# ATTACHMENT L HISTORICAL RESOURCE ASSESSMENT AND CEQA IMPACTS ANALYSIS

## 253 South Los Robles Avenue, Pasadena, California

Historical Resource Assessment and CEQA Impacts Analysis

Prepared for Talyn Mirzakhanian, Zoning Administrator City of Pasadena 175 North Garfield Avenue Pasadena, CA 91101 July 2019





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## **253 SOUTH LOS ROBLES AVENUE**

# Historical Resource Assessment and CEQA Impacts Analysis

## 1. Executive Summary

The purpose of this Historic Resources Assessment Report (Report) is to identify and evaluate potential historical resources that may be impacted by the proposed Los Robles Condominiums (Project) located at 253 South Los Robles Avenue, City of Pasadena (City), Los Angeles County, California. There is one commercial building over 45 years in age located within the Project Site on assessor parcel number (APN) 5722-030-163 (formerly 5722-030-162) (subject property or Project site). This Report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing improvements on the subject property for eligibility as historical resources at the federal, state, and local levels of significance. The Report includes a discussion of the survey methods used, a brief overview of the history of the subject property and surrounding area, and the identification and evaluation of the subject property.

The subject property is located at 253 South Los Robles, on Parcel Map 392-86-88, lot 1, within the City of Pasadena, California. The subject property is improved two-story commercial building in the late modern style constructed in 1970. The subject property is not recorded by the Pasadena Historic Resources Survey nor is it designated as a national, state, or local landmark.<sup>1</sup>

The commercial building situated on the subject property was evaluated under the following historical and architectural themes: Corporate Modernism: Late Modernism (1969-1990). Based on the analysis presented in this Report including the subject property's historical association, architectural style, and property type, ESA has concluded that the subject property is not individually significant under the applicable federal, state, and local criteria nor is it eligible as a contributor to a potential historic district. Therefore, the property is not considered a historical resource pursuant to CEQA.

The commercial building currently located at 253 South Los Robles does not have sufficient architectural merit, historical significance, or integrity to qualify as a historical resource under CEQA. It does not meet the eligibility criteria for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or any of Pasadena's criteria for designation of historic resources. Therefore, since the subject building is ineligible as a historical resource, the Project would have no direct impact to historical resources

<sup>1 &</sup>quot;City of Pasadena," California Historical Resources Inventory Database, accessed July 3, 2019, http://pasadena.cfwebtools.com/search.cfm.

on the Project Site. In addition, the Project Site is not located in a historic district and the Project would have no impact on a historic district. Furthermore, the proposed Project would not alter any historical resources or materially impair the eligibility of any historical resources in the surrounding vicinity. Redevelopment of the Project site and surrounding parcels in the 1970s-1980s removed the earlier low-scale residential improvements formerly located there and constructed the existing large-scale commercial and multi-family improvements and associated parking lot. The scale and massing of the proposed Project is compatible with the current built environment and would not substantially change the overall character of the existing setting. The proposed Project would not materially impair the eligibility of any historical resources in the project vicinity, and thus would have no adverse impact on historical resources.

## 2. Project Summary and Location

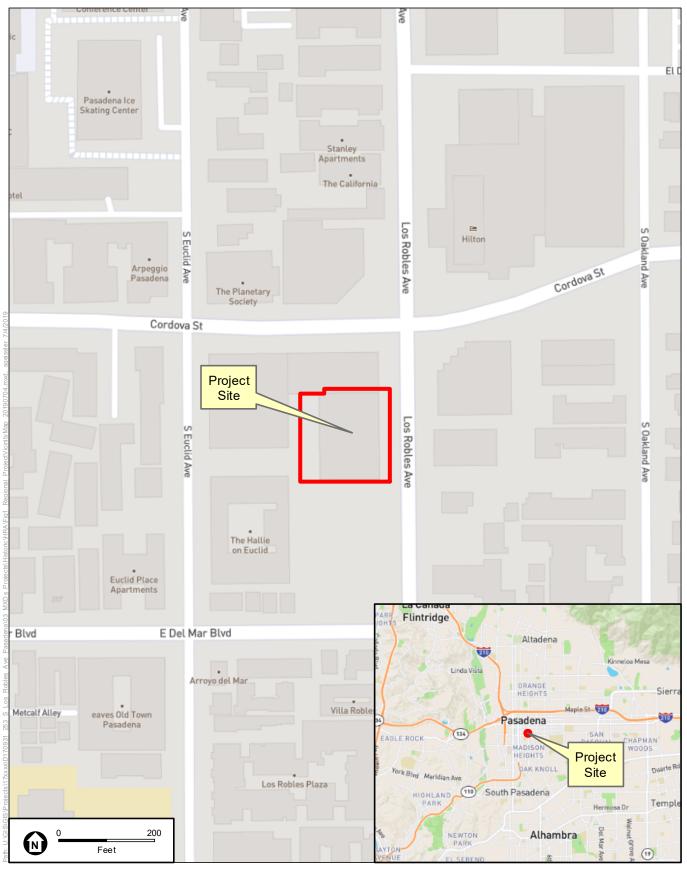
The subject property is located at 253 South Los Robles Avenue in the Old Pasadena neighborhood of the City of Pasadena (City), California, on Assessor Parcel Number (APN) 5722-030-163 (formerly 5722-030-162) ("941-945 N. Martel Avenue," or "subject property") as demonstrated in **Figure 1**, *Regional and Project Vicinity Map*. As mentioned above and shown in **Figure 2**, *Aerial Photograph of Project Site*, the subject property occupies a parcel on the west side of South Los Robles Avenue, and is between Cordova Street to the north and East Del Mar Boulevard to the south. It is improved with a two -story late modern commercial building. The remainder of the block is developed with a commercial building to the north and west, an apartment building and single-family residences to the southwest, and a parking lot that is currently being developed to the south.

## 3. Research and Field Methodology

ESA's qualified architectural historians, including Margarita C. Jerabek, Ph.D., Director of Historic Resources and Hanna Winzenried, M.Sc., Associate Architectural Historian, completed this study, all of whom meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history. The investigations were conducted under the direction of Dr. Jerabek. This Report was authored by Ms. Winzenried. Professional qualifications are included in Appendix A.

The following tasks were performed by ESA's architectural historians for the study:

- A pedestrian survey and digital photography was undertaken by Margarita Jerabek on April
  2, 2019 and by Hanna Winzenried on June 28, 2019 to document the existing conditions of
  the subject property and the surrounding vicinity.
- Site-specific research on the property was conducted utilizing building permits, assessor's
  records and map books, Sanborn Fire Insurance maps (Sanborn maps), historical newspapers,
  Ancestry.com, Newspapers.com, and other published sources. ESA staff conducted research
  at the City of Pasadena Planning & Community Development Department.
- ESA staff reviewed and analyzed ordinance, statutes, regulations, bulletins, and technical
  materials relating to federal, state, and local historic preservation, designation assessment
  processes, and related programs.

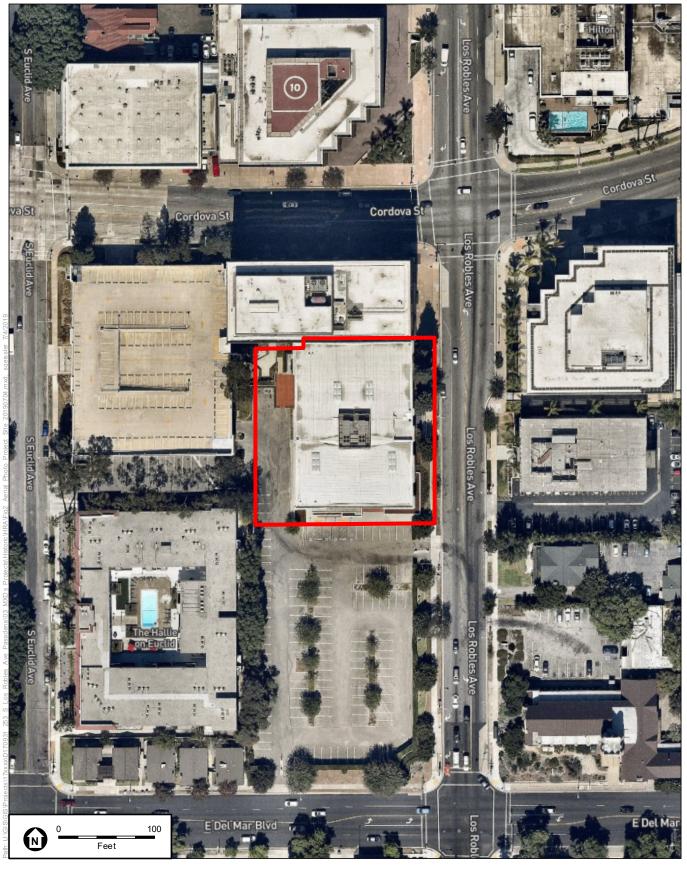


SOURCE: Open Street Map, 2019.

253 S. Los Robles Ave, Pasadena

Figure 1
Regional and Project Vicinity Map





SOURCE: Open Street Map, 2019.

253 S. Los Robles Ave, Pasadena

Figure 2
Aerial Photograph of Project Site



 ESA staff completed a historic resource assessment of the potential historic resource based upon criteria used by the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and City of Pasadena Historic Preservation Ordinance.

ESA personnel involved in the preparation of this report are as follows: Margarita Jerabek, Ph.D., Director of Historical Resources, Joel Levanetz, M.A., AICP, Historic Resources Manager; and Hanna Winzenried, M.S.C., Associate Architectural Historian, all of whom meet and exceed the *Secretary of the Interior's Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in **Appendix A**.

## 4. Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

## A. National Register of Historic Places

The National Register was established by the NHPA as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment." The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. Yields, or may be likely to yield, information important in prehistory or history.<sup>3</sup>

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<sup>2 36</sup> CFR Section 60.2.

<sup>3 &</sup>quot;Guidelines for Completing National Register Forms," in National Register Bulletin 16, U.S. Department of Interior, National Park Service, October30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria <u>and</u> retain integrity (that is, convey their significance) to be eligible for listing.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.<sup>4</sup>

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

*Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

*Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

*Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

*Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

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<sup>4</sup> National Register Bulletin 15, 19.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.<sup>5</sup>

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.<sup>6</sup> Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant. For properties that are considered significant under National Register Criteria A and B, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation ("National Register Bulletin 15") explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."8 In assessing the integrity of properties that are considered significant under National Register Criterion C, National Register Bulletin 15 states, "a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."9

#### B. State Register and Eligibility Criteria

## California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/ publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.

The National Register defines a property as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\_appendix\_IV.htm, accessed June 1, 2013.

National Register Bulletin 15, p. 44.

<sup>&</sup>quot;A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid, p. 46.

<sup>&</sup>quot;A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on October 27, 1992. The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change." <sup>10</sup> The criteria for eligibility for the California Register are based upon National Register criteria. <sup>11</sup>

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register; <sup>12</sup>
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest ("PHI") that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.<sup>13</sup>
- Other resources which may be nominated to the California Register include:
- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as Historic-Cultural Monument (HCM), or designated under any city ordinance, such as an HPOZ.<sup>14</sup>

To be eligible for the California Register, a historical resource must be significant at the city, state, or national level, under one or more of the following four criteria:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;

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<sup>10</sup> PRC Section 5024.1(a).

<sup>&</sup>lt;sup>11</sup> PRC Section 5024.1(b).

<sup>12</sup> PRC Section 5024.1(d).

<sup>13</sup> Ibid.

<sup>&</sup>lt;sup>14</sup> PRC Section 5024.1(e)

- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data. 15

## C. City Level

### City of Pasadena Zoning Code

#### Historic Preservation

Pursuant to Chapter 17.62 of the Pasadena Zoning Code, the City of Pasadena has established a historic preservation program in order to promote "the identification, evaluation, rehabilitation, adaptive use, and restoration of historic structures." The criteria for the designation of historic monuments, landmarks, historic signs, landmark trees, or landmark districts are applied "according to applicable National Register of Historic Places Bulletins for evaluating historic properties." These criteria are further discussed below.

#### **Historic Monuments**

A historic monument designation may include significant public or semi-public interior spaces and features. A historic monument includes all historic resources previously designated as historic treasures prior to adoption of Chapter 17.62 of the Zoning Code, historic resources that are listed in the National Register at the State-wide or federal level of significance (including National Historic Landmarks), and any historic resource that is significant at a regional, State, or federal

<sup>15</sup> Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at http://ohp.parks.ca.gov

<sup>16 &</sup>quot;About Historic Preservation," City of Pasadena (https://ww5.cityofpasadena.net/planning/planning-division/design-and-historic-preservation/historic-preservation/, accessed 7/8/2019).

Chapter 17.62.040 – Criteria for Designation of Historic Resources, Part A. Evaluation of Historic Resources (https://library.municode.com/ca/pasadena/codes/code\_of\_ordinances?nodeId=TIT17\_ZONING\_CODE\_ART6LAUSDEPEPR\_CH17.62HIPR\_17.62.040CRDEHIRE, accessed 7/8/2019).

level, and is an exemplary representation of a particular type of historic resource, and meets one or more of the following criteria:

- a) Is associated with events that have made a significant contribution to the broad patterns of the history of the region, State, or nation.
- b) Is associated with the lives of persons who are significant in the history of the region, State, or nation.
- c) Is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style, or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, State, or nation, or that possesses high artistic values that are of regional, State-wide or national significance.
- d) Has yielded, or may be likely to yield, information important in prehistory or history of the region, State, or nation.<sup>18</sup>

#### Landmarks

A landmark shall include all properties previously designated a landmark before adoption of this Chapter and any historic resource that is of a local level of significance and meets one or more of the criteria listed below. A landmark may be the best representation in the City of a type of historic resource, or it may be one of several historic resources in the City that have common architectural attributes that represent a particular type of historic resource. A landmark includes all properties previously designated as landmarks prior to adoption of Chapter 17.62 of the Zoning Code, and any historic resource that is of a local level of significance and meets one or more of the following criteria:

- a) Is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
- b) Is associated with the lives of persons who are significant in the history of the City, region, or State.
- c) Embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
- d) Has yielded, or may be likely to yield, information important locally in prehistory or history. 19

#### **Historic Signs**

Historic signs include all signs in the sign inventory prior to adoption of Chapter 17.62 of the Zoning Code and any sign subsequently designated historically significant by the City's Historic

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<sup>18</sup> Chapter 17.62.040 – Criteria for Designation of Historic Resources, Part B. Historic Monuments (https://library.municode.com/ca/pasadena/codes/code\_of\_ordinances?nodeId=TIT17\_ZONING\_CODE\_ART6LAUSDEPEPR\_ CH17.62HIPR, accessed 7/8/2019).

<sup>19</sup> Chapter 17.62.040 – Criteria for Designation of Historic Resources, Part C. Landmarks, (https://library.municode.com/ca/pasadena/codes/code\_of\_ordinances?nodeId=TIT17\_ZONING\_CODE\_ART6LAUSDEPEPR\_ CH17.62HIPR, accessed 7/8/2019).

Preservation Commission that possesses high artistic values. A historic sign must meet one or more or the following criteria:

- a) The sign is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials must include metal or wood facings, or paint directly on the façade of a building. Historic means the illumination must include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
- b) The sign is integrated with the architecture of the building. A sign not meeting the criteria above may be considered for inclusion in the inventory if it demonstrates extraordinary aesthetic quality, creativity, or innovation.
- c) A sign not meeting the criteria above may be considered for inclusion in the inventory if it demonstrates extraordinary aesthetic quality, creativity, or innovation.<sup>20</sup>

#### **Landmark Trees**

A tree shall qualify to be of historic or cultural significance and of importance to the community if it meets any one of the following criteria:

- a) It is one of the largest or oldest trees of the species located in the City;
- b) It has historical significance due to an association with a historic event, person, site, street, or structure; or
- c) It is a defining landmark or significant outstanding feature of a neighborhood.<sup>21</sup>

#### **Landmark Districts**

A landmark District includes all landmark Districts previously designated before adoption of Chapter 17.62 of the Zoning Code and any grouping of contiguous properties that also meet the following criteria:

- a) Within its boundaries, a minimum of 60 percent of the properties qualify as contributing; and
- b) The grouping represents a significant and distinguishable entity of Citywide importance and one or more of a defined historic, cultural, development and/or architectural context(s) (e.g., 1991 Citywide historic context, as amended, historic context prepared in an intensive-level survey or historic context prepared specifically for the nominated landmark District).

