

SweetFlower Pasadena

10/07/2019
Item 13
Submitted by Staff

RADIUS MAPS

Data Management Services for Government and Business

June 10, 2019

827 E. Colorado Blvd.
Pasadena, CA 91101

Timothy Dodd
Malibu Green
10000 Culver Blvd.
Culver City, CA 91101

Dear Mr. Dodd:

Thank you for choosing **RADIUS MAPS** for your Sensitive Use Study documents.
Our study determined the following:

- The zoning of your proposed cannabis site is: CD-5
- No cannabis retailer or cultivation site was found within 1000 feet of the exterior boundary of the subject site.
- No cannabis testing laboratory was found within 500 feet of the exterior boundary of the subject site.
- No residential zones were found within 600 feet of the exterior boundary of the subject site.
- No childcare center or in-home family day care home was found within 600 feet of the exterior boundary of the subject site.
- One youth-oriented business was identified within 600 feet of the exterior boundary of the subject site:
 - Test Prep Gurus
790 E Colorado Blvd. #900, Pasadena CA 91101
- No church or faith congregation was found within 600 feet of the exterior boundary of the subject site.

- No substance abuse center was found within 600 feet of the exterior boundary of the subject site.
- One school was identified within 600 feet of the exterior boundary of the subject site:
 - Futures Academy (Private School - Grades 6 to 12)
35 N Lake Ave., Pasadena CA 91101
(California Dept. of Education Private School Affidavit #237938)
- No park or library was found within 600 feet of the exterior boundary of the subject site.

Your complete satisfaction is my personal priority and I welcome your feed back on your experience

Sincerely,

Gary Perkins

RADIUS MAPS

Data Management Services for Government and Business

Sensitive Use Study

Prepared from public records maintained in the Office of
The County Property Assessor of Los Angeles California

For

827 E. Colorado Blvd.
Pasadena, CA 91101

APN: 5723-030-028

Prepared for:

**Timothy Dodd
Malibu Green
10000 Culver Blvd.
Culver City, CA 90232**

June 11, 2019

JN 19176



Data Management Services for Government and Business

Sensitive Use Study Statement of Methodology

Base maps and record land use descriptions were obtained from the latest available version of ArcGis and the Los Angeles County Property Assessor, within the area described and for a distance of Six Hundred (600) feet from the exterior boundaries of the property located at:

827 E. Colorado Blvd.
Pasadena, CA 91101

APN: 5723-030-028

In addition, land use data for individual parcels was obtained from publicly available business license records, online resources, digital geomatics and ground level geospatial photography. Data was analysed and the locations were plotted to identify sensitive uses within the study area.

I certify under penalty of perjury that the foregoing is true and correct.

Signed:

Gary Perkins
June 10, 2019

Harvest of Pasadena

Kimley»»Horn

June 12, 2019

Attn: City of Pasadena, Licensing

City of Pasadena
100 North Garfield Avenue
Pasadena, CA 91101

■
Suite 2050
660 South Figueroa
Los Angeles, California
90017

Re: Distance Certification Letter for proposed cannabis site located at 169 W. Colorado Blvd., Pasadena, CA 91105. APN 5713-004-016

The surveyor listed below has performed measurements of the subject site in relation to sensitive uses in accordance with land use information provided in the enclosed Sensitive Use Study prepared by Radius Maps, JN 19184, dated June 11, 2019. With respect to business licenses and sensitive land use determination, we defer to said study.

Utilizing scaled, high-resolution ortho-imagery, we have measured the radius rings (500', 600' & 1,000') from all corners of the subject parcel. We have reviewed the location of structures and the land use areas identified and concur with the results of the Sensitive Use Study.

We hereby certify that the distances as represented in the Sensitive Use Study are accurate both in radius and identification. We further certify that the distances to the nearest cannabis facilities, from addresses stated within the Sensitive Use Study, are accurate.



Michael J. Knapton, PLS No. 8012
Registered California Professional Land Surveyor



Attachments: Sensitive Use Study

RADIUS MAPS

Data Management Services for Government and Business

June 10, 2019

169 W. Colorado Blvd.
Pasadena, CA 91105

Jesse Francoeur
Harvest of Pasadena, LLC
1155 W. Rio Salado Pkwy., Ste. 201
Tempe, AZ 85281

Dear Mr. Francoeur:

Thank you for choosing RADIUS MAPS for your Sensitive Use Study documents.
Our study determined the following:

- The zoning of your proposed cannabis site is: CD-1 AD-1
- No cannabis retailer or cultivation site was found within 1000 feet of the exterior boundary of the subject site.
- No cannabis testing laboratory was found within 500 feet of the exterior boundary of the subject site.
- No residential zones were found within 600 feet of the exterior boundary of the subject site.
- No childcare center or in-home family day care home was found within 600 feet of the exterior boundary of the subject site.
- No youth-oriented facility was identified within 600 feet of the exterior boundary of the subject site.
- No church or faith congregation was found within 600 feet of the exterior boundary of the subject site.

- No substance abuse center was found within 600 feet of the exterior boundary of the subject site.
- No school was found within 600 feet of the exterior boundary of the subject site.
- No park was found within 600 feet of the exterior boundary of the subject site.
- One library was identified within 600 feet of the exterior boundary of the subject site:
 - Rudolf Steiner Library & Bookshop
110 Martin Alley, Pasadena CA 91105

Your complete satisfaction is my personal priority and I welcome your feed back on your experience

Sincerely,



Gary Perkins



Data Management Services for Government and Business

Sensitive Use Study

Prepared from public records maintained in the Office of
The County Property Assessor of Los Angeles California

For

169 W. Colorado Blvd.
Pasadena, CA 91105

APN: 5713-004-016

Prepared for:

Jesse Francoeur
Harvest of Pasadena, LLC
1155 W. Rio Salado Pkwy., Ste. 201
Tempe AZ 85281

June 11, 2019

JN 19184

Radius Maps Company....211 S. State College Blvd., Anaheim CA 92806
PH (888) 272-3487 FAX (800) 815-9619 Cell (714) 323-6031



Data Management Services for Government and Business

Sensitive Use Study Statement of Methodology

Base maps and record land use descriptions were obtained from the latest available version of ArcGis and the Los Angeles County Property Assessor, within the area described and for a distance of Six Hundred (600) feet from the exterior boundaries of the property located at:

169 W. Colorado Blvd.
Pasadena, CA 91105

APN: 5713-004-016

In addition, land use data for individual parcels was obtained from publicly available business license records, online resources, digital geomatics and ground level geospatial photography. Data was analysed and the locations were plotted to identify sensitive uses within the study area.

I certify under penalty of perjury that the foregoing is true and correct.

Signed:

A handwritten signature in black ink, appearing to read "Gary Perkins". The signature is written in a cursive style with a large, looped initial "G".

Gary Perkins
June 10, 2019



SCALE 1" = 100'

ZONING LEGEND:

- PD** INDICATES PLANNED DEVELOPMENT
- CD-X** INDICATES COMMERCIAL USE
- OS** INDICATES OPEN SPACE
- WGSP** INDICATES WEST GATEWAY SPECIFIC PLAN AREA

SENSITIVE USE NOTES:

SCHOOLS, SCHOOLS, CLINICS, OUTREACH
 NO SCHOOLS, SCHOOLS, CLINICS, OUTREACH FACILITIES WERE
 LOCATED WITHIN 600 FEET OF THE SUBJECT SITE.

NO SCHOOLS WERE LOCATED WITHIN 600 FEET OF THE SUBJECT SITE.

NO SCHOOLS WERE LOCATED WITHIN 600 FEET OF THE SUBJECT SITE.

LIBRARIES - SUBSTANCE ABUSE FACILITIES.

ONE PRIVATE LIBRARY WAS FOUND WITHIN 600 FEET OF THE SUBJECT SITE:
 51 HULLY STREET LIBRARY & BOOKSHOP
 110 MARINA ALLEY, PASADENA, CA 91105

NO SUBSTANCE ABUSE FACILITIES WERE FOUND WITHIN 600 FEET OF THE SUBJECT SITE.

RESIDENTIAL ZONES WITHIN 600 FEET OF THE SITE:
 NO RESIDENTIAL ZONES WERE FOUND WITHIN 600 FEET OF THE SUBJECT SITE.
 THE FOLLOWING RESIDENTIAL CONDOMINIUMS WERE FOUND WITHIN 600 FEET OF THE SUBJECT SITE:
 PASADENA PLACE CONDOMINIUMS, 134 W. GREEN ST., PASADENA, CA 91105
 DR. LACY AT GREEN CONDOMINIUMS, 111 S. LACY AVE., PASADENA, CA 91105

CURRENT CANNABIS LICENSE LOCATIONS:

NO CURRENTLY LICENSED DISPENSARIES OR CULTIVATION SITES WERE LOCATED WITHIN 1000 FEET OF THE SUBJECT SITE. NO TESTING LABORATORIES WERE LOCATED WITHIN 500 FEET OF THE SUBJECT SITE.

