

ATTACHMENT D: EFFECTS OF LANDMARK DESIGNATION

Identifying and designating properties of major significance encourages the preservation and protection of Pasadena's historic resources. The City of Pasadena's Historic Preservation Ordinance provides a process to recognize and protect individual sites and historic districts.

Designation Process

A property may be nominated for historic designation by any person. Design & Historic Preservation staff then evaluates the property to determine if it meets the criteria for designation. If it appears that the criteria have been met, the staff will prepare a designation report, which describes the property and how it meets the criteria for designation. Once the designation report is complete, the HPC will conduct a public hearing and make a recommendation to the City Council. The City Council may then designate the property as a historic site.

Alterations/Demolition

Designated historic structures are protected by the Municipal Code. A Certificate of Appropriateness (permit) is required for work to modify the exterior appearance of a designated historic property that is open to public view. A certificate is also required for alterations, additions, new construction, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district. Decisions on proposed alterations are based on the proposed project's compliance with the Secretary of Interior's Standards for Rehabilitation and the City's adopted *Design Guidelines for Historic Districts*, which is based on the Standards.

The Historic Preservation Commission is the decision-maker for major projects affecting designated historic resources, except in the Central District where the Design Commission is the decision-maker for such projects. Staff is the decision-maker for minor projects affecting designated historic resources. Major projects are defined as demolition, relocation, removal of significant features, significant alteration of front or side elevations, additions to street-facing elevations, and new fences or walls in landmark districts. Minor projects are defined as removal of insignificant exterior features, re-roofing, matching replacement doors and windows, demolition of garages, small side/front additions, most rear additions that are not taller than the original building or replacement of exterior cladding with the same cladding material. Projects affecting non-contributing buildings on a site or in a district, or the environmental setting of a site, are reviewed by staff but are subject to the less stringent requirements than contributing buildings.

Staff-level decisions may be appealed to the Historic Preservation Commission, and decisions by the Commission may be appealed to the City Council. The City Council may also "call for review" all decisions by the staff or Commission.

Incentives

Designated historic properties are eligible for the following incentives, which are evaluated on a case-by-case basis:

- A Mills Act historic property contract to reduce property taxes in exchange for agreeing to maintain the historic character of the property in accordance with established guidelines.
- Use of more flexible provisions in the State Historical Building Code when making modifications,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 3060
SAN PASQUAL STREET, PASADENA, CALIFORNIA**

WHEREAS, the Historic Preservation Commission has found that 3060 San Pasqual Street meets criterion c, as set forth in Section 17.62.040(C) of the Pasadena Municipal Code; and

WHEREAS, the house at 3060 San Pasqual Street is significant because the house embodies the distinctive characteristics of Pueblo Revival residential architecture;

WHEREAS, the water tankhouse at 3060 San Pasqual Street is significant because the water tankhouse is a rare surviving example of its property type;

WHEREAS, the application for Landmark designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331;

WHEREAS, the owners of the property, James and Chantal Giddens, nominated the property for Landmark designation; and

WHEREAS, the City Council may approve a recommendation from the Historic Preservation Commission to designate a Landmark and evidence such approval by adopting a declaration executed by the Mayor pursuant to Subsection 17.62.050 (C) of the Pasadena Municipal Code;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Pasadena that the attached declaration of Landmark designation for 3060 San Pasqual Street is hereby adopted.

Adopted at the regular meeting of the City Council on the
_____ day of _____, 2007 by the following vote:

AYES:


NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:



Theresa E. Fuentes,
Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

3060 SAN PASQUAL STREET
PASADENA, CALIFORNIA

Pursuant to the provisions of Section 17.62.070 of the Pasadena Municipal Code, the City Council of the City of Pasadena by this declaration hereby designates as a Landmark certain real property described as:

(See attached Exhibits "A" & "B")

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated Landmarks, except ordinary maintenance and repair, such as but not limited to new construction and additions, exterior alterations, relocation, and demolition, is subject to review by the Planning Director or City of Pasadena Historic Preservation Commission.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Jane Rodriguez, City Clerk

By: _____
Bill Bogaard, Mayor

EXHIBIT 'A'
SAN PASQUAL STREET

That portion of Lot 7 in Block 7 of the Subdivision No. 2 Sunny Slope Estate, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 54, Pages 91 and 92 of Miscellaneous Records, in the office of the County Recorder of said county described as follows:

Parcel 1

The East 75.00 feet of the West 160.00 Feet of the North 100.00 feet of Lot 7, Block 7 of Subdivision No. 2 of Sunny Slope Estate, in the City of Pasadena, as per map recorded in Book 54, Pages 91 and 92 of Miscellaneous Records, in the Office of the County recorder of said County.