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<sup>20</sup> Chapter 17.62.040 – Criteria for Designation of Historic Resources, Part D. Historic Signs, (https://library.municode.com/ca/pasadena/codes/code\_of\_ordinances?nodeId=TIT17\_ZONING\_CODE\_ART6LAUSDEPEPR\_ CH17.62HIPR, accessed 7/8/2019).

Chapter 17.62.040 – Criteria for Designation of Historic Resources, Part E. Landmark Trees, (https://library.municode.com/ca/pasadena/codes/code\_of\_ordinances?nodeId=TIT17\_ZONING\_CODE\_ART6LAUSDEPEPR\_ CH17.62HIPR. accessed 7/8/2019).

When considering applications to designate a landmark District, the Historic Preservation Commission uses the National Register of Historic Places Bulletin #21: "Defining Boundaries for National Register Properties." 22

## 5. Property History

## A. Neighborhood Context

#### City of Pasadena

The land currently occupied by the City of Pasadena was originally part of the Mission San Gabriel Archangel founded in 1771 by Fathers Pedro Benito Cambón and José Angel Somera.<sup>23</sup> "In order to exploit and control these lands, they were divided into ranchos all under the supervision of the major domo at the mission."<sup>24</sup> When Mexico gained independence from Spain, the new government made several attempts to divest the mission lands, finally succeeding with the Secularization Act in 1833. Following this act, rancho lands passed into private ownership including Rancho San Rafael, where the subject property is located.

In 1848, gold was discovered in California, leading to a huge influx of people from other parts of North America, and in 1850, California became part of the United States of America. In 1859 the land east of the subject property was sold to Benjamin D. Wilson and Dr. John S. Griffin. Wilson and Griffin found the land to be unsuitable for raising livestock. In 1862, the men began selling portions of the land to interested buyers. They sold 262 acres to Eliza Johnston who built a small wood framed residence on the property, naming it Fair Oaks after her childhood home in Virginia. Mrs. Johnston left Fair Oaks in 1865, selling it to Benjamin Eaton. Eaton, who had arrived in Los Angeles on horseback in 1851, would contribute significantly to the establishment of Pasadena.

#### Early Residential Development

Residential development began in 1873 when Benjamin Eaton partnered with W. T. Clapp, Thomas Croft, Judge Clancy, A. O. Bristol, and a land speculator from Indiana named Daniel Berry. The group formed the San Gabriel Orange Grove Association, which purchased approximately 4,000 acres of the former Rancho El Rincon de San Pascual (**Figure 3**). The San Gabriel Orange Grove Association subdivided their purchased land into one hundred lots at fifteen acres each. "After the general plan was outlined, the work of plotting the lots progressed rapidly."<sup>26</sup> Streets were laid out to prevent excessive grading. Orange Grove Avenue was considered the main thoroughfare, while Fair Oaks became a dividing line used by the residents to determine if one was an "eastsider" or a "westsider."<sup>27</sup>

<sup>22</sup> Chapter 17.62.040 – Criteria for Designation of Historic Resources, Part F. Landmark Districts, (https://library.municode.com/ca/pasadena/codes/code\_of\_ordinances?nodeId=TIT17\_ZONING\_CODE\_ART6LAUSDEPEPR\_ CH17.62HIPR, accessed 7/8/2019).

Henry Markham Page, Pasadena: Its Early Years (Los Angeles: Lorrin L. Morrison Printing and Publishing, 1964), 1.

<sup>&</sup>lt;sup>24</sup> Ibid., 4.

<sup>&</sup>lt;sup>25</sup> Ibid., 15.

<sup>&</sup>lt;sup>26</sup> Ibid., 29.

<sup>&</sup>lt;sup>27</sup> Ibid., 43.



SOURCE: University of Southern California Digital Archive

253 South Los Robles Avenue Multi-Family Project / D170931.00

Figure 3

Panoramic View of Pasadena's Orange Groves, circa 1874

#### Pasadena Becomes a City

Pasadena had a huge population boom due to the building of the Atchison, Topeka and Santa Fe Railway line in 1886. Pasadena was incorporated in 1886. During the next decade, the city built amenities such as sewers, paved streets, and electric street lighting. In 1890, the Valley Hunt Club began a mid-winter festival where there was a procession of horses and carriages decked out in flowers. In 1898, it was formally sponsored by the Tournament of Roses Association.<sup>29</sup>

Throop Polytechnic Institute was founded in 1891 and became the California Institute of Technology. The city also had a Shakespeare Club, a Grand Opera House, and other civic and cultural organizations. The population grew rapidly from 9,117 in 1900 to 30,291 by 1910.<sup>30</sup>

At first, Pasadena was a tourist destination, where settlers would come to Pasadena for the winter and return to their homes in the east during Summer. However, by the mid-1890s, many wealthy tourists began to purchase land and construct large fashionable homes.<sup>31</sup> The demand for fine housing attracted many architects and artisans to Pasadena. Some of the most famous include Joseph J. Blick, Greene & Greene, and Charles Buchanan. Many working-class families also settled

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Pamela O'Connor and Urban Conservation Section Planning Division, Architectural/Historical Development of the City of Pasadena, January 13, 1933, pg. 14.

<sup>&</sup>lt;sup>29</sup> "Heritage: A Short History of Pasadena," *City of Pasadena*, accessed July 12, 2018, https://ww5.cityofpasadena.net/main/visitors/about/history-of-pasadena/.

<sup>30 &</sup>quot;Heritage: A Short History of Pasadena," City of Pasadena, accessed July 12, 2018, https://wwb.cityofpasadena.net/main/visitors/about/history-of-pasadena/.

Pamela O'Connor and Urban Conservation Section Planning Division, Architectural/Historical Development of the City of Pasadena, January 13, 1933, pg. 20.

in Pasadena including brick makers, construction laborers, fruit pickers, tourism workers, and fruit processors.<sup>32</sup>

#### Early Suburban Development

The arrival of the automobile greatly affected the development of Pasadena, and changed the form of the city. New building types were introduced including, commercial and institutional buildings including banks, grocers, shops, churches, filling stations, garages, showrooms, and auto-service businesses. It also shaped the residential development of Pasadena. By the 1920s, residences no longer needed to be developed near public transportation lines and more people could live up to the ideal neighborhood with detached homes, yards, and tree-lined streets. Because of this, residential areas and commercial areas in the city became separated.<sup>33</sup>

#### Pasadena after World War II

While development stopped in much of Southern California during the Great Depression, the war efforts during World War II meant that many defense workers moved into the area. This resulted in the need for low-cost housing. After the war, between 1940 and 1950, Pasadena's population grew from 81,000 to 106,000 which resulted in a building boom in Pasadena. Modern community planning was incorporated into many of the residential developments in Pasadena. The increase of automobile use also necessitated the need for new roads and parkways. Pamela O'Connor wrote for the Urban Conservation Section that:

In the late 1950s and early 1960s, many companies began moving out of Pasadena due to the limited space to expand. In 1959, the Chamber of Commerce commissioned an economic survey of the city, which resulted in the formation of a redevelopment agency with a major goal to attract new industry. The Chamber of Commerce established a set of guidelines for the type of industry they wanted to attract called the "Pasadena Standard," guidelines included non-polluting industries that would not detract from the quality of the residential neighborhoods. The first major success of this program was the opening of the Bankamericard Center on the southeast corner of Green Street and Arroyo Parkway, designed by Edward Durell Stone in 1975.34

# Subdivision and Development of the Mary F. Burton Property and Bennett's Subdivision

The subject property is roughly comprised of lots 17-21 on the Mary F. Burton Property, subdivided and surveyed in 1886 (**Figure 4**) and lots 1-3 of Bennett's Subdivision, subdivided and recorded in 1884 (**Figure 5**) (Maps included in **Appendix C**). By 1910, all of the properties located within the current project site were developed with single-family residences. The rest of the tract was also mostly developed with single-family residences with few remaining empty lots (**Figure 6**). By 1931, some larger developments included the Masonic Temple on Euclid to the

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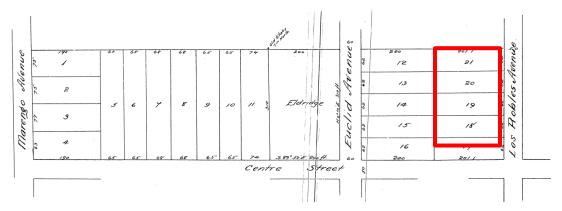
Pamela O'Connor and Urban Conservation Section Planning Division, Architectural/Historical Development of the City of Pasadena, January 13, 1933, pg. 21.

Pamela O'Connor and Urban Conservation Section Planning Division, Architectural/Historical Development of the City of Pasadena, January 13, 1933, pg. 43.

Pamela O'Connor and Urban Conservation Section Planning Division, Architectural/Historical Development of the City of Pasadena, January 13, 1933, pg. 36.

north, and the Shakespeare Club and the Throop Memorial Church to the east, but the majority of the surrounding properties remained single-family residences with a few examples of apartment houses and bungalow courts (**Figure 7**). The character of the neighborhood remained largely the same in 1970, although there were a few more multi-family residences in the neighborhood (**Figure 8**).

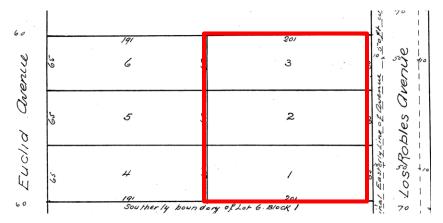
The character of the built environment in the Project vicinity began to change in the early 1970s with new large-scale development. The Hilton Hotel at 168 Los Robles just north of Cordova Street was constructed in around 1970-1971 (about 138 ft.). By 1971, the commercial office building directly across the street from the subject property (260 Los Robles) was constructed. A commercial building at 199 Los Robles was constructed in about 1985, directly north of the subject property (about 115 ft.). To the east, 200 Los Robles was improved with a commercial building in around 1988. A comparison of the 1970 Sanborn map (Figure 8) with a 1983 aerial photo (Figure 9) shows that by that time a large multi-family residence and a multi-level aboveground parking structure had been built west of the subject property on Euclid Avenue, resulting in the demolition of numerous one- and two-story residences formerly located there. The residences formerly located south of the subject property had also been demolished for a parking lot. In the 2000s, a few additional large commercial buildings were constructed in the immediate surrounding neighborhood including 435 Cordova Street, built around 2002. However, some historic buildings still remain in the immediate surrounding area east and south of the subject property including the Masonic Temple, Shakespeare Club and Throop Memorial Church mentioned above as well as 272 Los Robles (1911) across the street to the east, and 336 South Los Robles Avenue (1904), 325 South Los Robles Avenue (1914), 408 East Del Mar Boulevard (1910), 324 South Euclid Avenue (1890), 395 East Del Mar Boulevard (1914), and 387 East Del Mar Boulevard (1914) to the south (**Figure 10**).



SOURCE: Los Angeles County Public Works

- 253 South Los Robles Avenue Multi-Family Project / D170931.00

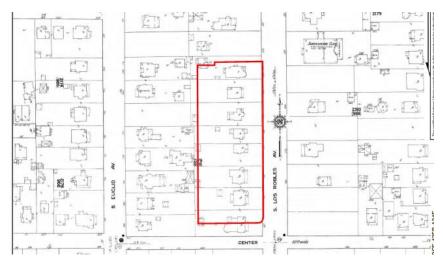
Figure 4
Excerpt of Map of the Mary F. Burton Property, subdivided in 1886, with a portion of the subject property outlined in red



253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: Los Angeles County Public Works

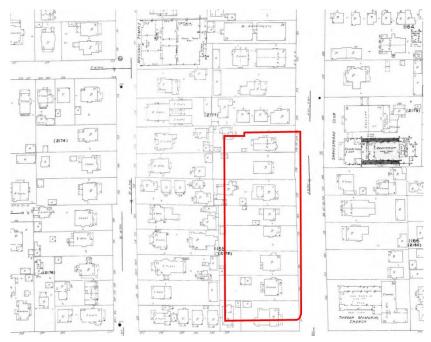
Figure 5
Excerpt of Bennett's Subdivision subdivided in 1884, with a portion of the subject property outlined in red



- 253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: Los Angeles Public Library

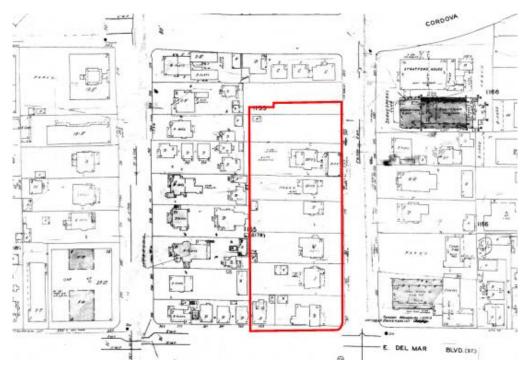
Figure 6
Excerpt of the 1910 Sanborn fire insurance map, Volume 2, sheets 183 and 162



- 253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: Los Angeles Public Library

Figure 7
Excerpt of the 1931 Sanborn fire insurance map, Volume 1, sheets 129, 130, 135, 136



- 253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: Los Angeles Public Library

Figure 8
Excerpt of the 1970 Sanborn fire insurance map, Volume 1, sheets 129, 130, 135, 136



253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: *EDR Lightbox*Figure 9

Excerpt of a 1983 aerial photograph with the subject property outlined in green



- 253 South Los Robles Avenue Multi-Family Project / D170931.00

Figure 10
Excerpt of a current aerial photograph with the subject property outlined in red

SOURCE: Google Maps

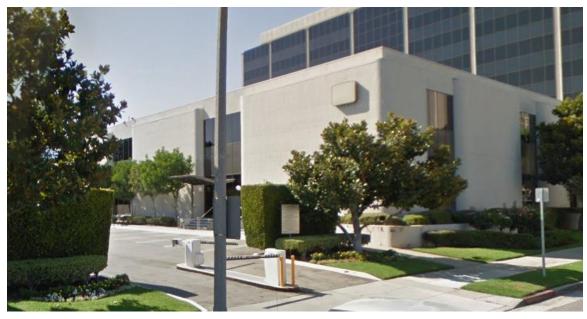
## B. Property History

#### **Construction History**

The original address of the subject property was 245 Los Robles, but it was changed to 253 Los Robles following the subdivision of the property. The first permit on file is for the construction of a new office building issued on February 26, 1970, with architect Peter J. Holdstock of the O.K. Earl Corporation listed as architect. However, it appears that the first permit was refunded. A permit was issued on April 10, 1970 for the foundation of the new building only, and a second permit for the construction of a new office building owned by United California Bank was issued on April 17, 1970, with Jan Wojcechowski of the O.K. Earl Corporation listed as engineer on both permits. Associated inspection records indicate the building was completed.

A permit from 1974 indicates the intent to construct an exterior addition, designed by Ron T. Aday, to be made of glass and brick materials, to be located on the East front and South side of the existing two-story building, and to match the existing construction. However, Sanborn maps and aerial photographs do not reveal an addition was ever completed on either the eastern or southern elevations. It is possible that the idea for an addition was reassessed and revised, as a later addition was ultimately completed. In 1981, several permits were issued for the construction of an eight-story office building for owner United California Bank and designed by architect Ronald T. Aday, which directly abutted the subject property to the north. To accommodate the need for parking, a four-level, above-grade, parking structure was constructed, also for United California Bank. Both projects were built by the same contractor, Crowell Planning & Construction Corporation. These additions are depicted in the 1983 aerial photograph provided above in Figure 9.

The interior of the subject building has had multiple permits for tenant improvements and remodels and is not intact. Further, photographic evidence suggests that the wood veneer in the south and west entrances were added in approximately 2014 (**Figure 11-12**). (Building Permits are included in **Appendix D**). The permit history is summarized below in **Table 1**.



