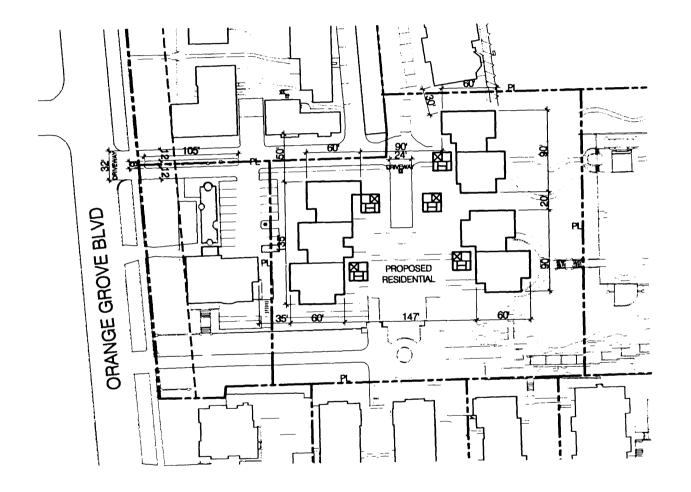


The Grove Residential Parcel has 21 residential units massed in three story buildings. Buildings are designed in relation to the preserved Mayfair Mansion to the north and the Grove Walk to the south.



Architecture and Land Pleaning 2031 Orchard Dr. Suite 100 Newport. Buscin CA 82080-0753 Telephone 949-553-9100





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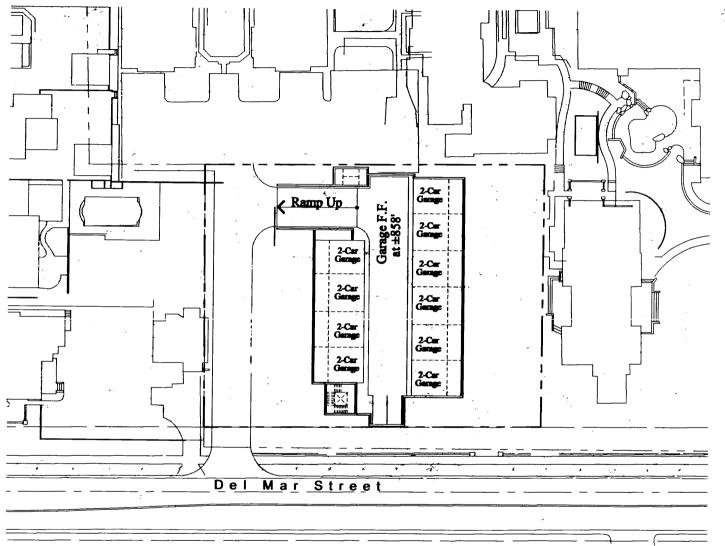


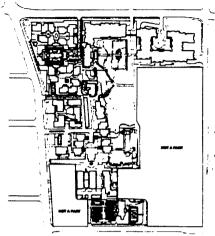
Architecture and Last Placaung 2031 Orchard 2r. Smile 180 Newport Bunch CA 82300-8753 Telephone 949-553-9800



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







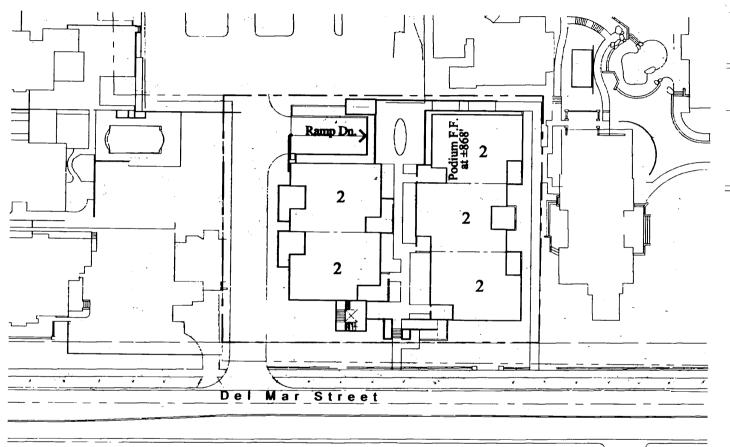
The Del Mar Residential Parcel has one level of subterranean parking with 10 2-car garages and 2 guest parking spaces.

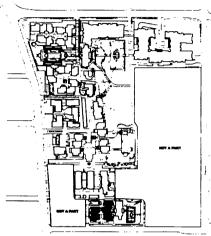


Architecture and Lanc Planton 2031 Orchard Dr. Suite 100 Newport Bosei: CA 92000-0753 Telephone 949-565-9100

ONYX ARCHITECTS







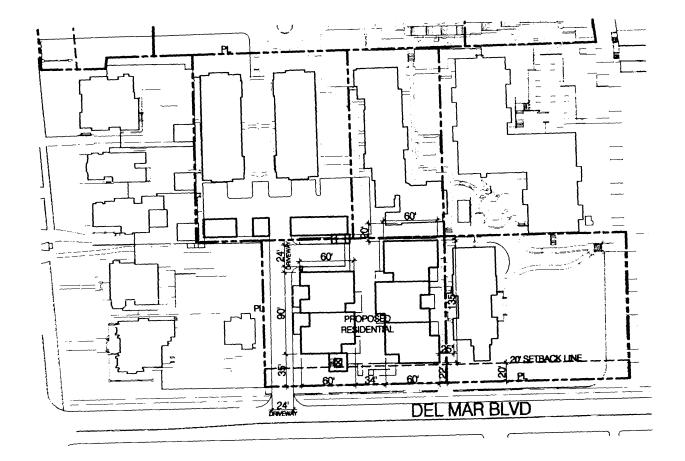
The Del Mar Residential Parcel has 10 residential units massed in two story buildings. Buildings are designed in relation to the preserved Manor Del Mar and the Del Mar Avenue streetscape.



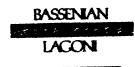
Architecture and Land Plecture 2031 Orchard Dr. Suite 100 Newport Busch CA 92000-0755 Telephone 949-563-9600



PROPOSED MULTI-FAMILY RESIDENTIAL
Del Mar Garden Level Plan
4.8



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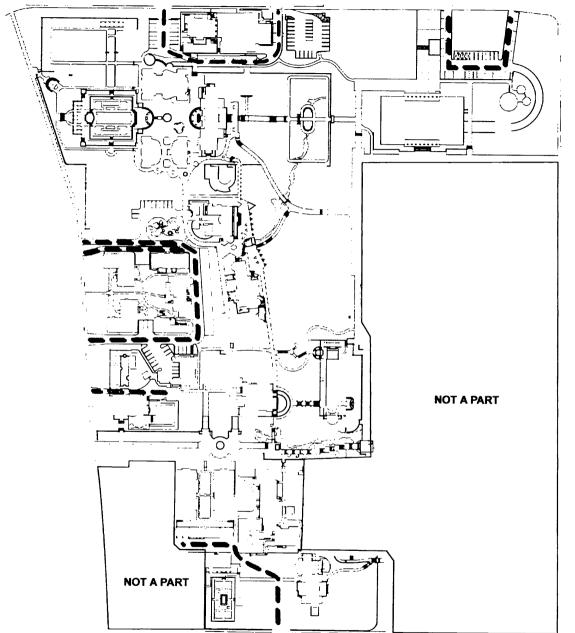
Architecture and Lant Planung 2031 Orchard Dr. Suite 180 Newport Basels CA 92080-0753 Telephone 949-553-9000



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



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Surface Parking

Ingress/Egress Points

Vehicular Route

LEGEND



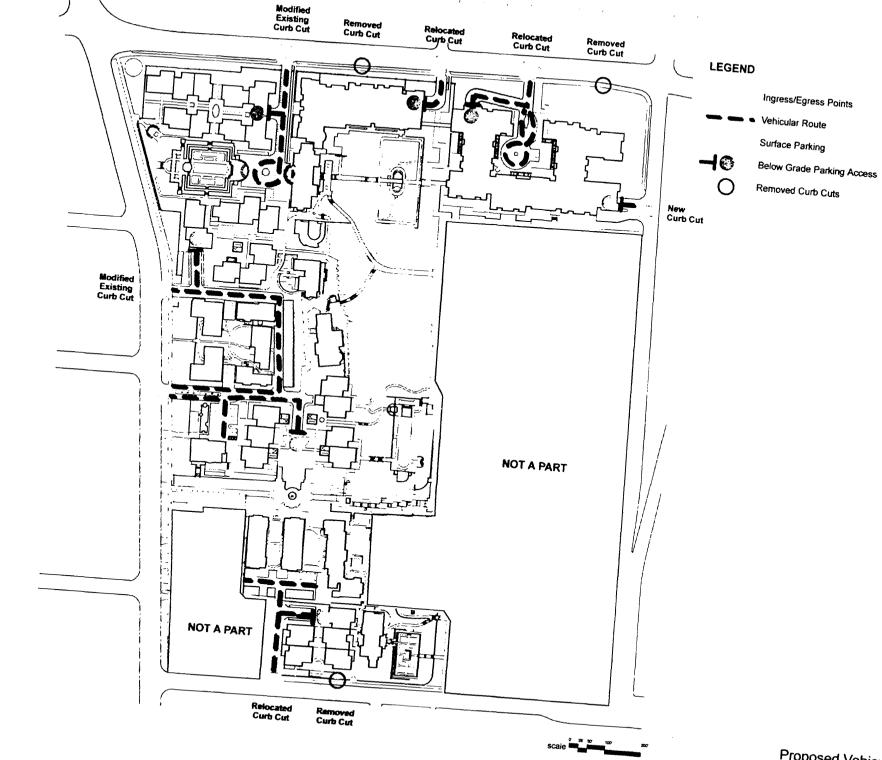
3780 Wilshire Blvd. , Ste. 250 Los Angeles, CA 90010 217 366 1006 www.cdrocom

