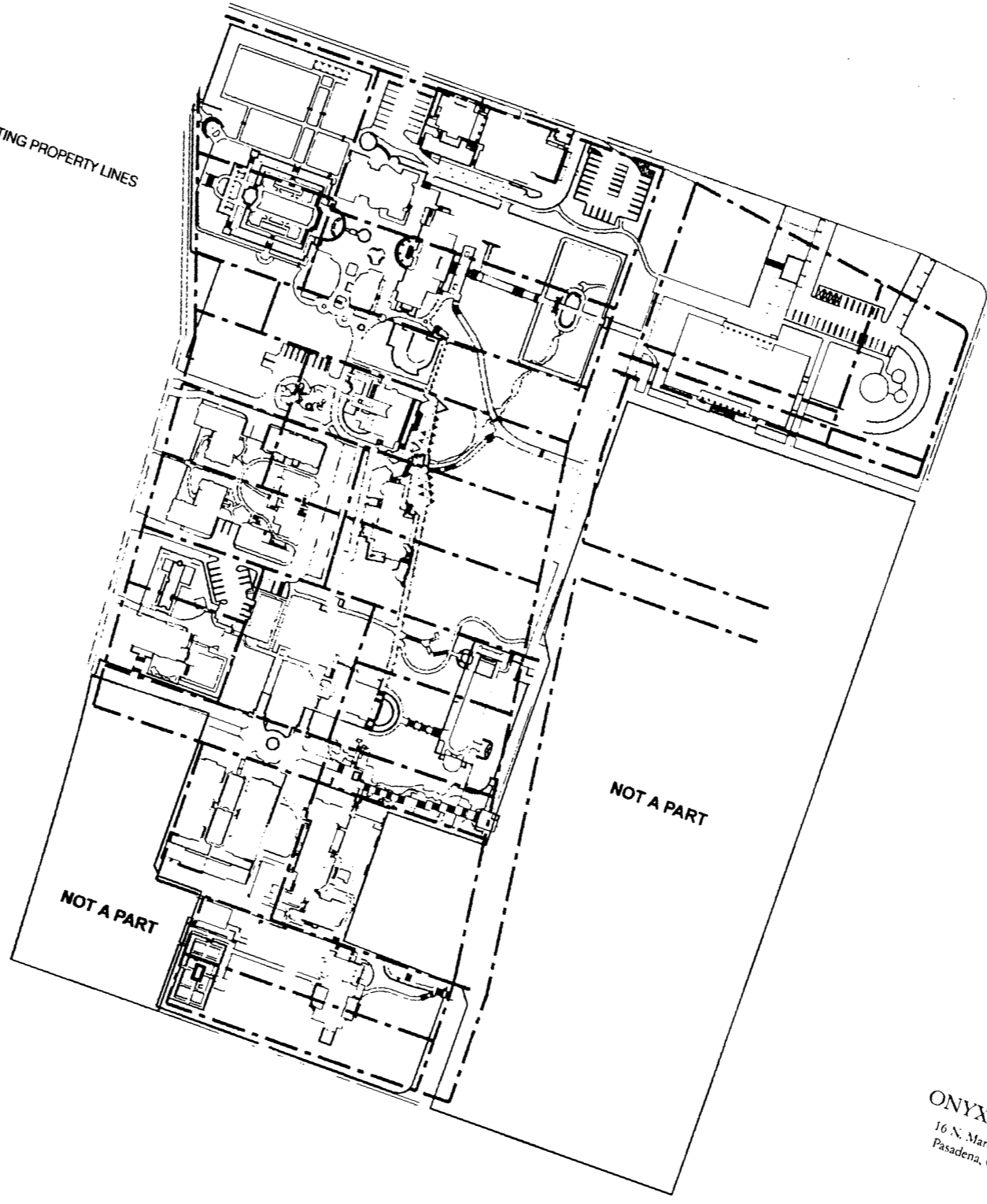
View looking East showing Turn-Around



View looking South - N/S Fire Access showing Intermediate Turn-Around



LEGEND:  
— EXISTING PROPERTY LINES



AMBASSADOR WEST  
PAC 18 May 2005

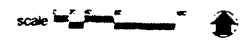
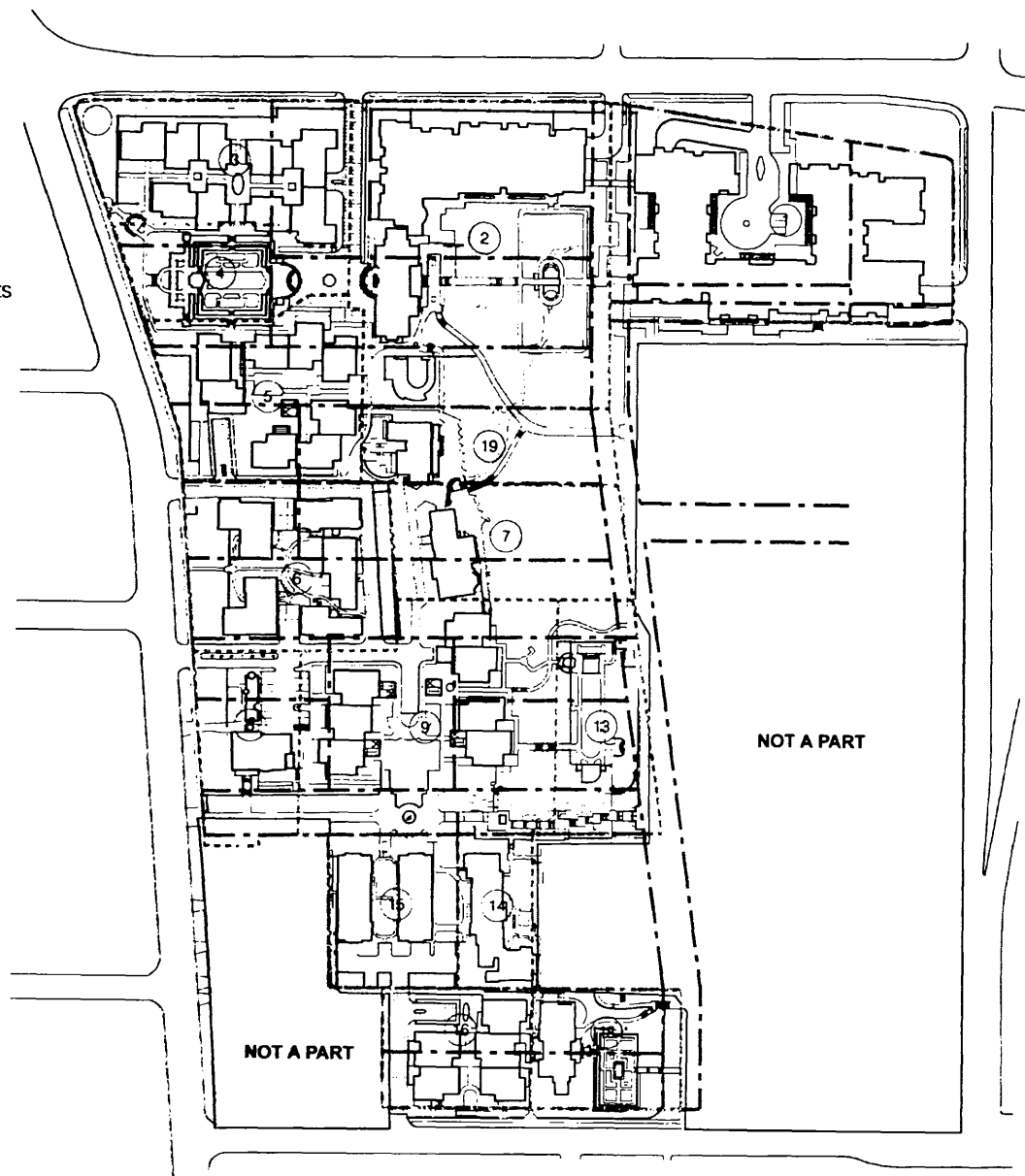
ONYX ARCHITECTS  
16 N. Marengo # 700  
Pasadena, CA 91101



OVERALL SITE  
Existing Site Parcel Plan  
5.7



LEGEND  
— EXISTING PROPERTY LINES  
- - - PROPOSED PROPERTY LINES  
# PARCEL NO.

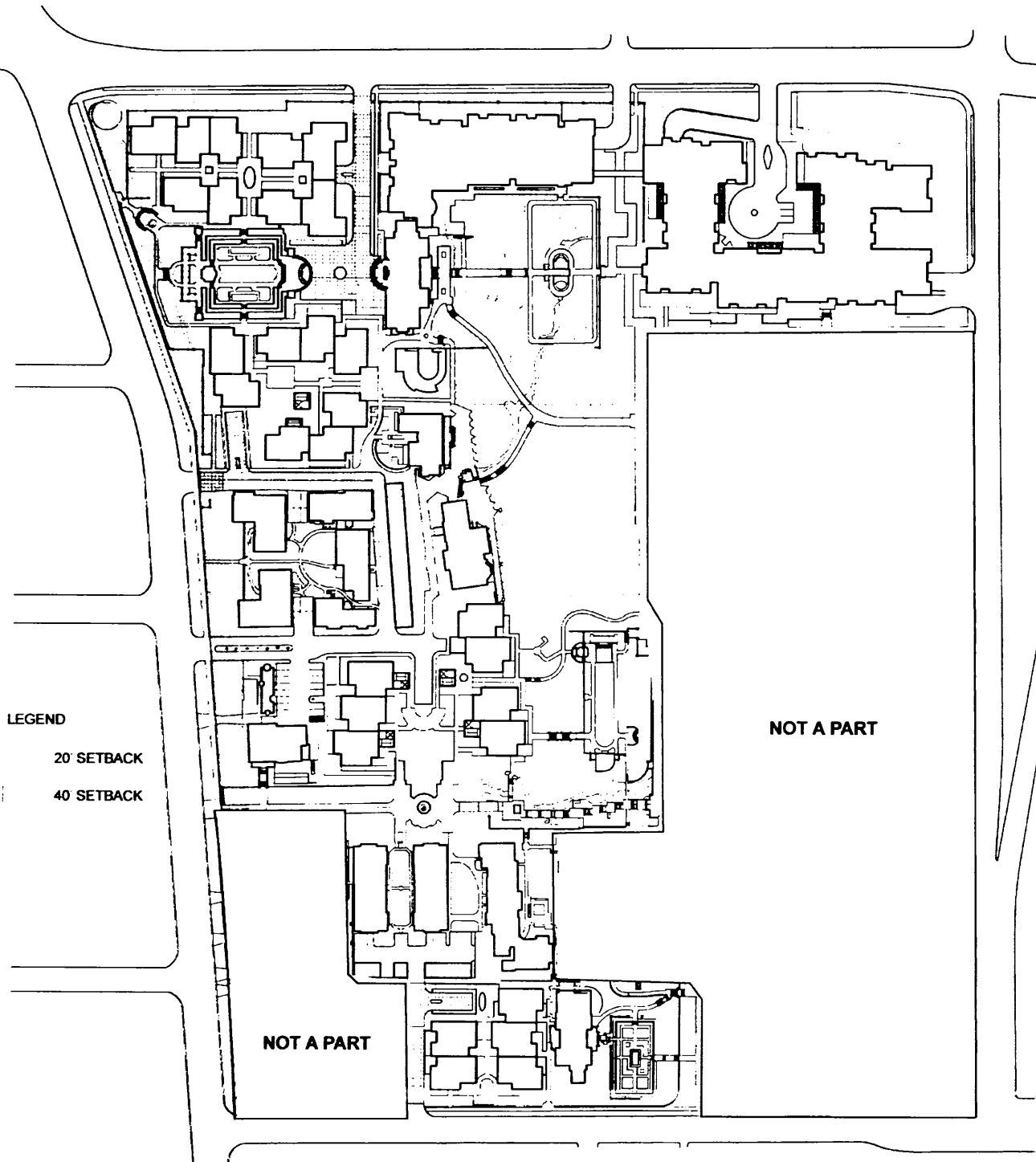


ONYX ARCHITECTS  
16 N. Marengo # 700  
Pasadena, CA 91101



AMBASSADOR WEST

PAC 18 May 2005



LEGEND

20' SETBACK

40' SETBACK

NOT A PART

NOT A PART

ONYX ARCHITECTS

16 N. Marengo # 700  
Pasadena, CA 91101



OVERALL SITE  
Setback Plan  
5.9

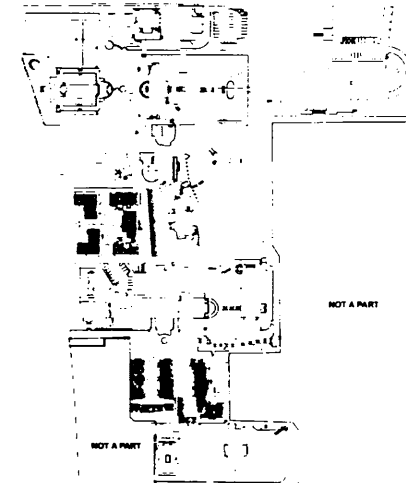
## Inclusionary Housing Summary

New Residential Units Constructed: 70  
Inclusionary Units provided on overall site: 11

The construction of seventy (70) new residential multifamily units on the project requires conformance with Chapter 17.42 (Inclusionary Housing) of the Pasadena Municipal Code.