- 253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: Google Street View 2014 Figure 11 South (primary) façade and east (side) elevation prior to alteration in 2014



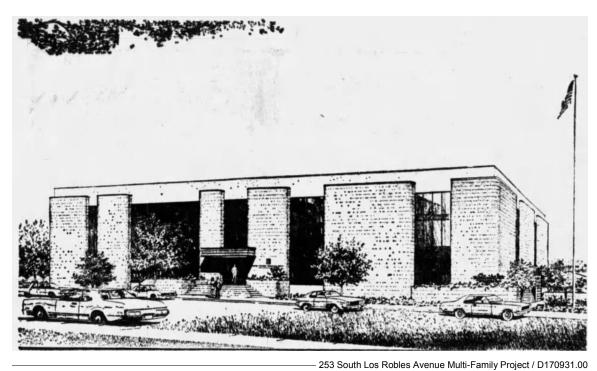
Figure 12

SOURCE: ESA, 2019 South (primary) façade, as it appears today after the 2014 alterations



SOURCE: Pasadena Star-News, 22 March 1970

Figure 13
Rendering of the subject property in 1970



SOURCE: Los Angeles Times, 8 September 1974

Figure 14
Rendering of the subject property in 1974

TABLE 1
253 SOUTH LOS ROBLES AVENUE
PASADENA DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT<sup>35</sup>

Issued	Permit #	Address	Owner	Valuation	Contractor	Description
02/26/1970	24492 52020	245 S. Los Robles	United California Bank	\$500,000	The O.K. Earl Corp. (C) Peter J. Holdstock (A)	Construct New Office Building
04/17/1970	(illegible)	245 S. Los Robles	United California Bank	\$400,000	The O.K. Earl Corp. (C) Jan Wojcischowski (E)	Construct New Office Building; See foundation permit #25277
(Illegible)	25277	245 S. Los Robles	United California Bank	\$100,000	The O.K. Earl Corp. Jan Wojcischowski (E)	Foundation only for new office building
04/30/1974 07/18/1974	51331 52306	245 S. Los Robles	United California Mortgage	\$521,000	Crowell Corp. (C) Ron T. Aday (A)	Addition to east front & south side of existing 2 story construction to match existing
07/29/1976	66763	245 S. Los Robles	United California Mtg.	\$1,000	Crowell Corp. (C) R.T. Aday (A)	Remove (illegible) 10'0" non-bearing part – Move electric & thornd? – Patch (illegible), paint, new electric & (illegible)
04/1981	97961	380 E. Cordova Ave.	United California Bank Realty	\$650,000	Crowell Corp. (C) Ronald T. Aday (A)	Foundation and Structure for New 8 story type I building
05/20/1981	98907	380 E. Cordova Ave.	United California Bank Realty	\$6,719,700	Crowell Planning & Construction Corp.	8-story office building for United California Mortgage Pasadena Expansion
05/20/1981	98908	380 E. Cordova Ave.	United California Bank Realty	\$1,997,700	Crowell Planning & Construction Corp.	4-level, above grade, parking structure for United California Mortgage Pasadena Expansion
07/1981		380 E. Cordova Ave.	United California Bank	\$150,000	Crowell Corp. (C) Ronald T. Aday (A)	Revisions to 8 story office building. Basement \$ 1st floor – drive thru facilities
02/23/1993	149753	245 S. Los Robles	First Interstate of California Bank	\$983,000	Illig Construction Co.	Renovate 1 <sup>st</sup> floor lobby, add 1425 SQ feet retail, 6 <sup>th</sup> floor elevator lobby and ext. work (Yr. built 1976)
03/09/1993	150950	245 S. Los Robles Ave. (first floor annex)	First Interstate Bank/ c/o Northwest Asset Management	\$100,000	Illig Construction	Tenant Improvement

 $<sup>^{35}</sup>$  Documentation exists for all permits and certificates of occupancy listed in this table.

Issued	Permit #	Address	Owner	Valuation	Contractor	Description
03/09/1993	150951	245 S. Los Robles Ave. (second floor annex)	FIB/ c/o Northwest Asset Management	\$85,000	Illig Construction	Tenant improvement
03/10/1993	150951	245 S. Los Robles Ave. (annex)	First Interstate Bank	\$100,000		Tenant Improvement – 1 <sup>st</sup> Floor (Phase II)
04/26/1993	150950	245 S. Los Robles Ave. (annex)	First Interstate Bank	\$100,000	Illig Construction Co.	Tenant Improvement – 1st Floor (Phase II)
04/26/1993	150950	245 S. Los Robles Ave. (annex)	First Interstate Bank		Air-Tec	Tenant Improvement – 1 <sup>st</sup> Floor (Phase II) Mechanical
07/07/1993	152602	380 E. Cordova Ave.	Frecal Associates Ltd	\$500,000	S.O.M.	Full floor tenant improvement on 5 <sup>th</sup> floor 14500 SQ ft
08/23/1993	Bu10538 2 (?)	245 S. Los Robles Ave.	Northwest Asset Management Co., Inc.			Letter authorizes a change of address for suite 300 located at 245 S Los Robles Avenue. The new address will be 376 Cordova St.
09/14/1993	152602	380 E. Cordova Ave. (5 <sup>th</sup> )	Frecal Associates Ltd	\$500,000	Cannon Construction, Inc.	Full floor tenant improvement on 5 <sup>th</sup> floor 14500 SQ ft W/SP FA (Yr. built 1982)
11/30/1993		245 S. Los Robles				Temporary Permit to Operate an Elevator
06/29/1994	156316	376 Cordova Ave.	First Interstate Bank	\$105,000	Cannon Construction, Inc.	T.I. 1200 SQ ft (Café Ameron) \$ Fire Alarms
04/12/1995	95- 01719	245 S. Los Robles (parking structure)	First Interstate Bank of California	\$25,000	ERKSL & Greshfield	Repair of (illegible) connection
05/10/1995	95- 01719	245 S. Los Robles	Frecal Associates Limited Partner	\$25,000	MC Cormick Construction Co.	Repair cracks in concrete parking structure
10/06/2000	BLD2000 -00389	245 S. Los Robles (ground floor)	Morlin Management	\$30,000	Oltmans Construction Company	T.I. work, interior non-bearing partition existing ceiling to remain rework lights only

Issued	Permit #	Address	Owner	Valuation	Contractor	Description
11/29/2000	BLD2000 -00389	245 S. Los Robles Ave. (2- story annex bldg.)	E Z G LTD Partnership	\$30,000	Oltmans Construction Company	Tenant Improvement (interior non-bearing partition walls) existing ceiling to remain – rework lights only on the ground floor)
03/29/2004	BLD2004 -00386	245 S. Los Robles (units 100 & 200)	Morlin Management	\$60,000	Corporate Contractors (C) City Spaces (A/E)	T.I. New non-bearing partitions & Millwork
07/29/2004	BLD2004 -00386	245 S. Los Robles (Annex 1 <sup>st</sup> 100)	Morlin Management Company	\$5,400	Corporate Contractors Inc. (C)	Interior Tenant Improvement @ 200 SQ ft (non-bearing partitions & Millwork)
02/02/2015	BLD2014 -01457	245 S. Los Robles Ave.				Approved on condition that the permit application is revised to show the floor area within the scope of work to be 11,427 SQ ft
05/12/2016	BLD2016 -00228	245 S. Los Robles Ave.	KW 245 Los Robles LLC			Letter authorizes a change of address for the 2- story building known as the annex located at 245 S Los Robles Avenue. The new address will be 253 S. Los Robles Ave.

#### Architect Peter J. Holdstock

As shown in the building permits, both architect Peter J. Holdstock and engineer Jan Wojciechowski worked for the O.K. Earl Corporation in 1970 and were involved in the design of the subject building. The company was founded by Earl-Orrin Kinsley Earl, Jr., (1909-2004) who founded O.K. Earl Builders in Pasadena in 1933, later renamed the O.K. Earl Corporation.<sup>36</sup>

Holdstock was born on August 10, 1929 and spent his childhood in Sittingborne, Kent, England, where he exhibited an early interest in studying architecture and was exposed to the works of master architects Sir Christopher Wren and Inigo Jones, and the great Gothic cathedrals. He received his architectural education at the Medway School of Art, Department of Architecture, at Rochester, Kent. During his time at school he was exposed to modern architecture and subscribed to John Entenza's *Arts and Architecture* that led him to appreciate "the transplanted Bauhaus architects and the humanistic architecture of the West Coast." Among the younger firms illustrated in the journal was Smith and Williams of Pasadena whose roots were in the Greene and Greene houses and whose work "was warmer and more human than that of the ex Bauhaus Architects." He later completed supplemental studies at the post graduate level and in City Planning, Engineering and Law at Oxford, Cambridge, Paris, University of Southern California, and the University of British Colombia.

At age 19, Holdstock and his family immigrated to California where worked a series of odd jobs before being drafted into the United States Army and posted to the Signal Corps Headquarters in Georgia, where he would meet Stanley Gould, also an architect, which whom he later went into partnership. Upon his return to civilian life he was able to land a coveted job as staff architect with Smith and Williams where he worked on a restoration of a Greene and Greene house and a variety of projects ranging from private residences to marinas and urban design projects. According to Holdstock, "most of the projects received AIA design awards and were featured in the architectural magazines of the day, Forum, Record, Progressive Architecture, and Arts and Architecture."<sup>40</sup> In 1960, as an associate with the firm of Smith & Williams, he apparently received an award for the Kenneth Anderson House in Loomis, California, a modern post-andbeam structure.<sup>41</sup> After eight years with Smith and Williams (1953-1961), Holdstock formed a partnership with Stanley Gould. One of the firm's clients, Orrin K. (Bill) Earl, occupied almost of their time and had the potential for considerable growth; after discussing pooling their efforts, The O.K. Earl Corporation, or TOKEC, was formed. TOKEC grew quickly to 14 architects, 3 structural engineers, 1 mechanical engineer and a large drafting staff. Holdstock served the role of Senior Architect from 1961-1970 and was responsible for development, design and construction for a wide range of residential, commercial and industrial projects. He became

<sup>39</sup> Ibid.

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Obituary, Orrin Kinsley Earl Jr., Pasadena Star-News, January 23, 2004 (https://www.legacy.com/obituaries/pasadenastarnews/obituary.aspx?n=orrin-kinsley-earl&pid=1833416&fhid=2681, accessed 7/9/2019).

<sup>&</sup>lt;sup>37</sup> Peter Holdstock, "From Pillar to Post and Back, My Life in Architecture."

<sup>38</sup> Ibid

<sup>40</sup> Ibid.

<sup>41</sup> Ann Scheid, Letter to Board of Zoning Appeals, April 2, 2019.

interested in precast and prestressed concrete technologies after a trip to Sweden. Due to the integrated nature of the firm, TOKEC was able to take on complex projects including research and development facilities, and NASA projects such as the Mars Mariner Deep Space Data Recovery Centre, and the Corporate Headquarters and Research Facility for Electro-Optical Systems. This integrated approach also enabled the firm to build a number of projects for Herbert Armstrong, the television evangelist and founder of Ambassador College in Pasadena.<sup>42</sup>

Among Holdstock's major projects are included design of the buildings on the Ambassador College campus, developed under the modern 1963 master plan envisioned by Daniel, Mann, Johnson, and Mendenhall (DMJM), and unified by a modern campus landscape by Garrett Eckbo. In 1969, the Sciences and Fine Arts Buildings at Ambassador College (demolished) received an award of distinction from the Concrete Industry for its innovative use of pre-stressed concrete. In the project was one of ten buildings chosen by the concrete industry for awards of distinction. The awards were part of the building awards program initiated in Southern California in 1965 by the Portland Cement Association and co-sponsored in 1969 by the Southern California Ready-Mixed Concrete Association. The associations noted, "Classically sculptured pre-cast concrete panels highlight the design of the distinctive twin fine arts and science halls at Ambassador College."

During this period Holdstock designed the subject building at 253 S Los Robles for Marble Mortgage, a unit of United California Bank. A *Pasadena Star-News* article from March 22, 1970, identifies O. K. Earl Corporation of Pasadena as the designer and contractor, and Holdstock as the project architect, and includes an architect's sketch of the \$1 Million Headquarters Building for Marble Mortgage Company. According to the building permit record, Jan Wojciechowski, O.K. Earle's structural engineer, collaborated with Holdstock on the project. The newspaper article describes the headquarters building as constructed of "pre-cast concrete elements and steel enclosed by exterior masonry and glass curtain walls." The building was initially designed "to house a staff of 92, which was expected to expand to 140 within three years." On-site parking was to be provided for over 100 cars. Demolition of existing structures on the site was scheduled for late March, 1970. Completion was scheduled for early September.

Apparently, Holdstock also designed the O.K. Earle office building at the South West corner of Hudson and Cordova, a modern Miesian box, clad in blue tile.<sup>49</sup> Other works attributed to Holdstock include the Children's Chapel of the Neighborhood Church (now on the campus of Sequoia School); and the First Presbyterian Church of Altadena. Apparently, Holdstock also

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<sup>42</sup> Peter Holdstock, "From Pillar to Post and Back, My Life in Architecture."

<sup>43 &</sup>quot;Ambassador College," Los Angeles Conservancy, 2019 (https://www.laconservancy.org/locations/ambassador-college, accessed 7/9/2019).

<sup>44 &</sup>quot;Concrete Award Winners," The Los Angeles Times (Los Angeles, CA), March 30, 1969, 144.

<sup>45 &</sup>quot;3 Pasadena Buildings Picked for Distinction," Pasadena Independent Star-News, March 23, 1969.

<sup>46 &</sup>quot;Marble Plans \$1 Million Building," Pasadena Star-News, March 22, 1970 (Pasadena Public Library clippings file).

<sup>47</sup> Ibid.

<sup>48</sup> Ibid.

<sup>49</sup> Anne F. Scheid, Letter to Board of Zoning Appeals, City of Pasadena, February 6, 2019.

undertook the controversial "modernization" of the James Culbertson house by Greene and Greene.<sup>50</sup>

However prolific he may have been, Holdstock is not a well-known architect and his work is not included in important architectural guides such as David Gebhard and Robert Winter's *An Architectural Guidebook to Los Angeles* (2003), which includes eight chapters of discussion on significant architecture in the greater Pasadena area. Furthermore, the subject property is a modest example of Holdstock's work as compared to the Ambassador College Sciences and Arts Building and the Children's Chapel of the Neighborhood Church (**Figures 15 and 16**).

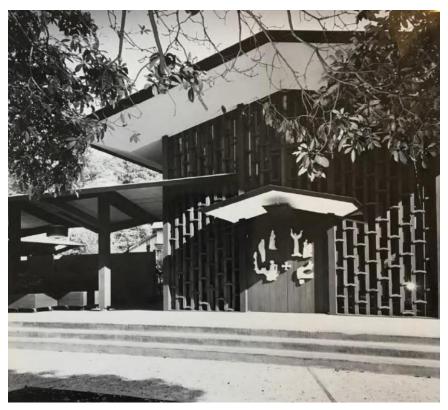


-253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: Julius Shulman

Figure 15
Ambassador College Sciences and Arts Buildings

 $<sup>^{50}\,\,</sup>$  Anne F. Scheid, Letter to Board of Zoning Appeals, City of Pasadena, April 2, 2019.