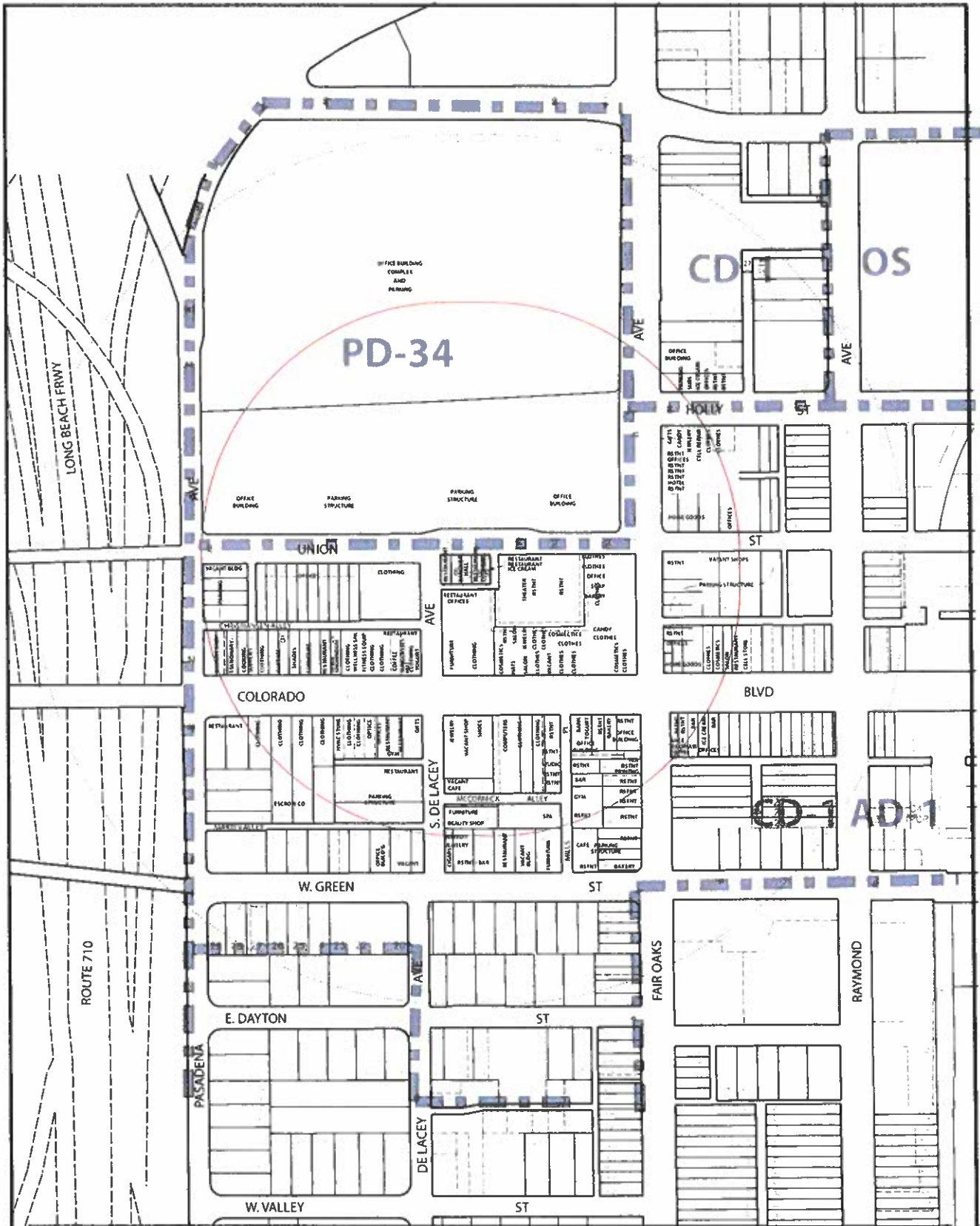
THE NEAREST CANNABIS FACILITIES ARE LOCATED AT:
 TESTING FACILITY: 25 WINDO AVE., PASADENA, CA 91107
 APPROX. 2 MILES
 EDUCATION AND SUPPORT: CANNABIS CENTER, 57 N. HERNDON AVE., PASADENA, CA 91104
 DISPENSARY: UNDISCLOSURED, 1118 E. GREEN ST., PASADENA, CA 91105

Sensitive Use Study

For
169 W. Colorado Blvd.
 Pasadena CA 91105
 APN 5713-004-016
 June 30, 2019
 JIN PHM



The Atrium Group, LLC



- LAND USE LEGEND**
- SINGLE FAMILY DWELLING
 - DUPLEX
 - TRIPLEX
 - QUADRUPLEX
 - APARTMENT UNITS
 - ALL OTHER USES AS SHOWN

600 FT. RADIUS LAND USE MAP

70 W. UNION ST.



EZR
SURVEYING

CASE NO:
DATE: 06-12-19
SCALE: 1" = 100'



PROJECT ADDRESS: 70 W UNION ST – 600FT LIT OF USES

APN	Situs Address Full	LAND USE	ZONING
5713-002-015	100 W WALNUT ST, PASADENA, CA 91124-0001	OFFICE COMPLEX & PARKING	PD-34
5713-003-024	75 N FAIR OAKS AVE, PASADENA, CA 91103-3651 101 W UNION AVE, PASADEN, CA 91103-3651 74 N FAIR AVE, PASADEN, CA 91103-3651	OFFICE BUILDING PARKING STRUCTURE OFFICE BUILDING & PARKING	PD-34
5713-004-001	177 CHRISTIANSEN ALLEY, PASADEN, CA 91103-3651	PARKING LOT	CD-1 AD-1
5713-004-002	177 CHRISTIANSEN ALLEY, PASADEN, CA 91103-3651	PARKING LOT	CD-1 AD-1
5713-004-005	140 W UNION ST, PASADENA, CA 91103-3628	OFFICE COMPLEX	CD-1 AD-1
5713-004-006	136 W UNION ST, PASADENA, CA 91103	OFFICE COMPLEX	CD-1 AD-1
5713-004-007	132 W UNION ST, PASADENA, CA 91103	OFFICE COMPLEX	CD-1 AD-1
5713-004-008	130 W UNION ST, PASADENA, CA 91103-3628	OFFICE COMPLEX	CD-1 AD-1
5713-004-009	114 W UNION ST, PASADENA, CA 91103-3628	OFFICE COMPLEX	CD-1 AD-1
5713-004-010	35 N DE LACEY AVE, PASADENA, CA 91103-3602	CLOTHES	CD-1 AD-1

PROJECT ADDRESS: 70 W UNION ST – 600FT LIT OF USES

5713-004-011	17 N DE LACEY AVE, PASADENA, CA 91103-3602 85, 87, 87 W COLORADO BLVD	(2) RESTAURANTS, CLOTHES, YOGURT	CD-1 AD-1
5713-004-012	93 W COLORADO BLVD, PASADENA, CA 91105-1927	COFFEE	CD-1 AD-1
5713-004-016	169 W COLORADO BLVD, PASADENA, CA 91105-1924	VACANT SHOP	CD-1 AD-1
5713-004-017	163 W COLORADO BLVD, PASADENA, CA 91105-1924	STATIONARY	CD-1 AD-1
5713-004-018	161 W COLORADO BLVD, PASADENA, CA 91105-1924	COOKING SUPPLY	CD-1 AD-1
5713-004-019	137 W COLORADO BLVD, PASADENA, CA 91105	CLOTHES	CD-1 AD-1
	139 W COLORADO BLVD, PASADEN, CA 91103-3651	CLOTHES	CD-1 AD-1
5713-004-020	133 W COLORADO BLVD, PASADENA, CA 91105-1924	SHADES	CD-1 AD-1
5713-004-021	127 W COLORADO BLVD, PASADENA, CA 91105-1924	FURNITURE	CD-1 AD-1
5713-004-022	121 W COLORADO BLVD, PASADENA, CA 91105-1924	RESTAURANT	CD-1 AD-1
5713-004-024	40 N PASADENA AVE, PASADENA, CA 91103-3626	PARKING & VACANT BUILDING	CD-1 AD-1

PROJECT ADDRESS: 70 W UNION ST – 600FT LIT OF USES

5713-004-026	103 - 117 W COLORADO BLVD, PASADENA, CA 91105-1924	AUTO SALES (3) CLOTHES, FITNESS SHOP	CD-1 AD-1
5713-006-021	78 W UNION ST, PASADENA, CA 91103-3627	RESTAURANT	CD-1 AD-1
5713-006-022	70 W UNION ST, PASADENA, CA 91103-3627	BANQUET HALL	CD-1 AD-1
5713-006-027	62 W UNION ST, PASADENA, CA 91103-3699 64 W UNION ST, PASADENA, CA 91103-3699	RESTAURANT, CLOTHES, COFFEE, ICE CREAM	CD-1 AD-1
5713-006-030	61 - 75 W COLORADO BLVD, PASADENA, CA 91105-1922 33 MILLER ALLEY, PASADENA, CA 91105-1922	RESTAURANT, CLOTHES, FURNITURE, OFFICE BUILDING	CD-1 AD-1
5713-006-(031-032)	3 TO 55 W COLORADO BLVD, PASADENA, CA 91105 24 W UNION ST, PASADENA, CA 91105-1922 23 TO 47 N FAIROAKS, PASADENA, CA 91105 20-52 HUGUS ALLEY, PASADENA, CA 91105 41 HUGUS ALLEY, PASADENA, CA 91105 41 MILLER ALLEY, PASADENA, CA 91105	(2)COSMETICS, HATS, (2) SALON, (8) CLOTHES, VACANT BUILDING, CANDY, BAKERY, SOAP, OFFICE, (3) RESTAURANTS, THEATER, JEWELRY	CD-1 AD-1
5713-007-003	120 GRANVILLE AVE, LOS ANGELES, CA 90049-4241	PART OF EDWIN ALLEY	CD-1 AD-1
5713-007-004	12 W COLORADO BLVD, PASADENA, CA 91105-1923	RESTAURANT	CD-1 AD-1
	16 W COLORADO BLVD, PASADENA	BAKERY	CD-1 AD-1
5713-007-005	32 W COLORADO BLVD, PASADENA, CA 91105 24 W COLORADO BLVD, PASADENA, CA 91105 26 W COLORADO BLVD, PASADENA, CA 91105 30 W COLORADO BLVD, PASADENA, CA 91105	YOGURT, BANK, OFFICE BUILDING	CD-1 AD-1
5713-007-006	PART OF EDWIN ALLEY		CD-1 AD-1