Application of the ordinance requires 15% of the total number of new units in the project be available to low or moderate-income households. Accordingly, 11 affordable units are required. ( $70 \times 15\% = 10.5$ ).

The Applicant proposes to provide the units within the overall site area by substantially rehabilitating existing units within the site boundaries. Pursuant to Resolution 8386 adopted August 16, 2004 the units will be rental and will be disbursed within the two existing apartments on site, the Grove Manor Apartments and the South Orange Grove Apartments.

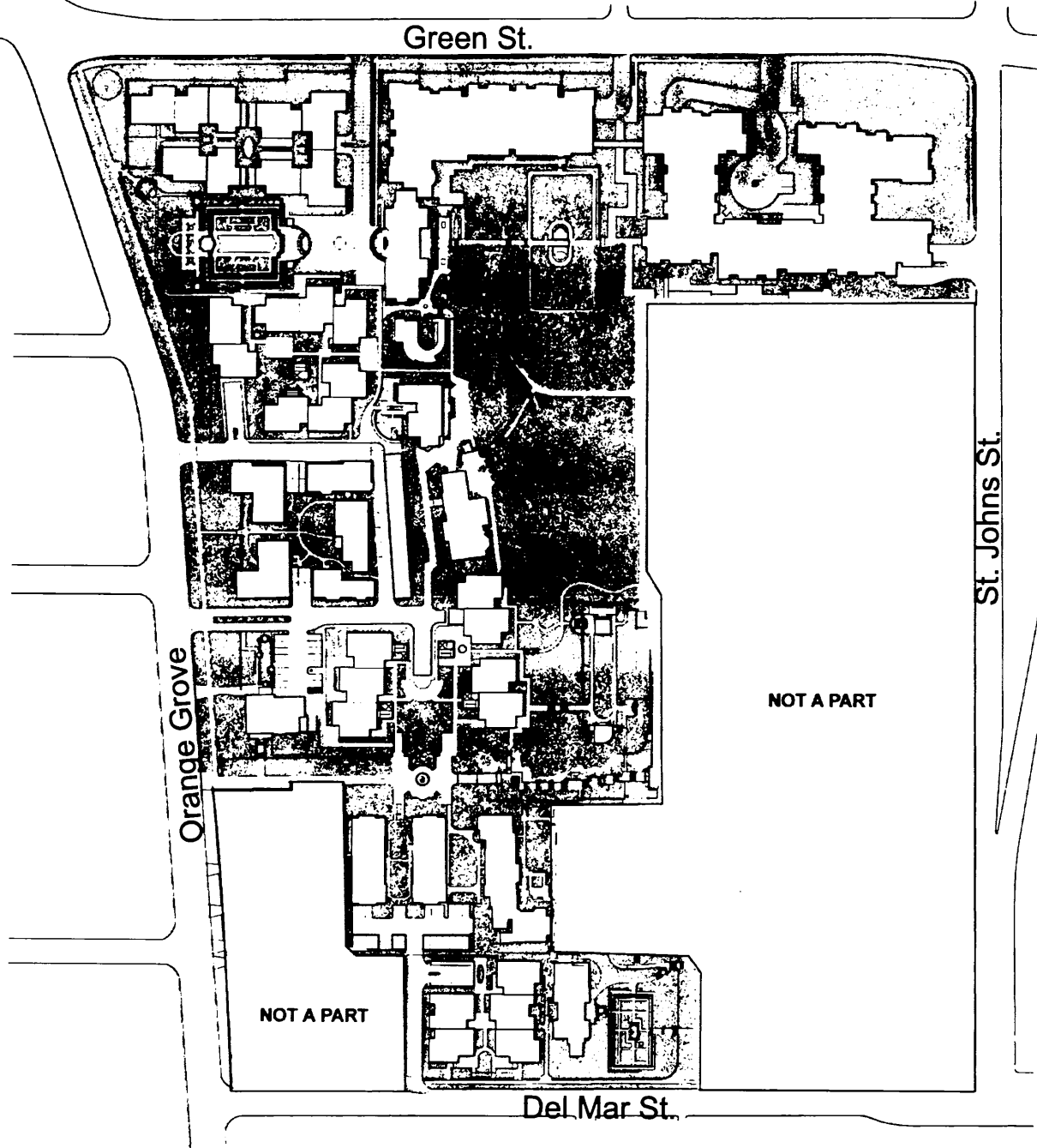


ONYX ARCHITECTS

16 N. Marengo # 700  
Pasadena, CA 91101



OVERALL SITE  
Inclusionary Housing  
5.10



**Residential Impact Fee**

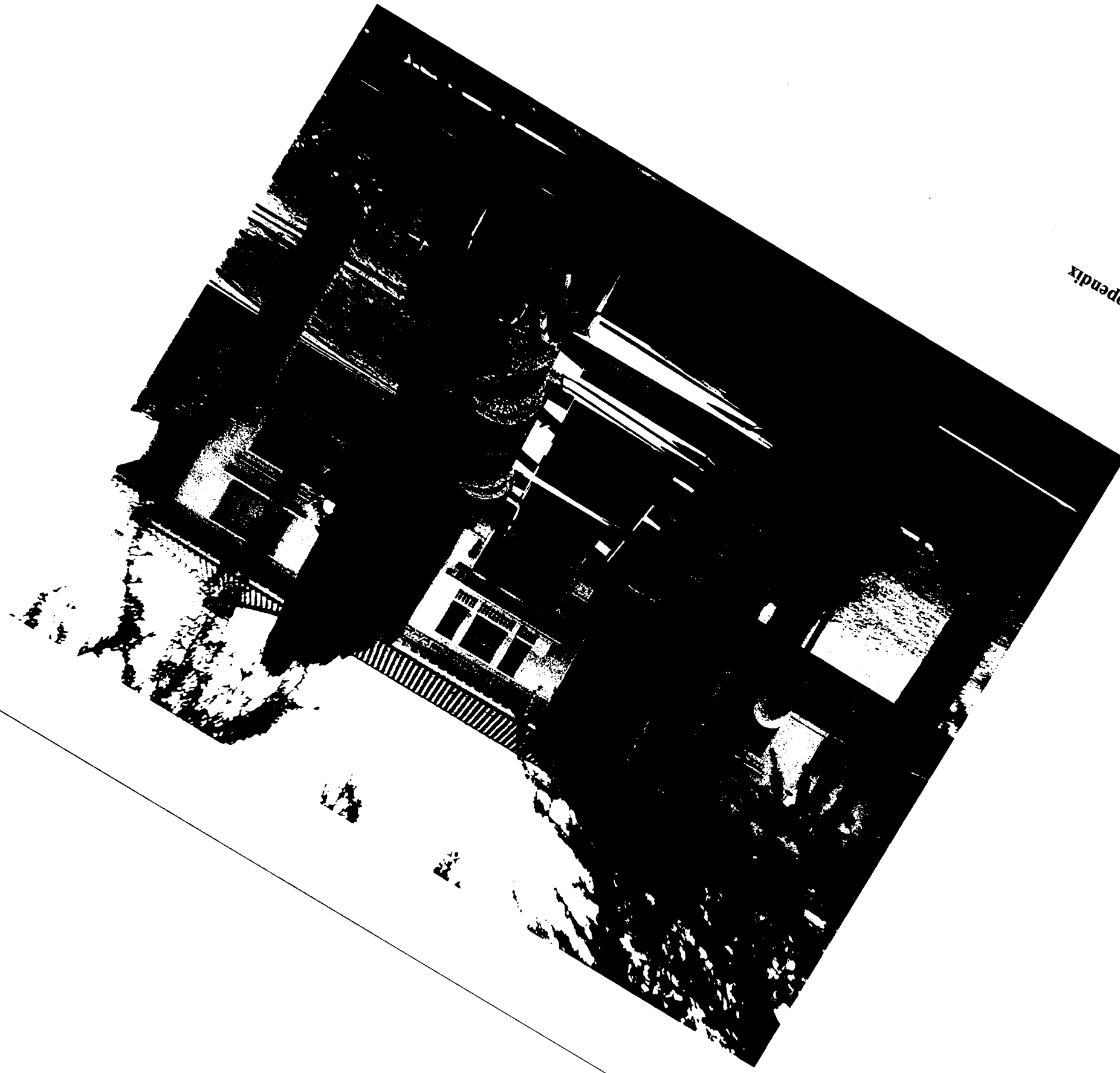
Ambassador West intends to comply with the Residential Impact Fee requirement by making an "in lieu" contribution of space as permitted by the ordinance. Initial discussions have been had with the City and a plan depicting the spaces to be made available as permanent open space (via a mechanism to be determined by the city and Ambassador West) will be presented for further discussion. EDAW, the project's master landscape architect is preparing the plan.

The Ambassador West project contains over 12 acres of open space; 72% of the site will remain open.

ONYX ARCHITECTS  
16 N. Marengo # 700  
Pasadena, CA 91101



Appendix





PASADENA HISTORIC PRESERVATION  
www.cityofpasadena.net/historicpreservation

MASTER APPLICATION FORM

APPLICATION #: \_\_\_\_\_  
Project Address: \_\_\_\_\_  
Project Name: AMBASSADOR WEST  
Project Description (Please describe demolitions, alterations and any new construction):  
SEE INTRODUCTION SHEET  
Zoning Designation: RM-16 General Plan Designation: WEST GATEWAY SPECIFIC

APPLICANT / OWNER INFORMATION

APPLICANT NAME: AACP PROPERTIES LLC & AACP II, LLC c/o DORN PLATZ Telephone: (818) 242-2152  
Address: 344 N. CENTRAL AVENUE Fax: (818) 956-7112  
City: GLENDALE State: CA Zip: 91203 Email: \_\_\_\_\_

CONTACT PERSON: DALE BROWN, AIA Telephone: (626) 405-8001  
Address: 16 N. MARENGO AVE #700 Fax: (626) 405-8150  
City: LOS ANGELES State: CA Zip: 91101 Email: dbrbrown@onxarchitects.com

PROPERTY OWNER NAME: AACP PROPERTIES LLC & AACP II, LLC c/o DORN PLATZ Telephone: (818) 242-2152  
Address: 344 N. CENTRAL AVENUE Fax: (818) 956-7112  
City: GLENDALE State: CA Zip: 91203 Email: \_\_\_\_\_

TYPE OF CITY REVIEWS AND APPROVALS REQUIRED:

- Mark clearly the type of approval required in the space provided below:
- PREDEVELOPMENT PLAN REVIEW
  - STREET VACATION
  - MINOR CUP
  - PRELIMINARY PLAN CHECK
  - ZONE CHANGE
  - HCP/IN HILLSIDE
  - DESIGN REVIEW
  - CERTIFICATE OF EXCEPTION
  - VARIANCE
  - GENERAL PLAN AMENDMENT
  - TENTATIVE PARCEL MAP
  - MINOR VARIANCE
  - MASTER DEVELOPMENT PLAN
  - CONDITIONAL USE PERMIT
  - SIGN EXCEPTION
  - OTHER Project Advisory Conference