ONYX ARCHITECTS

16 N Marengo = 7(0)
Pasadena, CA 9[10]





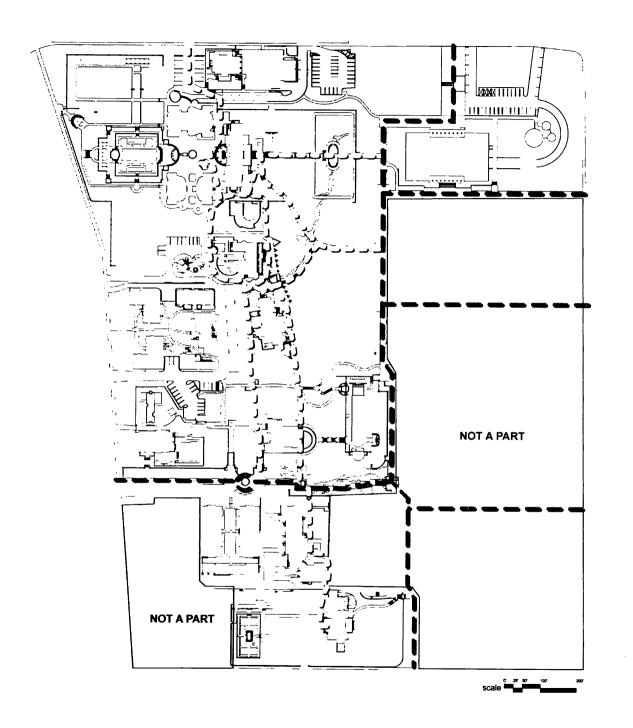








OVERALL SITE Proposed Vehicular Circulation & Parking 5.2



LEGEND

Primary Routes

Secondary Routes

(Other Tertiary Routes Not Highlighted)

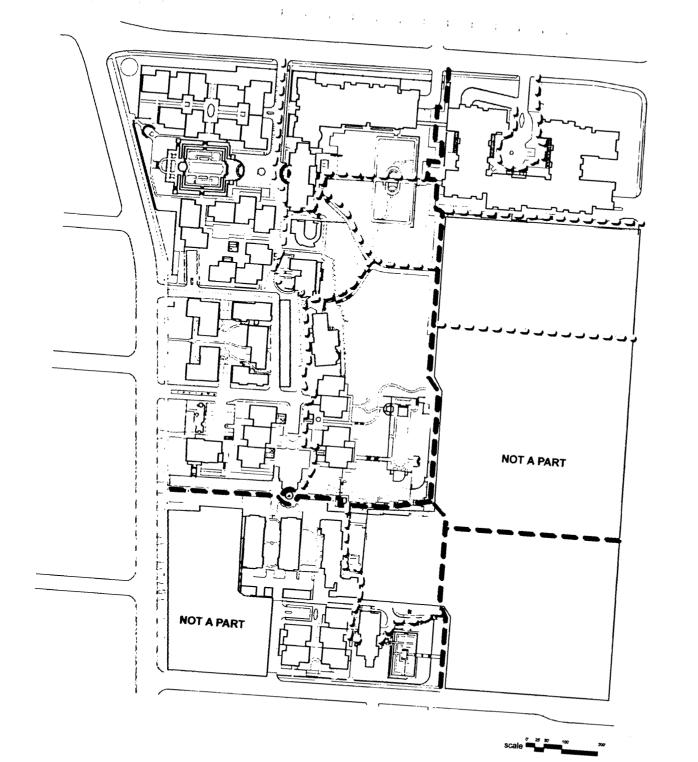


3780 Wilshire Blvd., Ste. 250 Los Angeles, CA 90010 213 368-1608 www.cdav.com

ONYX ARCHITECTS

16 N. Marengo # 700 Pasadena, CA 91101

OVERALL SITE Existing Pedestrian Circulation 5.3



LEGEND

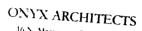
AMBASSADOR WEST PAC 11 May 2005

Primary Routes

Secondary Routes

(Other Tertiary Routes Not Highlighted)





16 N. Marengo, # 7(#)
Pasadena, CA 9110:

OVERALL SITE Proposed Pedestrian Circulation 5.4

FIRE TRUCK ACCESS 150 HOSE RADIUS THE PROPERTY OF THE PARTY OF TH NOT A PART NOT A PART

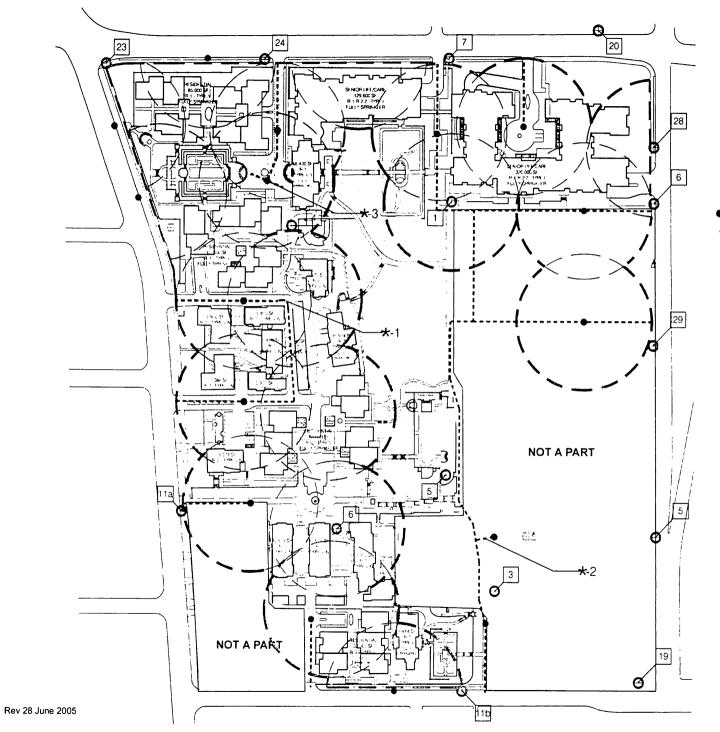
AMBASSADOR WEST

scale the second

ONYX ARCHITECTS

Pasadena, CA 91101

Existing Fire Truck + Hose Radius
5.5



the first of the first of the first of the control of the first of the

LEGEND:

Θ

(E) PUBLIC FIRE HYDRANT

(E) PRIVATE FIRE HYDRANT

⊕ (E) FIRE DEPARTMENT CONNECTION

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)

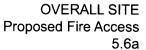
SEE ATTACHED IMAGES

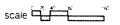
★-2 INTERMEDIATE TURN-AROUND SEE ATTACHED IMAGES

★-3 HAMMER-HEAD TURN-AROUND

ONYX ARCHITECTS

16 N. Marengo # 700
Pasadena, CA 91101







FLOW RA	TES (AVAIL	_ABILITY / C	SPM)	
Hydrant	Static	Flow	Total Flow	Flow @ 20
No.	(psi)	(psi)	observed	psi residual
	,	.,	(gpm)	(gpm)
Public (no	te 1)		(3F**)	(3P···/
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 (no	ote 2)			
1	80	24	754	782
3	80	60	1216	2200
4	63	45	1026	1642
5	-	-	-	-
6	69	50	1106	1844
				•

Note:



Per fire flow test & water pipeline pressure test conducted during the weeks of (City of Pasadena Water & Power – dated June 3, 2005)

May 23, 2005 through May 31, 2005. See attached.