Except the North 10.00 feet thereof as granted to the City of Pasadena, a corporation, as per deed recorded on July 3, 1961.

Parcel 2

The East 145.00 feet of the West 160.00 feet of the South 227.50 feet of the North 327.50 Feet of Lot 7, Block 7, of Subdivision No. 2 of Sunny Slope Estate, in the City of Pasadena, as per map recorded in Book 54, Pages 91 and 92 of Miscellaneous Records, in the office of the County Recorder of said county.

Except from the land described in Parcel 2 hereon, the North 95.00 feet of the West 60.00 feet thereof.

Also except from the remainder thereof, the West 2.00 feet of the South 100.00 feet thereof.

A metes and bounds legal description for informational purposes is described as follows:

That portion of Lot 7 in Block 7 of the Subdivision No. 2 Sunny Slope Estate, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 54, Pages 91 and 92 of Miscellaneous Records, in the office of the County Recorder of said county described as follows:

Commencing at the Northwest corner of Lot 7, of Block 7 of the Subdivision No. 2 of Sunny Slope Estate;

Thence along the northerly line of said Lot 7 North 89°56'00" East 85.00 feet to the west line of the east 75.00 feet of the west 160.00 feet of said Lot 7;

Thence along said west line South 00°00'00" East to a line parallel with and 10.00 feet south of said northerly line to the **True Point of Beginning**;

Thence along said parallel line North 89°56'00" East 75.00 feet to the easterly line of the west 160.00 feet of said Lot 7;

Thence along said easterly line South 00°00'00" East 317.50 feet to the southerly line of the northerly 327.50 feet of said Lot 7;

Thence along said southerly line South 89°56'00" West 143.00 feet to the west line of the east 143.00 feet of the west 160.00 feet of said Lot 7;

Thence along said westerly line North 00°00'00" West 100.00 feet to the northerly line of the south 227.50 feet of the north 327.50 feet of said Lot 7;

Thence along said northerly line South 89°56'00" West 2.00 feet to the west line of the east 145.00 feet of the west 160.00 feet of said Lot 7;

Thence along the west line North 00°00'00" West 32.50 feet to the southerly line of the north 95.00 feet of the south 227.50 feet of the north 327.50 feet of said Lot 7;

Thence along said southerly line North 89°56'00" East 60.00 feet to the easterly line of the west 60.00 feet of the easterly 145.00 feet of the west 160.00 feet of said Lot 7;

Thence North 00°00'00" West 95.00 feet to the northerly line of the south 227.50 feet of the north 327.50 feet of said Lot 7;

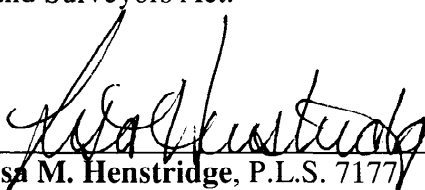
Thence North 89°56'00" East 10.00 feet to east 75.00 feet of the west 160.00 feet of said Lot 7;

Thence North 00°00'00" West 90.00 feet to the **True Point of Beginning**.

The above-described parcel of land contains approximately 33,837 square feet (0.777 acres).

As shown on Exhibit "B" attached herewith and made a part hereof.