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: Date: MAY 17, 2005

OFFICE USE ONLY	
PLN # _____	CASE # _____
DESCRIPTION _____	DATE APPLICATION ACCEPTED _____
DATE APPLICATION/SUBMITTALS RECEIVED _____	APPLICATION FEE \$ _____ RECEIVED BY _____
HISTORIC ARCHITECTURAL RESEARCH REQUIRED? YES NO	PUBLIC ARTS FEE REQUIRED? YES NO APPLICATION FEE \$ _____

PG 1 masterapp\_6.27.03.pdf

ENVIRONMENTAL ASSESSMENT  
(SUPPLEMENT TO MASTER APPLICATION FORM)

EXISTING PROPERTY INFORMATION:

This section of the Environmental Assessment is for information regarding the existing property only.  
\* Your application is complete when all attached supplemental applications are completed and submitted. The case manager will notify you if any additional items or reviews are necessary.  
Assessor Parcel Number(s): SEE SHEET 6.6a,b,c,d Existing Building Inventory for APN #s  
Square Footage of Property: SEE SHEET 6.6a,b,c,d Average slope of land if over 15%: \_\_\_\_\_

Surrounding Land Uses:  
North: RESIDENTIAL East: EDUCATION MIDDLE SCHOOL  
South: RESIDENTIAL West: RESIDENTIAL

SEE SHEET 6.6a FOR BLDG # EXISTING BUILDING(S)	# 41 BUILDING A	# 22/23 BUILDING B	# 24 BUILDING C	# 35-39 BUILDING D
Total gross square footage	18,404	10,678/10,678	19,000	33,768
Year built	1908	1927/1927	1930	1950
Building footprint in square feet	5,395	see sh 6.6a,b,c,d	see sh 6.6a,b,c,d	see sh 6.6a,b,c,d
Open space / landscaping square footage	see sh 6.6a,b,c,d	see sh 6.6a,b,c,d	see sh 6.6a,b,c,d	see sh 6.6a,b,c,d
Paving square footage	see sh 6.6a,b,c,d	see sh 6.6a,b,c,d	see sh 6.6a,b,c,d	see sh 6.6a,b,c,d
Number of parking spaces	see sh 6.6a,b,c,d	see sh 6.6a,b,c,d	see sh 6.6a,b,c,d	see sh 6.6a,b,c,d
Height of building in feet	30'	30'/30'	45'	29'
Number of stories	2	2/2	3	2
Number of housing units	0	4/4	7	20
Square feet to be demolished	0	0	0	0
Number of covenanted affordable units demolished	0	0	0	0
Number of housing units demolished	0	0	0	0
Number of hotel / motel rooms to be demolished	0	0	0	0
To be altered? (yes / no)	Yes	Yes	Yes	No
To be relocated? (yes / no)	No	No	No	No
Unreinforced masonry? (yes / no)	No	No	No	No
Type of Use (i.e. residential, commercial, mixed use, etc.)	Institutional	Residential	Residential	Residential

\* Continue to Proposed Project Information Section

ONYX ARCHITECTS  
16 N. Marengo # 700  
Pasadena, CA 91101

PG 2 masterapp\_03\_6.27.03.pdf

ENVIRONMENTAL ASSESSMENT  
(SUPPLEMENT TO MASTER APPLICATION FORM)

EXISTING PROPERTY INFORMATION:

This section of the Environmental Assessment is for information regarding the existing property only.

\* Your application is complete when all attached supplemental applications are completed and submitted. The case manager will notify you if any additional items or reviews are necessary.

Assessor Parcel Number(s): SEE SHEET 6.6a,b,c,d Existing Building Inventory for APN #s

Square Footage of Property: SEE SHEET 6.6a,b,c,d Average slope of land if over 15%:

Surrounding Land Uses:

North: RESIDENTIAL East: EDUCATIONAL, HIGH SCHOOL

South: RESIDENTIAL West: RESIDENTIAL

SEE SHEET 6.6a FOR BLDG # EXISTING BUILDING(S)	#18 BUILDING A	#33 BUILDING B	#34 BUILDING C	#20 BUILDING D
Total gross square footage	9,074	15,924	9,020	9,814
Year built	1925	1903	1924	1907
Building footprint in square feet	3,870	see sht 6.6a,b,c,d	3,060	3,146
Open space / landscaping square footage	see sht 6.6a,b,c,d	see sht 6.6a,b,c,d	see sht 6.6a,b,c,d	see sht 6.6a,b,c,d
Paving square footage	see sht 6.6a,b,c,d	see sht 6.6a,b,c,d	see sht 6.6a,b,c,d	see sht 6.6a,b,c,d
Number of parking spaces	see sht 6.6a,b,c,d	see sht 6.6a,b,c,d	see sht 6.6a,b,c,d	see sht 6.6a,b,c,d
Height of building in feet	29'	43'	29'	43'
Number of stories	2	3	2	3
Number of housing units	0	0	1	20
Square feet to be demolished	0	0	0	0
Number of covenanted affordable units demolished	0	0	0	0
Number of housing units demolished	0	0	0	0
Number of hotel / motel rooms to be demolished	0	0	0	0
To be altered? (yes / no)	Yes	Yes	Yes	Yes
To be relocated? (yes / no)	No	No	No	No
Unreinforced masonry? (yes / no)	No	No	No	No
Type of Use (i.e. residential, commercial, mixed use, etc.)	Residential	Mixed Use	Residential	Mixed Use

\* Continue to Proposed Project Information Section

PG 2: masterapp\_03\_6.27.03.pdf

ENVIRONMENTAL ASSESSMENT CONTINUED

PROPOSED PROJECT INFORMATION:

This section of the Environmental Assessment is for information regarding the Proposed project only.

Estimated Valuation: \_\_\_\_\_

Explain if the project is located in a geological hazard area (i.e. hillside area, seismic fault, erosive soils): \_\_\_\_\_

List any engineering, geological, traffic, or other technical reports prepared concerning the proposed project: \_\_\_\_\_

SEE APPENDIX

Amount of grading proposed Cur: 24,700 CY Fill: 7,000 CY Balance: 17,700 CY  
Imported: \_\_\_\_\_ Exported: \_\_\_\_\_

Type of development (single family residence, apartments, condominiums, commercial, industrial, institutional, institutional) INSTUTIONAL / LIFE CARE

Total housing units: 0 Is this an affordable housing project?  Yes  No # of affordable units: NA

Proposed Energy types:  All electrical  Electric kitchen  Electric HVAC  Gas kitchen

PROPOSED BUILDING(S)	Parcel 1		Parcel 2	
	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	320,000	148,000		
Building footprint square foot	58,500	33,600		
Open Space square footage	See Sht 5 & 5.11	See Sht 5 & 5.11		
Landscaping square footage	See Sht 5 & 5.11	See Sht 5 & 5.11		
Height of building in feet	70'	70'		
Number of stories	6	6		
Number of parking spaces	203	51		
Number of housing units	332	134		
Number of bedrooms	NA	NA		
Hotel / motel number of rooms	24/7	24/7		
Hours of operation	30	4		
Number of employees	3,100	NA		
Square feet of restaurant seating area	0	NA		
Number of fixed seats (restaurant)	0	0		
Type of use (i.e. Residential, Commercial, Mixed)	Institutional	Institutional		
UBC occupancy group	R-1, R-2.2, S-3	R-1, R-2.2, S-3		
UBC Type of construction	TYPE I	TYPE I		
Fire sprinklers? yes / no	YES	YES		

\* If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

ATTACH AN EXPLANATION of any questions answered with yes.

Yes  No Is this a phased project?

Yes  No Will there be demolition or removal of any structure of any age?

Yes  No Will there be any alteration of any existing structure?

\* Continue to Inclusionary Housing Section.

PG 3: masterapp\_03\_6.27.03.pdf

ONYX ARCHITECTS

16 N. Marengo # 700  
Pasadena, CA 91101



ENVIRONMENTAL ASSESSMENT CONTINUED

PROPOSED PROJECT INFORMATION:

This section of the Environmental Assessment is for information regarding the Proposed project only

Estimated Valuation: \_\_\_\_\_

Explain if the project is located in a geological hazard area (i.e. hillside area, seismic fault, erosive soils): \_\_\_\_\_

List any engineering, geological, traffic, or other technical reports prepared concerning the proposed project: \_\_\_\_\_

SEE APPENDIX

Amount of grading proposed: Cut 38,500 CY Fill: 900 CY Balance: 37,600 CY  
Imported: \_\_\_\_\_ Exported: \_\_\_\_\_

Type of development (single family residence, apartments, condominiums, commercial, industrial, institutional): TOWNHOMES

Total housing units: 70 Is this an affordable housing project?  yes  no # of affordable units: 11 ADDITIONAL UNITS (IH)

Proposed Energy types  All electrical  Electric kitchen  Electric HVAC  Gas kitchen

PROPOSED BUILDING(S)	Parcel 3 BUILDING A	Parcel 5 BUILDING B	Parcel 9 BUILDING C	Parcel 16 BUILDING D
Total gross square footage	65,000	62,000	68,000	33,000
Building footprint square foot	29,000	26,000	23,000	16,000
Open Space square footage	45,000	48,000	70,000	17,000
Landscaping square footage	See Sht 5 & 5 11	See Sht 5 & 5 11	See Sht 5 & 5 11	See Sht 5 & 5 11
Height of building in feet	30-40'	30-40'	40'	30'
Number of stories	2 & 3	2 & 3	3	2
Number of parking spaces	23	24	29	11
Number of housing units	20	19	21	10
Number of bedrooms	60	57	63	30
Hotel / motel number of rooms	NA	NA	NA	NA
Hours of operation	NA	NA	NA	NA
Number of employees	NA	NA	NA	NA
Square feet of restaurant seating area	NA	NA	NA	NA
Number of fixed seats (restaurant)	NA	NA	NA	NA
Type of use (i.e. Residential, Commercial, Mixed)	Residential	Residential	Residential	Residential
UBC occupancy group	R-1	R-1	R-1	R-1
UBC Type of construction	TYPE V	TYPE V	TYPE V	TYPE V
Fire sprinklers? yes / no	YES	YES	YES	YES

\* If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

ATTACH AN EXPLANATION of any questions answered with yes.

yes  no Is this a phased project?

yes  no Will there be demolition or removal of any structure of any age?

yes  no Will there be any alteration of any existing structure?

\* Continue to Inclusionary Housing Section.

PG 3: masterapp\_01\_6 17 03.pdf

ENVIRONMENTAL ASSESSMENT CONTINUED

INCLUSIONARY HOUSING

(if project includes 10 or more new residential units)

Project type:

Ownership (for sale) → For Sale Subarea \_\_\_\_\_

Rental → For Rental Subarea \_\_\_\_\_

Combination (sale / rental) → For Sale Subarea \_\_\_\_\_ For Rental Subarea \_\_\_\_\_

Net residential floor area (habitable space) of the project in square feet:

Rental units: 14,000 square feet APPROXIMATE.