Per fire flow test conducted during the week of June 20, 2005. See attached. (City of Pasadena Water & Power - dated June 27, 2005)





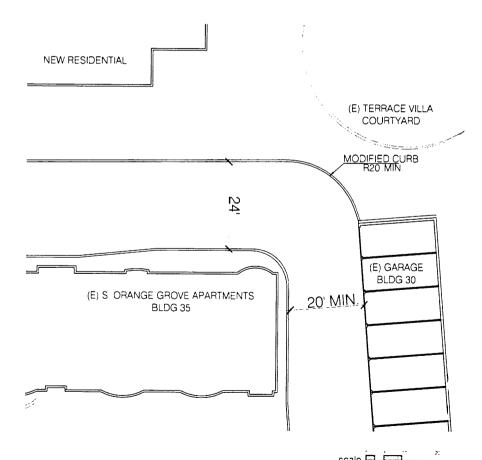
View looking East showing (E) Curb to be modified to meet minimum turning radius

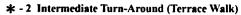


View looking North showing (E) Curb to be modified to meet minimum turning radius



OVERALL SITE Proposed Fire Access 5.6c

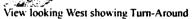






View looking North - N/S Fire Access from Del Mar Ave.







View looking East showing Turn-Around



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

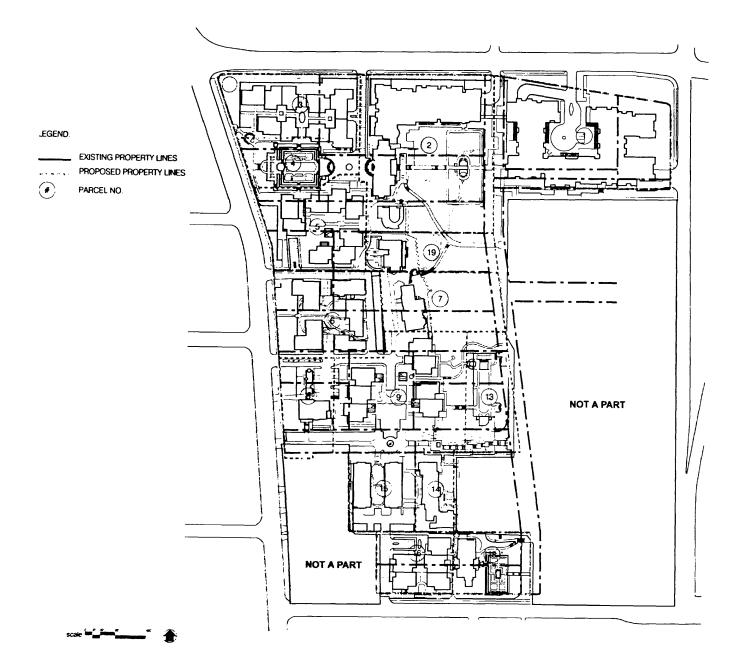


OVERALL SITE Proposed Fire Access 5.6d LEGEND: - EXISTING PROPERTY LINES NOTA PART NOT A PART ONYX ARCHITECTS

Pasadena, CA 91101

AMBASSADOR WEST

Existing Site Parcel Plan 5.7

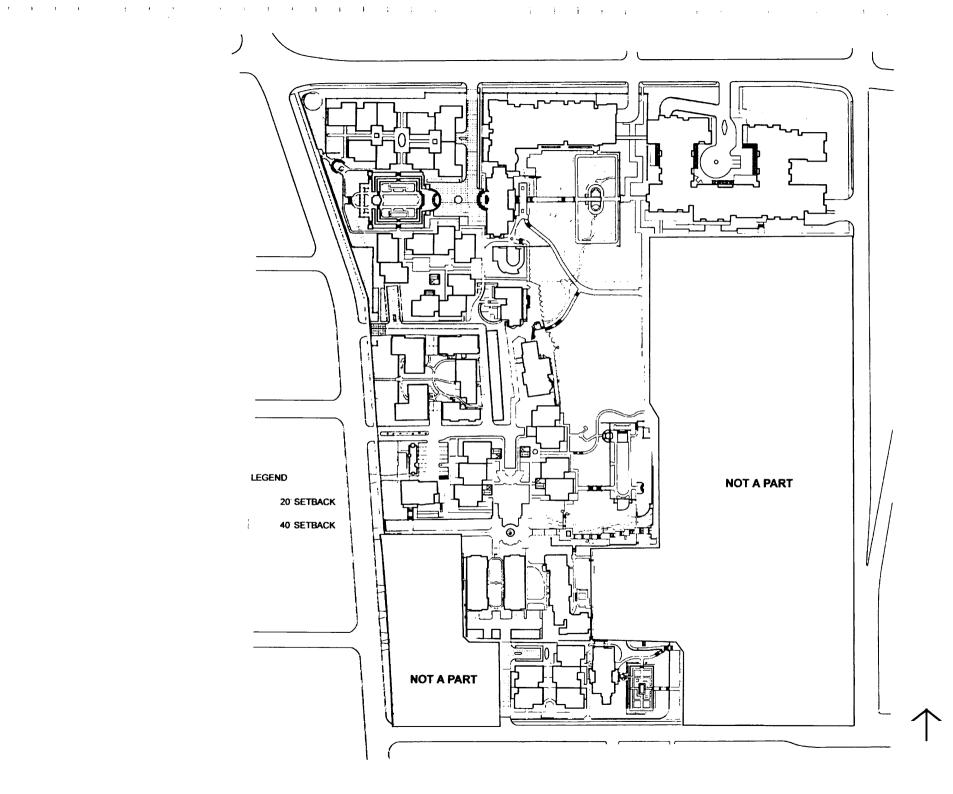


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ONYX ARCHITECTS

16 N. Marengo # 700
Pasadena, CA 91101

OVERALL SITE Proposed Site Parcel Plan 5.8



ONYX ARCHITECTS

16 N. Marengo # 700 Pasadena, CA 91101

> OVERALL SITE Setback Plan 5.9

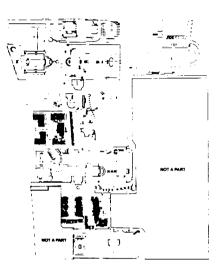
Inclusionary Housing Summary

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

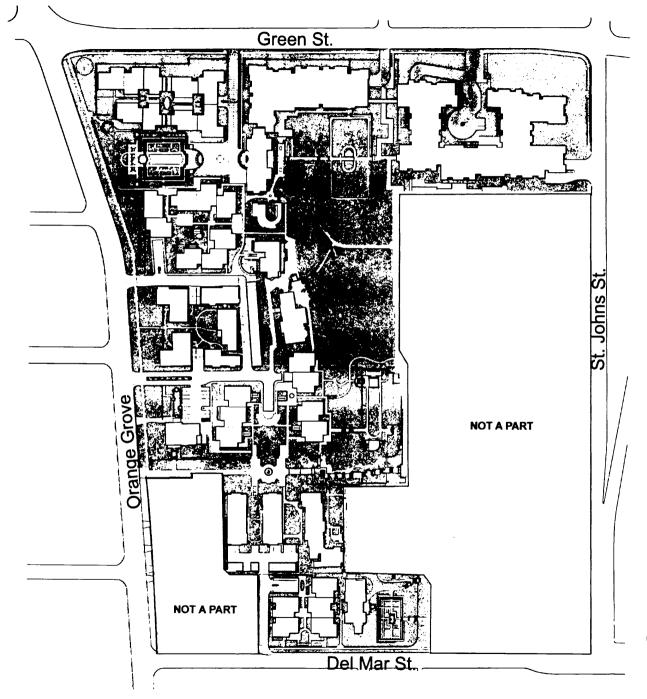
The construction of seventy (70) new residential multifamily units on the project requires conformance with Chapter 17.42 (Inclusionary Housing) of the Pasadena Municipal Code.

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.







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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.