- 253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: Julius Shulman

Figure 16 Children's Chapel of the Neighborhood Church

When "Bill" Earl's health began to fail, Holdstock feared management changes would impact his design freedom. Additionally, Holdstock felt Pasadena was no longer a good place to live due to "racial rioting and fear," and in 1970 he decided to move to Vancouver, Canada. Although commissions were difficult to obtain, he was able to complete a variety of residential, institutional and commercial projects between 1971-1977. Major projects included Western College of Veterinary Medicine, Saskatoon; Provincial Office Building, Wascana Center, Regina; Saskatchewan Research Corporation, Saskatoon; Saskatchewan Transportation Corporation, Regina; and Provindcial Office Building & Retail Mall, Weyburn. Holdstock also took on further work for Ambassador College in California, Texas and Britain out of his Vancouver office. However, when the position of Senior Architect for the City of Saskatoon became available, he accepted the position and moved to Saskatoon.<sup>51</sup> He was locally known in Saskatoon for imprinting his style on numerous modern buildings in that city, including the Lakewood and Lawson civic centres and the Albert Community Centre. He oversaw some of the city's largest architectural projects in the 1980s and 1990s before he retired in 1995. As the chief architect and manager of design services for Saskatoon, Holdstock oversaw design of the Lawson and Lakewood civic centres, improvements on the Field House and Harry Bailey Aquatic Centre, and

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<sup>&</sup>lt;sup>51</sup> Peter Holdstock, "From Pillar to Post and Back, My Life in Architecture."

the City Hall addition. Although he would not have designed the buildings himself, he supervised and offered advice on the projects. He also had a special interest in parks projects, including the Umea fields that were important to Saskatoon. One of Holdstock's greatest contributions to the city was his involvement with the transformation of the old Albert School on Clarence Avenue into the Albert Community Centre, first as a city employee and then later as a member of the Albert board of directors. His contributions to Saskatoon extended far beyond buildings and parks, reaching to the Jewish community, klezmer music, the Rotary Club and the Meals on Wheels program.<sup>52</sup>

#### **Occupancy History**

The primary occupant and owner associated with the history of the subject property is United California Mortgage, a division of United California Bank. They moved into the subject property, 245 S. Los Robles, at a time of economic revitalization in the 1970s when large corporations were relocating their headquarters to Pasadena.<sup>53</sup> The United California Mortgage Company was a consolidation of Marble Mortgage Company, Pacific States Mortgage Company, and Insurance Funds Mortgage Co. It was one of the nation's largest mortgage banking firms in 1973.<sup>54</sup> United California Mortgage was one of dozens of mortgage companies operating in Pasadena at the time due to the substantial economic growth.<sup>55</sup> In addition, the company had many offices in operation throughout California.<sup>56</sup>

## C. Architectural Description

The subject property is comprised of a corporate office building constructed in 1970. To the south is a large parking lot that is currently a building site for a future project. The subject building is oriented facing south towards the now demolished parking lot, with a secondary elevation facing South Los Robles to the east. The north façade is directly attached to the adjacent building at 245 S. Los Robles (380 E. Cordova), an 8-story commercial annex constructed in 1981 for United California Mortgage, which is an addition to the subject property. The 4-level above-ground parking structure also completed in 1981 and associated with the annex building is situated adjacent on the west. Remaining landscaping is limited to street trees to the east along Los Robles.

The subject building is roughly two stories and has a flat roof, a painted brick veneer façade, and inset parapets with glazed curtain walls. It was built with a pre-stressed concrete structure and essentially has a cube plan with rounded corners (**Figure 17**). The primary entrance is recessed and has a wood veneer has a glazed curtain wall with centered metal and glass entrance doors (alteration). There is an accessibility ramp and entrance canopy that were constructed in 1996 (alteration) (**Figure 18**). On either side of the entrance are cast concrete planters (**Figure 19**). On the east (side) elevation, there is another secondary entrance featuring an aluminum storefront

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<sup>52 &</sup>quot;Former architect left mark on City", *The StarPhoenix* (Canada, Saskatoon), January 10, 2002, page 3.

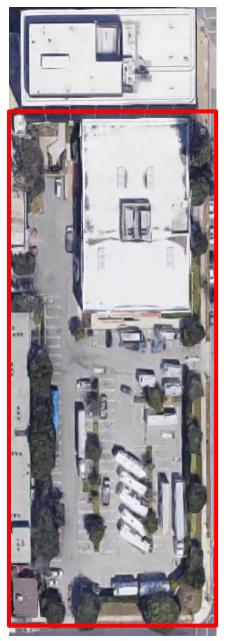
<sup>53 &</sup>quot;Heritage: A Short History of Pasadena." City of Pasadena. Available at: https://ww5.cityofpasadena.net/main/visitors/about/history-of-pasadena/

<sup>54 &</sup>quot;UC Mortgage Change," The Desert Sun (Palm Springs, CA), June 27, 1973, 11.

<sup>&</sup>lt;sup>55</sup> Polk's City Directory 1972. Polk's City Directories: Los Angeles

<sup>&</sup>lt;sup>56</sup> General Banking Division of Faulkner & Gray, *United States Banker* Volume 88, 1977, 2-47.

window flanked with sidelights and a transom with an overhead curtain wall. It is accessed by concrete steps with concrete planters on either side that have large mature trees (**Figure 21**). On either side of the secondary entrance are large curtains of windows symmetrically accented with grey spandrel panels. The north elevation directly abuts the 1981 annex, 245 S. Los Robles (380 E. Cordova) to the north (**Figure 22**). The west façade has a similar entrance installed around 2014 similar to the south façade (altered).



- 253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: Google Maps

Figure 17

Aerial of the subject property, outlined in red



253 South Los Robles Avenue Multi-Family Project / D170931.00

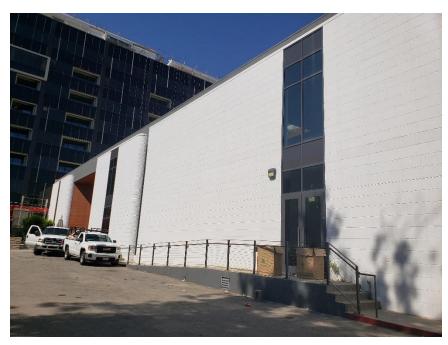
Figure 18
South (primary) façade, view facing northwest



253 South Los Robles Avenue Multi-Family Project / D170931.00
 Figure 19
 South (primary) façade, view facing northeast

SOURCE: ESA, 2019

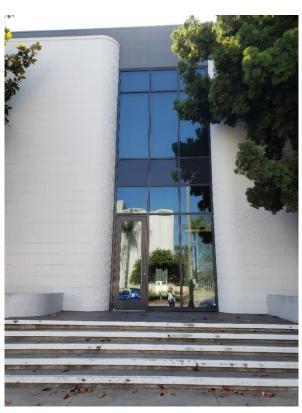
SOURCE: ESA, 2019



253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: *ESA*, 2019

Figure 20 West (side) elevation, view facing northeast



- 253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: ESA, 2019

Figure 21

East (side) entrance, view facing west



- 253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: ESA, 2019

Figure 22
East (side) elevation, view facing northwest

#### D. Historic Contexts

#### **Context: Corporate Modernism**

The early impact of modernism in the United States was largely influenced by the German Bauhaus school and the writings and works of Walter Gropius, Mies Van der Rohe, and Le Courbusier. Adolf Loos's students Richard Neutra and Rudolph M. Schindler immigrated from Vienna to Los Angeles in the 1930s and became primary American practitioners of International Style modernism, as popularized by Le Corbusier and the Modern Movement a decade earlier. Influential American modernists of the period included Frank Lloyd Wright, Irving Gill, Harwell Hamilton Harris, and Gregory Ain.

In the post-World War II period in America, the predominant idiom applied to corporate architecture was the International Style, which came to be known as Corporate Modernism. Deriving from the 1920s origins of Modernism in Europe, the International Style was characterized by rectilinear forms, flat roofs, open floor plans, use of steel and glass, and lack of applied ornamentation. During the 1950s and 1960s, distinct and broadly identifiable stylistic variants of the International Style evolved, including the Miesian Style which was influenced by the work of German architect, Mies Van der Rohe; as well as Formalism, which abstracted and reinterpreted fundamental classical forms using modern materials and technology. It was not uncommon for an architectural firm or individual architect to work in a variety of idioms, the selection of which was generally related to the proposed building's functional use, the design of the surrounding urban fabric and the client's own stylistic preferences.

In particular, commercial office tower architecture of the 1950s-1960s era is generally characterized by a tight integration of materials, construction systems and aesthetic minimalism that is conceptually indebted to the work of Mies van der Rohe, who perfected the glass office tower as a corporate building type. The Miesian Style is best exemplified by Mies Van der Rohe's Seagram Building in New York City, completed in 1958. The formal elements of the Miesian Style include an open pedestrian plaza, ground-floor glass weather walls set back behind outer piers, curtain walls, uninterrupted vertical lines, and the frank expression of materials including concrete, steel and glass. The integration of structural and aesthetic goals is most apparent in the articulation of the curtain wall where the economies of scale in the design and manufacture of architectural elements resulted in the uniformity and regularity apparent in the external articulation. For a generation, the Miesian variant of Corporate Modernism became the accepted look for America's office buildings based upon a stylistic preference for its perceived modernity and practicality, as well as its inherent overall economy of construction. In plan, the regular structural grid enabled the creation of large spaces with few interruptions and made them flexible enough to accommodate a variety of functions. Such adaptability was particularly welcome in office buildings where tenants changed frequently and interior partition walls could be erected, altered, or removed based upon the tenant's requirements.

During this period in the Los Angeles region the three largest locally-based architectural firms - Welton Becket and Associates, Pereira and Luckman (after 1958, known individually as William Pereira and Associates and Charles Luckman Associates), and Albert C. Martin and Associates - designed numerous high-rise office buildings in this vein. Welton Becket and Associates was responsible for one of Los Angeles' earliest Corporate Modern buildings, the Standard Federal Savings and Loan Association building (1953, now 601 Wilshire Boulevard building) in downtown Los Angeles.

#### **Context: Modernism in Pasadena**

In Pasadena, modernism is firmly rooted in the Arts and Crafts Movement. Works of early modernism are characterized by thoughtful design, attention to detail, built-in furniture and visual connection between indoor and outdoor space. Though the influence of this period on Pasadena's Modern architecture is not as overt as that of the earlier Arts and Crafts movement, there are several trends that carry through into the next generation of local architects. For example, the expression of a regional architecture appropriate for Southern California, along with the importance of the relationship between indoor and outdoor spaces, continues from the 1920s and 1930s into the postwar era. However, the popularity of modernism was overshadowed by a romantic emphasis on the Period Revival styles that remained prevalent in Pasadena until the Post World War II era.

During the post-World War II building boom, the mass construction of residential housing and creation of new civic and public buildings required a new approach. American architects largely abandoned historical precedents in favor of the International Style that was interpreted regionally by a new generation of architects who combined innovative building techniques and modern materials with a concern for landscape and site relationships. In the postwar decades, the concepts of the International Style were widely publicized in architectural journals and popular magazines, including the Case Study House Program sponsored by the Los Angeles-based

magazine, Arts and Architecture, edited by John Entenza. A local example, Case Study House #10 at 711 South San Rafael Avenue was completed in Pasadena by Kemper Nomland and Kemper Nomland, Jr., published in 1945 and constructed in 1947. As historical precedents of architecture were abandoned in lieu of the modern styles,<sup>57</sup> the "Pasadena" or USC Style" of modernism became a prominent in Pasadena. It was a style fostered in the University of Southern California School of Architecture where many prominent architects including Arthur B. Gallion, Gregory Ain, and Richard Neutra taught many classes and fostered a unique style of modernism that flourished in Pasadena into the early 1970s.<sup>58</sup> Among the most influential architects in Pasadena during this period were the firms of Buff, Straub & Hensman; Smith & Williams; and Ladd & Kelsey. Pasadena architects Conrad Buff (B. Arch. 1952), Calvin Straub (B. Arch. 1943), and Donald Hensman (B. Arch. 1952), studied and taught at USC and through their prolific careers epitomized the "Pasadena style." 59 Other important graduates of the USC program included Thornton Ladd (B. Arch. 1952) and John Kelsey (B. Arch. 1954), whose partnership flourished for over twenty years and was characterized by total design control, orderly articulation of space, and fully integrated structure, landscape and interior, as exemplified by the Pasadena Museum of Art (now the Norton Simon Museum) competed in 1969.<sup>60</sup>



- 253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: Dossiers: Les villas expérimentales du case study house program, 20 Mai 2014

Figure 23 Case Study House No. 20 by C. Buff, C. Straub, D. Hensman

<sup>&</sup>lt;sup>57</sup> Historic Resources Group & Pasadena Heritage, "Cultural Resources of the Recent Past," *Historic Context Report*, October, 2007, 28.

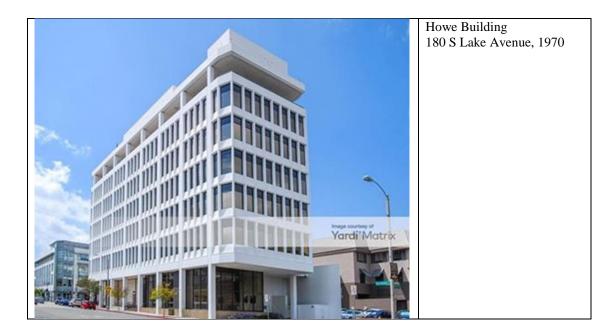
<sup>&</sup>lt;sup>58</sup> Ibid, 30.

<sup>&</sup>lt;sup>59</sup> Ibid, 31.

<sup>&</sup>lt;sup>60</sup> Ibid., 32.

#### Sub-Context: Late Modernism 1969-1990

Late Modernism in Pasadena started in roughly 1969. The repudiation of the International Style of the 1950s and early 1960s was manifested in a new building language adopted for corporate identity. No more hiding under glass curtain walls, no ephemerality. Instead, Late Modernism began to strive for a powerful expression of structural trusses, lightweight technology, and huge open spaces stacked internally in the air. Late Modernism is described by Alexandra Lange as having "bold beefy shapes, wrapped in singular material" with sharp corners. They are "more refined than Brutalism, less picturesque than Postmodernism." These buildings are committed to order by use of grids, and were often covered in a homogenous material such as glass, nylon, and brick.<sup>61</sup> The subject property displays the bold beefy shape and grid-like layout. However, it does not have sharp corners or a homogenous material. Late Modernism's virtues are generally associated with its cost; some of the most expensive buildings in the world turn out to be large bridge-like structures with a superb use of finishing materials. Starting in the late 1970s, in a series of essays and publications, renowned architecture critic and scholar Charles Jencks describes this late modern corporate image-setting trend. He describes the architects of this era as pragmatists willing to work on large-scale corporate projects, they were committed to order with a heavy use of grids, and strived for dramatic interior sections (balconies upon balconies). The designers of the day were committed to the "covering of this space with flat membranes of a homogenous material with a highly polished finish, whether stone, glass, or metal. Some examples of commercial architecture constructed in Pasadena during the Late Modern period include the buildings shown below, a few of which exhibit the above-described Late Modern stylistic characteristics, particularly 99 S Oakland Avenue, 1986.



Alexandra Lang, "What is Late Modernism?," Curbed, January 5, 2017, https://www.curbed.com/2017/1/5/14165394/late-modernism-architecture-alexandra-lange.

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Bank of America 101 S Marengo Avenue, 1974



747 Locust Street, 1976



141 S Lake Avenue, 1978



1010 E Union Street, 1983



Arroyo Parkway Plaza 1111 South Arroyo Parkway, 1983



99 S Oakland Avenue, 1986



100 and 150 E Corson Street, 1988

### 6. Previous Evaluations

Sapphos Environmental Inc. wrote a short historic evaluation on November 30, 2018 for Building Worx Development LLC. Sapphos concluded that the construction of office buildings at the time is not noted as a significant event and it was not the only mortgage company operation in Pasadena and is therefore not significant under Criterion A/1. Additionally, no persons of significance can be associated with the property and the subject property is not significant under Criterion B/2. Furthermore, while the building exhibits qualities of Late Modernism, it is a low-style example of the style and the design of the building does not possess high artistic value. Further, there are better examples of the Late Modernism style in Pasadena. Therefore, the building was assessed as historically insignificant (ineligible).

## 7. Evaluation of Eligibility

## A. Significance Evaluation

ESA reviewed the history and architecture of the corporate office building located on the subject property and evaluated the property for significance under the federal, state, and city criteria. ESA identified one context associated with the subject property: Corporate Modernism with a sub-context of Late Modernism (1969-1990).