PROJECT ADDRESS: 70 W UNION ST – 600FT LIT OF USES

5713-007-008	19-25 S FAIR OAKS AVE, PASADENA, CA 91105-1905	TEA, RESTAURANT, PRINTING	CD-1 AD-1
5713-007-009	PART OF EDWIN ALLEY		CD-1 AD-1
5713-007-011	39 MILLS PL, PASADENA, CA 91105-1909	SPA	CD-1 AD-1
5713-007-012	36-40 W COLORADO BLVD, PASADENA, CA 91105-1923	(4) RESTAURANTS, STUDIO	CD-1 AD-1
5713-007-013	42 E COLORADO BLVD, PASADENA, CA 91105-3794	CLOTHES	CD-1 AD-1
5713-007-014	46 W COLORADO BLVD, PASADENA, CA 91105-1923	CLOTHES	CD-1 AD-1
5713-007-015	54 W COLORADO BLVD, PASADENA, CA 91105-1923	COMPUTERS	CD-1 AD-1
5713-007-016	64 - 68W COLORADO BLVD, PASADENA, CA 91105-1926	SHOES, JEWELRY, VACANT SHOPS	CD-1 AD-1
5713-007-017	42 S DE LACEY AVE, PASADENA, CA 91105-1904 48 S DE LACEY AVE, PASADENA, CA 91105-1904	FURNITURE, BEAUTY SHOP	CD-1 AD-1
5713-007-018	50 S DE LACEY AVE, PASADENA, CA 91105-3804 52 S DE LACEY AVE, PASADENA, CA 91105-3804 54 S DE LACEY AVE, PASADENA, CA 91105-3804	(2) JEWELRY, CIGARS	CD-1 AD-1
5713-007-019	63 W GREEN ST, PASADENA, CA 91105 69 W GREEN ST, PASADENA, CA 91105	RESTAURANT, BAR	CD-1 AD-1

PROJECT ADDRESS: 70 W UNION ST – 600FT LIT OF USES

5713-007-020	55 W GREEN ST, PASADENA, CA 91105-2047	RESTAURANT	CD-1 AD-1
5713-007-021	45 W GREEN ST, PASADENA, CA 91105-2047	VACANT SHOP	CD-1 AD-1
5713-007-022	33 W GREEN ST, PASADENA, CA 91105-2047	FURNITURE	CD-1 AD-1
5713-007-023	1 S FAIR OAKS AVE 206, PASADENA, CA 91105-1945 2 W COLORADO BLVD, PASADENA, CA 91105-1945	OFFICE BUILDING, RESTAURANT	CD-1 AD-1
5713-007-029	19 TO 61 S FAIR OAKS AVE, PASADENA, CA 91105-1905	TEA, (7) RESTAURANTS, PRINTING, BAKERY, CAFÉ	CD-1 AD-1
5713-008-003	144 W COLORADO BLVD, PASADENA, CA 91105-1949	CLOTHES	CD-1 AD-1
5713-008-004	132 W COLORADO BLVD, PASADENA, CA 91105-1925	CLOTHES	CD-1 AD-1
5713-008-011	88 W COLORADO BLVD, PASADENA, CA 91105-1940	GYM, GIFTS, (2) RESTAURANTS, OFFICES	CD-1 AD-1
5713-008-013	106 W COLORADO BLVD, PASADENA, CA 91105-1925	OPTICS	CD-1 AD-1
5713-008-014	110 W COLORADO BLVD, PASADENA, CA 91105-1925	CLOTHES	CD-1 AD-1
5713-008-015	114 W COLORADO BLVD, PASADENA, CA 91105	CLOTHES	CD-1 AD-1

PROJECT ADDRESS: 70 W UNION ST – 600FT LIT OF USES

5713-008-016	120 W COLORADO BLVD, PASADENA, CA 91105-1925	HVAC	CD-1 AD-1
5713-008-019	126 W COLORADO BLVD, PASADENA, CA 91105-1925	CLOTHES	CD-1 AD-1
5713-008-029	99 W GREEN ST, PASADENA, CA 91105 101 W GREEN ST, PASADENA, CA 91105	OFFICES	CD-1 AD-1
5713-008-030	85 W GREEN ST, PASADENA, CA 91105	VACANT LOT	CD-1 AD-1
5713-008-035	166 W COLORADO BLVD, PASADENA, CA 91105-1925	RESTAURANT	CD-1 AD-1
5713-008-036	148 W COLORADO BLVD, PASADENA, CA 91105	CLOTHES	CD-1 AD-1
5713-008-(903-905)	45 S DE LACEY AVE	PARKING STRUCTURE	CD-1 AD-1
5722-028-006	2 E COLORADO BLVD, PASADENA, CA 91105 4 E COLORADO BLVD, PASADENA, CA 91105 12-18 S FAIR OAKS AVE, PASADENA, CA 91105	(2) RESTAURANTS, ICE CREAM, JUICE, COFFEE	CD-1 AD-1
5722-028-007	10 E COLORADO BLVD, PASADENA, CA 91105-1908	BAR	CD-1 AD-1
5722-028-008	14 E COLORADO BLVD, PASADENA, CA 91105	OFFICE COMPLEX	CD-1 AD-1
5722-028-009	18 E COLORADO BLVD, PASADENA, CA 91105 20 E COLORADO BLVD, PASADENA, CA 91105	BAR, ICE CREAM	CD-1 AD-1

PROJECT ADDRESS: 70 W UNION ST – 600FT LIT OF USES

5723-021-008	11 E HOLLY ST, PASADENA, CA 91103 15 TO 27 E HOLLY ST, PASADENA, CA 91103	PARKING, SUBS, ICE CREAM, OFFICES, (2) RESTAURANTS	CD-1 AD-1
5723-021-026	118 N FAIR OAKS AVE, PASADENA, CA 91103	OFFICE BUILDING	CD-1 AD-1
5723-022-011	2 TO 20 E HOLLY ST, PASADENA, CA 91103-3905 72 TO 90 FAIR OAKS, PASADENA, CA 91103	GIFTS, CANDY, JEWELRY, CELL, (2) CLOTHES, OFFICES, (5) RESTURANTS, HOTEL	CD-1 AD-1
5723-022-017	25 E UNION ST, PASADENA, CA 91103-3923	OFFICES	CD-1 AD-1
5723-022-018	72 TO 88 N FAIR OAKS AVE, PASADENA, CA 91103-3649	(4) RESTAURANTS, HOTEL, OFFICE	CD-1 AD-1
5723-022-020	1 UNION ST, PASADENA, CA 91103	HOME GOODS	CD-1 AD-1
5723-023-004	13 TO 25 E COLORADO BLVD, PASADENA, CA 91105	(2) CLOTHES, COSMETICS, SALON	CD-1 AD-1
5723-023-006	10 TO 14 N FAIR OAKS AVE, PASADENA, CA 91103-3616	RESTAURANTS, OFFICES, HOME GOODS	CD-1 AD-1
5723-023-007	18 N FAIR OAKS AVE, PASADENA, CA 91103	RESTAURANT	CD-1 AD-1
5723-023-019	20 E UNION ST, PASADENA, CA 91103-4042 30 N FAIROAKS AVE, PASADENA, CA 91130-4042	PARKING STRUCTURE, RESTAURANT, VACANT SHOPS	CD-1 AD-1

RADIUS MAP CERTIFICATION STATEMENT
CITY OF PASADENA

EZR Surveying LLC has conducted a research investigation and review to identify all the sensitive receptors that surround the property located at 70 W UNION ST, PASADENA, CA.

This review has been conducted to the best of our ability and is reflected in the 600' & 1000' Land Use Map provided, utilizing the following methods:

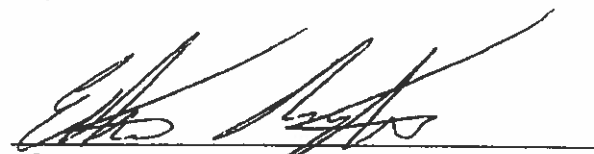
- A physical inspection of each parcel of land within a 600 foot radius of the site to identify the specific land uses
- Internet research using various databases, such as Google Earth

Cannabis retailers shall be permitted in only the CO, CL, CG, CD and IG zoning districts and shall be subject to the following requirements:

- A. No retailer shall be established or located within 1,000 feet, measured from the nearest property lines of each of the affected parcels, of any other cannabis retailer or cultivation site, or within 500 feet of any testing laboratory; **NONE WERE EVIDENT**
- B. No retailer shall be established or located within 600 feet, measured from the nearest property lines of each of the affected parcels, of any existing residential zone; **NONE WERE EVIDENT**
- C. No retailer shall be established or located within a mixed-use development project containing a residential use component; **NONE WERE EVIDENT**
- D. No retailer shall be established or located within 600 feet, measured from the nearest property lines of each of the affected parcels, of any childcare center, in-home (family of day care home), youth-oriented facility, church or faith congregation, or substance abuse center; **NONE WERE EVIDENT**
- E. No retailer shall be established or located within 600 feet, measured from the nearest property lines of each of the affected parcels, of any park, library, or K-12 school; **NONE WERE EVIDENT**
- F. Retailers shall be required to comply with all zoning, land use and development regulations applicable to the underlying zoning district in which they are permitted to establish and operate as set forth in the Pasadena Municipal Code. **NONE WERE EVIDENT**

We hereby certify that the above information and Land Use Map being provided for this investigation is correct and true to the best of our knowledge and ability

6/13/2019
Date


Ethan Z. Remington, P.L.S.





Location Map for
CONDITIONAL USE PERMIT: CANNABIS RETAILER

LOCATION AFFIDAVIT

Property Address: 70 W Union Street, Pasadena CA 91103

Assessor's Parcel Number(s): 5713-006-022

Business Name: Atrium

Applicant Name: The Atrium Group, LLC

I, as the applicant of the Conditional Use Permit for a cannabis retail business as noted above, hereby affirm that the location proposed as noted above complies with all applicable separation requirements required by the Pasadena Municipal Code Section 17.50.066 (D).