MASTER APPLICATION FORM

Project Address:			DN #:
Project Name: AMBASSADOR WEST	-		
Project Description (Please describe d SEE INTRODUCTION SHITES	emolitions, alterations and any new consti	ruction)	
Zoning Designation: RM-16	General F	lan Designation	
APPLICANT / OWNER INFORMA			
APPLICANT NAME AACP PROPERTIES		Telephone: [818 1. 242-2152
Address: 344 N CENTRAL AVENUE	<u> </u>	tay (818] 956-7112
City GLENDALE	State CA Zup 92103	. £ma:	
CONTACT PERSON. DALE BROWN.	Ala	Talantan (
Address 16 N MARENGO AVE. #700			626 J 405 8001
City LOS ANGELES	State C.\ Z ₁₀ 21101		626 1 405 8150
	C & A ACP II, LLC c/o DORN-PLATZ		wn/ajonyxarchitects.com
PROPERTY OWNER NAME:	C. & A. G.P. H., E.D. CONTRONSPICALZ.		919 - 242 2162
Address 344 N CENTRAL WENUE		welephone.	
City GITNDALL	State CA 7:0 92103		818]_ 956 7112,
TYPE OF CITY REVIEWS AND AF Mark clearly the type of approval required ————————————————————————————————————	PPROVALS REQUIRED: in the space provided below STREET VACATION ZONE CHANGE	MINOR C	
DESIGN REVIEW	CERTIFICATE OF EXCEPTION	VARIANC	
GENERAL PLAN AMENDMENT	TENTATIVE PARCEL MAP	MINOR V	
MASTER DEVELOPMENT PLAN	CONDITIONAL USE PERMIT	SIGN EXC	
			Project Advisory Conference
CERTIFICATION: hereby ceruly that I am the applicant or designa sepanning and filing this petition for discretionary ill respects true and accurate to the best of my k SIGNATURE OF APPLICANT OR A	nowledge and beker	rith the rules and reg ontained herein and (tolutions with respect to the information attached are in Date: MAY 17, 2005
OFFICE USE ONLY			
LN #	CASE #		
		DA*E APPLICAT	ON ACCEPTED
ATE APPLICATION/SUBMITTALS RECEIVED		RECEIVED BY	
STORIC ARCH TECTURAL RESEARCH REQUIRED	YES NO PUBLIC ARTS FEE REQUIRED? Y	ES NO APPLI	CATION FEE S

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■ PLANNING	VM, (1) A	WOLDSTAND	٠, ١	e f	A ! :	14.	Ŀ:

17 - DOPTH GARD SITO AVENUE PASAGGLA CA 91109

AMBASSADOR WEST PAC 18 May 2005

ENVIRONMENTAL ASSESSMENT (SUPPLEMENT TO MASTER APPLICATION FORM)

EXISTING PROPERTY INFORMATION: 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 6.62,b,c,d Average slope of land if over 15%: Surrounding Land Uses: North: RESIDENTIAL ______East:_EDUCATIONAL (HIGH SCHOOL: South: RESIDENTIAL West: RESIDENTIAL SET SHT 6.64 FOR BLDG # EXISTING BUILDING(S) # 41 # 22/23 # 24 # 35.39 BUILDING A BUILDING B BUILDING C BUILDING D Total gross square footage 10,678/10,678 33,768 Year built 1908 1927/1927 1930 1950 Building footprint in square feet sec shi 6.6a.b.c.d sec sht 6 6a.b.c.d see shi 6 6a h c d 5,395 Open space / landscaping square footage 55,395 Paving square footage 5cc shi 6 6a.bc.d Paving square footage 5cc shi 6 6a.bc.d we sht 6 6a,b,c,c see sin 6 6a,b,c,c see sht 6 6a,b,c,d see shi 6 6a head sec shi 6 (ia,b,c,d , sec shi 6 (ia,b,c,d Paving square footage see sht (i to bid d sec slit 6 6a.b.c.d sec sh: 6 6a.b.c.d ----- see she 6 6a,b,c,d Number of parking spaces ser shr 6 6a,b,c,d see shi 6.6a,b,c,d | see shi 6.6a,b,c,d Height of building in feet 30'/30' 45" 30' Number of stories 2/2 4/4 Number of housing units Square feet to be demolished Number of covenanted affordable units demolished Number of housing units demolished Number of hotel / motel rooms to be demolshed To be altered? (yes / no) Yes No To be relocated? (yes / no) No No No Uniternforced masonry' (yes / no) No

Type of Use (i.e. residential, commercial, mixed use, etc.) Institutional

Residential

PG 2 masterapp_02_6.27.03.ndi

Residential

Residential

ONYX ARCHITECTS

16 N. Marengo # 700



APPENDIX PAC Requirements Checklist Application 6.1a

^{*} Continue to Proposed Project Information Section

ENVIRONMENTAL ASSESSMENT (SUPPLEMENT TO MASTER APPLICATION FORM)

EXISTING PROPERTY INFORMA	۸.	TION	ı:
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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 NPN #s Square Footage of Property: SEE SHEET 6.6a,b.c.d Average slope of fand if over 15%:

Surrounding Land Uses: North: RESIDENTIAL East: _EDUCATIONAL [HIGH SCHOOL) South: RESIDENTIAL West: RESIDENTIAL SEE SHI 4.62 FOR BLIXG # #18 # 33 # 34 # 20 BUILDING A BUILDING B BUILDING C BUILDING D EXISTING BUILDING(S) Total gross square footage 9,074 15,924 9,020 9,814 Year buit 1925 1903 1924 1907 Building footprint in square feet ser sht 6 6a,b,c,d 3,870 3.060 see sht 6 ha,b,c,d | see sht 6 ha,b,c,d Open space / landscaping square footage see shi 6 6a he d sec sht 6.6a b.c.d see shi 6 fia.b.c.d = see shi 6 fia.b.c.d = see shi 6 fia.b.c.d Paving square footage see shi 6 6a,b,c,d see shi 6.6a,b,c,d see shi 6.6a,b,c,d sec shi 6 6a,b,c,d Number of parking spaces see shi 6 (2,b,c,d see sht 6 6a,b,c,d see shi 6.6a,hc,d Height of building in feet 43' Number of stories Number of housing units 20 Square feet to be demolished Number of covenanted affordable units demolished Number of housing units demolished Number of hotel / motel rooms to be demolished To be attered' (yes / no) Yes Yes Yes To be relocated' (yes / no) No No Unreinforced masonry? (yes / no) No Type of Use (i.e. residential, commercial, mixed use, etc.) Residential

Residential * Continue to Proposed Project Information Section

Muxed Use

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Mixed-Use

AMBASSADOR WEST PAC 18 May 2005

ENVIRONMENTAL ASSESSMENT CONTINUED

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 to SEE APPENDIX	echnical reports prepa	red concerning the	proposed projec	r
Amount of grading proposed Cut: 24,700	CY Fill:	7,000 CY	Balance: 1	7,700 CY
Imported:	Expor	ted		STUTIONAL
Type of development (single family residence, apartm Total housing units: 0 ls this an				
Proposed Energy types: ☑ All electrical □ Elect	tric kitchen DElectri	cHVAC MGas i	kitchen	
	Parcei 1	Parcel 2		
PROPOSED BUILDING(S)	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	Sec Sht1 5 & 5.1	Sec Sht1 5 & 5.11		
andscaping square footage				
renescaping square rootage	See Sht1.5 & 5.1			
	See Sht1.5 & 5.1	70 °		
Height of building in feet	70 '	70 °		
Height of building in feet Number of stories	70 ° 6 203	70 '		
Height of building in feet Number of stories Number of parlong spaces	70 ° 6 203 332	70 ° 6 51 134		
feight of building in feet Number of stories Number of parlong spaces Number of housing units	70 ° 6 203 332 NA	70 ° 6 51 134 NA		
Height of building in feet Number of stories Number of parking spaces Number of housing units Number of hoddrooms	70 ' 6 203 332 NA 24/7	70 ° 6 51 134		
Height of building in feet Number of stories Number of parking spaces Number of housing units Number of hedrooms -lotal / motel number of rooms	70 ' 6 203 332 NA 24/7 30	70 ° 6 51 134 NA		
Height of building in feet Number of stories Number of parking spaces Number of housing units Number of hedrooms Hotel / motal number of rooms Hours of operation	70 ° 6 203 332 NA 24/7 30 3,100	70 ° 6 51 134 NA 24/7		
Height of building in feet Number of stories Number of parking spaces Number of housing units Number of bedrooms Hotel / motal number of rooms House of employees	70 ' 6 203 332 NA 24/7 30	70 ° 6 51 134 NA 24/7 4		
Height of building in feet Number of stories Number of parking spaces Number of housing units Number of bedrooms Hotel in motel number of rooms Hours of operation Unimber of employees Equate feet of restaurant seating area	70 ° 6 203 332 NA 24/7 30 3,100	70 ° 6 51 134 NA 24/7 4 NA		
Height of building in feet Number of stories Number of parking spaces Number of housing units Number of bedrooms Hotel / motel number of rooms Nours of operation Number of employees Quare feet of restaurant seating area Number of fixed seats (restaurant)	70 ' 6 203 332 NA 24/7 30 3,100	70 ° 6 51 134 NA 24/7 4 NA NA NA 0		
Height of building in feet Number of stories Number of parking spaces Number of housing units Number of hordrooms Hotel / motel number of rooms Hours of operation Number of employees iquare feet of restaurant seating area Number of fixed seats (restaurant) Type of use (i.e. Residental, Commercial, Mixed)	70 ' 6 203 332 NA 24/7 30 3,100 0 Institutional	70 ° 6 51 134 NA 24/7 4 NA NA NA 0		
Number of stories Number of stories Number of parking spaces Number of housing units Number of housing units Number of housing units Number of bedrooms -lotel / motel number of rooms -lours of operation Number of employees (quare feet of restaurant seating area Number of fixed seats (restaurant) (Type of use (i.e. Residental, Commercial, Mixed) JBC Occupancy group	70 ' 6 203 332 NA 24/7 30 3,100 0 Institutional	70 ° 6 51 134 NA 24/7 4 NA NA 0 Insurutional		

ATTACH AN EXPLANATION of any questions answered with yes.