## **Broad Patterns of History**

With regard to broad patterns of history, the following are the relevant criteria:

**National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.

**California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

**Pasadena Landmark Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.

In 1959, the Chamber of Commerce established guidelines for the type of businesses they wanted to attract called the "Pasadena Standard." Guidelines included non-polluting industries that would not detract from the local residential neighborhoods, and resulted in a large boom of businesses moving into Pasadena. As discussed above, it was during the 1970s and 1980s that much of the area in and around the Mary F. Burton Property Tract and Bennett's Subdivision was redeveloped with new large-scale development. The Hilton Hotel at 168 Los Robles just north of Cordova Street was constructed in around 1970-1971 (about 138 ft.). By 1971, the commercial office building directly across the street from the subject property (260 Los Robles) was constructed. A commercial building at 199 Los Robles was constructed in about 1985, directly north of the subject property (about 115 ft.). To the east, 200 Los Robles was improved with a commercial building in around 1988. A comparison of the 1970 Sanborn map (Figure 8) with a 1983 aerial photo (Figure 9) shows that by that time a large multi-family residence and a multi-level aboveground parking structure had been built west of the subject property on Euclid Avenue, resulting in the demolition of numerous one- and two-story residences formerly located there. The residences formerly located south of the subject property had also been demolished for a parking lot. In the 2000s, a few additional large commercial buildings were constructed in the immediate surrounding neighborhood including 435 Cordova Street, built around 2002. However, some historic buildings still remain in the immediate surrounding area east and south of the subject property including the Masonic Temple, Shakespeare Club and Throop Memorial Church mentioned above as well as 272 Los Robles (1911) across the street to the east, and 336 South Los Robles Avenue (1904), 325 South Los Robles Avenue (1914), 408 East Del Mar Boulevard (1910), 324 South Euclid Avenue (1890), 395 East Del Mar Boulevard (1914), and 387 East Del Mar Boulevard (1914) to the south (**Figure 10**). While the subject property was one of the first of these new developments in the neighborhood, built in 1970, the Pasadena City's Architectural/Historical Development of the City of Pasadena suggests that the first major success of the program was the opening of the Bankamericard Center in 1975, five years after the construction of the subject building. The subject property was constructed for the United California Mortgage company, one of many mortgage companies in existence in Pasadena at that time. The United California Mortgage Company, a consolidation of Marble Mortgage Company, Pacific States Mortgage Company, and Insurance Funds Mortgage Co and was one of the nation's largest mortgage banking firms in 1973. The firm had many offices throughout California. The subject property was a local branch headquarters established in 1970, with an annex constructed in 1981. While the subject property is historically associated with post-war commercial development in Pasadena, the subject building does not convey any significant associations with the business development of Pasadena in the 1960s-1970s due to its very low integrity.

Therefore, the subject property does not possess significance under the National Register Criterion A, California Register Criterion 1, or Pasadena Landmark Criterion A related to broad patterns of history.

## **Significant Persons**

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

**Pasadena Landmark Criterion B:** Is associated with the lives of persons who are significant in the history of the City, region, or State.

The subject property does not appear to be associated with the lives of any significant persons, and furthermore, the building cannot convey any significant associations due to its low integrity.

Therefore, the subject property is recommended ineligible for listing under National Register Criterion B, California Register Criterion 2, or Pasadena Landmark Criterion B for eligibility related to a historic personage.

#### **Architecture**

With regard to architecture, design or construction, the following are the relevant criteria:

**National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

**California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

**Pasadena Landmark Criterion C:** Embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.

The two story corporate building was constructed in 1970 in the Corporate Modern style and more specifically in the Late Modernism style (1969-1990). Like many buildings in the Late Modernist style, it has bold beefy shapes wrapped in a singular material. It also has geometric order and grids covered in brick veneer and a glass curtain wall. However, it has rounded corners rather than sharp corners often found in Late Modernist styles. Another building with rounded corners in the Late Modern style is Arroyo Parkway Plaza, 1111 South Arroyo Parkway (1983). Examples of Late Modern architecture with stepped floors and sharp corners include 99 South Oakland Avenue (1986), 100 and 150 E Corson Street (1988). However, the subject building's association with Late Modernism has been substantially compromised by numerous alterations over the years including tenant improvements that have entirely altered the interior, the addition of an 8-story annex on the north façade in 1981 that entirely obscures the original north elevation

of the building, and the south (primary) façade was completely altered in around 2014 when a new larger main entrance was installed in a completely different style. A similar entrance was installed on the west (side) elevation as well. Due to these alterations, the building does not retain any integrity of design, workmanship, or materials. Further, it was not designed by an acknowledged master architect. While architect Peter J. Holdstock and engineer Jan Wojcechowski are credited for designing the building, neither of them are considered a master architect or engineer in Pasadena or in the Southern Californian region. They are not mentioned in important architectural guides such as David Gebhard and Robert Winter's An Architectural Guidebook to Los Angeles (2003), which includes eight chapters of discussion on significant architecture in the greater Pasadena area. In addition, the subject property is a modest example of Holdstock's work as compared to the Ambassador College buildings (Figure 15) or the Children's Chapel of the Neighborhood Church (Figure 16). Review of Holdstock's career suggests that his work as Senior Architect with TOKTEC in 1961-1970 represents his most productive period in Pasadena when he achieved professional maturity and was managing complex projects involving innovative pre-stressed concrete structural systems. The subject property was completed at the end of this period just before he emigrated to Canada, and it appears as though Holdstock may have achieved greater prominence in Canada after leaving Pasadena. The subject property is substantially altered and does not retain its integrity of design, workmanship, or materials.

Therefore, the subject property is recommended ineligible for listing under National Register Criterion C, California Register Criterion 3, and Pasadena Landmark Criterion C.

### Archaeology

**National Register Criterion D.** It yields, or may be likely to yield, information important in prehistory or history.

**California Register Criterion 4.** Has yielded, or may be likely to yield, information important in prehistory or history.

**Pasadena Landmark Criterion D:** Has yielded, or may be likely to yield, information important locally in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4/D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4/D, they themselves must be, or must have been, the principal source of the important information. The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, the subject property has not yielded or is not likely to yield information important to prehistory or history and does not appear to satisfy National Register Criterion D, California Register Criterion 4, or Pasadena Landmark Criterion D.

## B. Integrity Analysis

The National Register and California Register recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Eligible properties should retain several, if not most, of these aspects. Both registers require that a resource retain sufficient integrity to convey its significance, and the property must retain the essential physical features that enable it to convey its historical identity. Integrity is based on significance and understanding why a property is important. *National Register Bulletin 15* states that "only after significance is fully established can you proceed to the issue of integrity." As stated in the previous section, the subject property does not have significance under any of the criterion. The following Integrity Analysis is provided as additional information regarding the subject property's current condition.

Location: The subject property has not been moved, thus it retains is original location.

Design: The Residence's design has been partially modified from its period of significance (1970) due to the additions in 1981, located directly north of the subject property and abutting the north (rear) elevation. It is visible form the street and is much larger in massing than the subject property, completely obscuring the subject building's north façade. In about 2014, the south (primary) façade was dramatically altered when a new very large entrance was installed in a different style from the original entrance. The change also altered the materials and general layout of the south façade completely, and gutted the interior. A similar entrance was installed on the west (side) elevation as well. **Therefore, the subject property does not retain integrity of design from its period of significance.** 

Setting: The subject property was one of the first new developments in the general neighborhood as a result of the growth of corporations in Pasadena during the 1970s and 1980s. As such, since its construction, many of the existing surrounding buildings were constructed after the date of the subject property, as discussed above and illustrated in Figures 9 and 10. However, in 1981 an 8-story annex was constructed abutting the north façade of the subject property and a 4-level parking structure was built to the west. The 1981 annex is currently undergoing substantial renovation, and the parking lot situated south of the subject building is now a building site.

Therefore, the subject property does not retain its integrity of setting.

*Materials:* The subject property does not retain much of its original materials. The cladding of the building remains the same. However, much of the glazing has been replaced. Furthermore, new window openings, door openings, and wood material were added to the new entrances on the south (primary) façade and the west (side) façade in about 2014. **Therefore, the subject property does not retain integrity of materials.** 

*Workmanship:* Elements of workmanship have been diminished by the new entrances installed on the majority of the south (primary) façade and the east (side) façade substantially impairing the

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National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.

original workmanship of the structure. Therefore, the subject property does not maintain enough workmanship to convey its historical associations.

Feeling: The subject property expresses its period of significance of 1970, as it is an example of late modernism with street trees along Los Robles to the East. However, it does not retain its original materials, workmanship, or design. Furthermore, the original interior has been completely altered. Therefore, the corporate office building does not convey the workmanship of a Late Modernist Corporate Building.

*Feeling:* Due to substantial alteration of its design, materials, workmanship and setting the property does not express an aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. **Therefore, the subject building does not retain any integrity of feeling.** 

Association: The subject property does not maintain any association with the early redevelopment of the neighborhood during the period of commercial growth in the city. The original design of the single-family residence in the late modernist commercial building has been substantially altered from its period of significance, and no longer has an association with the style due to lack of integrity. The building currently sits unoccupied and no longer retains any association with corporations. **Therefore, the building does not retain any integrity of association.** 

#### C. Conclusion

ESA finds that the building is ineligible as a historic resource under National Register Criteria, California Register Criteria and Pasadena Criteria. While the subject property was developed in 1970, around the beginning of commercial and business redevelopment in Pasadena, it was not the earliest example, nor the best or most important example. It was owned by the United California Mortgage Company, one of many mortgage companies in Pasadena at the time. The company had many offices located throughout California. Due to substantial alterations and loss of integrity the subject building does not convey any strong association with the historic of commercial development. There are no significant persons associated with the subject property. While the building was designed as an example of the late modernist style, it is not one of the best examples in Pasadena, and was never an outstanding example of the style or Holdstock's work. Further, its integrity of design, materials, workmanship, setting, feeling, and association has been entirely compromised due to large additions on the north façade and the redesign of the south (primary) facade and west facade, and the interior has been completely gutted. It is also not the work of an acknowledged master architect in Pasadena. Therefore, ESA recommends that the subject property not be considered a historical resource pursuant to CEQA and that it be assigned a CHR Status Code of 6Z, noting it as ineligible for listing in the National Register, or in the California Register, or for local designation, through survey evaluation.

## 8. Impacts Analysis

## A. Project Description

The Project proposes to redevelop 245 Los Robles, 253 Los Robles, and 399 East Del Mar with a new multi-family residential development. The building located at 245 Los Robles will be converted from an office building to a mixed uses residential and office condo project. 253 Los Robles is to be demolished to construct additional residential units, and the parking lot at 399 East Del Mar has already been demolished and work on more residential units has already started. The new building replacing 253 Los Robles will feature a contemporary architectural design with contemporary materials such as plaster, concrete, glass, steel, rainscreen cladding, and aluminum windows and doors (**Figures 24-26**). The new building is six stories in height and includes three levels of subterranean parking. The total development would consist of 64 one-bedroom apartments and 28 two bedroom apartments totaling in 92 living units.

The new building is a rough "L" shaped floor plan with an approximately 15-foot setback from the west edge of Los Robles Avenue. There will a parkway between the sidewalk and Los Robles with three existing Pasadena oak trees street trees. There will be patches of grass between the courtyard area and sidewalk with Chinese flame trees. Within the courtyard in the corner of the "L" will be planters with aloe, ferns, and deer grass with walkways and fountains. There will be a large camphor tree. To the east of the building will be planters with shrubbery and north of the building will be basement parking egresses, planters with shrubbery, olive trees, and a walkway. The existing patio on the northwest corner of the property will remain and there will be new canary island pine trees. The south yard will have a line of yew pines. The project plans prepared by Tyler Gonzalez Architects, Inc. on December 14, 2017 are included in **Appendix F**.

## B. Analysis of Project Impacts

## **Direct Impacts**

The corporate building currently located at 253 South Los Robles does not have sufficient architectural merit, historical significance, or integrity to qualify as a historical resource under CEQA. Therefore, the Project would have no direct impacts to historical resources on the Project Site. Furthermore, the Project Site is not located in a historic district.

## Indirect Impacts

Impacts to Adjacent eligible or designated historic resources within a 0.25-mile radius were analyzed to determine if the Project would result in a substantial material change to the integrity of the resources and their immediate surroundings. Only historic resources with a view (direct or indirect) were assessed. These include 200 S. Euclid, 324 S. Euclid, 272 Los Robles, and 300 S. Los Robles (**See Table 2 below**).



SOURCE: Tyler Gonzalez Architects, Inc., 2017

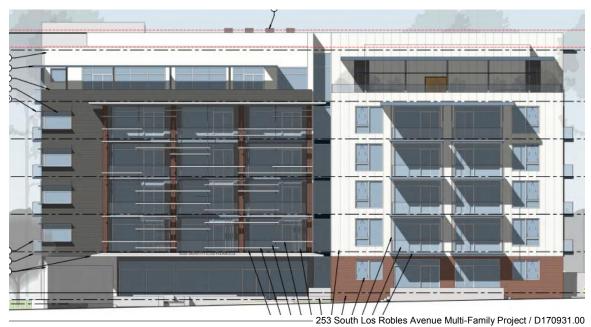
Figure 24
The site plan of the proposed project



SOURCE: Tyler Gonzalez Architects, Inc., 2017

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Figure 25
Rendering of proposed project facing Los Robles with 245
Los Robles to the north and the proposed project located at 399 E. Del Mar located to the south, view facing northwest



SOURCE: Tyler Gonzalez Architects, Inc., 2017

Figure 26
East elevation of the proposed project

TABLE 2
HISTORIC RESOURCES WITHIN 0.24 MILES OF THE PROJECT SITE

Address	Building Type	Historic Name	Designation	Year Built	Distance from Subject Property (Miles)	Direct/Indirect View
120 S. Euclid Ave	Queen Anne SFR	Jacoby House	Determined eligible for city designation as an individual landmark	1895	0.12	No view
154 S. Euclid Ave	Colonial Revival education and housing	Miss Orton's School for Girls	Listed in the National Register	1898	0.10	No view
180 S. Euclid Ave	Mission Revival SFR	Pinney House	Determined eligible for city designation as an individual landmark	1906	0.07	No view
200 S. Euclid Ave	Masonic Temple	Masonic Temple	Determined eligible for listing in the National Register of Historic Places as an individual resource.	1926	0.05	Indirect
324 S. Euclid Ave	Queen Anne SFD	Delia Allen House	Pasadena Historic Resources	1886	0.08	Indirect
272 S. Los Robles Ave	Craftsman SFR	Ernest Smith House (by Greene and Greene)	Pasadena Historic Resources	1911	0.02	Direct
157 S. Los Robles Ave	Vernacular Classical Revival MFR	-	Determined eligible for city designation as an individual landmark	1916	0.10	No view
149 S. Los Robles Ave	Italian Renaissan ce Revival MFR	The Stanley Apartments	Determined eligible for city designation as an individual landmark	1926	0.11	No view
139 S. Los Robles Ave	Vernacular Masonry Hotel	Hotel Livingston	Pasadena Historic Resources	1927	0.13	No view
300 S. Los Robles Ave	Church	Throop Memorial Universalist Church	Determined eligible for listing in the National Register of Historic Places as an individual resource.	1922	0.04	Direct view
149 S. Madison Ave	-	Coleman House, Smith House	Determined eligible for city designation as	1903	0.18	No view

Address	Building Type	Historic Name	Designation	Year Built	Distance from Subject Property (Miles)	Direct/Indirect View
			an individual landmark			
161 S. Madison Ave	Monterey Revival MFR	-	Determined eligible for listing in the National Register of Historic Places as an individual resource.	1939	0.16	No view
295 S. Madison Ave	Vernacular Modern MFR	The Parklane Apartments	Determined eligible for city designation as an individual landmark	1948	0.14	No view
378 S. Madison Ave	-	Town Club	Determined eligible for city designation as an individual landmark	1928	0.21	No view
561 E. Green Street	Historic District	Pasadena Playhouse	National Register Historic District	-	0.18	No view

The Project would involve the construction of a five-story multi-family apartment building, which would be situated between contributing two-story multi-family apartment buildings. The remainder of the surrounding area has various building types including commercial buildings, hotels, multi-family residences, single-family residences, and corporate offices. Many of these buildings are already multiple stories tall. These include 245 S Los Robles which is eight stories tall and immediately north of the proposed project. Across the street is a six story corporate office and just north of Cordova Street are an eight story corporate office and a 13-story hotel. There are other multi-story buildings in the area. Therefore, another multi-story development would not substantially change the overall character of the neighborhood. While 200 S. Euclid, 324 S. Euclid, 272 Los Robles, and 300 S. Los Robles will have direct views of the proposed project, their integrity of setting has already been highly altered by the presence of other multi-family developments built from the 1970s-1980s as discussed previously above. Therefore, the development of another multi-story building would not adversely affect their integrity of setting, which is already deteriorated. Therefore, the construction of the Project would not be a significant impact under CEQA because it would not materially impair the significance or integrity of historical resources in the Project vicinity.