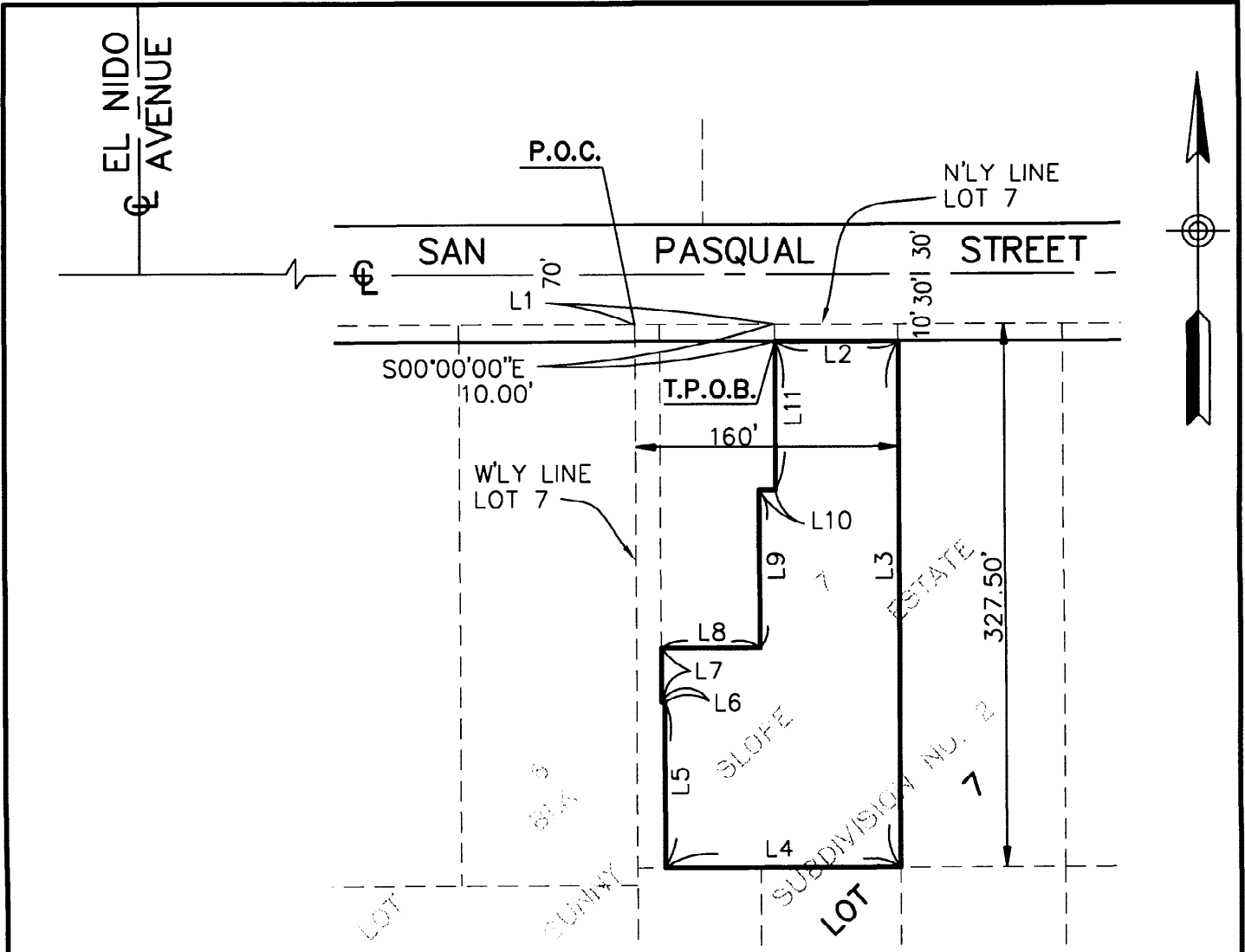
This real property description has been prepared by me,
or under my direction, in conformance with the Professional
Land Surveyors Act.



Lisa M. Henstridge, P.L.S. 7177
Expires 12/31/07




Date: 11/27/07



LINE DATA		
LINE	BEARING	DISTANCE
L1	N89°56'00"E	85.00'
L2	N89°56'00"E	75.00'
L3	S00°00'00"E	317.50'
L4	S89°56'00"W	143.00'
L5	N00°00'00"W	100.00'
L6	S89°56'00"W	2.00'
L7	N00°00'00"W	32.50'
L8	N89°56'00"E	60.00'
L9	N00°00'00"W	95.00'
L10	N89°56'00"E	10.00'
L11	N00°00'00"W	90.00'

LEGEND

-  LIMITS OF PROPERTY
- P.O.C.** POINT OF COMMENCEMENT
- P.O.B.** POINT OF BEGINNING
- AREA = 33,837 S.F.

THIS PLAT IS FOR INFORMATION PURPOSES ONLY BASED UPON A METES AND BOUNDS LEGAL DESCRIPTION



DAVID EVANS AND ASSOCIATES INC.
 4200 Concourse, Suite 200
 Ontario California 91764
 TEL: (909) 481-5750 FAX: (909) 481-5757

EXHIBIT "B"

SAN PASQUAL STREET
 APN: 5377-005-028

CITY OF PASADENA
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	PDAX0067
DRAWN BY:	LKH
DATE:	11/27/07
SCALE:	1"=100'