☐yes ☐no Is this a phased project?

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

Øyes ☐ no Will there be any alteration of any existing structure?

* Continue to Inclusionary Housing Section

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APPENDIX PAC Requirements Checklist Application 6.1b

ENVIRONMENTAL ASSESSMENT CONTINUED

List any engineering, geological, traffic, or other SEE APPENDIX	technical reports prepa	red concerning th	e proposed projec	:t
Amount of grading proposed: Cut 38,500 Imported:	0 CY Fill:			37,600 CY
Type of development (single family residence, apart	ments, condominiums, c	ommercial, industr	al, institutional): T	OWNHOMES
Total housing units: 70 Is this a	n affordable housing pro	ject? □yes 🔯 i	no # of affordabl	
Proposed Energy types All electrical Electrical 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 Shr1 5 & 5 1	See Shr1.5 & 5.11	See Sht1 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	NA
Hours of operation	NA.	NA	NA	NA
Number of employees	NA	NΛ	NA	NA
Square feet of restaurant seating area	NA	NA	NA	NΛ
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	TYPEV	TYPE V	TYPE V	TYPE V
Fire sprinklers? yes / no	YES	YES	YES	YES
ine aprimalers: yes into			mation for each bu	

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

PROPOSED PROJECT INFORMATION:

* Continue to Inclusionary Housing Section.

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AMBASSADOR WEST PAC 18 May 2005

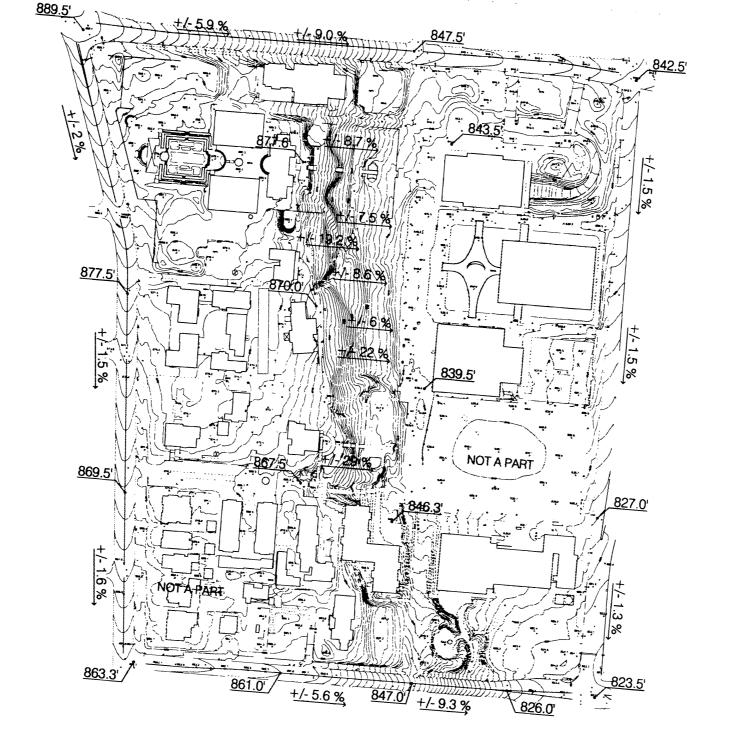
ENVIRONMENTAL ASSESSMENT CONTINUED

Project type:							
Owners	hip (for sale)	→ For	Sale Subarea				
X Rental		→ For	Rental Subarea				
Combin	ation (sale / ren	tal) → For	Sale Subarea		For Rental Subar	rea	
Nas varidansi	ial flagge area /b	ahitabla saa	en) of the neol	ect in square fee			
	14,000	•		•	: .		
Total number o	of units proposed	70					
Number of incl	lusionary units re	quired	11				
	lusionary units pr						
Residential L							
# Bedrooms	Total # Units	# Units on Site	# Units off Site	# Market Rate Units	# Very Low Income Units	# Low Income Units	# Moderate Income Units
Studio							
	!	ļ	1		1		
<u> </u>							
2							
2 3 4							
2 3 4 5							
2 3 4 5 Alternatives Silves no	Off-sight develo	oment → In	ovide information clusionary Units	In second part) Provided # I Provided # alue \$			
2 3 4 5 Alternatives Siyas no	On-site develop Off-sight develop	oment → In opment → In → Es	ovide information clusionary Units clusionary Units stimated Land V	Provided #			
2 3 4 5 Alternatives Siyas	On-site develop Off-sight develop Land donation In-Lieu Fee	oment → In opment → In → Er → Es	ovide information clusionary Units clusionary Units clusionary Units stimated Land V.	Provided # Provided # alue \$			
Alternatives Slyes one	On-site develop Off-sight develop Land donation In-Lieu Fee or Off-site Deve	oment → In opment → In → Er → Es	ovide information clusionary Units clusionary Units clusionary Units stimated Land V.	: Provided # : Provided # alue \$ Fee \$			
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*FOR TREE INVENTORY SEE APPENDIX

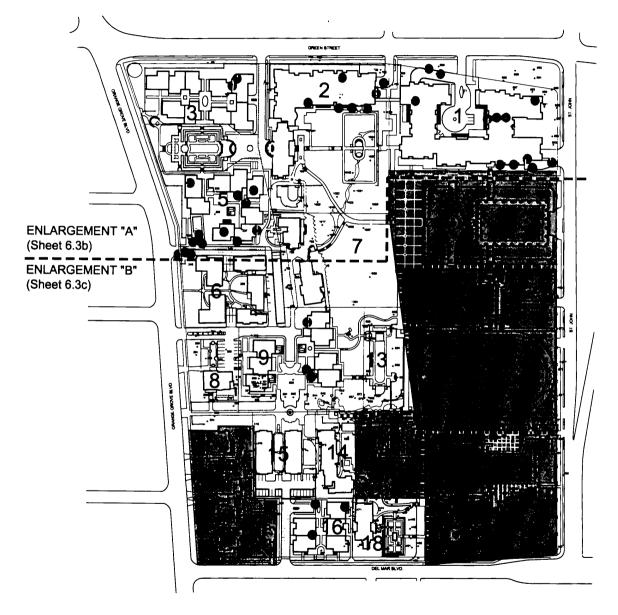
ONYX ARCHITECTS 16 N. Marengo # 700 Pasadena, CA 91101

APPENDIX PAC Requirements Checklist Application 6.1c



ONYX ARCHITECTS

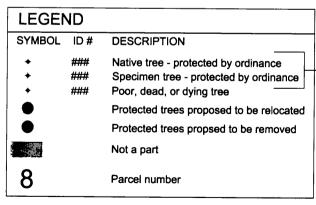
16 N. Marengo # 700
Pasadena, CA 91101



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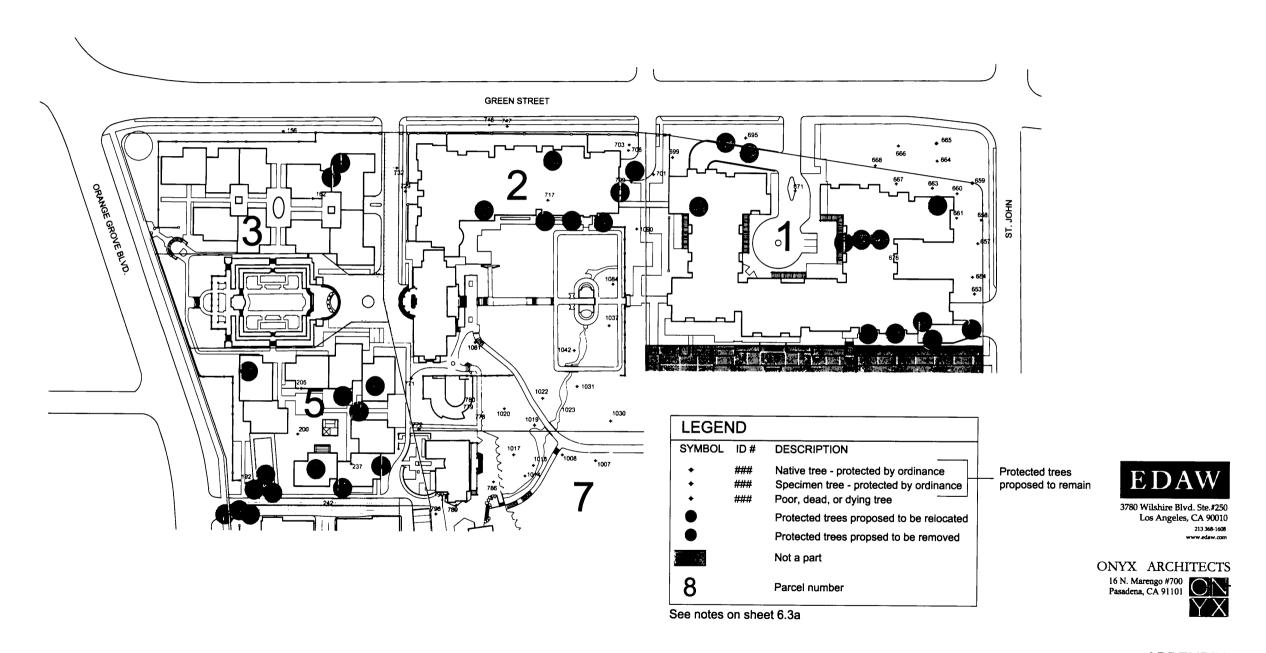
In developing the master plan for this project, the project team has worked very carefully to help ensure the preservation of the maximum feasible number of mature trees on the site which are included in Pasadena's Protected Tree Ordinance list. While the masterplan is still in an early stage, and the 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.



