

**ATTACHMENT F**

# SARES-REGIS Group

Market-proven performance

## *Multifamily Development Division*

September 13, 2006

Mayor William J. Bogaard  
Vice Mayor Steve Madison  
Councilmember Joyce Streater  
Councilmember Paul Little  
Councilmember Chris Holden  
Councilmember Steve Haderlein  
Councilmember Victor Gordo  
Councilmember Sid Tyler  
**City of Pasadena**  
117 East Colorado Boulevard  
Pasadena, California 91105

**Re: Westgate Pasadena-Minor Conditional Use Permit #4702**

Dear Mayor Bogaard and Members of the City Council:

As you know, our company, Sares-Regis Group ("SRG"), has proposed the development of the Westgate Pasadena project (the "Project") to be constructed on the three blocks bounded by Green Street, Pasadena Avenue, Del Mar Boulevard, and De Lacey Avenue in the City of Pasadena (the "City"). The Project requires a Minor Conditional Use Permit ("CUP") for which City staff have proposed various conditions of approval. We concur and support the City policies underlying the proposed conditions of approval; however, we believe that two of the conditions could be further enhanced with slight revisions. We would appreciate your consideration of revisions to Conditions 16 and 17 as set forth below.

Conditions of Approval 16 and 17 address the requirement for public open space in various locations on the Project site. These conditions require the proposed open space areas of the Project to maintain minimum areas and publicly accessible pedestrian paths of travel. The underlying principles behind these conditions are to increase the accessibility to open space in Old Pasadena and to provide a network of accessible public paths. However, safety for both residents of the Project and others is important too. Although the Project's proposed pedestrian paths will be well lit, the paths which are interior to the site do not have the safety benefit that a busy sidewalk on a bustling street provides. Public pedestrian use of isolated pedestrian paths would not serve the policies the City seeks to promote, but would rather put a strain on the City's security resources. As such, SRG requests to restrict public access by a physical gate during the evening hours when public pedestrians would less likely utilize the Project's pedestrian paths, but when resident pedestrians would be utilizing the paths and be most vulnerable. Accordingly, SRG proposes to maintain the same amount of open spaces as requested by the original

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conditions, but in a form that addresses pedestrian safety as well as accessibility. Note that the north/south and east/west pedestrian paseos will be publicly accessible at all times but other open space may be gated either at night for security or at other times to provide Project residents with some private space in addition to the publicly accessible open space. With respect to these principles, SRG proposes to modify Conditions 16 and 17 as follows:

Condition 16: "The applicant and successor of interest shall provide the following ~~publicly accessible~~ open spaces which are required to provide a single publicly accessible pedestrian north/south path of travel connecting Green Street and Del Mar Boulevard:

- a. A central courtyard located on Block 1, with ~~minimum dimensions of 90 feet by 60 feet~~ a minimum area of 5,400 square feet. Pedestrian access shall be unrestricted;
- b. A mid-block north/south pedestrian paseo located on Block 1, with a minimum width of 15 feet and extending from Green Street to Dayton Street; Pedestrian access shall be unrestricted;
- c. A rectangular Plaza at the southwest corner of Dayton Street and De Lacey Avenue, with ~~minimum dimensions of 75 feet by 50 feet~~ a minimum area of 3,750 square feet. Pedestrian access to this plaza shall be unrestricted;
- d. A mid-block east/west pedestrian paseo located on Block 2 aligned with the continuation of Central Court, with a minimum width of ~~60~~ 40 feet and an average width of 50 feet and extending from De Lacey Avenue to Pasadena Avenue. Pedestrian access shall be unrestricted;
- e. A mid-block east/west pedestrian paseo located on Block 3 aligned with the continuation of Orange Place, with a minimum width of ~~60~~ 35 feet and an average width of 45 feet and extending from De Lacey Avenue to Pasadena Avenue. Pedestrian access shall be unrestricted;
- f. A green space located on Block 3 immediately abutting De Lacey Avenue, with a minimum are of 13,000 square feet. Pedestrian access shall be unrestricted;
- g. ~~Two~~ A mid-block north/south pedestrian paseos located on Blocks 2 and 3 ~~one of~~ which is aligned with the pedestrian paseo which is located on Block 1 with minimum widths of 20 feet. ~~These~~ This pedestrian paseos need not be a continuous straight alignment. However, pedestrian access shall be continuous and unrestricted.

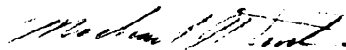
- h. Two mid-block east/west pedestrian paseos (parallel to Dayton and Valley Streets) located on Block 2, with minimum widths of 20 feet. These pedestrian paseos need not be continuous straight alignment. ~~However, pedestrian access shall be continuous and unrestricted.~~
- i. Two mid-block east/west pedestrian paseos (parallel to Valley Street and Del Mar Boulevard) located on Block 3, with minimum widths of 20 feet. These pedestrian paseos need not be continuous straight alignment. ~~However, pedestrian access shall be continuous and unrestricted."~~

Condition 17: "The green space located on Block 3 accessed from De Lacey Avenue, with ~~minimum dimensions of 150 feet by 125~~ a minimum area of 13,000 square feet shall front De Lacey Avenue."

The modifications proposed will promote the policies the City seeks to achieve by these conditions. The modifications address the need and desire for public open space and pedestrian connectivity while also addressing the need for pedestrian safety and some private open space within a private residential community. Accordingly, we request that Conditions 16 and 17 be modified as provided.

We believe the proposed modifications as set forth above will further the underlying policies the City wishes to promote. We therefore request that you approve the Project with the conditions of approval as modified above.

Sincerely,



Michael J. Winter  
Vice President  
Multi-Family Development Division