I acknowledge that the exhibit submitted with the application was prepared by a licensed surveyor and demonstrates that the proposed location meets all applicable separation requirements contained in the Pasadena Municipal Code Section 17.50.066 (D).

I acknowledge that the information submitted identifies all land uses and zoning districts within the distance separation requirements contained in the Pasadena Municipal Code Section 17.50.066 (D).

I certify that the information contained in the application package is true and correct to the best of my knowledge.

*Applicant/Agent Signature:  _____

Printed Name and Title: Dean Bornstein, President

Date: 06/12/2019

**Note: An original signature is required on this form. An agent for the applicant may sign the application provided that a signed original letter of authorization from the property owner accompanies this affidavit.*

Varda

CITY OF PASADENA
CONDITIONAL USE PERMIT: CANNABIS RETAILER

Applicants: TONY FONG

Business Name: VARDA

Project Address: 3355 EAST COLORADO BOULEVARD, PASADENA, CA 91107

LOCATION MAP



PASADENA PERMIT CENTER
 www.cityofpasadena.net/permitcenter

Location Map for
CONDITIONAL USE PERMIT: CANNABIS RETAILER

MAPPING CERTIFICATION STATEMENT

GEORGE DARVASAN STANCIU has conducted an investigation and review to identify all sensitive receptors that surround the property located at 3355 E COLORADO BLVD
 PASADENA CA 91107

This review has been conducted to the best of our ability and is reflected in the 600' and 100' Land Use Map provided, using the following method: GPS, TOTAL STATION (ROBOTIC) AND DRONE SURVEY

Cannabis retailers may be permitted only in the CO, CL, CG, CD and IG zoning districts and shall comply with the following distance separation requirements:

1. No retailer shall be established within 1,000 feet, measured from the nearest property lines of each of the affected parcels, of any other cannabis retailer or cultivation site, or within 500 feet of any testing laboratory; [NONE FOUND]
2. No retailer shall be established or located within 600 feet, measured from the nearest property lines of each of the affected parcels, of any existing residential zone; [NONE FOUND]
3. No retailer shall be established or located within a mixed-use development project containing a residential component; [NONE FOUND]
4. No retailer shall be established or located within 600 feet, measured from the nearest property lines of each of the affected parcels, of any childcare center, in-home (family day-care home), youth-oriented facility, church or faith congregation, or substance abuse center; [NONE FOUND]
5. No retailer shall be established or located within 600 feet, measured from the nearest property lines of each of the affected parcels, of any park, library or K-12 school; [NONE FOUND]

I hereby certify that the above information and land use map being provided for this investigation is true and correct to the best of my knowledge and ability.

Name: GEORGE DARVASAN STANCIU Date: 6/17/2019

LOCATION MAP 2/2

AAA SURVEYING AND MAPPING

- LAND SURVEYING
- LAND PLANNING
- GPS AND ROBOTIC SURVEYING
- CONSTRUCTION SURVEYING

423 E COLTON AVE, REVEREND, CA 92312
 CELL: (951) 252-8222 or (951) 784-2252
 Email: surveying@aaa-surveying.com
 GEORGE DIMAS/STANCOU

RTS 7848



GRAPHIC SCALE

LEGEND

Basic Zoning District	Overlay Zoning District	Specific Name
RS Single-Family Residential	AD Access	Central District
RM Medium-Density Residential	HO Historic	East District
CD Commercial Center	HL Height Limit	East Pasadena
CC Commercial Corridor	HS Historic Signage	East Valley
CS Community Center	LD Low Density	East Valley
CS-1 Community Center	LD-1 Low Density	East Valley
CS-2 Community Center	LD-2 Low Density	East Valley
CS-3 Community Center	LD-3 Low Density	East Valley
CS-4 Community Center	LD-4 Low Density	East Valley
CS-5 Community Center	LD-5 Low Density	East Valley
CS-6 Community Center	LD-6 Low Density	East Valley
CS-7 Community Center	LD-7 Low Density	East Valley
CS-8 Community Center	LD-8 Low Density	East Valley
CS-9 Community Center	LD-9 Low Density	East Valley
CS-10 Community Center	LD-10 Low Density	East Valley
CS-11 Community Center	LD-11 Low Density	East Valley
CS-12 Community Center	LD-12 Low Density	East Valley
CS-13 Community Center	LD-13 Low Density	East Valley
CS-14 Community Center	LD-14 Low Density	East Valley
CS-15 Community Center	LD-15 Low Density	East Valley
CS-16 Community Center	LD-16 Low Density	East Valley
CS-17 Community Center	LD-17 Low Density	East Valley
CS-18 Community Center	LD-18 Low Density	East Valley
CS-19 Community Center	LD-19 Low Density	East Valley
CS-20 Community Center	LD-20 Low Density	East Valley
CS-21 Community Center	LD-21 Low Density	East Valley
CS-22 Community Center	LD-22 Low Density	East Valley
CS-23 Community Center	LD-23 Low Density	East Valley
CS-24 Community Center	LD-24 Low Density	East Valley
CS-25 Community Center	LD-25 Low Density	East Valley
CS-26 Community Center	LD-26 Low Density	East Valley
CS-27 Community Center	LD-27 Low Density	East Valley
CS-28 Community Center	LD-28 Low Density	East Valley
CS-29 Community Center	LD-29 Low Density	East Valley
CS-30 Community Center	LD-30 Low Density	East Valley
CS-31 Community Center	LD-31 Low Density	East Valley
CS-32 Community Center	LD-32 Low Density	East Valley
CS-33 Community Center	LD-33 Low Density	East Valley
CS-34 Community Center	LD-34 Low Density	East Valley
CS-35 Community Center	LD-35 Low Density	East Valley
CS-36 Community Center	LD-36 Low Density	East Valley
CS-37 Community Center	LD-37 Low Density	East Valley
CS-38 Community Center	LD-38 Low Density	East Valley
CS-39 Community Center	LD-39 Low Density	East Valley
CS-40 Community Center	LD-40 Low Density	East Valley
CS-41 Community Center	LD-41 Low Density	East Valley
CS-42 Community Center	LD-42 Low Density	East Valley
CS-43 Community Center	LD-43 Low Density	East Valley
CS-44 Community Center	LD-44 Low Density	East Valley
CS-45 Community Center	LD-45 Low Density	East Valley
CS-46 Community Center	LD-46 Low Density	East Valley
CS-47 Community Center	LD-47 Low Density	East Valley
CS-48 Community Center	LD-48 Low Density	East Valley
CS-49 Community Center	LD-49 Low Density	East Valley
CS-50 Community Center	LD-50 Low Density	East Valley
CS-51 Community Center	LD-51 Low Density	East Valley
CS-52 Community Center	LD-52 Low Density	East Valley
CS-53 Community Center	LD-53 Low Density	East Valley
CS-54 Community Center	LD-54 Low Density	East Valley
CS-55 Community Center	LD-55 Low Density	East Valley
CS-56 Community Center	LD-56 Low Density	East Valley
CS-57 Community Center	LD-57 Low Density	East Valley
CS-58 Community Center	LD-58 Low Density	East Valley
CS-59 Community Center	LD-59 Low Density	East Valley
CS-60 Community Center	LD-60 Low Density	East Valley
CS-61 Community Center	LD-61 Low Density	East Valley
CS-62 Community Center	LD-62 Low Density	East Valley
CS-63 Community Center	LD-63 Low Density	East Valley
CS-64 Community Center	LD-64 Low Density	East Valley
CS-65 Community Center	LD-65 Low Density	East Valley
CS-66 Community Center	LD-66 Low Density	East Valley
CS-67 Community Center	LD-67 Low Density	East Valley
CS-68 Community Center	LD-68 Low Density	East Valley
CS-69 Community Center	LD-69 Low Density	East Valley
CS-70 Community Center	LD-70 Low Density	East Valley
CS-71 Community Center	LD-71 Low Density	East Valley
CS-72 Community Center	LD-72 Low Density	East Valley
CS-73 Community Center	LD-73 Low Density	East Valley
CS-74 Community Center	LD-74 Low Density	East Valley
CS-75 Community Center	LD-75 Low Density	East Valley
CS-76 Community Center	LD-76 Low Density	East Valley
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CS-78 Community Center	LD-78 Low Density	East Valley
CS-79 Community Center	LD-79 Low Density	East Valley
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CS-81 Community Center	LD-81 Low Density	East Valley
CS-82 Community Center	LD-82 Low Density	East Valley
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CS-84 Community Center	LD-84 Low Density	East Valley
CS-85 Community Center	LD-85 Low Density	East Valley
CS-86 Community Center	LD-86 Low Density	East Valley
CS-87 Community Center	LD-87 Low Density	East Valley
CS-88 Community Center	LD-88 Low Density	East Valley
CS-89 Community Center	LD-89 Low Density	East Valley
CS-90 Community Center	LD-90 Low Density	East Valley
CS-91 Community Center	LD-91 Low Density	East Valley
CS-92 Community Center	LD-92 Low Density	East Valley
CS-93 Community Center	LD-93 Low Density	East Valley
CS-94 Community Center	LD-94 Low Density	East Valley
CS-95 Community Center	LD-95 Low Density	East Valley
CS-96 Community Center	LD-96 Low Density	East Valley
CS-97 Community Center	LD-97 Low Density	East Valley
CS-98 Community Center	LD-98 Low Density	East Valley
CS-99 Community Center	LD-99 Low Density	East Valley
CS-100 Community Center	LD-100 Low Density	East Valley

City of Pasadena Zoning Map

The City of Pasadena Planning Department has prepared this map for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the Planning Department at (626) 797-3300.

