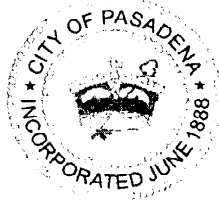


ATTACHMENT L



PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Date: July 23, 2009
To: Mayor Bogaard and Members of the City Council
From: Richard McDonald, Chairman
Subject: Proposed Project at 680 E. Colorado Blvd.

Given the proximity of this proposed project to the Pasadena Playhouse, pursuant to Article VII, Section 6 of the Planning Commission's Rules and Regulations, we wish to inform you of the following decisions by the Planning Commission at last night's meeting.

In particular, after a 45 minute site tour and 5 hour meeting on the proposed project, the Planning Commission voted unanimously (8 - 0) to reject staff recommendations and, instead, recommend that the City Council not certify the Final EIR or grant any of the requested entitlements. The administrative record provides the reasoning of each Commissioner, and we urge you to review it before considering this matter. In short, though, the Commission unanimously agreed that the Final EIR was inadequate in its analysis, and that the necessary findings could not be made for any of the requested entitlements.

In addition, by a vote of 5 - 3, the Commission recommends to the Council that any project at this location be in accordance with the mandates in the Specific Plan, i.e., square footage of no more than 145,000; no public parking on-site; stepped-down massing with no height averaging so that the bulk of the square footage is on Colorado Blvd. and the Playhouse and adjacent historic structures, as well as Green Street, are protected as envisioned in the Specific plan; and, a revised environmental impact report that re-analyzes the pedestrian safety and traffic impacts of such a project.

Please contact me if you have any questions.

Respectfully Submitted,

Richard A. McDonald
Chairman