For Sale units: \_\_\_\_\_ square feet

Total number of units proposed 70

Number of inclusionary units required: 11

Number of inclusionary units proposed: 11

Residential Unit Mix:

# Bedrooms	Total # Units	# Units on Site	# Units off Site	# Market Rate Units	# Very Low Income Units	# Low Income Units	# Moderate Income Units
Studio							
1							
2							
3							
4							
5							

Alternatives selected: (if 'yes' is selected, provide information in second part)

yes  no On-site development → Inclusionary Units Provided # 11 UNITS

yes  no Off-site development → Inclusionary Units Provided # \_\_\_\_\_

yes  no Land donation → Estimated Land Value \$ \_\_\_\_\_

yes  no In-Lieu Fee → Estimated In-Lieu Fee \$ \_\_\_\_\_

Land Donation or Off-site Development Project Address: \_\_\_\_\_

Incentives Requested:

Fee Waiver  yes  no

Unit Credit  yes  no

Density Bonus  yes  no

Financial Assistance  yes  no

Marketing Assistance  yes  no

\*FOR TREE INVENTORY  
SEE APPENDIX

PG 4: masterapp\_04\_6 17 03.pdf

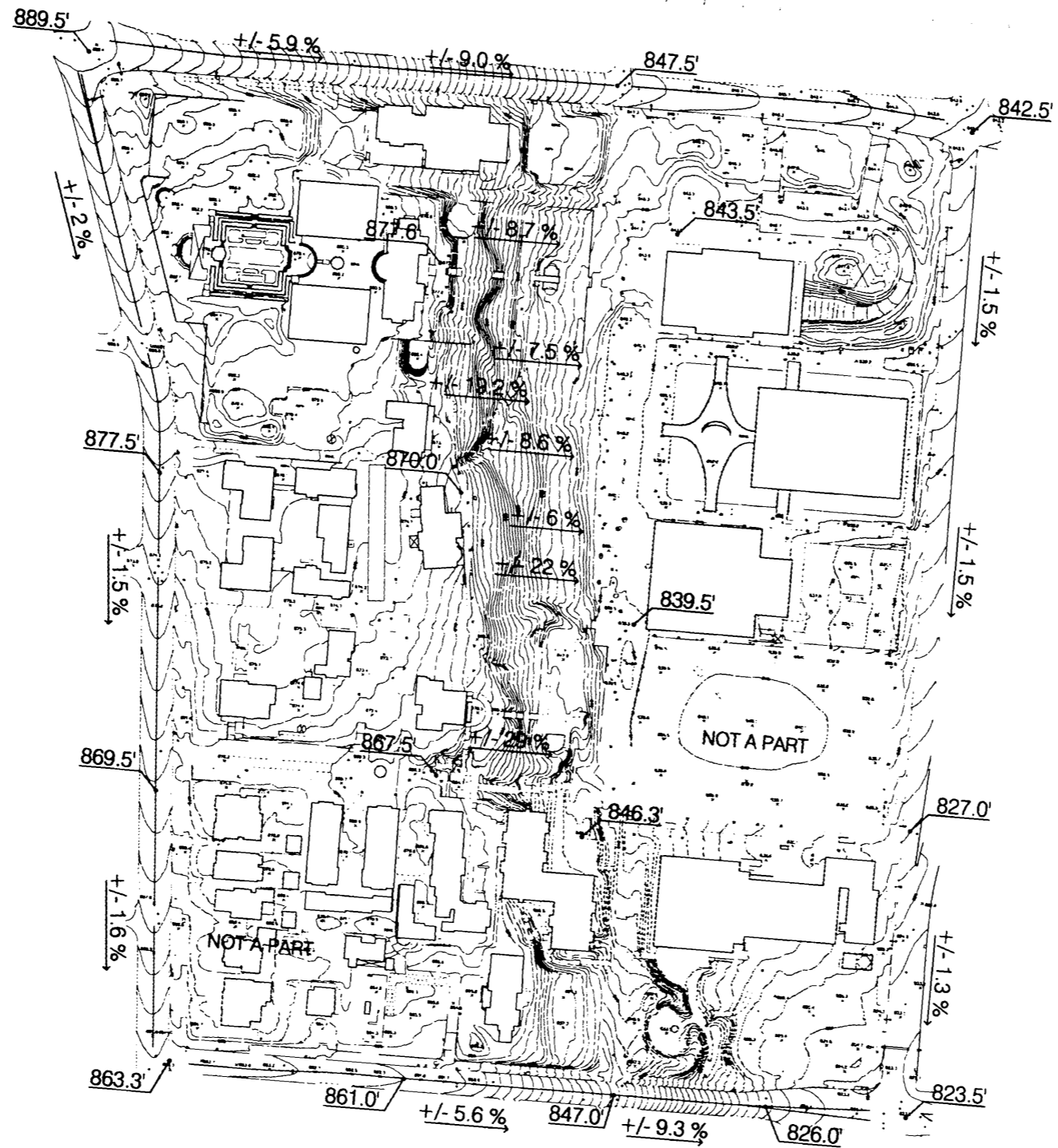
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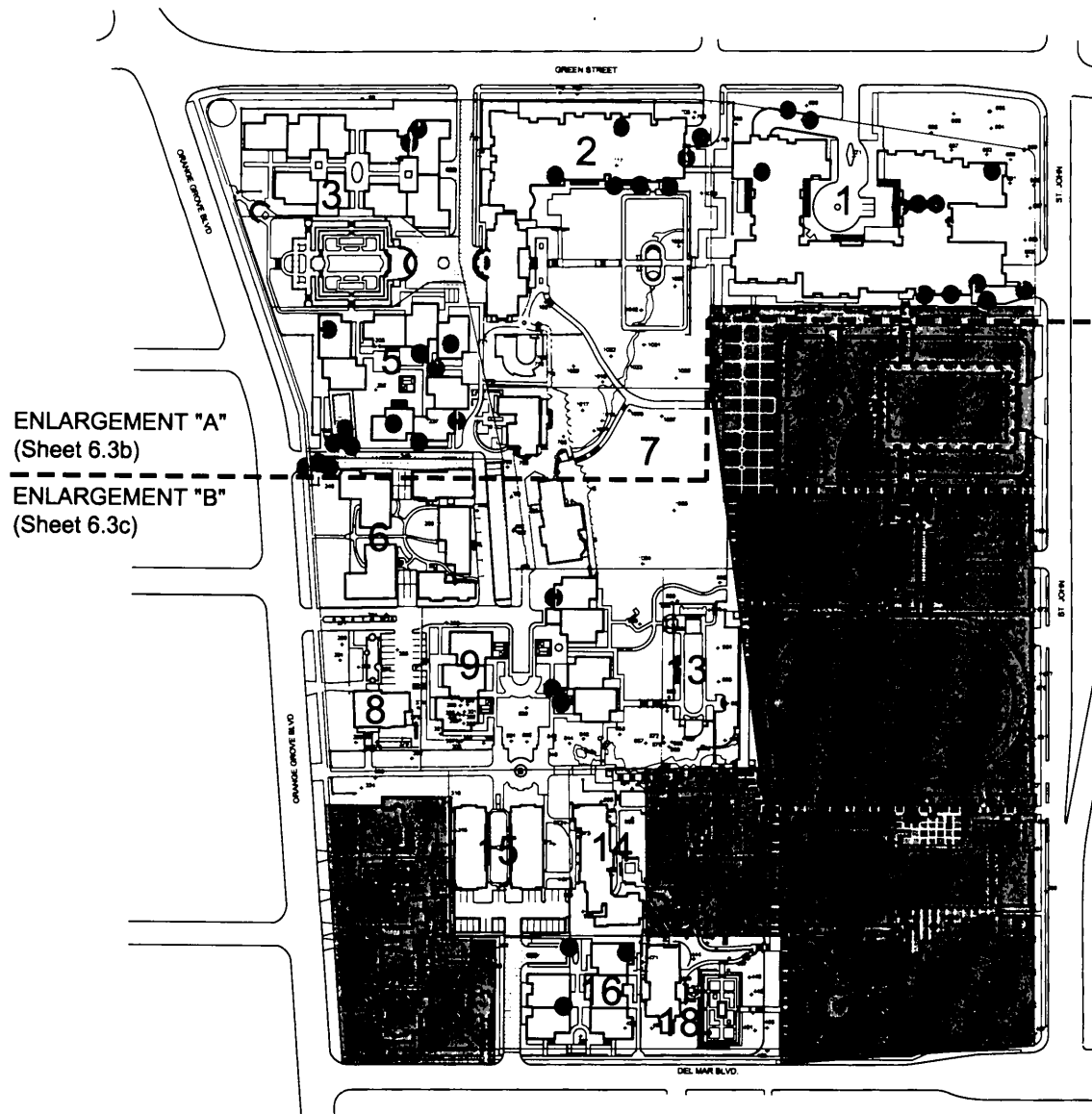


AMBASSADOR WEST  
PAC 18 May 2005



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**NOTES:**

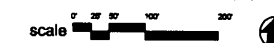
In developing the master plan for this project, the project team has worked very carefully to help ensure the preservation of the maximum feasible number of mature trees on the site which are included in Pasadena's Protected Tree Ordinance list. While the masterplan is still in an early stage, and the precise building footprints and their exact locations on the site will continue to evolve as the design process continues, this plan indicates which of the ordinance-protected trees are planned to be retained-in-place, relocated elsewhere on site (location TBD), or to be removed and mitigated with new trees, as defined by the ordinance. The preliminary analysis indicates that the percentage of retained protected and non-protected trees will be significant, and the team will submit specific tabulations for review by the city.

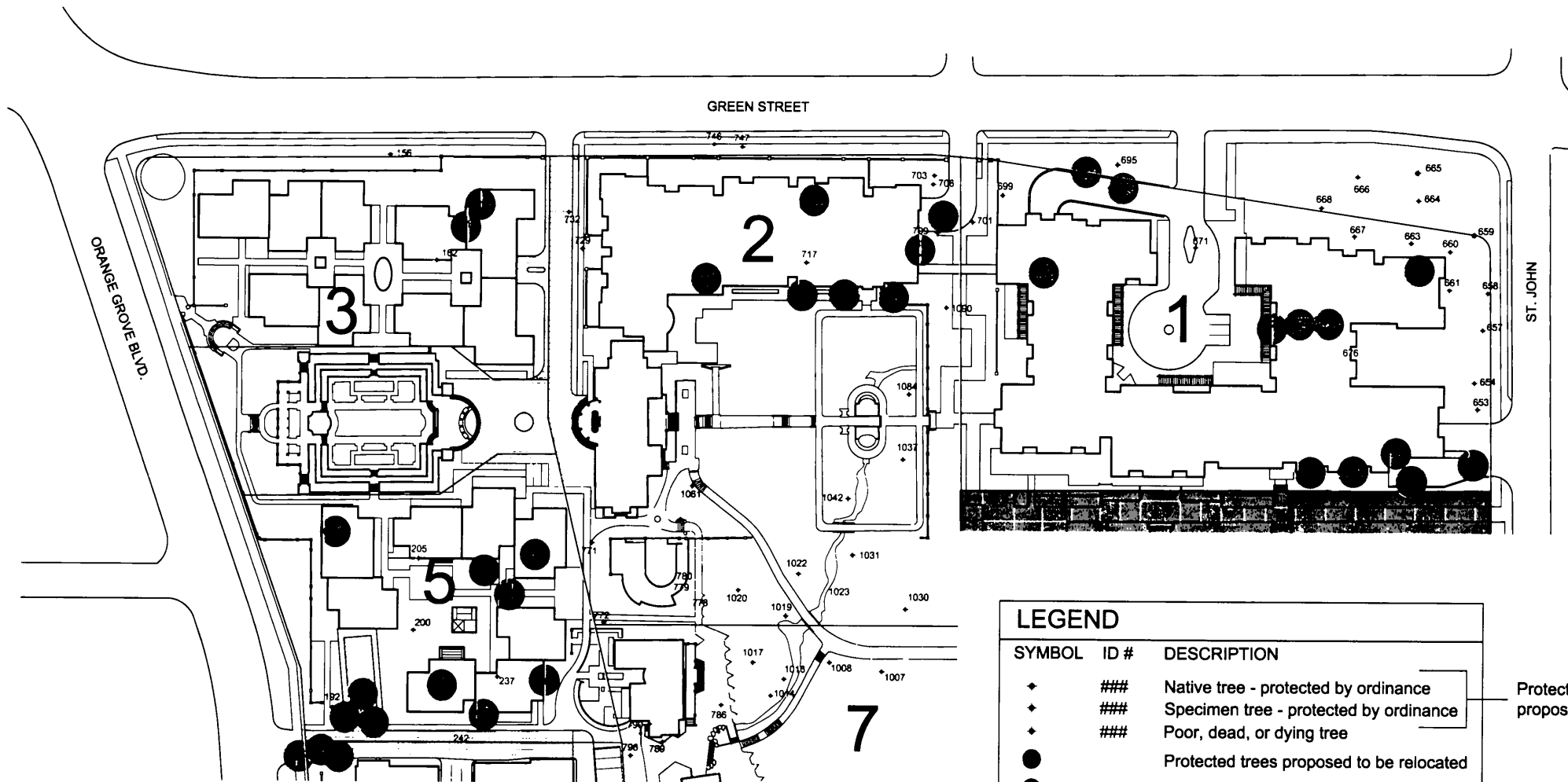
LEGEND		
SYMBOL	ID #	DESCRIPTION
◆	###	Native tree - protected by ordinance
◆	###	Specimen tree - protected by ordinance
◆	###	Poor, dead, or dying tree
●		Protected trees proposed to be relocated
●		Protected trees proposed to be removed
■		Not a part
8		Parcel number