LOCAL DESCRIPTION:

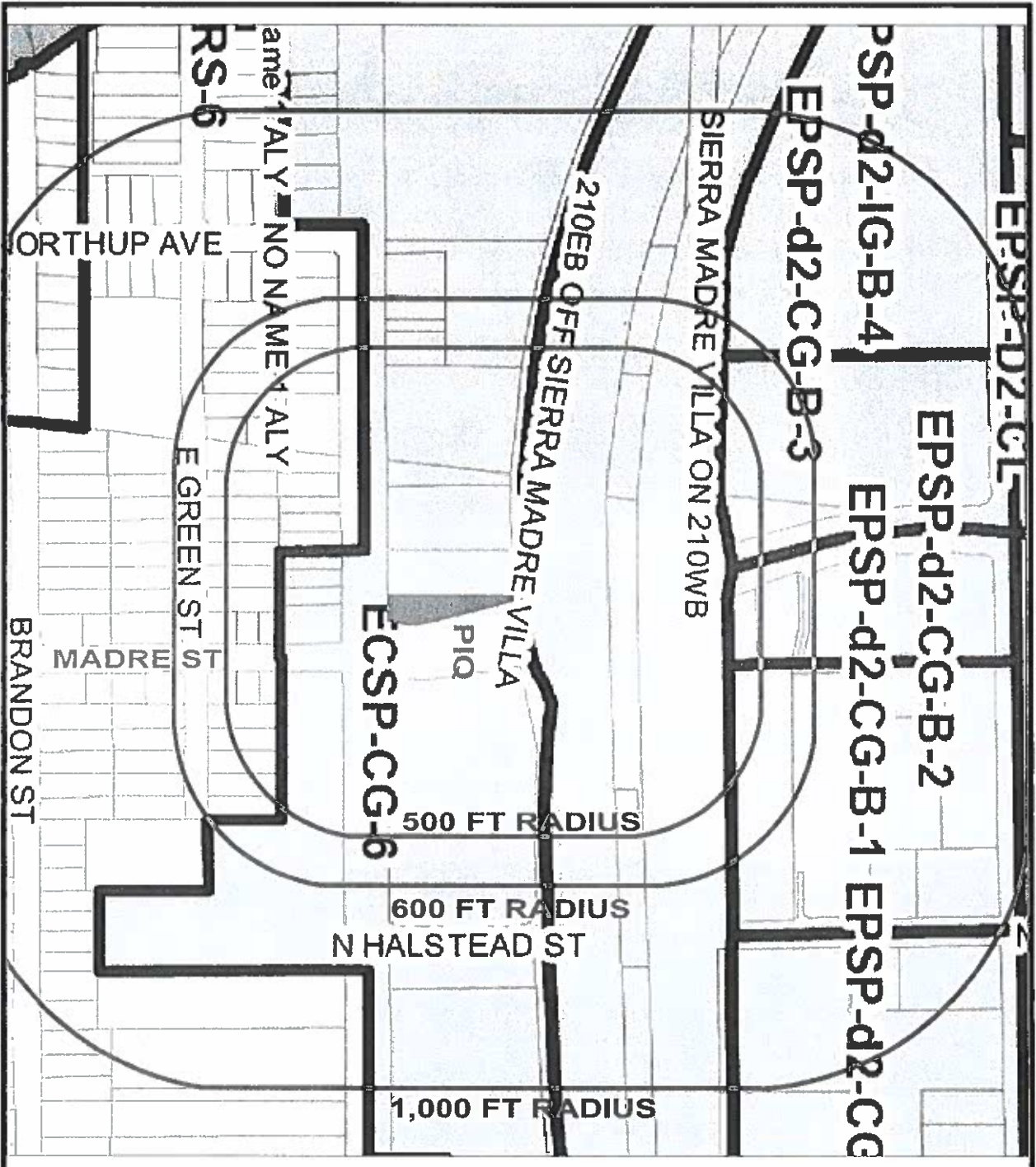
Map 121-443-102
 File: 025 10, 11, 12, 20 13 MAR 23:11
 1125 E COLTON AVE
 91770
 Zone: CS - 1

SURVEYOR'S STATEMENT

This map was prepared under my direction in June 2018.

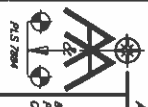
6/17/2018

GEORGE DIMAS-STANCOU



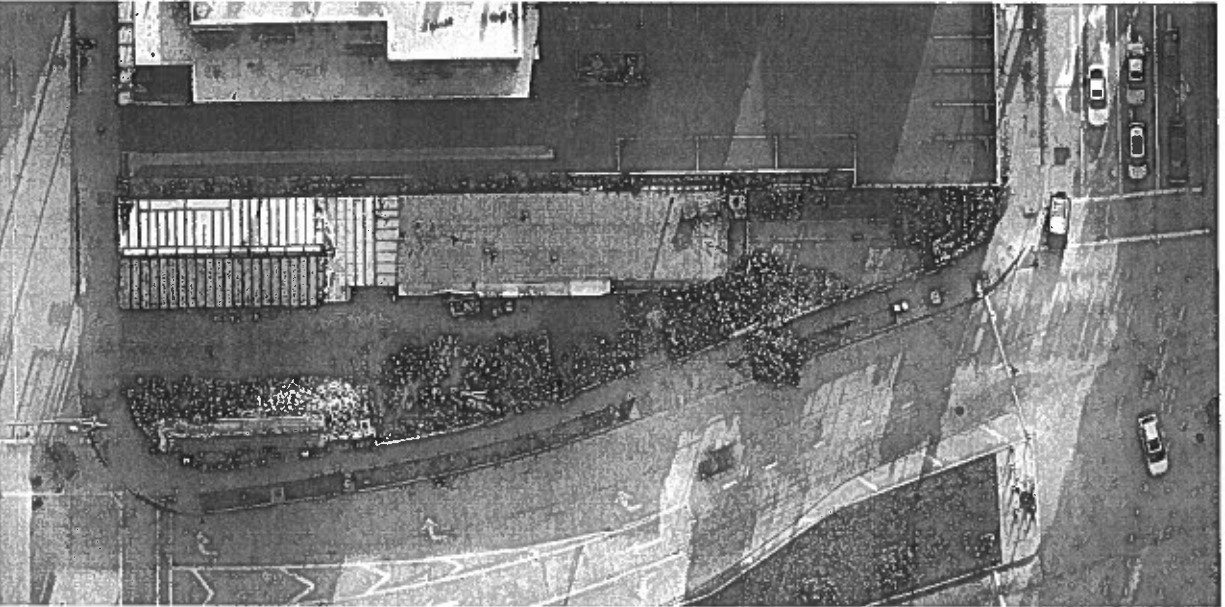
AERIAL SURVEY

A&M SURVEYING AND MAPPING



- LAND SURVEYING
 - LAND PLANNING
 - GPS AND ROBOTIC SURVEYING
 - CONSTRUCTION SURVEYING
- 435 E COLTON AVE., RENO, NV 89502
 PHONE (775) 783-4227 FAX (775) 600-3127
 CELL (775) 783-4227
 E-mail: info@amsmapping.com
 GEORGE DANVASH-SIMONOU
 PLS 7884

17



APPLICANT

1500 F. GARDNER
 PASADENA, CA 91103
 626-775-5636

PROJECT SITE

1325 E. SHAWAN RD
 PASADENA, CA 91103

LEGAL DESCRIPTION:

ACRES 0.134-001-043
 4000 10TH, 10A, 11, 12, 13, 20 13 JUNE 23-31
 2233 10TH, 10A, 11, 12, 13
 PASADENA, CA 91103

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED UNDER MY
 DIRECTION ON JUNE 2013
 6/11/2013
 DATE
 GEORGE DANVASH-SIMONOU
 PLS 7884



Integral Associates
Dena, LLC

908 E. Colorado Blvd. Location Map

- a) Identification of the applicable distance requirements as outlined in Section 17.50.066 D (5) "Location Requirements" of the Pasadena Municipal Code prepared by a licensed surveyor.
 - a. At this time, the City of Pasadena has not issued cannabis permits to testing laboratories or cultivation sites. Essence is not aware of any other retailer with a proposed location within 1,000 feet of 908 E. Colorado Blvd. See attached for Quality Mapping Service's 1,000 Foot Land Use Radius Map.
 - b. See attached Larry L. Mar's Surveyor's Statement and 600 Foot Land Use Radius Map that indicates Essence's proposed property (APN: 5735-006-036) is at least 600 feet from the nearest residentially zoned properties.
 - c. Essence's proposed property (APN: 5735-006-036) is a mixed-use zoning designation that does not contain a residential use. The property's zoning designation is CD-5 AD-2.
 - d. See attached Quality Mapping Service's Statement regarding the absence of any of the following within 600 feet from the nearest property line: childcare centers, in-homes (family day care home), youth-oriented facilities, church or faith congregations, or substance abuse centers. A 600-foot radius map is included as well.
 - e. See attached Quality Mapping Service's Statement regarding the absence of any of the following within 600 feet from the nearest property line: park, library, or K-12 school. A 600-foot radius map is included as well.
 - f. See attached for a list of the properties that fall within 600 feet of 908 E Colorado Blvd including the parcel numbers, address, and their existing land use and zoning classifications.
- b) Identification of all land uses and zoning classifications for all properties within the applicable distance requirements as outlined in Section 17.50.066 D (5) "Location Requirements" of the Pasadena Municipal Code.
 - a. PD-10 AD-2 (Planned Development, Alcohol Overlay)
 - b. CD-5 (Central District)
 - c. CD-5-LD-23 (Central District, Landmark)

