



April 5, 2010

Via E-Mail & Hand Delivery

Mayor William Bogaard
Vice Mayor Victor Gordo
Members of the City Council
100 N. Garfield Ave. Room S228
Pasadena, CA 91109

Re: Mayfair Manor and Public Process

Dear Mayor and Councilmembers,

The West Pasadena Residents' Association (WPRA) appreciates the opportunity to be heard and **recommends, in the strongest terms, adoption of the Planning staff report as well as the Conditions of Approval recommended by the Planning Commission.**

The WPRA is pleased to recognize good process in implementing public policy. We would like to commend staff on the manner in which they addressed the eleven variances requested for the Mayfair Manor property. Their report, in denying those variances that would alter the spirit and concept of the original plan, is an important step in preserving the gardens, viewscape and public access of the Ambassador West Campus as delineated in the 2007 Environmental Impact Report (EIR). Further, we applaud the Planning Commission for requesting the following requirements:

- Oversight by a certified arborist during the construction of the garage so that the two protected Sycamore trees will not sustain irreparable damage.
- That the expansion of the existing pathway to allow auto access and the turnaround area adjacent to the new garage should be designed in context and with materials that are complimentary to the original design of the historic pathway.
- Approval of the design of the garage, landscaping, additions to the historic pathway for auto access, the modifications to the existing area adjacent to the new garage, and any other aspects of this project by the Historic Preservation Commission.

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- The historic pathway (through the applicant's property) shall be maintained and unimpeded, and parking restricted (at all times) in order to preserve and not interfere with the public access guaranteed in the original entitlements of the Ambassador West properties.

These additional Conditions of Approval acknowledge the public benefit of preserving the historic fabric, green space and gardens of the West Ambassador campus with its viewscape and the original plan as delineated in the EIR.

The WPRA profoundly regrets the process pursued by staff last year; their unilateral approval to build an approx. 1,300 square foot accessory structure/garage and curb cut on Del Mar Boulevard for the Lewis Merritt Mansion (a k a Manor Del Mar.) Neighbors were unaware until the construction and curb cut was underway. We deplore the dismissal of public process by this action after so many stakeholders had worked so hard to develop an Ambassador West Campus Plan that would protect the West Pasadena neighborhood. The WPRA hopes that in the future great care will be taken to adhere to the prescribed development configuration and avoid further erosion of the green space contemplated by stakeholders who drew up the original plan.

In closing, we strongly urge you to adopt the staff report recommendations and the Conditions of Approval as recommended by the Planning Commission.

Sincerely,

Audrey O'Kelley
President

cc: Takako Suzuki
John Poindexter