Protected trees  
 proposed to remain

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LEGEND		
SYMBOL	ID #	DESCRIPTION
◆	###	Native tree - protected by ordinance
◆	###	Specimen tree - protected by ordinance
◆	###	Poor, dead, or dying tree
●		Protected trees proposed to be relocated
●		Protected trees proposed to be removed
■		Not a part
8		Parcel number

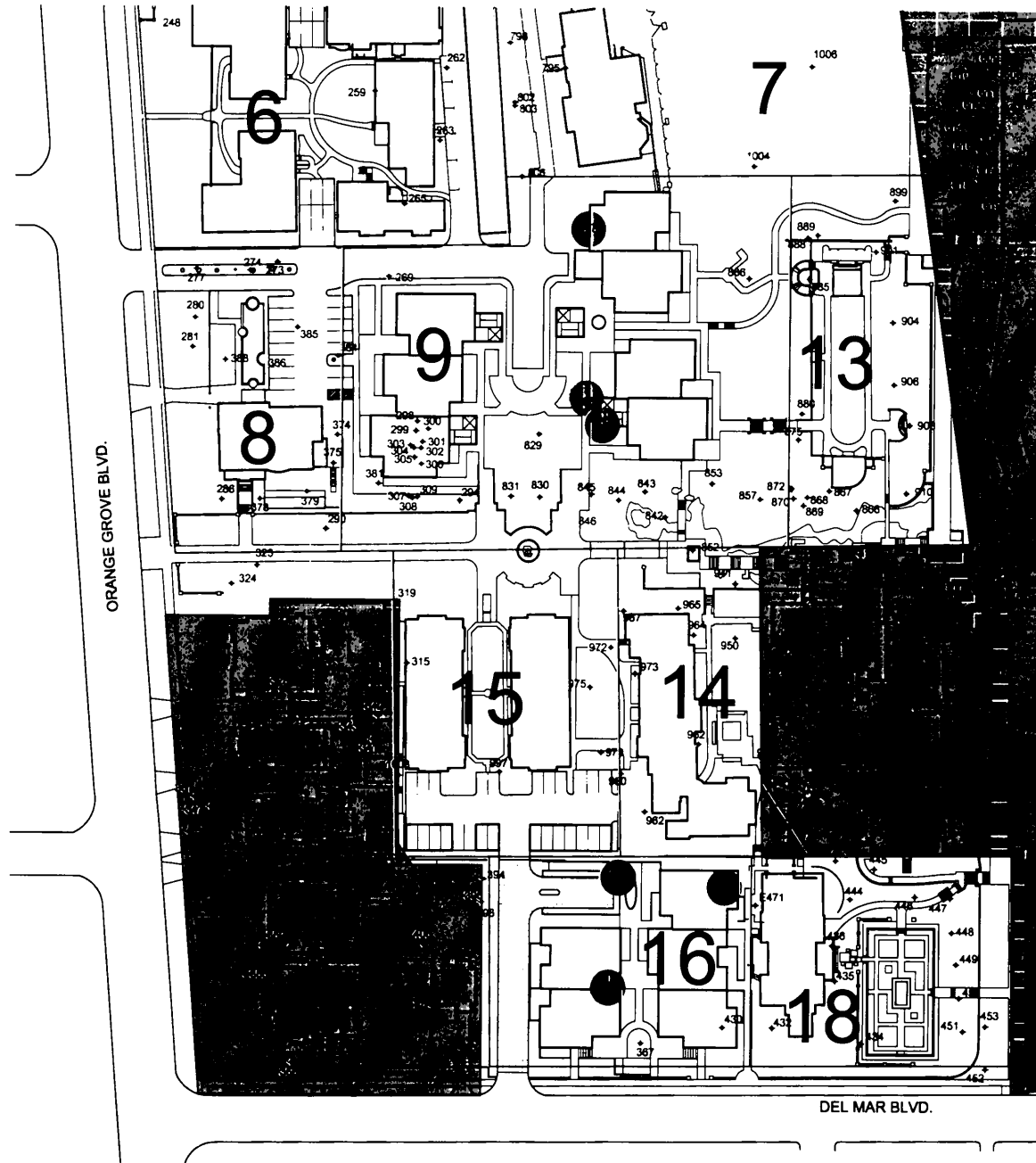
Protected trees proposed to remain

See notes on sheet 6.3a

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LEGEND		
SYMBOL	ID #	DESCRIPTION
◆	###	Native tree - protected by ordinance
◆	###	Specimen tree - protected by ordinance
◆	###	Poor, dead, or dying tree
●		Protected trees proposed to be relocated
●		Protected trees proposed to be removed
■		Not a part
8		Parcel number

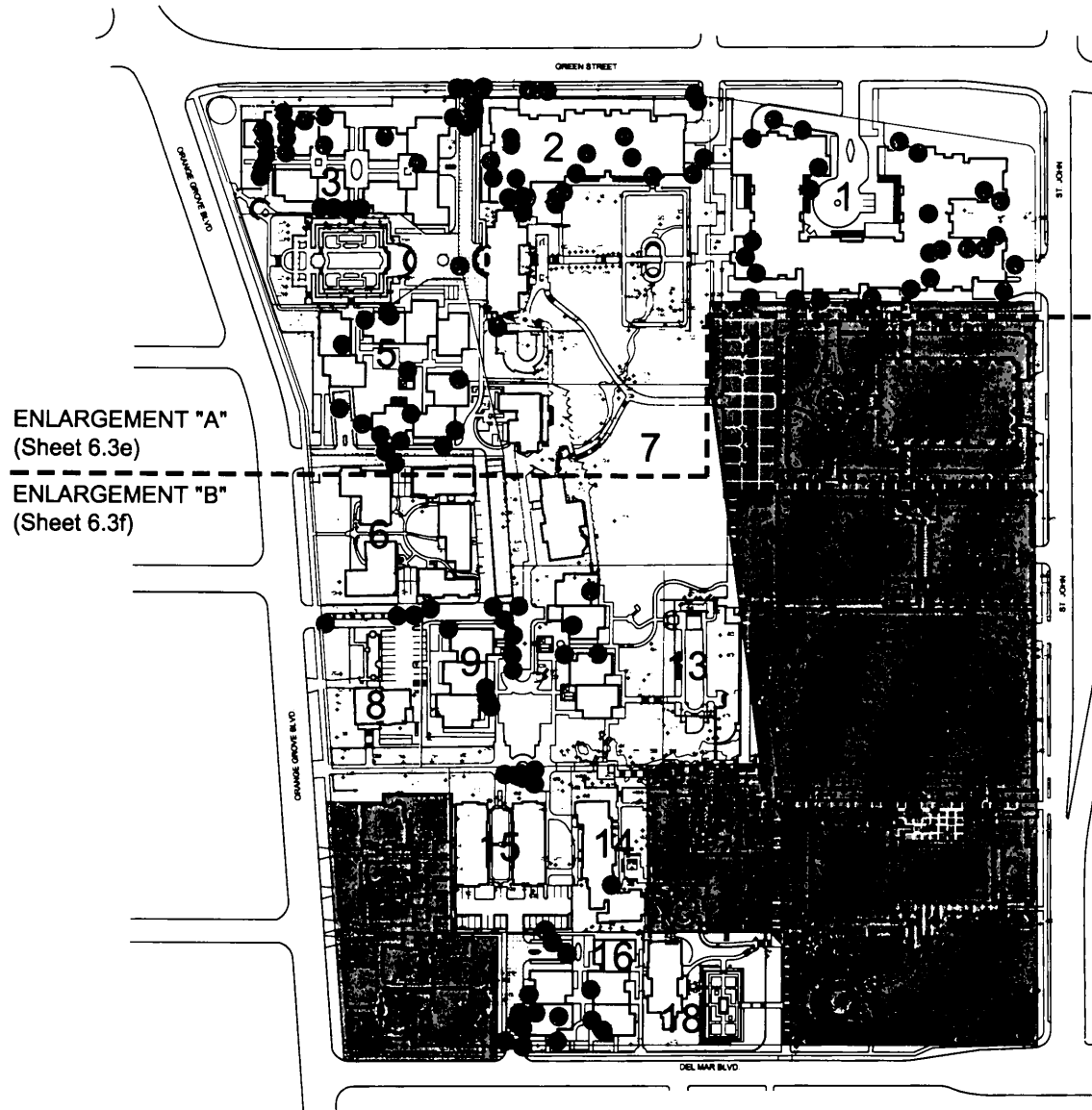
Protected trees  
 proposed to remain

See notes on sheet 6.3a

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**NOTE:**

In addition to preserving many of the ordinance-protected trees on the site, (as indicated preliminarily on Exhibits 6.3a, 6.3b and 6.3c), the Ambassador West project will also be preserving many of the trees which the ordinance does not give "protected" status, but which nevertheless add to the park-like setting of the site. These "non-protected" trees are depicted on this exhibit and the two following enlarged plans, Exhibits 6.3e and 6.3f. As noted previously for the protected trees exhibits, those non-protected trees which the preliminary analysis concludes will need to be removed or relocated as a result of the project are highlighted on these plans but remain subject to further refinement as the project design process proceeds.

LEGEND		
SYMBOL	ID #	DESCRIPTION
•	---	Candidate tree for preservation
+	###	Common tree
●		Non-protected trees to be removed or relocated
■		Not a part
8		Parcel number

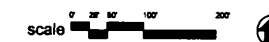
Non-protected trees proposed to remain

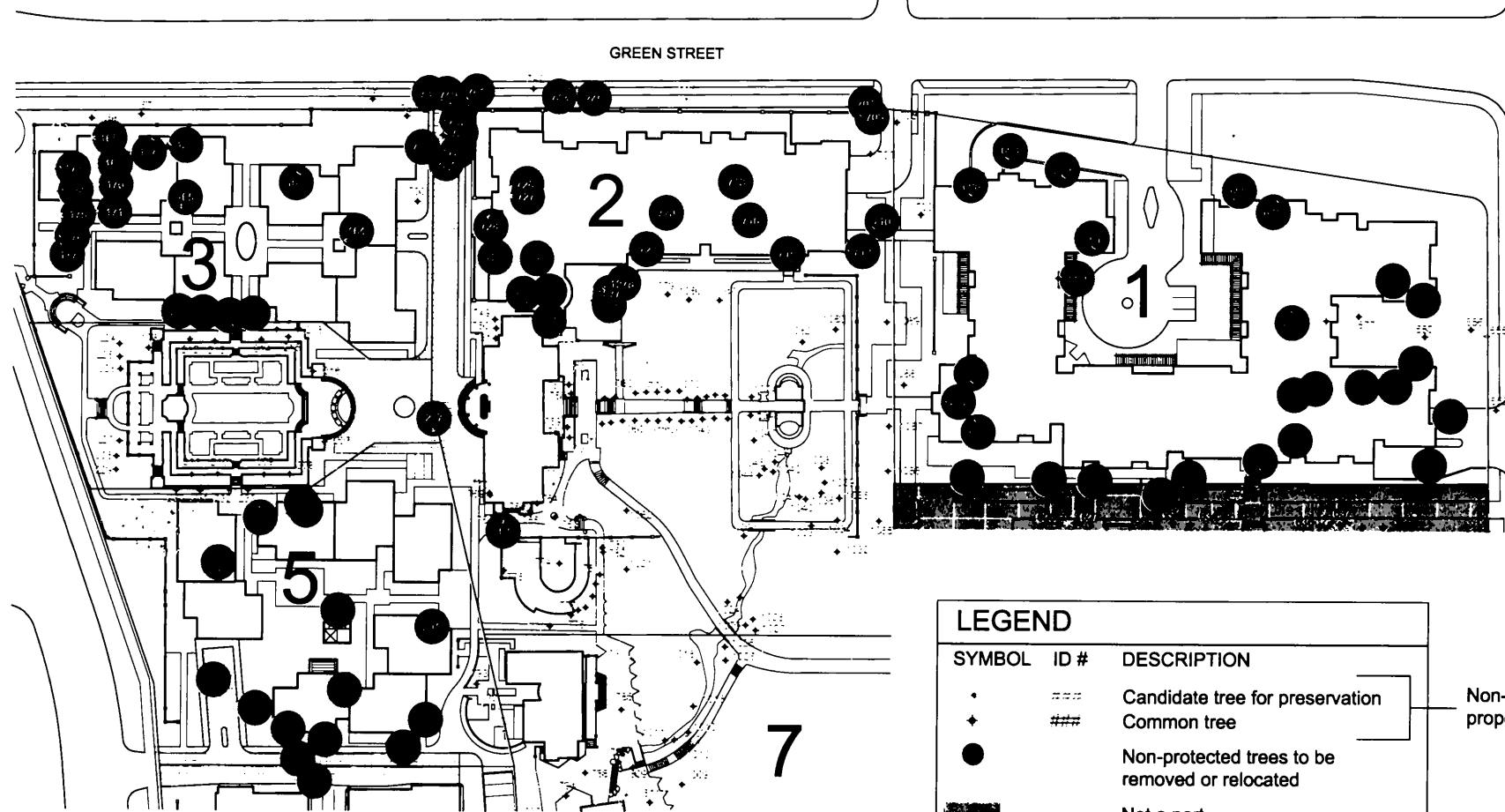


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LEGEND		
SYMBOL	ID #	DESCRIPTION
•	###	Candidate tree for preservation
+	###	Common tree
●		Non-protected trees to be removed or relocated
■		Not a part
8		Parcel number