LAND USE RADIUS MAP

SHEET 1 OF 1 SHEET

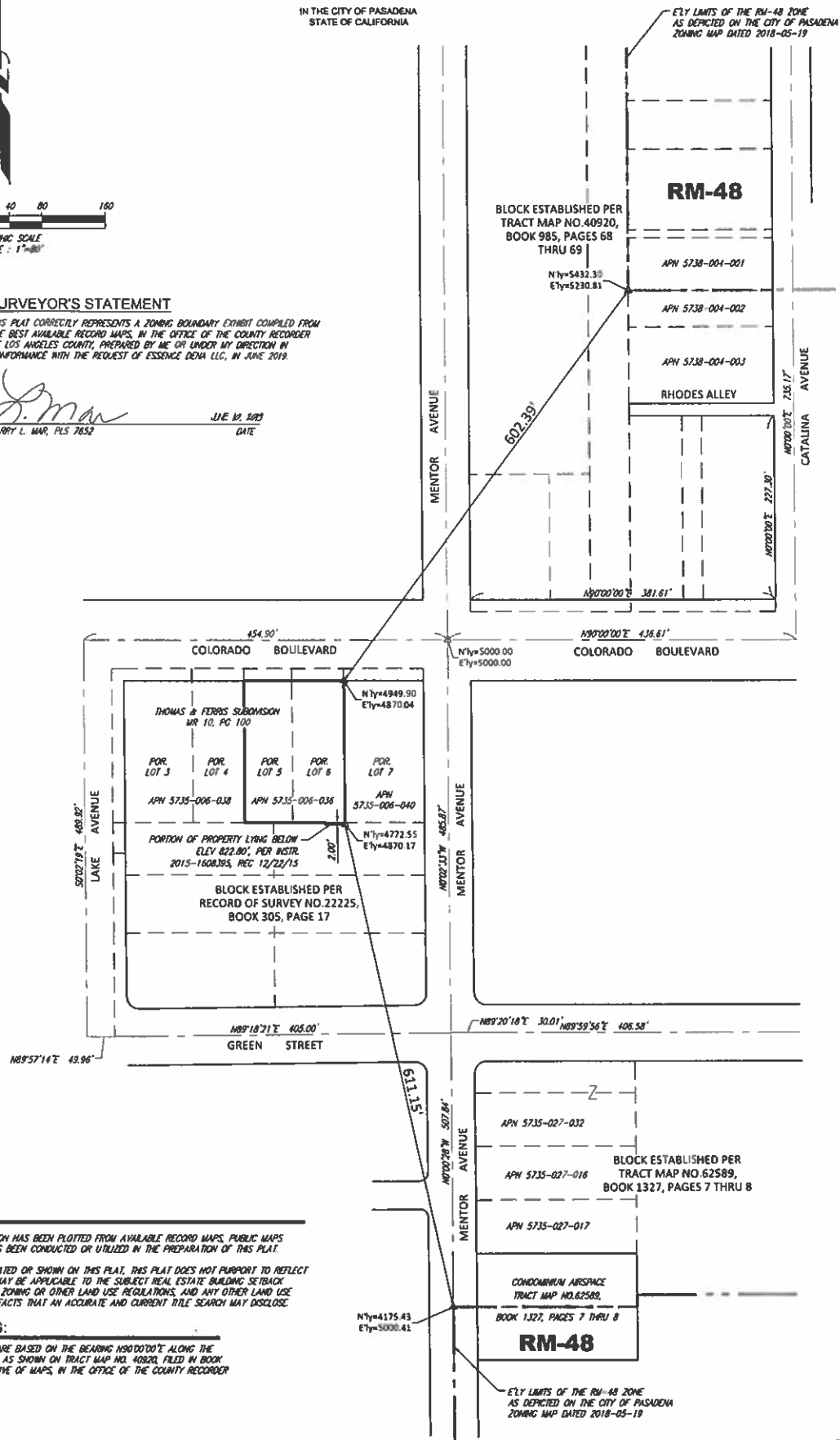
FOR
 908-928 COLORADO BLVD
 APN 5735-006-036
 IN THE CITY OF PASADENA
 STATE OF CALIFORNIA



SURVEYOR'S STATEMENT

THIS PLAT CORRECTLY REPRESENTS A ZONING BOUNDARY EXHIBIT COMPILED FROM THE BEST AVAILABLE RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUEST OF ESSENCE DENA LLC, IN JUNE 2019.

Larry L. Mar
 LARRY L. MAR, PLS 7632
 DATE: JUNE 11, 2022



SURVEY NOTES:

1. THE BOUNDARY SHOWN HEREON HAS BEEN PLOTTED FROM AVAILABLE RECORD MAPS, PUBLIC MAPS & RECORDS. NO FIELD WORK HAS BEEN CONDUCTED OR UTILIZED IN THE PREPARATION OF THIS PLAT.
2. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS PLAT DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N90°00'00" E ALONG THE CENTERLINE OF COLORADO BLVD AS SHOWN ON TRACT MAP NO. 40920, FILED IN BOOK 985, PAGES 68 AND 69, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

ETL LIMITS OF THE RM-48 ZONE AS DEPICTED ON THE CITY OF PASADENA ZONING MAP DATED 2018-05-19

ETL LIMITS OF THE RM-48 ZONE AS DEPICTED ON THE CITY OF PASADENA ZONING MAP DATED 2018-05-19



Quality Mapping Service has conducted a research investigation and review to identify all the sensitive receptors that surround the property located at 908 E. COLORADO BLVD, PASADENA, CA within 600' & any other Cannabis facilities within 1000'.

The procedures and process of this review have been conducted to the best of our ability and is reflected in the 600' & 1000' Land Use Map provided, utilizing the following methods:

- Research utilizing various online resources such as the Los Angeles County Tax Assessor, Google and Google Earth

As it relates to identifying specific land uses such as Park, Library, K-12 school, child-care center, in-home daycare, youth oriented facility, church or faith congregation, substance abuse treatment center, **NONE WERE EVIDENT.**

As it relates to identifying any existing residential zone within 600' from the nearest property line of each of the affected parcels, it is **too close for our offices to determine from Lot 6 (NE corner) to RM-48. Please seek the services of a licensed Civil Engineer/ Surveyor.**

As it relates to identifying Cannabis uses such as Retailer or Microbusiness Commercial Cannabis Activity having on-site retail sites, **NONE WERE EVIDENT.**

We hereby certify that the above information and Land Use Map being provided for this investigation is correct and true to the best of our knowledge and ability.

June 11, 2019

Date

Peter Elias

Peter Elias

PROJECT ADDRESS: 908 E COLORADO BLVD – 600FT LIST OF USES

APN	Situs Address Full	Land Use	Zoning
5723-030-024	17 N LAKE AVE, PASADENA, CA 91101	MATTRESS STORE	CD-5
	865 COLORADO BVLD PASADENA, CA 91101		
5723-030-025	855 E COLORADO BLVD, PASADENA, CA 91101-2106	SHIPPING COMPANY, STORE BUILDING	CD-5
5723-030-026	839-845 E COLORADO BLVD, PASADENA, CA 91101	SHIPPING COMPANY, COMMERCIAL LOT	CD-5
5723-030-027	829 E COLORADO BLVD, PASADENA, CA 91101	RESTAURANT	CD-5
5723-030-028	825-827 E COLORADO BLVD, PASADENA, CA 91101-2106	RESTAURANT, STORE BUILDING	CD-5
5723-030-029	815-817 E COLORADO BLVD, PASADENA, CA 91101-2106	PRINTING	CD-5
5723-030-030	811 E COLORADO BLVD, PASADENA, CA 91101	PARKING LOT, STORE BUILDING	CD-5
	28 HUDSON BLVD, PASADENA, CA 91101		
5723-030-031	803-805 E COLORADO BLVD, PASADENA, CA 91101	RECORDS	CD-5
5723-030-050	83-99 N LAKE AVE, PASADENA, CA 91101	FAST FOOD, RESTAURANT	CD-5
	844 UNION ST PASADENA, CA 91101		
5723-030-054	35 N LAKE AVE 280, PASADENA, CA 91101-1890	OFFICE BUILDING	CD-5
5734-013-026	860 E COLORADO BLVD, PASADENA, CA 91101-2107	BANK	CD-5
5734-013-027	55 S LAKE AVE, PASADENA, CA 91101-2676	OFFICE BUILDING	CD-5
5734-035-005	95 S LAKE AVE, PASADENA, CA 91101-2679	BANK/OFFICE BUILDING	CD-5
5734-035-008	123 S LAKE AVE, PASADENA, CA 91101-2604	CONDOMINIUM	CD-5
5734-035-025	99 S LAKE AVE, PASADENA, CA 91101-4701	CONDOMINIUM	CD-5
5734-038-001	840 E GREEN ST 109, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-002	840 E GREEN ST 111, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-003	840 E GREEN ST 113, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-004	840 E GREEN ST 116, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-005	840 E GREEN ST 117, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-006	840 E GREEN ST 119, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-007	840 E GREEN ST 120, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-008	840 E GREEN ST 121, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-009	840 E GREEN ST 122, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-010	840 E GREEN ST 123, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-011	840 E GREEN ST 124, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-012	840 E GREEN ST 125, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-013	840 E GREEN ST 126, PASADENA, CA 91101-5429	CONDOMINIUM	CD-5
5734-038-014	840 E GREEN ST 127, PASADENA, CA 91101-5430	CONDOMINIUM	CD-5
5734-038-015	840 E GREEN ST 128, PASADENA, CA 91101-5430	CONDOMINIUM	CD-5
5734-038-016	840 E GREEN ST 129, PASADENA, CA 91101-5430	CONDOMINIUM	CD-5
5734-038-017	840 E GREEN ST 130, PASADENA, CA 91101-5430	CONDOMINIUM	CD-5
5734-038-018	840 E GREEN ST 131, PASADENA, CA 91101-5430	CONDOMINIUM	CD-5