## C. Secretary of the Interior's Standards Review

Under CEQA, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing, Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as

mitigated to a level of less than a significant impact on the Historical Resource.<sup>63</sup> New construction adjacent to a historical resource is considered "related new construction" and numbers nine (9) and ten (10) of the Standards apply to this Project. Therefore, the Project was assessed for conformance to Standards nine and ten regarding "related new construction" constructed adjacent or in the vicinity of other historical resources.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The subject property was determined ineligible as a historical resource pursuant to CEQA. Therefore, the demolition of the subject property will not destroy historic materials. As discussed above, the proposed Project is similar in size, scale and architectural features to other buildings in the surrounding setting. The Project would conform with Standard 9.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The subject property was determined ineligible as a historical resource pursuant to CEQA. Removal of the proposed Project in the future would not materially impair any historical resources.

## D. Impacts Analysis Conclusion

The commercial building currently located at 253 South Los Robles does not have sufficient architectural merit, historical significance, or integrity to qualify as a historical resource under CEQA. It does not meet the eligibility criteria for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or any of Pasadena's criteria for designation of historic resources. Therefore, since the subject building is ineligible as a historical resource, the Project would have no direct impact to historical resources on the Project Site. In addition, the Project Site is not located in a historic district and the Project would have no impact on a historic district. Furthermore, the proposed Project would not alter any historical resources or materially impair the eligibility of any historical resources in the surrounding vicinity. Redevelopment of the Project site and surrounding parcels in the 1970s-1980s removed the earlier low-scale residential improvements formerly located there and constructed the existing large-scale commercial and multi-family improvements and associated parking lot. The scale and massing of the proposed Project is compatible with the current built environment and would not substantially change the overall character of the existing setting. The proposed Project would not materially impair the eligibility of any historical resources in the project vicinity, and thus would have no adverse impact on historical resources.

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<sup>63</sup> California Environmental Quality Act, 15064.5 (b)(3).

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# Appendix A Professional Qualifications





## Margarita Jerabek, PhD

## Historic Resources Director

#### **EDUCATION**

Ph.D., Art History, University of California, Los Angeles

M.A., Architectural History, School of Architecture, University of Virginia

Certificate of Historic Preservation, School of Architecture, University of Virginia

B.A., Art History, Oberlin College

## 30 YEARS EXPERIENCE

#### **AWARDS**

2014 Preservation Award, The Dunbar Hotel, L.A. Conservancy

2014 Westside Prize, The Dunbar Hotel, Westside Urban Forum

2014Design Award: Tongva Park & Ken Genser Square, Westside Urban Forum

Preservation Design Awards, RMS Queen Mary Conservation Plan 2012; and Restoration and Exhibit Design for Home Savings, Montebello, 2016, California Preservation Foundation

## PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Santa Monica Conservancy

Society of Architectural Historians, Life Member

American Institute of Architects (AIA), National Allied Member Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

#### **Relevant Experience**

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages ESA's on-call historic preservation services with the City of Santa Monica, and Los Angeles Unified School District.





#### **EDUCATION**

MSc Historic Conservation, Oxford Brookes University

BA, European Studies, Brigham Young University

3 YEARS OF EXPERIENCE

## PROFESSIONAL AFFILIATIONS

The Society for the Protection of Ancient Buildings

Historic England

National Trust for Places of Historic Interest or Natural Beauty

## Hanna Winzenried

## Architectural Historian

Hanna is an architectural historian with 3 years of academic and professional experience performing building conservation, historic research, and field surveys and conducting plan reviews for conformance with local regulations and ordinances. Prior to joining ESA, she has 1.5 years of experience with the City of Los Angeles, Department of Planning, in the Office of Historic Resources Historic Preservation Overlay Zones (HPOZ) Unit. Her experience and education both in California and abroad have given her a wide set of interdisciplinary skills, including strong technical and research skills.

#### **Relevant Experience**

**9120 W. Olympic Boulevard Preliminary Assessment and Character Defining Features Analysis for the Harkham Hillel Hebrew Academy, Beverly Hills, CA.** *Contributor.* ESA prepared a Phase I Historic Resources Assessment for the

Contributor. ESA prepared a Phase I Historic Resources Assessment for the modernist educational building at 9120 W. Olympic Boulevard. The purpose of the report is to identify and evaluate potential historic resources. The subject property was built in 1963 as the largest Jewish day school. It was built in the Modernist architectural style by the renowned architect Sydney Eisenshtate. The Academy enrollment has outgrown the existing space, and the school is looking for a way to expand its square footage. Hanna performed research and prepared of the reports.

Universal Hilton Environmental Impacts Report and Historic Resources Technical Report for 555 W Universal Terrace Parkway, Los Angeles, CA.

Contributor. ESA prepared an Environmental Impacts Report including a Historic Resources Technical Report. The Universal Hilton Hotel was designed by master architect, William L. Pereira in 1983 in the postmodern style. The hotel was designed to accommodate visitors to the Universal Theme Parks. The hotel management wants to expand the number of rooms by building a large addition. Hanna performed research and assisted in the preparation of the report.

**361 Myrtle Street Peer Review Letter for the residence at 361 Myrtle Street, Glendale, CA.** *Contributor.* ESA prepared a peer review letter to conduct a peer review of previous historic resource evaluations and analyze potential cumulative impacts of the demolition for the property at 361 Myrtle Street. Previous evaluations and the impact of demolishing the residence were reviewed and analyzed. Hanna performed research and assisted with the preparation of the report.

**Nestor Way Affordable Housing Project Historical Resources Technical Report, San Diego, CA.** *Contributor.* ESA prepared a Historical Resources Technical Report for 1120 and 1130 Nestor Way on behalf of the Federal Housing Administration. The site is improved with a Methodist church built in 1896 in the Gothic Revival architectural style and multiple ancillary buildings. The City of San

Diego is planning on constructing permanent supportive housing containing 100 units, consisting of multi-family affordable housing for formerly homeless seniors 55 years of age and older. Hanna performed research and assisted with the preparation of the reports.

**Nelles School Site Redevelopment, Whittier, CA.** Contributor. ESA oversaw the documentation and architectural salvage of the Fred C. Nelles School. Brookfield Residential plans on redeveloping the whole site into a residential neighborhood while maintaining four historically significant structures. Hanna helped draft a documentation and architectural features salvage plan according to the character defining features list and oversaw the deconstruction of the other school buildings to ensure the architectural features were salvaged correctly.

#### Riverside Cement Company, Crestmore Plant HAER, Jurupa Valley, CA.

Contributor. ESA prepared two Historic American Engineering Records for the Crestmore Plant for the White Cement Mill and for the Stock House. The Riverside Cement Company, Crestmore Plant was a former cement plant that was initially constructed in 1909, although went through multiple periods of alteration. Developers proposed an industrial and open space development at the facility. Hanna helped drafts HAERs which had to be made as a mitigating measure for deconstruction of the historically eligible buildings, the White Cement Mill and the Stock House.

#### **Previous Work Experience**

**Department of City Planning, City of Los Angeles.** Student, Professional Worker. Hanna assisted HPOZ staff with client walk-ins, which included conducting design review, drafting casework letters/certificates, and performing public outreach/presentations regarding adoption of HPOZs. She conducted field surveys of several HPOZs, using photography and making note of historical elements. She corrected technical elements on databases of HPOZ properties and research historical patterns of neighborhood growth. Hanna also communicated with project applicants to improve their projects' conformance with preservation guidelines.

Museum of Peoples and Cultures, Brigham Young University. Collections Manager. Hanna made an itinerary of the entire Brigham Young University (BYU) ethnographic collection. Hanna designed and implemented a social media marketing campaign. She took pictures of 400 objects for the digital collection. She helped develop a new way to house kachina dolls and Polynesian necklaces. She cataloged 25 objects in a collection and housed them for storage.

**History Department, Brigham Young University.** *Intern.* As part of her duties as an intern, Hanna cataloged and transcribed historic letters to and from Senator Bancroft found in the BYU digital collections. Hanna also created a marketing plan to raise campus awareness for "Europe in a Nutshell" and helped to inaugurate the international event with prominent world leaders.

#### **Publications and Presentations**

"Knobs and Knockers: The Conservation of Arts and Crafts Metal Fixtures and Fittings," Oxford Brookes University (2015).

# Appendix B Sanborn Maps

253 South Los Robles Avenue253 S Los Robles AvePasadena, CA 91101

Inquiry Number: 5702551.3

June 28, 2019

## **Certified Sanborn® Map Report**



#### Certified Sanborn® Map Report

06/28/19

Site Name: Client Name:

253 South Los Robles Avenue **ESA** 

626 Wilshire Blvd 253 S Los Robles Ave

Pasadena, CA 91101 Los Angeles, CA 90017

EDR Inquiry # 5702551.3 Contact: Hanna Winzenried



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by ESA were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

#### Certified Sanborn Results:

Certification # 89CF-42FB-A34E

PO# D170931.00

253 South Los Robles Avenue **Project** 

#### Maps Provided:

1970

1950

1931

1910 1903

1894



Sanborn® Library search results

Certification #: 89CF-42FB-A34E

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

Library of Congress

✓ University Publications of America

▼ EDR Private Collection

The Sanborn Library LLC Since 1866™

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#### Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