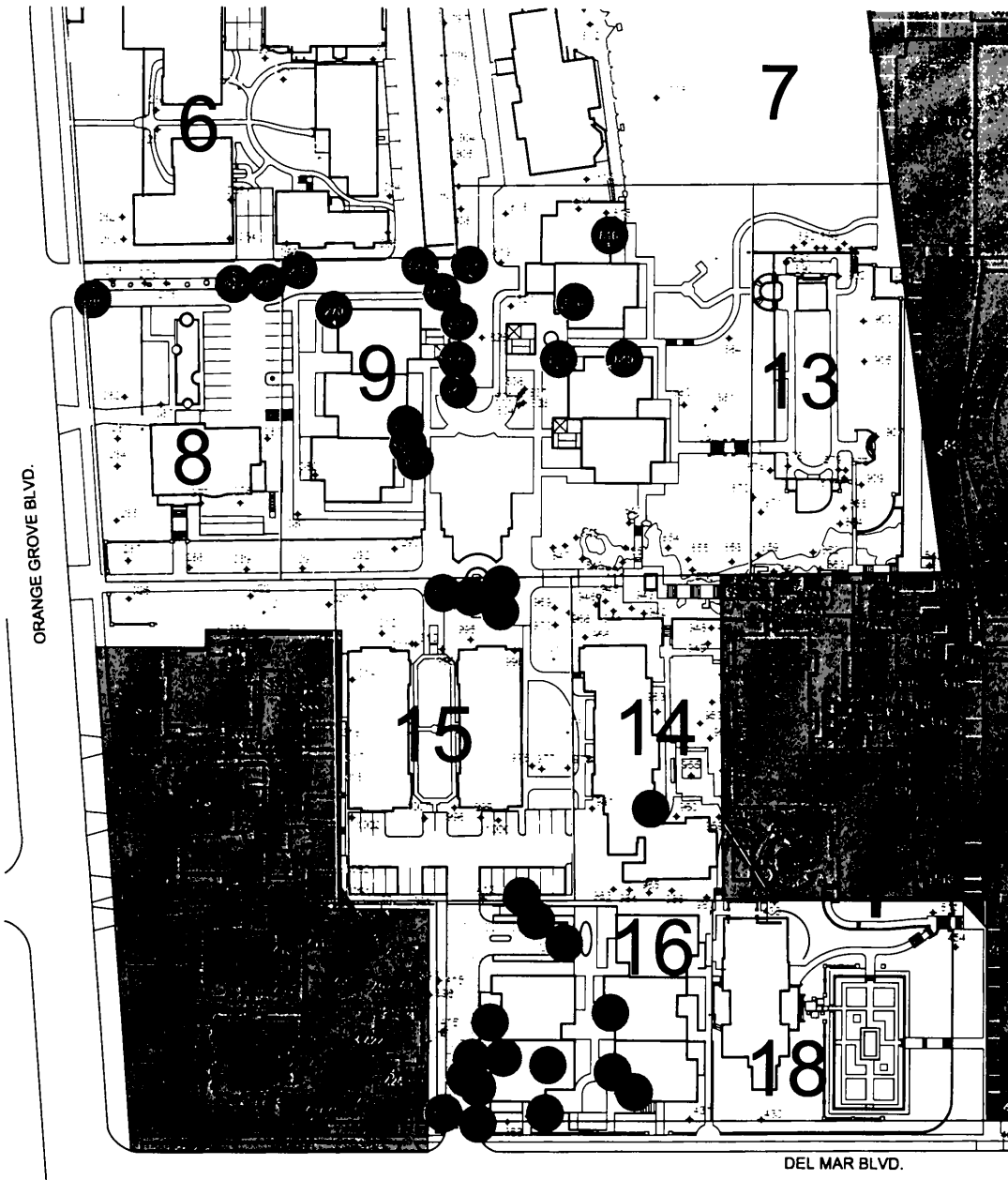
Non-protected trees proposed to remain

See notes on sheet 6.3d

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LEGEND		
SYMBOL	ID #	DESCRIPTION
•	---	Candidate tree for preservation
◆	==	Common tree
●		Non-protected trees to be removed or relocated
■		Not a part
8		Parcel number

Non-protected trees proposed to remain

See notes on sheet 6.3d

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Station #	Station Name	Station ID	Station Type	Station Class	Station Category	Station Group	Station Subgroup	Station Component	Station Element	Station Attribute	Station Value
1											
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Station #	Station Name	Station ID	Station Type	Station Class	Station Category	Station Group	Station Subgroup	Station Component	Station Element	Station Attribute	Station Value
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Station #	Station Name	Station ID	Station Type	Station Class	Station Category	Station Group	Station Subgroup	Station Component	Station Element	Station Attribute	Station Value
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Note:  
Tree survey information provided  
by Dudek and Associates.

Station #	Station Name	Station ID	Station Type	Station Class	Station Category	Station Group	Station Subgroup	Station Component	Station Element	Station Attribute	Station Value
101											
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Station #	Station Name	Station ID	Station Type	Station Class	Station Category	Station Group	Station Subgroup	Station Component	Station Element	Station Attribute	Station Value
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Station #	Station Name	Station ID	Station Type	Station Class	Station Category	Station Group	Station Subgroup	Station Component	Station Element	Station Attribute	Station Value
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Orange Grove Boulevard



Orange Grove Boulevard



Del Mar Boulevard



Del Mar Boulevard



Green Street



Green Street

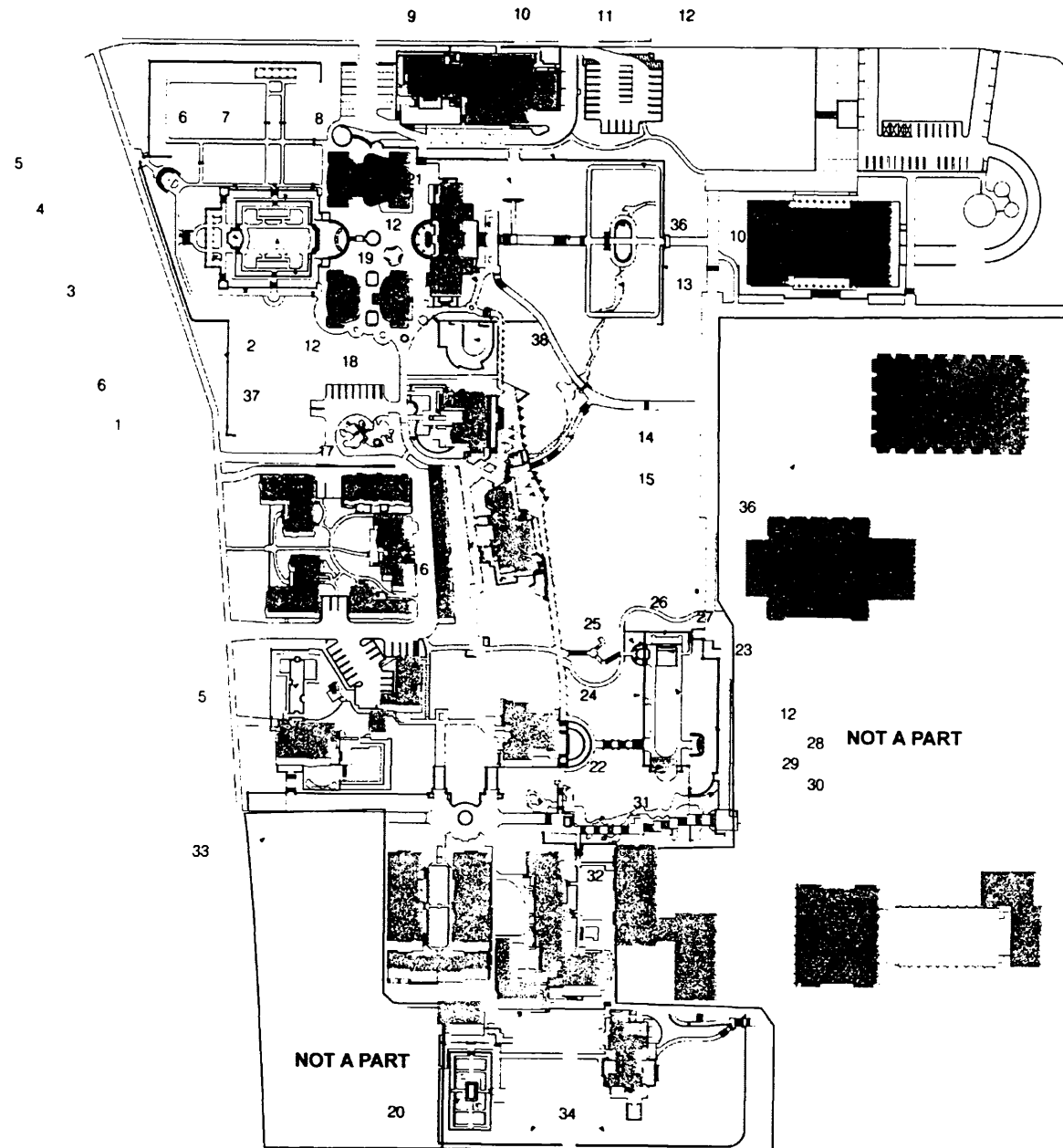
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EXISTING SITE ELEMENTS