PROJECT ADDRESS: 908 E COLORADO BLVD – 600FT LIST OF USES

5734-038-019	840 E GREEN ST 132, PASADENA, CA 91101-5430	CONDOMINIUM	CD-5
5734-038-023	840 E GREEN ST 215, PASADENA, CA 91101-5430	CONDOMINIUM	CD-5
5734-038-024	840 E GREEN ST 216, PASADENA, CA 91101-5430	CONDOMINIUM	CD-5
5734-038-025	840 E GREEN ST 217, PASADENA, CA 91101-5430	CONDOMINIUM	CD-5
5734-038-026	840 E GREEN ST 218, PASADENA, CA 91101-5430	CONDOMINIUM	CD-5
5734-038-027	840 E GREEN ST 219, PASADENA, CA 91101-5430	CONDOMINIUM	CD-5
5734-038-028	840 E GREEN ST 220, PASADENA, CA 91101-5431	CONDOMINIUM	CD-5
5734-038-029	840 E GREEN ST 221, PASADENA, CA 91101-5431	CONDOMINIUM	CD-5
5734-038-030	840 E GREEN ST 222, PASADENA, CA 91101-5431	CONDOMINIUM	CD-5
5734-038-031	840 E GREEN ST 223, PASADENA, CA 91101-5431	CONDOMINIUM	CD-5
5734-038-032	840 E GREEN ST 224, PASADENA, CA 91101-5431	CONDOMINIUM	CD-5
5734-038-033	840 E GREEN ST 225, PASADENA, CA 91101-5431	CONDOMINIUM	CD-5
5734-038-034	840 E GREEN ST 226, PASADENA, CA 91101-5431	CONDOMINIUM	CD-5
5734-038-035	840 E GREEN ST 227, PASADENA, CA 91101-5431	CONDOMINIUM	CD-5
5734-038-036	840 E GREEN ST 228, PASADENA, CA 91101-5431	CONDOMINIUM	CD-5
5734-038-037	840 E GREEN ST 229, PASADENA, CA 91101-5431	CONDOMINIUM	CD-5
5734-038-038	840 E GREEN ST 230, PASADENA, CA 91101-5431	CONDOMINIUM	CD-5
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5734-038-040	840 E GREEN ST 232, PASADENA, CA 91101-5431	CONDOMINIUM	CD-5
5734-038-041	840 E GREEN ST 301, PASADENA, CA 91101-5432	CONDOMINIUM	CD-5
5734-038-042	840 E GREEN ST 302, PASADENA, CA 91101-5432	CONDOMINIUM	CD-5
5734-038-043	840 E GREEN ST 303, PASADENA, CA 91101-5432	CONDOMINIUM	CD-5
5734-038-044	840 E GREEN ST 304, PASADENA, CA 91101-5432	CONDOMINIUM	CD-5
5734-038-045	840 E GREEN ST 305, PASADENA, CA 91101-5432	CONDOMINIUM	CD-5
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5734-038-050	840 E GREEN ST 310, PASADENA, CA 91101-5432	CONDOMINIUM	CD-5
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5734-038-057	840 E GREEN ST 317, PASADENA, CA 91101-5433	CONDOMINIUM	CD-5
5734-038-058	840 E GREEN ST 318, PASADENA, CA 91101-5433	CONDOMINIUM	CD-5

PROJECT ADDRESS: 908 E COLORADO BLVD -- 600FT LIST OF USES

5734-038-059	840 E GREEN ST 319, PASADENA, CA 91101-5433	CONDOMINIUM	CD-5
5734-038-060	840 E GREEN ST 320, PASADENA, CA 91101-5433	CONDOMINIUM	CD-5
5734-038-061	840 E GREEN ST 321, PASADENA, CA 91101-5433	CONDOMINIUM	CD-5
5734-038-062	840 E GREEN ST 322, PASADENA, CA 91101-5433	CONDOMINIUM	CD-5
5734-038-063	840 E GREEN ST 323, PASADENA, CA 91101-5433	CONDOMINIUM	CD-5
5734-038-064	840 E GREEN ST 324, PASADENA, CA 91101-5433	CONDOMINIUM	CD-5
5734-038-065	840 E GREEN ST 325, PASADENA, CA 91101-5433	CONDOMINIUM	CD-5
5734-038-066	840 E GREEN ST 326, PASADENA, CA 91101-5433	CONDOMINIUM	CD-5
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5734-038-083	840 E GREEN ST 418, PASADENA, CA 91101-5435	CONDOMINIUM	CD-5
5734-038-084	840 E GREEN ST 419, PASADENA, CA 91101-5435	CONDOMINIUM	CD-5
5734-038-085	840 E GREEN ST 420, PASADENA, CA 91101-5435	CONDOMINIUM	CD-5
5734-038-086	840 E GREEN ST 421, PASADENA, CA 91101-5435	CONDOMINIUM	CD-5
5734-038-087	840 E GREEN ST 422, PASADENA, CA 91101-5435	CONDOMINIUM	CD-5
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5734-038-092	840 E GREEN ST 427, PASADENA, CA 91101-5435	CONDOMINIUM	CD-5
5734-038-093	840 E GREEN ST 428, PASADENA, CA 91101-5435	CONDOMINIUM	CD-5
5734-038-094	840 E GREEN ST 429, PASADENA, CA 91101-5435	CONDOMINIUM	CD-5
5734-038-095	840 E GREEN ST 430, PASADENA, CA 91101-5436	CONDOMINIUM	CD-5

PROJECT ADDRESS: 908 E COLORADO BLVD – 600FT LIST OF USES

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5734-038-099	840 E GREEN ST 502, PASADENA, CA 91101-5436	CONDOMINIUM	CD-5
5734-038-100	840 E GREEN ST 503, PASADENA, CA 91101-5436	CONDOMINIUM	CD-5
5734-038-101	840 E GREEN ST 504, PASADENA, CA 91101-5436	CONDOMINIUM	CD-5
5734-038-102	840 E GREEN ST 505, PASADENA, CA 91101-5436	CONDOMINIUM	CD-5
5734-038-103	840 E GREEN ST 506, PASADENA, CA 91101-5436	CONDOMINIUM	CD-5
5734-038-104	840 E GREEN ST 600, PASADENA, CA 91101-5427	(2) SALON, RESTAURANT, GYM, BANK	CD-5
5735-006-026	937 E GREEN ST, PASADENA, CA 91106-2906 931-933 GREEN ST PASADENA, CA 91106	PHARMACY, MEDICAL PARKING, OFFICES	CD-5 AD-2
5735-006-027	921 E GREEN ST, PASADENA, CA 91106-2906	OFFICES, STORE BUILDING	CD-5 AD-2
5735-006-028	909 E GREEN ST, PASADENA, CA 91106-2906	PARKING	CD-5 AD-2
5735-006-033	45 S MENTOR AVE, PASADENA, CA 91106-2901	SALON	CD-5 AD-2
5735-006-034	70 S LAKE AVE, PASADENA, CA 91101-4703	OFFICE BUILDING	CD-5 AD-2
5735-006- (035-036)	928-940 E COLORADO BLVD, PASADENA, CA 91106-1722	HOTEL BUILDING	CD-5 AD-2
5735-006-037- 38	880 E COLORADO BLVD, PASADENA, CA 91106-1735	BANK	CD-5
5735-006- (039-040)	928 E COLORADO BLVD, PASADENA, CA 91106 910-926 COLORADO, PASADENA, CA 91106 19 N MENTOR AVE, PASADENA, CA 91106	HOTEL BUILDING	CD-5
5735-025-005	34 CATALINA AVE, PASADENA, CA 91106	PARKING LOT	CD-5
5735-025-006	42 S CATALINA AVE, PASADENA, CA 91106-2403	MUSIC SCHOOL	CD-5
5735-025-012	50 S CATALINA AVE, PASADENA, CA 91106	PARKING LOT	CD-5
5735-025-020	1038 E COLORADO BLVD, PASADENA, CA 91106-2323	PHARMACY	CD-5
5735-026-001	44 S MENTOR AVE, PASADENA, CA 91106-2902	OFFICE BUILDING	CD-5
5735-026-002	34 S MENTOR AVE, PASADENA, CA 91106-2927	APARTMENT	CD-5
5735-026-005	980 E COLORADO BLVD, PASADENA, CA 91106	(2) RESTAURANT	CD-5 AD-2
5735-026- (006, 021)	980 E COLORADO BLVD, PASADENA, CA 91106	SALON, BAKERY, PARKING LOT	CD-5 AD-2
5735-026-011	45 S CATALINA AVE, PASADENA, CA 91106 49 S CATALINA AVE, PASADENA, CA 91106	SALON	CD-5-LD-23
5735-026-012	985-999 E GREEN ST, PASADENA, CA 91106-2410 1005-1009 GREEN ST, PASADENA, CA 91106	OFFICE, (2) SALON, GIFTS, RESTAURANT, SPA	CD-5-LD-23
5735-026-013	951 MENTOR AVE, PASADENA, CA 91106	PARKING LOT	CD-5-LD-23
5735-026-014	951 E GREEN ST, PASADENA, CA 91106-2410 961 GREEN ST, PASADENA, CA 91106 959 GREEN ST, PASADENA, CA 91106 963 GREEN ST, PASADENA, CA 91106 973 GREEN ST, PASADENA, CA 91106	BAR, CAFÉ, SALON, CHIROPRACTOR	CD-5-LD-23