Protected trees proposed to remain







APPENDIX

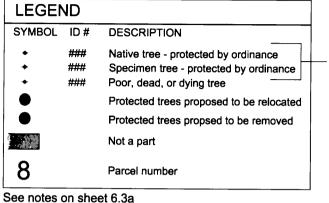
Tree Survey/Protected Trees Plan - Enlargement 'A'





AMBASSADOR WEST

PAC 11 May 2005



ORANGE GROVE BLVD.

Protected trees proposed to remain



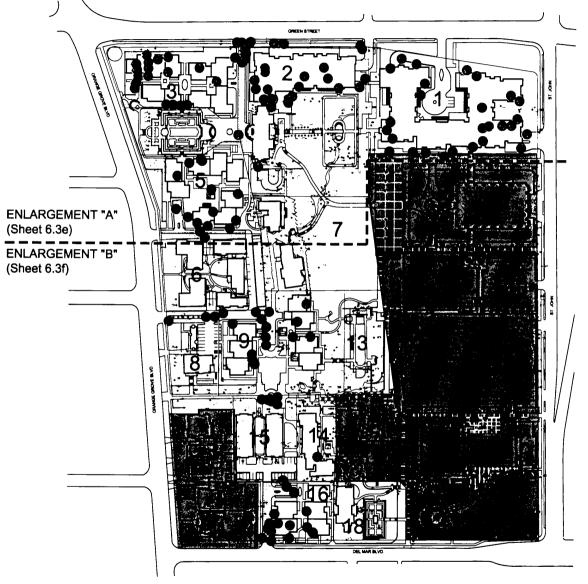


APPENDIX

Tree Survey/Protected Trees Plan - Enlargement 'B'

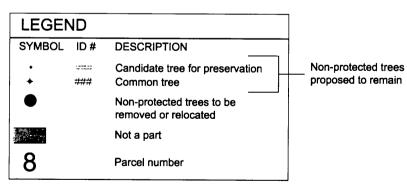


DEL MAR BLVD.



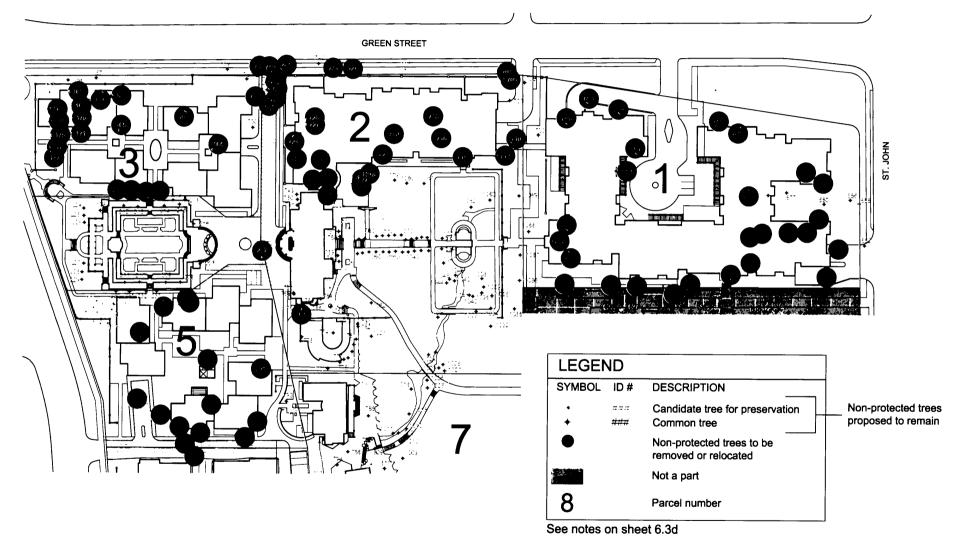
NOTE:

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 procedes.



EDAW
3780 Wilshire Blvd. Ste.#250
Los Angeles, CA 90010
213 364-1608







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

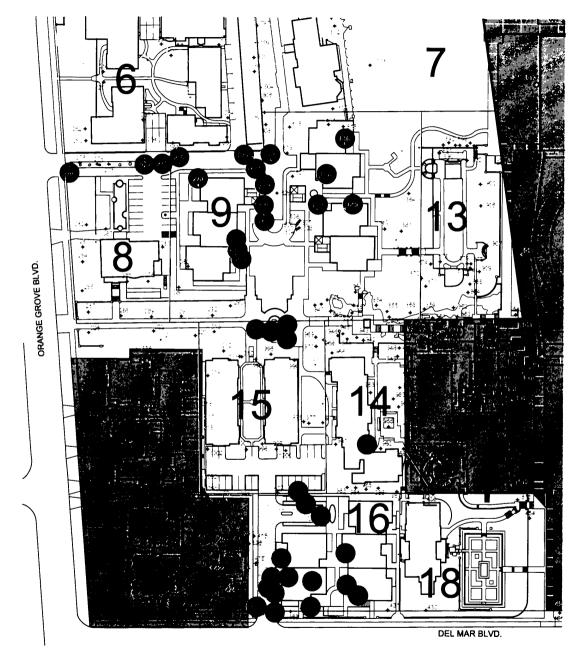
APPENDIX

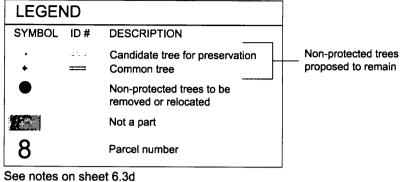
Tree Survey/Non-Protected Trees Plan - Enlargement 'A'





AMBASSADOR WEST PAC 11 May 2005

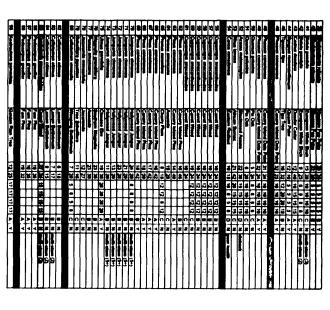






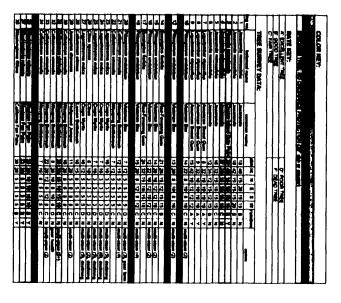






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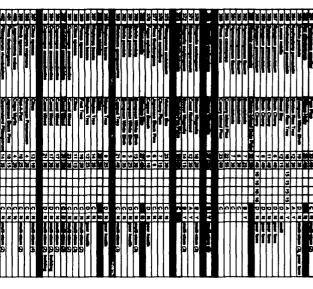
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Note: Tree survey information provided by Dudek and Associates.

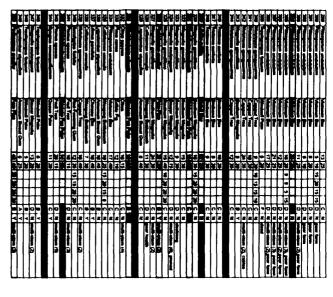
ONYX ARCHITECTS

APPENDIX
Tree Survey



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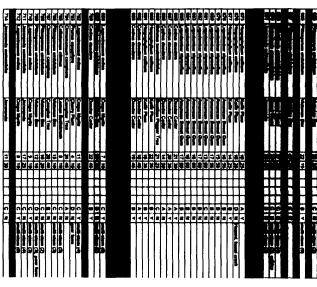


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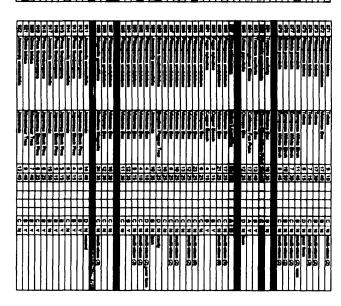
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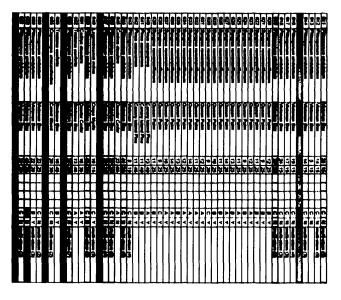
Note:
Tree survey information provided by Dudek and Associates.