#### 1970 Source Sheets



Volume 1, Sheet 135 1970



Volume 1, Sheet 136 1970



Volume 1, Sheet 129 1970



Volume 1, Sheet 130 1970

#### 1950 Source Sheets



Volume 1, Sheet 129 1950



Volume 1, Sheet 130



Volume 1, Sheet 135 1950



Volume 1, Sheet 136 1950

#### 1931 Source Sheets



Volume 1, Sheet 129 1931



Volume 1, Sheet 130 1931



Volume 1, Sheet 135 1931



Volume 1, Sheet 136 1931

#### 1910 Source Sheets



Volume 1, Sheet xxxx 1910



Volume 2, Sheet 162 1910



Volume 2, Sheet 183 1910

#### Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



#### 1903 Source Sheets



Volume 1, Sheet 46 1903



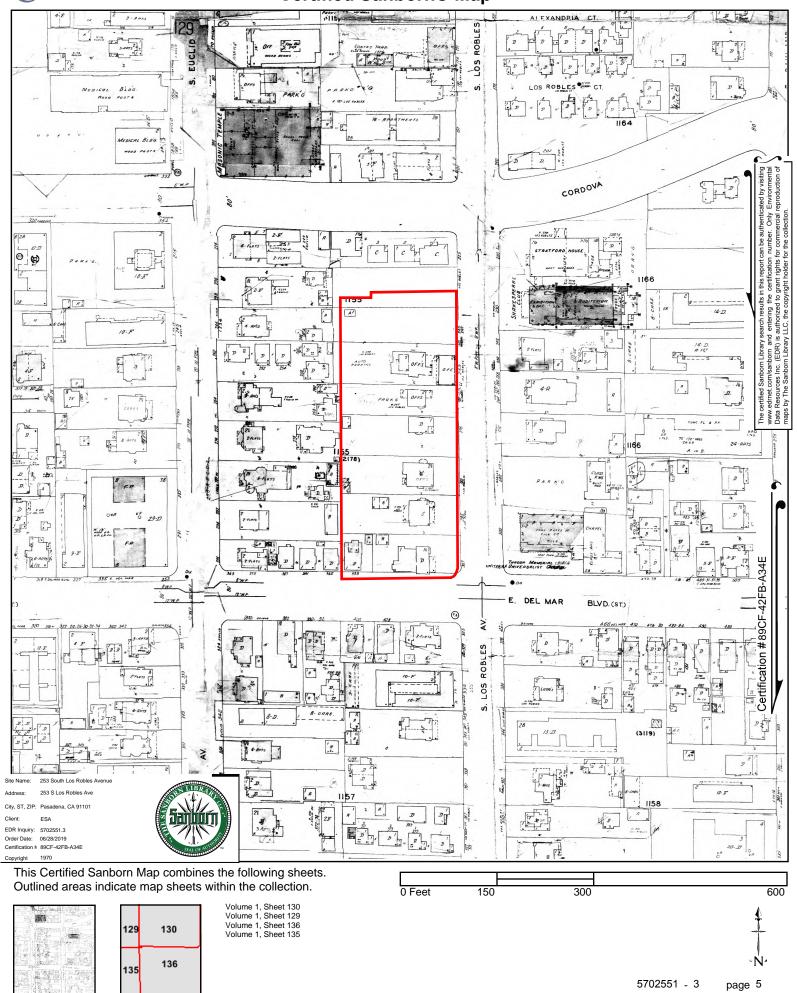
Volume 1, Sheet 66 1903

#### 1894 Source Sheets



Volume 1, Sheet 24 1894





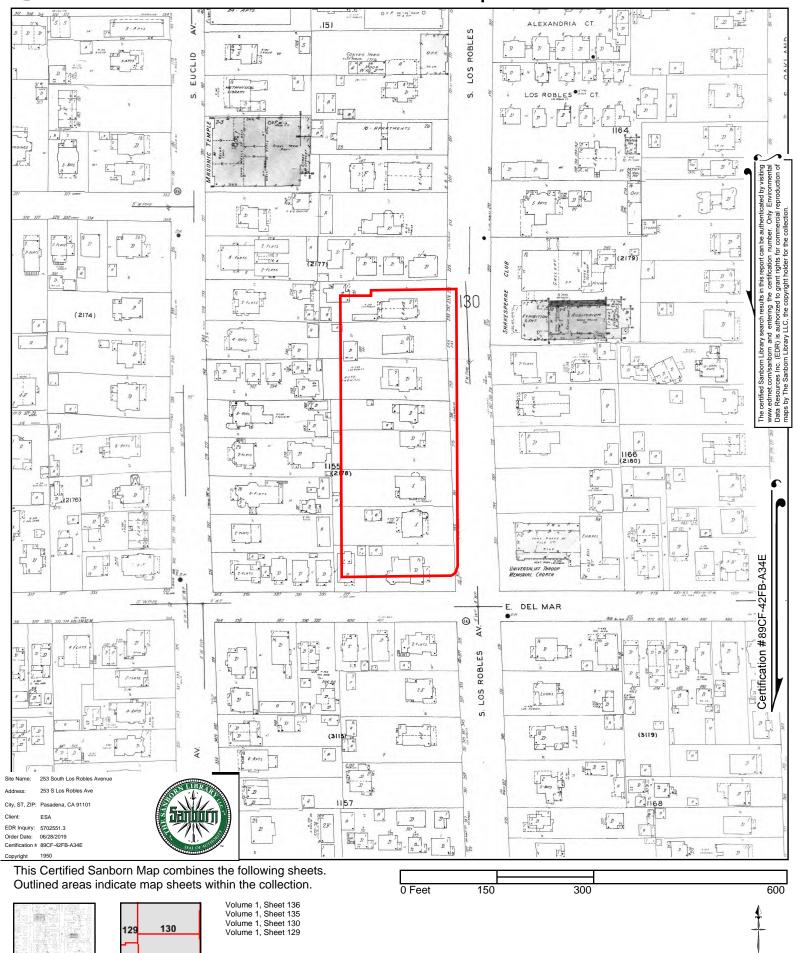
5702551 - 3

page 6



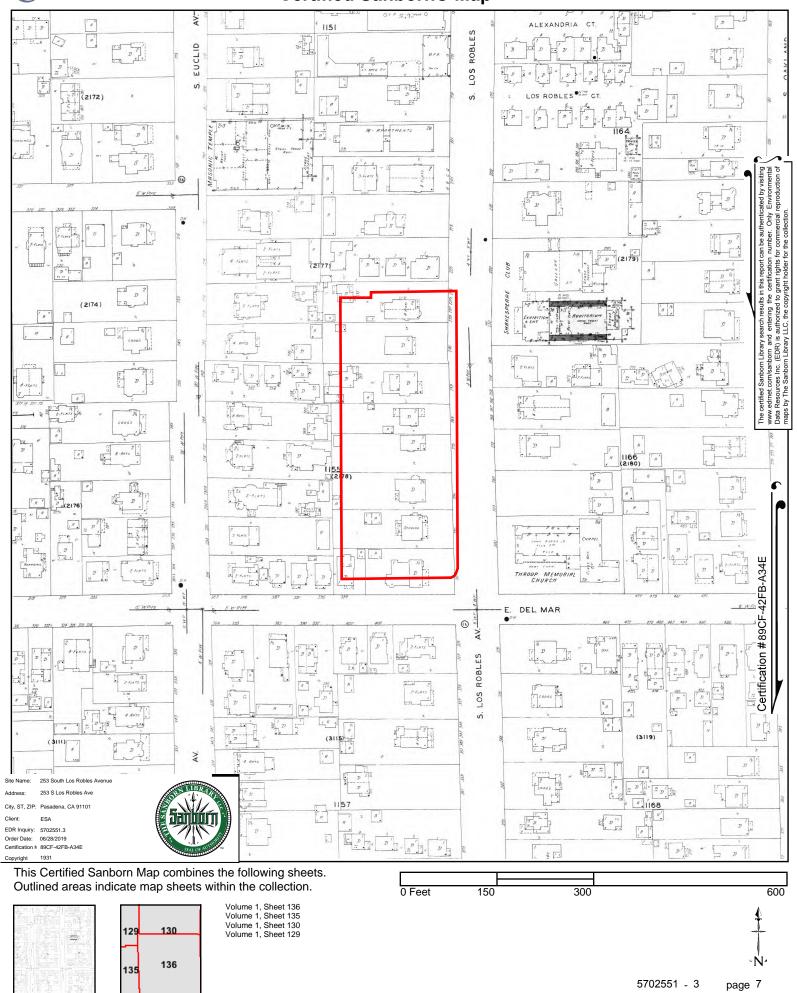


136







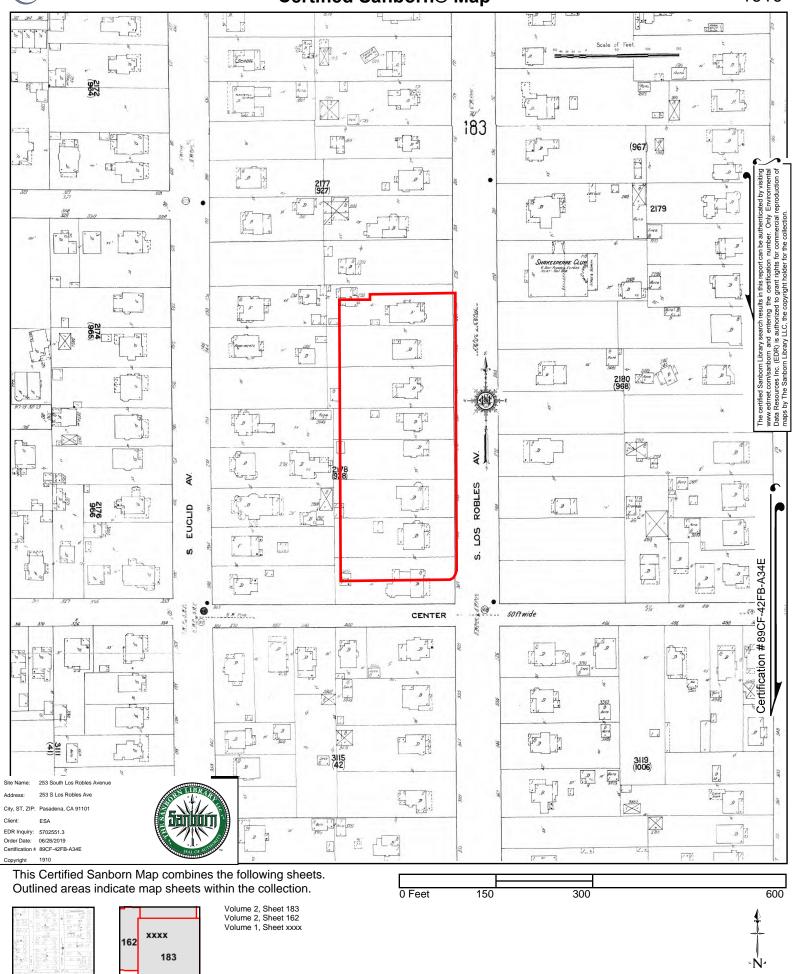


5702551 - 3

page 8





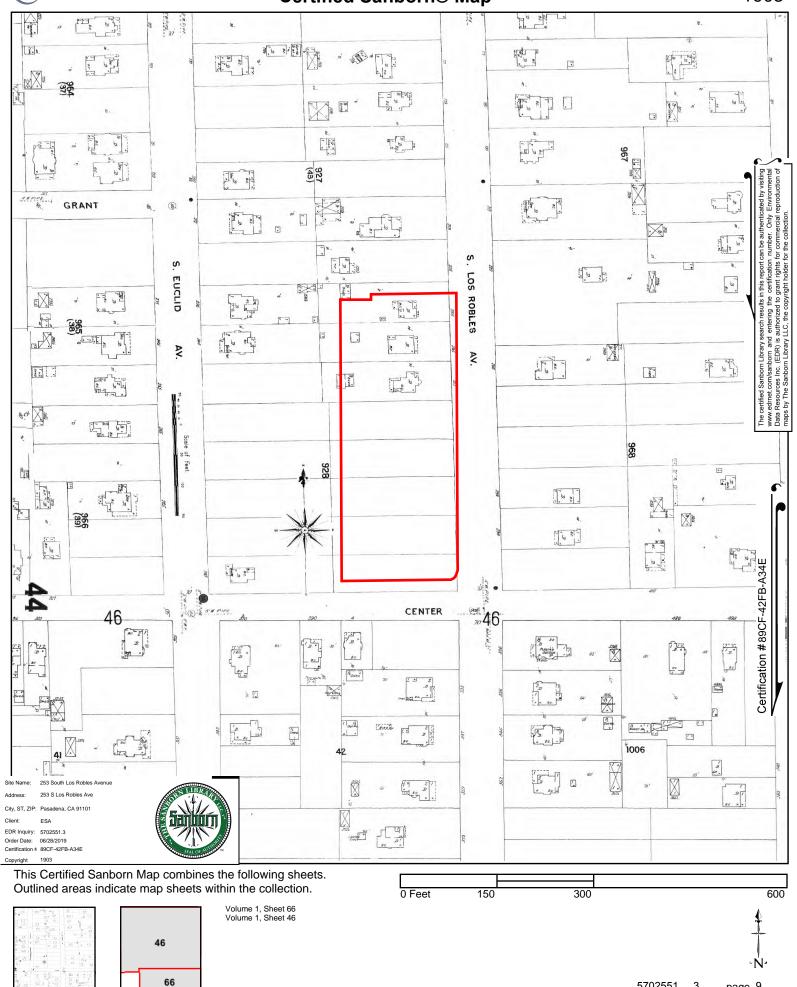


5702551 - 3

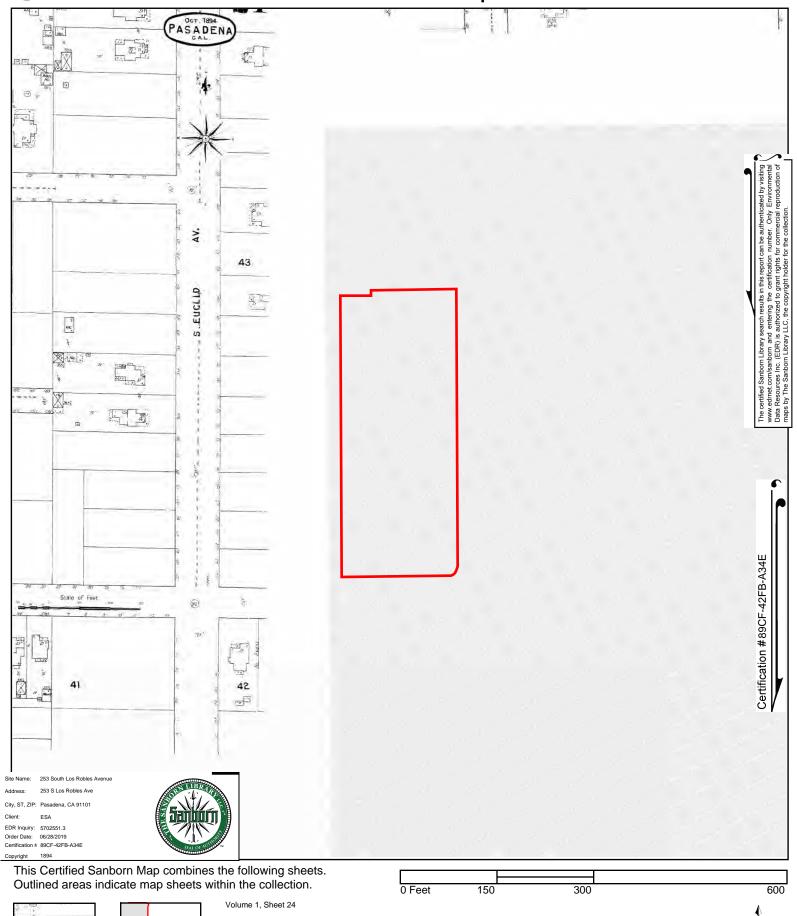
page 9











24

# Appendix C Tract Maps

Mary F. Burton

Part of Lots 188, Block & San Pasqual Tract, Pasadena.

Surveyed January 1886 by B. Bissell Surveyor

Scale 60 feet to 1 inch .

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### Bennett's Subdivision

of part of 22/22 Ocres in Lot 10% in Block I,

Son Posqual Tract described in ded.

recorded march 15/1884 in Book 119 Page 267 Records Los angeles Co Cal.

9. Sull, true and correct copy of the original recorded March 7. 1887 at 20 min past 9 a.m. at request of B.D. Bennett
Frank a Gibson County Recorder
By Go Buglee Deputy

#### SHEET I OF 2 SHEETS

PARCEL MAP NO. 13356

IN THE CITY OF PASADENA-COUNTY OF LOS ANGELES STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 17 THRU 21, INCLUSIVE, PROPERTY OF MARY F. BURTON AS PER MAP RECORDED IN BOOK 9, PAGE 81 OF MISCELLANEOUS RECORDS; LOTS 1,2 AND 3 AND PORTIONS OF LOTS 4, 5 AND 6, BENNETT'S SUBDIVISION PART OF LOT 6, BLOCK I, SAN PASQUAL TRACT AS PER MAP RECORDED IN BOOK 14, PAGE 78 OF MISCELLANEOUS RECORDS, A PORTION OF LOT 6, LYMAN ALLEN'S SUBDIVISION AS PER MAP RECORDED IN BOOK 7, PAGE 30 OF MISCELLANEOUS RECORDS, AND A PORTION OF LOT 7, ALLEN TRACT AS PER MAP RECORDED IN BOOK II, PAGE 20 OF MISCEL-LANEOUS RECORDS, ALL RECORDS OF LOS ANGELES COUNTY.

FILED AT REQUEST OF OF PARCEL MAPS LOG ANGELES COUNTY, CALIF.

80-1198785

Mollenhauer, Higashi & Moore Inc.

#### OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have an interest in the lands included within the subdivision shown on this map within the distinctive border lines and we consent to the preparation and filing of said map and subdivision. We hereby dedicate to the public use all streets, highways and other public ways shown on said map.

United California Bank Realty Corporation, a California Corporation, Owner

R. H. Lederer

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Crowell Corporation In March 1980. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. Monuments shown hereon as "to be set" will be set by me within twenty-tour months from the filing date shown hereon.

MOLLENHAUER, HIGASHI & MOORE, INC.

TRUSTEE

United California Bank, a California Corporation, trustee under Deed of Trust recorded June 1, 1978 as Instrument No. 78-583455 of Official Records of Los Angeles County.

D.H. Denison - VICE President

BASIS OF BEARINGS

The bearings shown hereon are based on the bearing N 0°00'10"E of the centerline of Los Robles Avenue as shown on Tract No. 35732, M.B. 939, Pg 35 & 36.

CITY ENGINEER'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

Dated 11/11/80

Arthur A. Krieger, City Engineer, City of Pasadena

State of California 355 County of Los Angeles (

On this 11th day of Sept., 1980 before me Deborah A. Lewy a Notary Public in and for said State, personally appeared.

R. H. Lederer Howard Harshall known to me to be the \_\_\_\_\_ President and \_\_\_\_\_

known to me to be the Assistant Secretary of United California Bank Realty Corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same as owner.

Deborah a Leury Notary Public



CITY CLERK'S CERTIFICATE

I hereby certify that the Board of Directors of the City of Pasadena, by Resolution No. 4197 passed on the 18 TH day of NOVEMBER, 1980, approved the attached map and accepted on behalf of the public all streets, highways, and other public ways offered therein for dedication.

Dated \_\_\_\_17/18/80

City Clerk, City of Mosadena

State of California \
County of Los Angeles On this 11th day of Sept. 1980 before me Deborah A. Lewy D. H. Denison a Notary Public in and for said State, personally appeared \_\_\_ V. E. Love known to me to be the Vice President and known to me to be the Assistant Secretary of United California Bank, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same as trustee.

Deborah a. Lewy Notary Public



The signatures of the City of Pasadena, a municipal corporation, easement holder as disclosed by deed recorded 9-16-80 as Instrument No. 80-899729 of Official Records, Records of Los Angeles County, have been amilted under the provisions of Section 66436, Subsection (6) (1) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and said signatures are not required by the local agency.

SCALE I"= 60' PARCEL MAP NO. 13356 SHEET 2 OF 2 SHEETS IN THE CITY OF PASADENA-COUNTY OF LOS ANGELES STATE OF CALIFORNIA FILED WITH LOS ANGELES REGISTRAR-RECORDER NOV 26 1980 238.89' N 89°57'15"E -CORDOVA STREET Fd. L ( Tag per City of Pasadena F.B. 1212-L, X-49, dated 1-28-80 Fd. L & Tags per City of Pasadena F.B. 1536-L X-63, dated 2-13-80. N89°57'15'E 7 L. \$ Tag to be Set L.S. 2995 - 173.56° N89°59'42"W COLORADO **BOULEVARD** 457.03 -- IN 89° 57"15"E 168,56 Δ=90°02'557 5.00 R = 10' L = 15.72'Euclid Avenue vocated by Resolution No. 3270 of the City of Pasadona, recorded September T = 10.01'  $\Delta = 90^{\circ}02'55$ 21, 1977 as Inst. No. 77-1041970 of  $R = 10^{\prime}$ Official Records of Los Angeles County. Fd. L & Tag per City of Pasadena F.B. 1536-L X-62, dated 2-13-80. Fd. Lf Tags per City of Pasadena F.B. 1212-L, L= 15.72' T = 10.01X-48, dated 2-13-80 N 89° 22' 10 "E GREEN STREET 457.08 Fd. Spk. W&T per City of Pasadona F.B. 1212-L, -N89°57'15"E 141.52" /36.52' X- 44A 526.26' N86°43'29"W 218.29' AVENUE Fd. L & Tags per N 89°57'15"E 238.8**9**′ City of Pasadena *STREE 1* F.B. 1212-L, X-44 dated 2-13-80 0.56 SEE DETAIL "A" N86°43'29"W . L. \$ Tag to be set L.S. 2976 Cordova N89°57'15'E 144.77' SEE DETAIL "B" Street 150.06' --L. & Tag to be set - L.\$ Tag to be Set Δ = 03°/9'/6" Δ = 90°02'55" 44,77 R = 15' R= 740' R = 10' L = 24.42' L= 42.89' L = /5.72'A= 93°16'54" T \* 15.88' T= 21.45' T = 10.01'R= 10.00' L=16.28' SEE DETRIL " (T=10,59' N 89°57'15"E 49.95 N 89°57′15″E 141,52′ (Δ= 93°16'54'' 136.52' R = 15.00' Area Gross = 1.57 Area Net = 1.56 Acres N00°04'17"W -L.\$ Tag to be Set L.S. 2996 (T= 15.88' 8.50-7.01.00,0 N DETAIL "B" 19.00;→  $\Delta = 0^{\circ}54'3\overline{0''}$ Scale: 1"= 10" R = 2360'2.50'---L = 37.41'S'ly line of Bennet's Subd. per M.R. 14-78 (being also the S'ly line of Lot 6 , Block I , San T = 18.71'45 643. ROBLES Pasqual Tract per M.R. 3-315)
Established by proration. N 89°55'20"W 386.79' 381.79' DETAIL "A" 186.45' 191,45' 195.34 No Scale l" I.l. to be set L.S. 2996. 2.50 A = 00° 54' 30' R = 2360' L = 37.41' T = 18.71' 2.50' <del>\$07</del> NOT N 89 59 50"W 173.00 (1 = 90°00'00" R=12.00' OF PART L = 18.85° T = 12.00' ,01,00,0 N RCE N 0°00'23" W ROBLES. Wly line of the land described in doc. recorded THIS 335.83 2-13-75 as Inst. No. 4886, Official Records of Los Angeles County.-VARIES-SUBDIVISION W'ly line Lots 17-21 of Property of Mary F. Burton per M.R. 9-81. Δ=90°00'53" R= 15' L = 23.57 $T = 15.00^{\circ}$ SEE DETAIL "A"  $\Delta = 89^{\circ}0\overline{6'23''}$ Δ = 89°06'23" [ \( \text{\Delta} = 89\cap 58' 34" \) VARIES-R = 15'R = /5.00' R= 10' L = 23.33'L = 23.33' T = 14.77'L- /5.70 T = /4.77'Δ= 90°00'57' T = 10.00' N89°58'57"W 185.32  $R = 10^{\circ}$  $L = 15.71^{\circ}$ 2"I.P. Fd. Boat Spk. W&T R.E. 5909, City of Pasadena F.B. 1212-L, X-43 Indicates the boundary of 2"I.P.'s to be Set L.5. 2996 T= 10.00' to be set the land being subdivided 230.31 BOULE VARD by this map. C DEL MAR BOULEVARD N89°58'57"W 456.73 (A = 90°00'57' N89°58′57″W Fd. Nail & Tin Fd. C nail in lieu of \_ R= 10' Fd. 4 C nail strads per City of Pasadena F.B. 1212-L, X-43. No Tag - No ref. L = 15.71' spk. per Tr. Nº 35732, M.B. 939-35136 LT= 10.00' Fd. 4 C-Nail Strads in lieu of 4 Spk. Strads per City of Pasadena F.B. 1212-L, X-40.-N 89°59'48"E 457.20 BOULEVARD CALIFORNIA 2.01 Fd. Spk. per City of Pasadena F.B. Fd. Spk.(no ref.) accepted as & intersection 1536-L, X-58