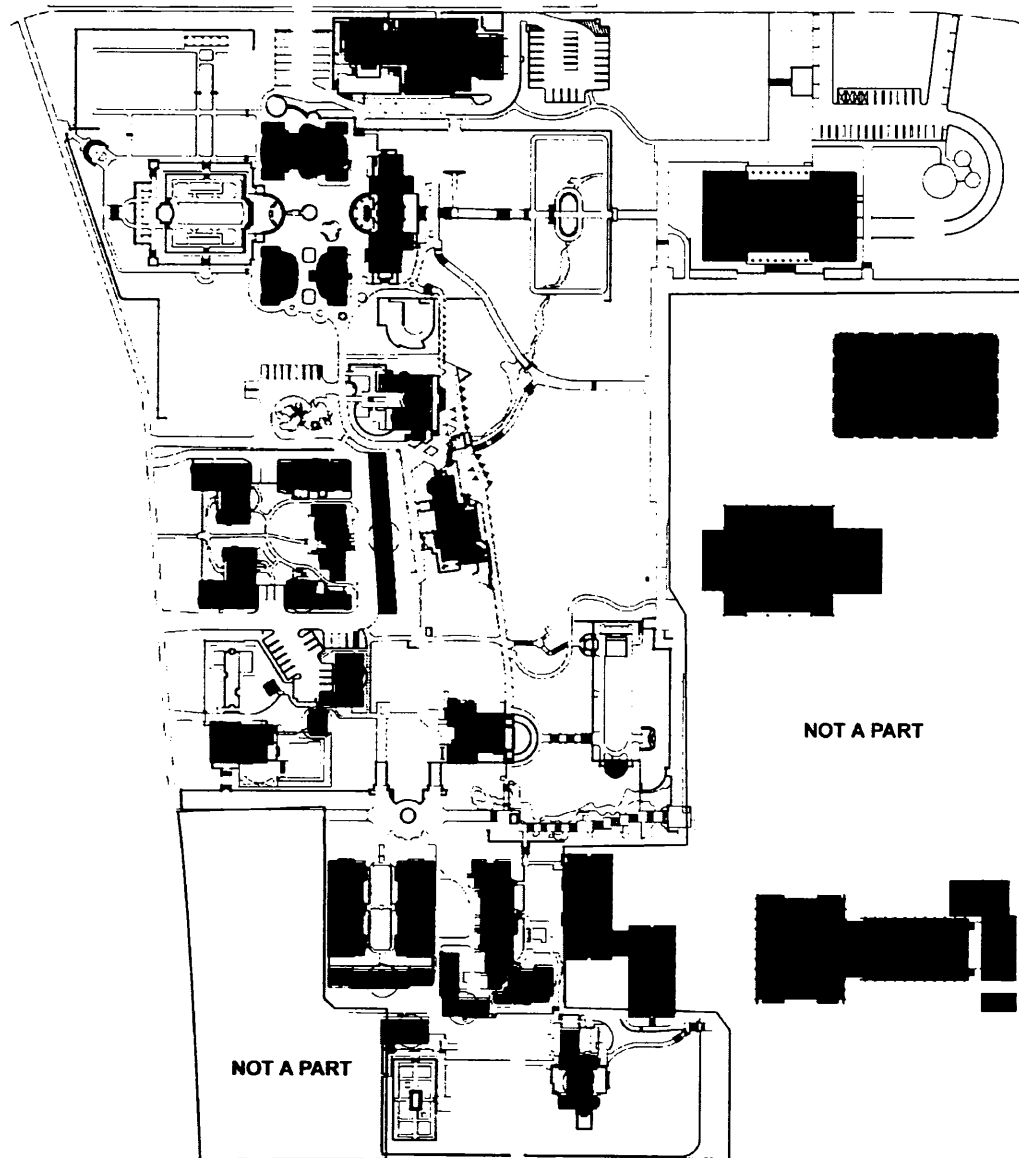
- 1 DECORATIVE WALLS WITH URNS
- 2 WATER FEATURE TO BE RESTORED
- 3 TRELLIS
- 4 GARDEN STAIRS
- 5 WATER FEATURE
- 6 GARDEN WALL AND BALUSTRADE
- 7 STAIRS
- 8 GARDEN WALL
- 9 GRAVEL MOTOR COURT
- 10 DECORATIVE WALL WITH URNS
- 11 WALKWAY AND STAIRS
- 12 WALKWAY
- 13 MAN-MADE STREAM (MAYFAIR)
- 14 WALKWAY AND STAIRS
- 15 ENHANCED PAVING AND WALLS (ECKBO)
- 16 ENHANCED PAVING
- 17 WALL
- 18 WATER FEATURE AND GARDEN
- 19 WALL
- 20 DEL MAR ROSE GARDEN
- 21 TERRACE
- 22 PAVILION
- 23 WATER FEATURE
- 24 DECORATIVE WALL & BALUSTRADE
- 25 GARDEN STAIRS AND WALL
- 26 WATER FEATURE
- 27 TRELLIS
- 28 DECORATIVE WALL
- 29 WATER FEATURE
- 30 MAN-MADE STREAM (GROVE STREAM)
- 31 WALKWAY AND STAIRS
- 32 MAN-MADE STREAM
- 33 DECORATIVE WALL WITH URNS
- 34 CLINKER BRICK WALL
- 35 REFLECTING POOL
- 36 WATER FEATURE
- 37 MEDITERRANEAN GARDEN
- 38 ECKBO COURTYARD

NOT A PART

NOT A PART

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EXISTING SITE BUILDINGS

- 18 MEMORIAL HALL RESIDENCE
- 19 GUEST APARTMENT/GARAGE
- 20 MANOR DEL MAR DORMITORY/ MHS  
ADMINISTRATION BUILDING
- 21 HEALTH CENTER
- 22 VILLA FRANCESCA - WEST
- 23 VILLA FRANCESCA - EAST
- 24 GROVE MANOR MULTI-FAMILY RESIDENCE
- 25 LANDSCAPE/CUSTODIAL
- 26 VILLA FRANCESCA GARAGES - SUPPORT FACILITIES
- 30 SOUTH ORANGE GROVE GARAGES
- 31 LIBRARY
- 32 LIBRARY ANNEX
- 33 MAYFAIR MANSION
- 34 TERRACE VILLA MANSION
- 35-39 THE ORANGE GROVE MANOR APARTMENTS
- 41 AMBASSADOR HALL
- 42 FINE ARTS HALL
- 43 SCIENCE HALL
- 44 OLCOTT MANSION
- 45 TELEVISION FACILITY
- 62 HALL OF ADMINISTRATION

EXISTING ADJACENT BUILDINGS






- 27 GROVE TERRACE DORMITORY
- 51 GYMNASIUM
- 52 NATORIUM
- 53 HANDBALL/RAQUETBALL COURTS
- 61 STUDENT CENTER
- 63 AMBASSADOR AUDITORIUM

ONYX ARCHITECTS

16 N. Marengo # 700  
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AMBASSADOR WEST  
PAC 18 May 2005

PHOTOS	BLDG#	BUILDING NAME	APN NUMBER	TOTAL GROSS S.F.	YEARS BUILT	BLDG FOOTPRINT SF	BLDG HEIGHT	TOTL STORIES	TOTL HOUSING UNITS	TOTL EX. PARKING SPACES	TOTL NEW PARKING SPACES	PAVED SF AREA	UNPAVED PAVING AREA	SQ. FT. TO BE DEMOLD	TOTL HOUSING UNITS DEMOLD	TO BE ALTERED (Y/N)	CONCRETE MASONRY (Y/N)	CA. TYPE OF USE	PROPOSED STATUS
	18	Memoria Ma J.A. Rahn House	5713-13-016	7,834	1925	3,182	29	2	1	16	0	-	-	0	0	N	N	SFR	ES
	19	Guest Apartment/Garage	5713-13-018	1,240	1925	638	-	2	0	-	-	-	-	0	0	N	N	SFR	N/A
	20	Manor De Mar Jewell Memorial House	5713-27-030	9,614	1907	3,146	30	3	1	-	-	-	-	0	0	N	N	DRM	ES
	21	Health Center	5713-27-030	1,700	1907	1,700	-	1	0	-	-	-	-	1,700	0	Y	N	N/A	N/A
	22	Grove Villa West Villa Franciscana Apartments	5713-27-030	10,078	1927	4,289	30	2	4	0	5	-	-	0	0	N	N	APT	ES
	23	Grove Villa East Villa Franciscana Apartments	5713-27-030	10,678	1927	4,289	30	2	4	0	10	-	-	0	0	N	N	APT	SS1
	24	Grove Manor Grove Manor Apartment	5713-27-030	15,000	1930	7,641	45	23	10	0	20	-	-	0	0	N	N	APT	ES
	25	Landscape/Custodia	5713-27-030	2,160	1930	2,160	-	1	0	-	-	-	-	2,160	0	Y	N	N/A	N/A
	26	Clubhouse/Pavilion	5713-27-030	2,338	1927	2,338	-	1	0	-	-	-	-	2,338	0	Y	N	N/A	N/A

ONYX ARCHITECTS

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PHOTOS	BLDG#	BUILDING NAME	APN NUMBER	TOTAL GROSS S.F.	YEAR BUILT	BLDG FOOTPRINT SF	BLDG HEIGHT	NO. STORES	NO. HOUSING UNITS	NO. OF EX PARKING SPACES	NO. OF NEW PARKING SPACES	PAVING SF AREA	OPEN SPACE PAVING AREA	S.F. TO BE DEMOLD	NO. OF HOUSING UNITS DEMOLD	TO BE ALTERED (Y/N)	UNREGD MASONRY (Y/N)	EX. TYPE OF USE	HISTORIC STATUS
	30	South Orange Grove Garages	5713-13-007	4,127	1951	4,127	29	1	-	-	-	-	-	4,127	0	Y	N	N/A	N/A
	31	Library	5713-13-018	11,837	1896	3,813	-	3	0	-	N/A	-	-	11,667	0	Y	N	N/A	SS1
	32	Library Annex	5713-13-018	4,342	1890	0,311	-	0	0	-	N/A	-	-	4,342	0	Y	N	N/A	N/A
	33	Mayfair Mansory O.S.A. Sprague House	5713-13-018	15,924	1903	4,253	43	3	1	-	N/A	-	-	0	0	N	N	DORM	SS1
	34	Tenahela Villa Orman E. Jamieson House	5713-13-018	5,177	1974	5,167	29	0	0	-	-	-	-	0	0	N	N	DORM	SS1
	35 36 37 38 39	South Orange Grove Apts./Orange Grove Manor Apartments	5713-13-007 -016	5,855 5,654 3,975 5,950 7,088	1950	2,907 2,827 1,986 2,972 3,544	29	2 2 2 2 2	4 4 4 4 4	20 - - - -	24	- - - - -	- - - - -	5,855 5,654 3,975 5,950 7,088	4 4 4 4 4	Y Y Y Y Y	N N N N N	APT APT APT APT APT	SS1 SS1 SS1 SS1 SS1

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AMBASSADOR WEST  
PAC 18 May 2005

PHOTOS	BLDG#	BUILDING NAME	APN NUMBER	TOTAL GROSS S.F.	YEAR BUILT	BLDG FOOTPRINT SF	BLDG HEIGHT	NO. STORES	NO. HOUSING UNITS	NO. OF EX. PARKING SPACES	NO. OF NEW PARKING SPACES	PAVING SF AREA	OPEN SPACE PAVING AREA	S.F. TO BE DEMOLD	NO. OF HOUSING UNITS DEMOLD	TO BE ALTERED (Y/N)	UNREGD MASONRY (Y/N)	EX. TYPE OF USE	HISTORIC STATUS
	41	Ambassador Margaret C. Merritt House	5713-13-018	18,404	1908	6,393	30	2						C	C	N	N	OFFICE	SS3
	42	Fine Arts Hall	5713-12-015	14,600	1967	6,350		2	0		N/A			14,600	0	Y	N	N/A	SS3
	43	Science Hall	5713-12-016	14,870	1967	6,020		2	0		N/A			14,870	0	Y	N	N/A	SS3
	44	Okoot	5713-12-015	5,669	1987	2,515		3	1		N/A			5,669	1	Y	N	OFFICE	N/A
	45	Tevis Hall	5713-12-015	11,971	1967	6,620		1	0		N/A			11,971	0	Y	N	OFFICE	N/A
	62	Administration Hall	5713-16-016	71,426	1969	18,346		4	0		N/A			71,426	0	Y	N	N/A	SS3