PROJECT ADDRESS: 908 E COLORADO BLVD – 600FT LIST OF USES
 969 GREEN ST, PASADENA, CA 91106

5735-026-015	975 E GREEN ST, PASADENA, CA 91106-2410	OFFICES	CD-5-LD-23
5735-026-022	1000 E COLORADO BLVD, PASADENA, CA 91106	BANK, PARKING LOT	CD-5 AD-2
5735-026-024	33 S CATALINA AVE 101, PASADENA, CA 91106-2426	OFFICE BUILDING	CD-5
5735-026-025	962 E COLORADO BLVD, PASADENA, CA 91106	(2) RESTAURANT, DENTIST, SALONG, PET SPA	CD-5 AD-2
5735-026-026	1010 E COLORADO BLVD, PASADENA, CA 91106-2311	BANK	CD-5 AD-2
5735-027-067	147 S CATALINA AVE 1, PASADENA, CA 91106-2934	CONDOMINIUM	CD-5
5735-027-068	147 S CATALINA AVE 2, PASADENA, CA 91106-2934	CONDOMINIUM	CD-5
5735-027-069	147 S CATALINA AVE 3, PASADENA, CA 91106-2934	CONDOMINIUM	CD-5
5735-027-070	147 S CATALINA AVE 4, PASADENA, CA 91106-2934	CONDOMINIUM	CD-5
5735-027-071	147 S CATALINA AVE 5, PASADENA, CA 91106-2934	CONDOMINIUM	CD-5
5735-027-072	147 S CATALINA AVE 6, PASADENA, CA 91106-2934	CONDOMINIUM	CD-5
5735-027-077	120 S MENTOR AVE 1, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-078	120 S MENTOR AVE 2, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-079	120 S MENTOR AVE 3, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-080	120 S MENTOR AVE 4, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-081	120 S MENTOR AVE 5, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-082	120 S MENTOR AVE 6, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-083	120 S MENTOR AVE 7, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-084	120 S MENTOR AVE 202, PASADENA, CA 91106-2938	CONDOMINIUM	CD-5
5735-027-085	120 S MENTOR AVE 9, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-086	120 S MENTOR AVE 10, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-087	120 S MENTOR AVE 11, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-088	120 S MENTOR AVE 12, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-089	120 S MENTOR AVE 13, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-090	120 S MENTOR AVE 14, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-091	120 S MENTOR AVE 15, PASADENA, CA 91106-2937	CONDOMINIUM	CD-5
5735-027-092	130 S MENTOR AVE 16, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-027-093	130 S MENTOR AVE 17, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-027-094	130 S MENTOR AVE 18, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-027-095	130 S MENTOR AVE 19, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-027-096	130 S MENTOR AVE 20, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-027-097	130 S MENTOR AVE 21, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-027-098	130 S MENTOR AVE 22, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-027-099	130 S MENTOR AVE 23, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-027-100	130 S MENTOR AVE 24, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-027-101	130 S MENTOR AVE 25, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5

PROJECT ADDRESS: 908 E COLORADO BLVD – 600FT LIST OF USES

5735-027-102	130 S MENTOR AVE 26, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-027-103	130 S MENTOR AVE 27, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-027-104	130 S MENTOR AVE 28, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-027-105	130 S MENTOR AVE 29, PASADENA, CA 91106-2942	CONDOMINIUM	CD-5
5735-034-035	105 S MENTOR AVE, PASADENA, CA 91106	PARKING LOT	CD-5
5735-034-047	125 S MENTOR AVE, PASADENA, CA 91106	PARKING STRUCTURE	CD-5
5735-034-048	115 S MENTOR AVE, PASADENA, CA 91106	PARKING LOT	CD-5
5735-034-051	100 S LAKE AVE, PASADENA, CA 91101-2605 102 S LAKE AVE, PASADENA, CA 91101	WINE & SPIRITS	CD-5
5735-034-052	110 S LAKE AVE, PASADENA, CA 91101-2605	RESTAURANT	CD-5
5735-034-053	120 S LAKE AVE, PASADENA, CA 91101-2605 124 S LAKE AVE, PASADENA, CA 91101	SALON	CD-5
5735-034-058	80 S LAKE AVE, PASADENA, CA 91101-2615 82 S LAKE AVE, PASADENA, CA 91101-2615	COFFEE, BANK	CD-5
			CD-5
5735-034-060	922 E GREEN ST, PASADENA, CA 91106-2907 924 E GREEN ST, PASADENA, CA 91106 928 E GREEN ST, PASADENA, CA 91106	OFFICES	CD-5
5735-034-061	918 E GREEN ST, PASADENA, CA 91106-2954 914 E GREEN ST, PASADENA, CA 91106 916 E GREEN ST, PASADENA, CA 91106	BANK, OFFICE BUILDING	CD-5
5735-034-062	936 E GREEN ST 108, PASADENA, CA 91106-2946	OFFICES	CD-5
5735-034-067	140 S LAKE AVE, PASADENA, CA 91101-4710 146 S LAKE AVE, PASADENA, CA 91101-4710	THE COMMONS SHOPPING, RESTAURANT	CD-5
5738-003-901	104 N MENTOR AVE, PASADENA, CA 91101	SOCIAL SECURITY OFFICE	CD-5 AD-2
5738-004-001	65 N CATALINA AVE 220, PASADENA, CA 91106-2301 67 N CATALINA AVE, PASADENA, CA 91106 69 N CATALINA AVE, PASADENA, CA 91106	OFFICES	CD-5 AD-2
5738-004- (002-003)	45 N CATALINA AVE, PASADENA, CA 91106	PARKING LOT	CD-5 AD-2
5738-004-004	999 E COLORADO BLVD, PASADENA, CA 91106-2325 1001 E COLORADO, PASADENA, CA 91106 1003 E COLORADO, PASADENA, CA 91106 1003 1/2 E COLORADO, PASADENA, CA 91106 1005 E COLORADO, PASADENA, CA 91106 1009 E COLORADO, PASADENA, CA 91106	FRAMS, OFFICES, THEATER, SALON	CD-5 AD-2
5738-004-005	993 E COLORADO BLVD, PASADENA, CA 91106-2325 935 E COLORADO BLVD, PASADENA, CA 91106 37 RHODES ALLEY, PASADENA, CA 91106	CLOTHING, RUGS, PRINTING	CD-5 AD-2
5738-004-006	975 E COLORADO BLVD, PASADENA, CA 91106 977 E COLORADO, PASADENA, CA 91106 979 E COLORADO, PASADENA, CA 91106	GYM, MATTRESS STORE	CD-5 AD-2
5738-004-007	993 RHODES ALLEY, PASADENA, CA 91106 900 RHODES ALLEY, PASADENA, CA 91106	PART OF ALLEY	CD-5 AD-2
5738-004-008	967 E COLORADO BLVD, PASADENA, CA 91106-2325	POST OFFICE	CD-5 AD-2
5738-004-009	10 N MENTOR AVE, PASADENA, CA 91106 953-965 COLORADO BLVD, PASADENA, CA 91106	SALON, RESTAURANT, OFFICE, BRIDAL, SPA	CD-5 AD-2
5738-004-010	26 - 38 N MENTOR AVE, PASADENA, CA 91106-1745 24 N MENTOR AVE, PASADENA, CA 91106	COMEDY, THEATER	CD-5 AD-2
5738-004-011	40 N MENTOR AVE, PASADENA, CA 91106-1745	COLLECTIVE	CD-5 AD-2
5738-004-012	44 N MENTOR AVE, PASADENA, CA 91106-1745 42 N MENTOR AVE, PASADENA, CA 91106 46 N MENTOR AVE, PASADENA, CA 91106	CBD COLLECTIVE	CD-5 AD-2

PROJECT ADDRESS: 908 E COLORADO BLVD – 600FT LIST OF USES

5738-004-013	50 N MENTOR AVE, PASADENA, CA 91106-1745 52 N MENTOR AVE, PASADENA, CA 91106	CBD COLLECTIVE	CD-5 AD-2
5738-004-038	70 N MENTOR AVE, PASADENA, CA 91106-1745	THEATER	CD-5 AD-2
5738-005-061	1055 E COLORADO BLVD, PASADENA, CA 91106-2327	OFFICE COMPLEX	ECSP-CG-1 AD-2
5738-008-034	80 N LAKE AVE, PASADENA, CA 91101-5626	OFFICES	CD-5 AD-2
5738-008-036	913 BOSTON CT, PASADENA, CA 91106	PARKING LOT	CD-5 AD-2
5738-008-037	928 E UNION ST, PASADENA, CA 91106-1717 930 E UNION ST, PASADENA, CA 91106	DUPLEX, OFFICE	CD-5 AD-2
5738-008-038	81 N MENTOR AVE, PASADENA, CA 91106-1740	OFFICE BUILDING	CD-5 AD-2
5738-008-041	51 N MENTOR AVE, PASADENA, CA 91106	OFFICE BUILDING	CD-5 AD-2
5738-008-046	40 N LAKE AVE, PASADENA, CA 91101	PARKING LOT	CD-5 AD-2
5738-008-047	44 N LAKE AVE, PASADENA, CA 91101 46 N LAKE AVE, PASADENA, CA 91101	RESTAURANT	CD-5 AD-2
5738-008-048	908 BOSTON CT, PASADENA, CA 91106	PARKING	CD-5 AD-2
5738-008-049	902 BOSTON CT, PASADENA, CA 91106-1704	SALON	CD-5 AD-2
5738-008-050	60 N LAKE AVE, PASADENA, CA 91101-1826	MATTRESS STORE	CD-5 AD-2
5738-008-051	56 N LAKE AVE, PASADENA, CA 91101-1826 54 N LAKE AVE, PASADENA, CA 91101	BARBER	CD-5 AD-2
5738-008- (052-053)	36 N LAKE AVE, PASADENA, CA 91101-1826	CLEANERS	CD-5 AD-2
5738-008-056	23 N MENTOR AVE, PASADENA, CA 91106-1709 25 N MENTOR AVE, PASADENA, CA 91106 27 N MENTOR AVE, PASADENA, CA 91106	BRIDAL, PHOTOGRAPHY, OFFICE	CD-5 AD-2
5738-008-057	937 E COLORADO BLVD, PASADENA, CA 91106-1721	MATTRESS STORE	CD-5 AD-2
5738-008-058	925 E COLORADO BLVD, PASADENA, CA 91106-1721 929 E COLORADO BLVD, PASADENA, CA 91106	RESTAURANT, OFFICES	CD-5 AD-2
5738-008-059	921 E COLORADO BLVD, PASADENA, CA 91106-1721	RESTAURANT	CD-5 AD-2
5738-008- (065-67)	911 E COLORADO BLVD, PASADENA, CA 91106-1772 2 N LAKE AVE, PASADENA, CA 91101-1858	OFFICE BUILDING, BANK, PHOTOGRAPHY STUDIO, PARKING STRUCTURE	PD-10-AD-2