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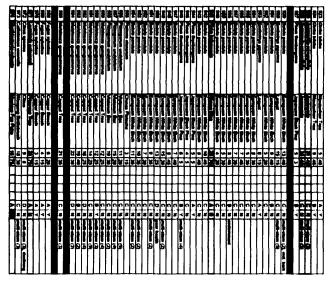
Tree survey information provided by Dudek and Associates.

ONYX ARCHITECTS

16 N. Marengo # 700
Pasadena, CA 91101

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Tree survey information provided by Dudek and Associates.

AMBASSADOR WEST PAC 18 May 2005



16 N. Marengo # 700 N. Pasadena, CA 91101 Y.X Tree Survey **APPENDIX**

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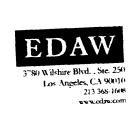
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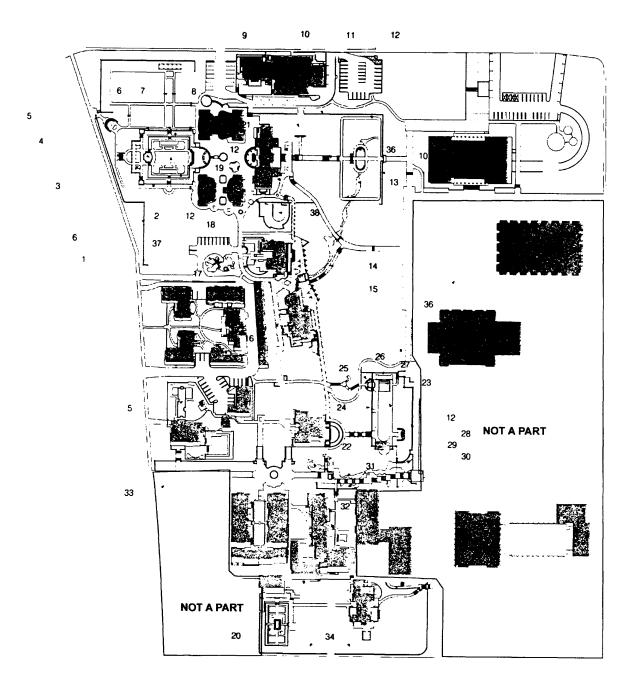
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APPENDIX
Adjacent Building Photos
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EXISTING SITE ELEMENTS

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- 7 STAINS
 8 GAADEN WALL
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 11 WALKWAY AND STAIRS
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- 13 MAN-MADE STREAM (MAYFAIR) 14 WALKWAY AND STAIRS
- 15 ENHANCED PAVING AND WALLS (ECKBO)
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- 17 WALL 18 WATER FEATURE AND GARDEN
- 19 WALL
- 20 DEL MAR ROSE GARDEN 21 TERRACE

- 21 TERHAGE
 22 PAVILION
 23 WATER FEATURE
 24 DECORATIVE WALL & BALUSTRADE
 25 GARDEN STARS AND WALL
 26 WATER FEATURE

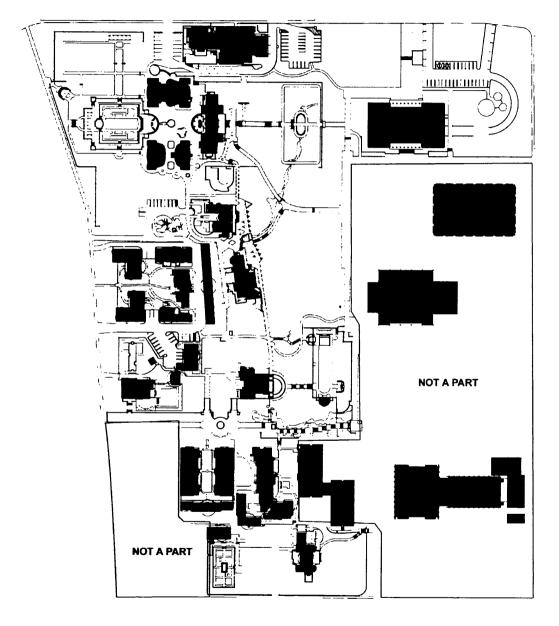
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 28 DECORATIVE WALL
 29 WATER FEATURE
 30 MAN-MADE STREAM (GROVE STREAM)
 31 WALKWAY AND STAIRS

- 32 MAN-MADE STREAM
 33 DECORATIVE WALL WITH URNS
- 34 CLINKER BRICK WALL
 35 REFLECTING POOL
 36 WATER FEATURE
 37 MEDTERRANEAN GARDEN
 38 ECKBO COURTYARD

ONYX ARCHITECTS

16 N. Marengo # 700 Pasadena, CA 91101





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EXISTING SITE BUILDINGS

- 18 MEMORIAL HALL RESIDENCE
- GUEST APARTMENT/GARAGE
- MANOR DEL MAR DORMITORY/ MHS ADMINISTRATION BUILDING

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- 21 HEALTH CENTER
- 22 VILLA FRANCESCA - WEST
- VILLA FRANCESCA EAST 23
- GROVE MANOR MUTI-FAMILY RESIDENCE
- LANDSCAPE/CUSTODIAL 25
- VILLA FRANCESCA GARAGES SUPPORT FACILITIE
- 30 SOUTH ORANGE GROVE GARAGES
- LIBRARY 31
- LIBRARY ANNEX 32
- MAYFAIR MANSION
- TERRACE VILLA MANSION
- THE ORANGE GROVE MANOR APARTMENTS
- AMBASSADOR HALL
- FINE ARTS HALL
- SCIENCE HALL
- OLCOTT MANSION
- TELEVISION FACILITY
- HALL OF ADMINISTRATION

EXISTING ADJACENT BUILDINGS

- GROVE TERRACE DORMITORY
- GYMNASIUM
- NATORIUM
- HANDBALL/RAQUETBALL COURTS
- STUDENT CENTER
- AMBASSADOR AUDITORIUM

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19 Guest 5713-13-018 1.240 1925 Apartment/Garage	636 -	2 0	-		c	C N	N	SFR	N/A
20	5:44 X	3 :			·	\$ N	N	ี อวลผ <i>่</i> :	231
21 Heath Center 5713-27-030 1,700 1907	1 700 -	1 0	·		1 700	0 Y	N	N/A	N/A
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PHOTOS	BLDG#	BUILDING NAME	APN NUMBER	TOTAL GROSS S.F.	YEAR BUILT	BLDG FOOTPRINT SF	HEIGHT	NO. STORIES	NO. HOUSING UNITS	NO, OF EX. PARKING SPACES	NO. OF NEW PARKING SPACES	PAVING SF APIEA	OPEN SPACE PAVING AREA	S.F. TO BE DEMOLD	NO. OF HOUSING UNITS DEMOLD	TO BE ALTERED (Y/N)	UNFECID MASONRY (Y/N)	EX TYPE OF USE	HISTORIC STATUS
	3.0	South Orange Grove Garages	5713-13-007	4127	1950	4127	29		-	1	9.00			4.5.				NA.	<u> </u>
	31	Library	5713-13-018	11,837	1896	3813	-	3	Ċ	-	N/A	•	•	11.687	0	Y	N	N/A	5S1
74	32	utvar, Annes	5713 13.01 6	4342	.635	5.3		<u> </u>	5		N.4			4 340	:			\ <u>`</u>	\ <u>^</u>
	33	Maytar Mansiony OS A Sprague House	5713 13-018	15.924	1903	4 253	43	3	1		N/A			0	0	N	N	DORM	551
	34	Terrate V is Stimar E vamesor ⇔buse	Richard Care	5-7-	1974	s ver			÷		2		ł		-			DORV	50.
Electric	35 36 37 36 39	South Orange Grove Apis /Orange Grove Manor Apartments	5713-13-007 -016	5.855 5.654 3.975 5.950 7.066	1950	2 92 2 827 1 986 2 975 3 544	29	M M G M M	4 4 4 4	20	24			5 855 5 654 3.975 5 950 7 088	4 4 4 4 4 4	Y Y Y Y	27277	APT APT APT APT	551 551 551 551 551