ONYX ARCHITECTS

16 N. Marengo # 700  
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Parcel No.	Existing Building Number/s as Applicable	Building Name	Existing Use	Proposed Use	Zoning Designation	Number of Units	Required Stalls			Provided Stalls			Comments	
							Resident	Guest	Total	Resident	Guest	Existing Nonconforming Total		
1				Institutional - Senior Life / Care	Institutional	176	88		88			203		
2				Institutional - Senior Life / Care	Institutional	44	22		88			61		
3				Residential	WGSP - Area 1B	20	20	2	22	22	1		23	
4			Existing Garden	Existing Garden to Remain	WGSP - Area 1B				NA			NA	Italian Gardens	
5				Residential	WGSP - Area 1B	19	40	4	44	40	8		48	
6	30 + 35 thru 39	Orange Grove Manor Apts	Residential	Residential	WGSP - Area 1B	20			NA	20	2	20	42	South Orange Grove Apartments - Includes two inclusionary units - Includes 6 Stalls Shared Parking
			Existing Apartments	Existing Apartments to Remain										
7	33 + 34	Mayfair / O. S. A. Sprague House Terrace Villa / Stillman B. Jamieson House	Institutional	Building 33 - Institutional	WGSP - Area 1B				NA				NA	Building 33 - Maranath High School - Parking at Structure
				Building 34 - Residential					2	2			2	Single Family Residence
8	18	J. A. Rankin House	Institutional - Residential	Office	WGSP - Area 1B				16				16	
9	19 + 31 + 32		Institutional	Residential	WGSP - Area 1B	21	42	3	45	42	4		46	
10														
11	63		Not a Part											
12	.51 thru 55 + 5A + 61		Not a Part											
13			Not a Part - Existing Garden	Existing Garden to Remain										Fowler Garden
14	24 + 26	Grove Manor	Institutional - Residential	Apartments	WGSP - Area 1B	12			NA	24	3	0	27	Grove Manor - Includes nine inclusionary units - Includes 14 Stalls Shared Parking
15	22 + 23 + 26	Villa Francesca	Institutional - Residential	Apartments	WGSP - Area 1B	8			NA	8	1	8	17	Grove Villa East - West - Includes 8 Stalls Shared Parking
16				Residential	WGSP - Area 1B	10			0	20	1		21	
17	21		Existing Garden	Residential	WGSP - Area 1B	Part of Parcel 16			NA				NA	Rose Garden to be Relocated
18	20	Manor Del Mar / Lewis J. Merritt House	Institutional - Residential	Institutional	WGSP - Area 1B				0				0	Manor Del Mar - Maranatha High School - Parking at Structure

ONYX ARCHITECTS

16 N. Marengo # 700  
Pasadena, CA 91101



Zoning Consistency Analysis  
Residential Parcels 3, 5, 9 & 16

**17.22.060 RM District General Development Standards**

Section	Regulation	Proposed Project	Response
Table 2-4	Min. lot area: 12,000	Consistent	
	Min. lot width: 75 ft.	Consistent	
	Setbacks: Front: 40 ft. Side: 10 ft. Corner side: 30 ft.	Orange Grove Blvd.: 40 ft. Green Street: 20 ft. Del Mar Avenue: 20 ft.	
	Density: 3000 sq. ft. land area per unit (14 du/ac)	Consistent	
	Min. floor area: 1,400 sq. ft.	Consistent	

**17.22.070 RM District Additional Regulations**

Section	Regulation	Proposed Project	Response
E.1.a	No façade along the street may be longer than 60 ft.	Building at Parcel 5 on Orange Grove is greater than 60 ft.	Zoning adjustment requested.
E.5.b	Street facades shall have entrances to units, clusters of units or common lobbies.	Most buildings take entry from central courtyards.	
F.1.e	When lots are combined to have a frontage greater than 160 ft., height limit shall be 2 stories.	Parcel 3 combines lots to create a new lot with 170 ft. of frontage on Green St. One building exceeds 2 stories. Balance of site is consistent.	Zoning adjustment requested.
F.2.a	Three story buildings: third story must be setback 10 ft. from main garden	TBD	
F.2.c.(2)	On double frontage lots wider than 60 ft. buildings within 75 ft. of street shall be 2 stories	Parcel 3 would be effectively limited to 2 stories. Portions of two buildings are 3 stories. Balance of site is consistent.	Zoning adjustment requested.

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Zoning Consistency Analysis  
Residential Parcels 3, 5, 9 & 16

17.22.080 RM District Garden Requirements

Section	Regulation	Proposed Project	Response
Intro/Purpose	"Neighborhood character and quality depend on the coherence, embellishment, and visibility of courts and gardens, on the size and consistency of front yards, and on the frequency and uniformity of street trees. Mandatory requirements regulating the size and configuration of yards and gardens are therefore a central feature of these provisions."	<p>The garden regulations are important for new development on conventional building sites fronting on existing residential streets as a tool to ensure urban design continuity with the City's character defined by residential buildings framed at the street by strong landscape architectural features.</p> <p>In contrast, the character and quality of the Ambassador West site are defined by a largely inward-oriented campus design oriented to gardens and open space features rather than to architecture and building lines that address the perimeter streets.</p> <p>Integration of the proposed new development with the existing campus setting requires an alternative approach to urban design that may not be consistent with all City of Gardens regulations.</p>	The Garden Regulations recognize the need for an alternative approach for projects such as Ambassador West in <b>Section 17.22.080.C: Incentives for the Preservation of Significant Structures</b> . "In developments that preserve historic resources, the Director may exercise the discretion to waive development standards or accept alternative solutions to assist in the preservation of these structures. The Director may waive or grant up to a 50% reduction to the main garden...and waive some or all of the required architectural elements and modulation requirements, if such action is reasonably necessary to accommodate such preservation."
A.1.a-f	Main Garden Location: Multifamily projects shall have a primary landscaped open space as its central focus...Garden may be an internal courtyard but must be visible from the street... Main garden may be placed to take advantage of preserved tree(s)...	Largely consistent	
A.2	Minimum Main Garden Area: 17% of each residential parcel. Minimum Total Garden Area: 32% of each residential parcel	Parcel 16 does not comply with main garden area requirement. Balance of sites comply.	Zoning adjustment requested for Parcel 16 in accordance with Section 17.22.080.C.
A.3	Minimum Garden Dimension: 20 ft.	Consistent	
A.4.a	Main Garden Enclosure Requirement: buildings shall enclose 50% of garden perimeter.	Consistent	
A.4.c	75% of garden perimeter enclosed by buildings, walls, hedges, etc.	Parcels 9 does not enclose garden for 75% of its perimeter. Parcels 3, 5 and 16 are consistent.	Zoning adjustment requested for Parcel 9 in accordance with Section 17.22.080.C.
A.4.f	Driveways adjacent to main garden shall be screened by landscape elements.	Consistent.	
A.5.a	Main Garden Visibility: Opening to the street at least 10 ft. in width.	Consistent.	
A.6.a.(1)	Planting and Paving Standards: 50% of main garden to be planted.	Consistent.	
A.6.a.(2)	When main garden is over subterranean parking, for each canopy tree required, a tree with a mature height of 25 ft. shall extend down to natural soil. Tree wells shall have a min. inside dimension of 6 ft.	TBD	
D.4.a	Front Yard Encroachments: Garden space [private] for individual units is not an encroachment and may be included as part of the front yard subject to the following limitations: Max height of wall: 2ft (solid) or 3 ft. 6 in. (open).	TBD	
D.4.b	Private open space in the front setback shall not exceed 25% of the total front yard area.	TBD	

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**Zoning Consistency Analysis**  
**Life / Care Parcels 1 and 2, WGSP-1a**

**17.36.050 West Gateway Specific Plan WGSP-1A Allowed Uses**

Section	Regulation	Proposed Project	Response
Table 3-16	Allowable Use - Services designation	Life Care Facilities per 17.50.120; 220 Life/Care Units provided	A Conditional Use Permit (CUP) will be required. Note that the Life/Care Facility is a type of institutional use, and does not include provisions for Independent Living. Therefore it is not evaluated as "dwelling units".

**17.36.060 West Gateway Specific Plan WGSP-1A Development Standards**

Section	Regulation	Proposed Project	Response
Table 3-17.3 or 17.24.040 for underlying CO Dev. Stds.	Min Lot Size: 7200 SF	Consistent	
	Min. lot width: 55 ft.	Consistent	
	Setbacks:		
	Front: 20 ft.	Consistent	
	Side: 10 ft	Consistent	
	Corner side: 15 ft.	Consistent	
	Rear: 10 ft.	Consistent	
	Height Limit: 72 ft.	Consistent	
	Floor Area Ratio: 0.80	468,000 SF building / 261,390 SF land = 1.79 FAR	Requires Transfer of Development Rights from adjacent parcels
	Encroachment plane: not applicable in CO stds.	Consistent	
	Parking per 17.46, Table 4-6 for seniors (0.5 spaces/unit per CUP), plus additional parking for staff, guests	See Parking Analysis	Per CUP

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Administrative Transfer of Development Rights to Parcels 1 and 2 - Proposed Allocation

SUMMARY:

Parcels 1 and 2 require a total of 266,038 SF of additional Transfer of Development Rights  
Parcels 6, 7, 11, 12, 13, 14, 15, 18, and 19 can transfer 269,421 SF of allowable development

Parcel or Bldg. ID#	Lot Description Address / former use	Lot Size		Amount Of Permitted Development per 17.36.060.A.1					Difference in SF (minus requires develop. transfer)
		Lot Area (Acres)	Lot Area (SF)	Permitted Development Allocation =Lot x 17,500/acre	Existing Bldg. SF	Demolition CredIt	Allowable New Const.	Proposed New Const. (SF)	
<b>Parcel 1 (Sunrise Lower)</b>									
62	330 W. Green St. (Admin.)	2.74	119,540	48,025	71,426	71,426	71,426	48,025	
65-67	330 W. Green St. (Chiler)				1,884	1,884	1,884		
Subtotal							73,310	73,310	121,335
<b>Parcel 2 (Sunrise Upper)</b>									
41	100 S. Orange Grove	3.26	141,850	56,987	18,404		56,987		
44	434 W. Green St.				5,669	5,669	5,669		
45	386 W. Green St.				17,971	17,971	17,971		
Subtotal				42,044	23,640	80,627	148,000		
<b>Parcel 6 (Existing Bldgs. To Remain)</b>									
30	178 S. Orange Grove (Garage)	1.45	63,065	25,336	4,127		25,336		
35	168 S. Orange Grove (Multi-Fam)				6,155				
36	172 S. Orange Grove (Multi-Fam)				5,877				
37	176 S. Orange Grove (Multi-Fam)				4,203				
38	154 S. Orange Grove (Multi-Fam)				6,158				
39	180 S. Orange Grove (Multi-Fam)				7,248				
Subtotal				33,768	0	25,336	0	25,336	
<b>Parcel 7 - Maranatha (upper)</b>									
33	182 S. Orange Grove (dorm)	1.13	49,290	19,802	15,924		19,802		
Subtotal					0	19,802	0	19,802	
<b>Parcel 11 - Harvest Rock (Lower)</b>									
63	131 S. St. John (Ambassador Auditorium)	2.87	125,065	50,244	50,478		50,244		
Subtotal					0	50,244	50,244		
<b>Parcel 12 - Maranatha (lower, south)</b>									
27	347 W. De Mar (Dorm)	6.07	351,435	141,187	42,353		141,187		
51	245 S. St. John (Gym)				20,326				
52	255 S. St. John (Natacolum)				9,421				
53	265 S. St. John (Handbal)				9,298				
54	235 S. St. John (Parking Structure)				94,930				
55	271 S. St. John (Chiler)				924				
61	245 S. St. John (Student Center)				39,495				
Subtotal - Allowable New Constructor for this parcel								0	141,187
<b>Parcel 13 - Central Garden Area</b>									
no buildings									
Subtotal		0.85	36,430	15,439	0	15,439	0	15,439	
<b>Parcel 14 - Maranatha (Upper Campus)</b>									
24	232 S. Orange Grove	0.46	21,040	8,453	19,000		8,453		
25	355 W. De Mar				2,160	2,160	2,160		
Subtotal					2,160	10,613	0	10,613	
<b>Parcel 15 (Existing Bldgs. To Remain)</b>									
22	248 S. Orange Grove	0.83	36,025	14,473	10,678		14,473		
23	244 S. Orange Grove				10,678				
26	375 W. De Mar (Mant. shops)				2,338				
Subtotal				23,694	0	14,473	0	14,473	
<b>Parcel 18 - Maranatha (Upper Campus)</b>									
20	325 W. De Mar	0.75	32,610	13,101	9,814		13,101		
Subtotal					0	13,101	0	13,101	
<b>Parcel 19 - Single Family Residential</b>									
34	160 S. Orange Grove	0.81	35,410	14,226	9,020		14,226		
Subtotal					0	14,226	0	14,226	
<b>TOTALS</b>		<b>22.46</b>	<b>978,350</b>			<b>506,383</b>	<b>503,000</b>	<b>3,383</b>	

Parcels 1 and 2 will require an Administrative Transfer of Development Rights for the Life/Care Facility. This table shows the permitted Development Allocation per the West Gateway Specific Plan, and includes credits for buildings to be removed. A total of 266,038 SF of development rights are proposed to be transferred from parcels 6, 7, 11, 12, 13, 14, 15, 18, and 19.