PHOTOS	BLDG#	BUILDING HAVE	APN NUMBER	TOTAL GROSS S.F.	YEAR BUILT	BLDG FOOTPRINT SF	BLDG HEIGHT	NO. STORIES	NO. HOUSING UNITS	NO. OF EX. PARIGING SPACES	NO. OF NEW PARKING SPACES	PAVING SF AREA	OPEN SPACE PAVING AREA	SJF, TO BE DEMOLD	NO, OF HOUSING UNITS DEMOLD	TO BE ALTERED (Y/N)	UNFECID MASONRY (Y/N)	EX TYPE OF USE	HISTORIC STATUS
	•	Ambassador Ha Hurett C. Merrit House	BTIGITSIONS	16 4 24	190é	5 396	x	2						ζ	¢			OFFICE	557
annua (r	42	Fine Arts Half	5713-12-015	14 600	1967	6350	•	2	0		N/A	·	·	14,600	o	Y	N	N/A	c2z
Anima	43	Spence Ha	Enronducte	संहर्ष	·**	£ 223		£	į		N -			1487	ţ	,		. N4	500
	44	Occar	57:3-12-015	5 669	1867	2.515		3	•		N-A			5 669	1	Ť	N	OFFICE	A.A
	45	Television Facility	\$75% P			9677		:	:		N.A.		.	9	:	I ,	1	SAF CE	\
	€.	Acministration Had	5713-16-016	7: 426	1969	34C 31		4	0	-	N/A		·	71 426	c	Y		N/A	553

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16 N. Marengo # 700 Pasadena, CA 91101

APPENDIX Existing Building Inventory 6.6d

Parcel No.	Existing Building Numberis as Applicable	Building Name Existi	Existing Use Proposed Use	Proposed Use	Zoning Designation	Number of Units	Required Stalls			Provided 5	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		ļ		51		
3				Residential	WGSP - Area 1B	20	20	2	22	22	1		23	 	
4			Existing Gerden	Existing Garden to Remain	WGSP - Area 1B	-			NA				NA .	Italian Gardens	
5				Residential	WGSP - Area 1B	19	40	4	44	40	8		48		
	30 + 35 thru 39	Orange Grova Manor Apts	Residential	Residential Existing Apertments to	WGSP - Area 1B	20			NA .	20	2	20	42	South Orange Grove Apartments includes two inclusionary units includes 6 Stalls Shared Parking	
	 		Existing Apartments	Remain		1									
7	33 + 34	Mayfair / O. S. A. Sprague House Terrace VIIIa /	Inatitutional	Building 33 - Institutional	WGSP - Area 1B				NA				NA	Building 33 - Maranath High School - Parking at Structure	
		Stillman B. Jamleson House		Building 34 - Residential					2	2			2	Single Family Residence	
8	18	J. A. Rankin House	Institutional - Residential	Office	WGSP - Area 1B				16				16		
	19 + 31 + 32		Institutional	Residential	WGSP - Area 1B	21	42	3	45	42	4		46		
10						+ · · -				H			1		
11	63		Not a Part		1	+						ļ			
12	.51 thru 55 + 5A + 61	1	Not a Part				-					ļ			
13			Not a Part - Existing Garden	Existing Garden to Remain		1	1							Fowler Garden	
						1					· · · · · - ·				
14	24 + 25	Grove Manor	Institutional - Residential	Apartments	WGSP - Area 1B	12		ļ	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 VIIIa East + West - Include 8 Stalls Shared Parking	
16		1		Residential	WGSP - Area 1B	10			0	20	1	 	21		
17	21		Existing Garden	Residential	WGSP - Ares 1B	Part of Parc	el 16		NA .	-			NA	Rose Garden to be Relocated	
		Manor Del Mar/ Lewis J. Merritt												Manor Del Mar - Maranatha High	
18	20	House	Institutional - Residential	Institutional	WGSP - Area 1B		1		0				0	Manor Del Mar - Maranat School - Parking at Struc	

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APPENDIX Parking Analysis 6.7

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:	Orange Grove Blvd.: 40 ft.	
	Front: 40 ft.	Green Street: 20 ft.	
	Side: 10 ft.	Del Mar Avenue: 20 ft.	
	Corner side: 30 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.		



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

 $(i_1,i_2,1,\ldots,i_{r-1},i_r), (i_1,i_2,\ldots,i_{r-1},i_r), ,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r), (i_1,i_2,\ldots,i_r),$

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."	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. 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. 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.	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 focusGarden may be an internal courtyard but must be visible from the streetMain 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			



APPENDIX Zoning Consistency Analysis 6.9b

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

17.36.050 West Gateway Specific Plan WGSP-1A Allowed Uses

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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	Min Lot Size: 7200 SF	Consistent	
or 17.24.040 for underlying CO	Min. lot width: 55 ft. Setbacks:	Consistent	
Dev. Stds.	Front: 20 ft.	Consistent	
	Side: 10 ft	Consistent	
	Corner side: 15 ft.	Consistent	
1	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



SUMMARY:

Parcels 1 and 2 require a total of 265,038 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

Lot Description		Lot Size		Amount Of Permitted Development per 17.36.060.A.1						
Parcel or Bidg, ID#		Lot Area	Lot Area	Permitted Development Allocation =Lot x	Existing Bidg.		Allowable	Proposed New	Difference i SF (minus requires develop.	
	Sunrise Lower)	(Acres)	(SF)	17,500/acre	SF	Credit	New Const.	Const. (SF)	transfer)	
62	300 W. Green St. (Admin.)	2 74	119 540	48 025			48 025			
65-67					71 426	71 426	71.426			
Subtota	300 W. Green St. (Chiller)				1 884 73 310	1 884	1 884			
					73310	73 310	121,335	320 000		
Parcel 2 (S	iunrise Upper)	3 26	141 850	56 987			5€ 987			
41	100 S. Orange Grove				18 404					
44	404 W. Green St				5 669	5 669	5.669			
45	386 W Green St				17 971	17 971	17 971			
Suptota					42 044	23 640	80,627	148 00C		
	ixisting Bldgs. To Remain)	1.45	63 065	25 336			25 336			
3C	178 S. Orange Grove (Garage)				4 127					
35 36	168 S. Orange Grove (Multi-Farti)				6 155					
	172 S. Orange Grove (Multi-Fam				5 877					
37 38	176 S. Orange Grove (Mutti-Farti)				4.203					
39	154 S. Orange Grove (Multi-Fam :				6 158					
Subtota	180 S. Orange Grove (Multi-Fam.)				7.248 33.768	0	25,336	0	25 336	
Dames! 7 . 0					33,700	۰L		ı	25 336	
33	Maranatha (upper) 182 S. Orange Grove (dorm	1 13	49 290	19 802	15 924		19 802			
Protora.					13324	0	19,802	0	19 802	
Parcel 11 -	Harvest Rock (Lower)	2 87	125 065	50 244		_	50 244			
63	13" S. St. John (Ambassador Audro	วามกา			50 478					
Subtota						٥	50,244		50 244	
	Maranatha (lower, south)	6 CT	35: 435	141 187			141 187			
	347 W. De Mar (Dorm				42 353					
-	245 S. St. John (Gym-				20 326					
	255 S. St. John (Natatonum				9 421					
	265 S. St. John (Handbat				9.298					
•	205 S. St. John (Panking Structure				94.930					
	271 S. St. John (Chiler)				924					
	245 S. St. John (Student Center Rowable New Construction for this pa				39 495					
	·	r Se				٥	141,187	35 000	106 167	
	Central Garden Aree no buildings	C 89	38 430	15 439	С		15 439			
COCOCA						٥	15,439	0	15 439	
arcel 14 - I	Maranatha (Upper Campus)	2 48	2" 040	€ 453			8 453			
	232 S. Orange Grove				19 000					
25 ubtota	369 W De Mar				2 160	2 160	2 160	0	12.612	
						2 /00 [10,613	C	10 613	
22 22	existing Bidgs. To Remain)	C E3	36 C25	14 473			14 473			
	248 S. Orange Grove				10.678					
	244 S. Orange Grove 315 W. De Mar (Maint, shoos				10 678					
UDIDIA UDIDIA	J U VV De Mar (Marit S1005				2 338					
					23 694	٥	14,473	c	14 473	
	Maranatha (Upper Campus) 329 W. De Mar	C 75	32 €10	13 10*			13 101			
3555 23	OLU VI DE TRIE				9 814	0	13,101]	С.	13 101	
	01-1-1-F	c e ·	35 410	14 226		_		_	•	
arcel 19 - 9										
34	Single Family Residential 160 S. Orange Grove		35 4:0		9 020		14 226			
arcel 19 - 5 34 ubtota	160 S. Orange Grove		35 4:0		9 020	٥٢	14,226		14 226	

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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.



APPENDIX Administrative Density Transfer 6.10