2 PARCELS 85,502 SQ.FT.

# VESTING PARCEL MAP NO. 73462

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 13356, AS PER MAP FILED IN BOOK 134, PAGES 74 AND 75 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



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SHEET 1 OF 3 SHEETS

D.A. FEE Code 20 \$ 3.0)

#### SUBDIVIDER'S STATEMENT:

I HEREBY STATE THAT I AM THE SUBDIVIDER OF THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND I CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

RAME CHANGNI ZHONG NAME SUBDIMDER

RECORD OWNER IS: ZHUANG & ZHONG LOS ROBLES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

#### SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN JULY, 2015, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KENNEDY—WILSON ON MARCH 3, 2015. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

S/19/17
SERRY L. USELTON, L.S. 5347
EXP/RES 12/31/17



#### **NOTARY ACKNOWLEDGMENTS:**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF LOS Angeles )

ON MAY 19. 2017 BEFORE ME, TOM G. LEE , A NOTARY PUBLIC,

PERSONALLY APPEARED Changhi Zhong WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(8) WHOSE NAME(8) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(JES), AND THAT BY HIS/HER/THEIR SIGNATURE(8) ON THE INSTRUMENT, THE PERSON(8) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(8) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

CITY OF PASADENA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES, AS DISCLOSED BY DEED RECORDED ON SEPTEMBER 16, 1980 AS DOCUMENT NO. 80-899729, OF OFFICIAL RECORDS, RECORDS OF

EASEMENTS FOR ACCESS, VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS, AS DISCLOSED BY RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED AUGUST 1, 2016 AS DOCUMENT

245 LOS ROBLES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HOLDER OF NONEXCLUSIVE

NO. 20160901167, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

WITNESS MY HAND AND OFFICIAL SEAL:

**EASEMENT NOTE:** 

THE COUNTY OF LOS ANGELES.

SIGNATURE Jan 6. 2

PRINTED NAME TONY G. LEE

MY PRINCIPAL PLACE OF BUSINESS IS

IN Los Angeles county.

MY COMMISSION EXPIRES: JAN 02, 2000

MY COMMISSION NO. 2139081

#### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 00'00'23" WEST OF THE CENTERLINE OF EUCLID AVENUE AS SHOWN ON MAP OF PARCEL MAP NO. 13356, FILED IN BOOK 134, PAGES 74 AND 75, OF PARCEL MAPS, RECORDS OF THE COUNTY OF LOS ANGELES.

#### CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF PASADENA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT ALL PROVISIONS OF SUBDIVISION MAP ACT SECTION 66450 (A)(1), (2), AND (3) HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

EXPIRES: 12/31/17

M. KRIS MARKARIAN
CITY ENGINEER, CITY OF PASADENA
R.C.E. NO. 57442



#### COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

COUNTY SURVEYOR

L.S. NO. 7274

BY: Jahizio D. Jarlano FABRIZIO G. PACHANO, DEPUTY

6/13/2017



I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$326,25000 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF PARCEL MAP NO. 73462 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Jahigro Paul

DEPUTY

6/13/2017 DATE



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Jaluzi. Parlamo 6/13/2017



SHEET 2 OF 3 SHEETS SCALE: 1"=40' **VESTING** PARCEL MAP NO. 73462 IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA LEGEND: INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP. R1 PARCEL MAP NO. 13356, P.M.B. 134-74-75  $\langle 1 \rangle$ 5 FT AND 19 FT WIDE EASEMENT OF THE CITY OF PASADENA FOR PUBLIC UTILITY PURPOSES, RECORDED SEPTEMBER 16, 1980 AS DOCUMENT NO. 80-899729, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ESTABLISHED INTERSECTION OF EUCLID AVENUE CENTERLINE AND ESTABLISHED INTERSECTION OF FOUND BOAT SPK & W, STAMPED CORDOVA STREET CENTERLINE EAST USING 4 FOUND L&T STRADS EUCLID AVENUE CENTERLINE ESTABLISHED CENTERLINE INTERSECTION BY "RCE 11257 CITY ENGINEER", PER PER CITY ENGINEER F.B. 1212-L, X-44. FITS FOUND CUT "X" PER AND CORDOVA STREET RECORD ANGLE AND DISTANCE (238.89') PER CITY ENGINEER F.B. 1212-L, X-44A. SAID F.B. ACCEPTED AS SAID INTERSECTION. CENTERLINE WEST USING 4 R1. ACCEPTED AS CENTERLINE INTERSECTION. FITS 4 FOUND TANGENT TIES PER SET L&T, TAGGED LS 5347. FOUND L&T STRADS PER CITY SET S&W, STAMPED "LS 5347". SAID F.B. ACCEPTED AS CENTERLINE ENGINEER F.B. 1212-L, X-44. N86\*44'09"W FITS FOUND CUT "X" PER SAID 218.33' N89'56'35"E 238.35 F.B. ACCEPTED AS SAID INTERSECTION. SET L&T, TAGGED CORDOVA LS 5347. Δ=90'03'13" STREET . 0 **4**0, L=15.72'  $\Delta = 3.19'16''$ R=10.00' N86°44'09"W R=740.00 144.81 N89'56'35"E 168.55 Δ=9316'14" L=24.42' R=15.00' NE'LY CORNER OF PARCEL 2 OF R1. ESTABLISHED BY PROPORTION PER R1. ACCEPTED NOT A PART AS SE'LY CORNER OF PARCEL 1 OF R1. SET LEAD, TACK & TAG STAMPED "LS 5347". 35' 40' 45' SEE DETAIL 'A' SET LEAD, TACK, & TAG SHEET 3 NW'LY CORNER OF PARCEL 2 OF R1. STAMPED "LS 5347", DOWN 0.7'. VENUE SET 2" I.P. CEMENT PLUG AND TACK,-VENUE N89'56'35"E N89°56'35"E TAGGED "LS 5347", DOWN 0.1'. 49.95 N00°04'57"W 10.00 4 N'LY AND W'LY LINES OF PARCEL 2 OF R1. ESTABLISHED BY RECORD 45' ANGLES AND DISTANCES (136.52', 10.00', & 49.95') PER R1. 35,502 S.F. OF SEE DETAIL 'B' & 'C' SHEET 3 2.5' -5.0' N89'59'48"E 186.44 6 **Δ=90'00'00"** THIS L=18.85 N89°59'48"E 173.00' R=12.00' ➀ ROBLES W'LY LINE OF PARCEL 2 OF R1. ACCEPTED AS THE E'LY LINES OF LOTS 12 THROUGH 16, INCLUSIVE, OF PROPERTY OF MARY F. BURTON, M.R. 9-81. E'LY LINES OF PARCEL 1 & 2 OF R1. 2 50,000 S.F. EUCLID SUBDIVISION 108 SW'LY CORNER OF PARCEL 2 OF R1. ESTABLISHED BY RECORD DISTANCE (171.42') PER R1. ACCEPTED AS POINT ON E'LY LINE OF LOT 16 OF PROPERTY OF MARY F. BURTON, M.R. 9-81. FOUND 2" I.P., TAGGED "LS 2996", PER R1, DOWN 0.4', S00'00'26"E, 0.07' N00.00,56"W FROM PARCEL CORNER. FOUND 2" "LS 2996" 35' 40' 35' N00.00,53,M Δ=89\*58'58" Δ=90'00'51" L=15.70' L=23.57N00000112" R=10.00' R=15.00' 1<u>85.4</u>1' 171.42 N89°59'21"W 356.83 FOUND 2" I.P., TAGGED "LS 2996" PER R1, DOWN 0.6' 230.40 226.42 N89°59'21"W 456.82' **BOULEVARD** FOUND BOAT SAW, STAMPED RCE 11257
- PER CITY ENGINEER F.B. 1212-L, X-43.
FITS 3 FOUND LACT TIES PER SAID F.B. MAR DEL ACCEPTED AS CENTERLINE INTERSECTION. ESTABLISHED CENTERLINE INTERSECTION USING S&W AND 2 TIES SUBSEQUENTLY 4 FOUND L&T TIES, TAGGED "6281", PER CITY DESTROYED BY CONSTRUCTION. ENGINEER F.B. 1536-L, X-0059R. SET S&W, STAMPED LS 5347. ACCEPTED AS CENTERLINE INTERSECTION. SET S&W, STAMPED LS 5347.

SCALE: 1"=40'

### **VESTING**

SHEET 3 OF 3 SHEETS

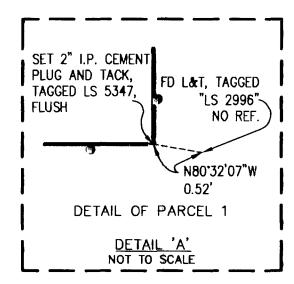
### PARCEL MAP NO. 73462

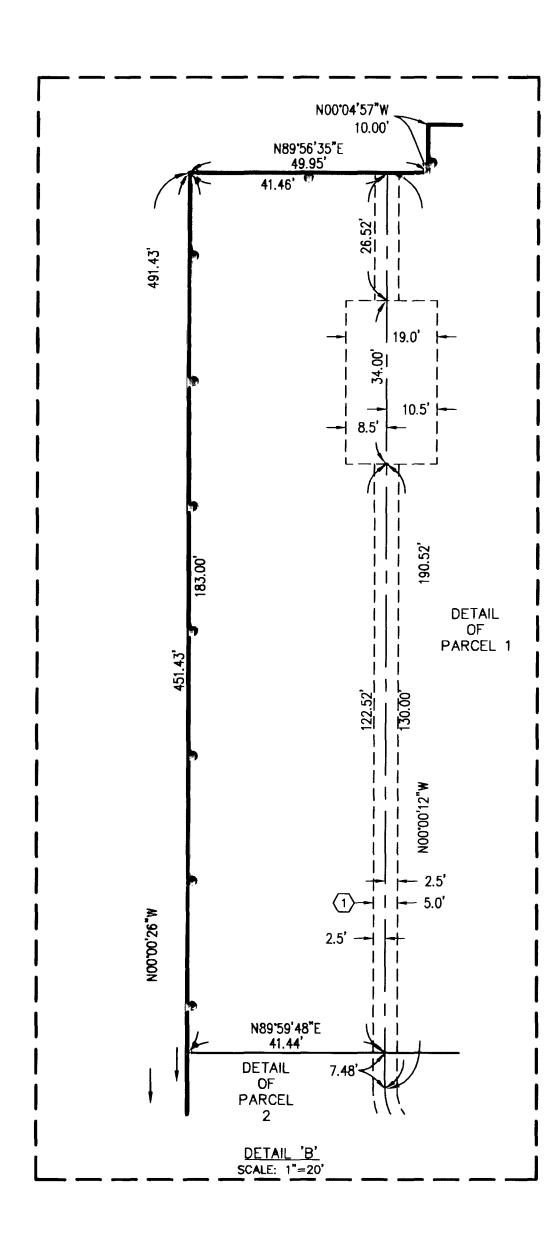
IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

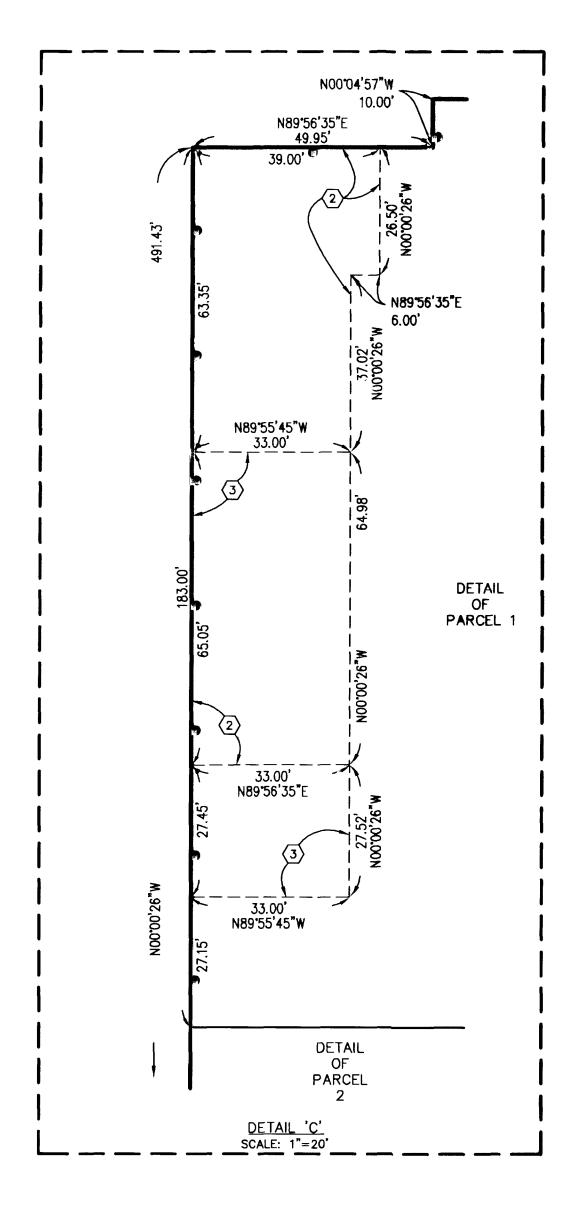
LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIMDED BY THIS MAP.

- R1 PARCEL MAP NO. 13356, P.M.B. 134-74-75
- 5 FT AND 19 FT WIDE EASEMENT OF THE CITY OF PASADENA FOR PUBLIC UTILITY PURPOSES, RECORDED SEPTEMBER 16, 1980 AS DOCUMENT NO. 80-899729, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.
- NONEXCLUSIVE EASEMENT OF 245 LOS ROBLES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR ACCESS, RECORDED AUGUST 1, 2016 AS DOCUMENT NO. 20160901167, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.
- NONEXCLUSIVE EASEMENT OF 245 LOS ROBLES, LLC A CALIFORNIA LIMITED LIABILITY COMPANY, FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS, RECORDED AUGUST 1, 2016 AS DOCUMENT NO. 20160901167, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.







## Appendix D **Building Permits**

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(Page 5 of 57 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

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DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
TEMPORARY PERMIT TO OPERATE AN ELEVATOR

Responsible Party:

Access ELEU

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DIVISION OF OCCUPATIONAL SAFETY AND HEALTH	AND HEALTH
THIS TEMPORARY PERMIT OR COPY MUST BE POSTED IN ELEVATOR CAR	STED IN ELEVATOR CAR

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(Page 2 of 16 - This print header can be changed using the printHeader HTML (ag - see the viewONE HTML manual for further information)

	DATE INSP.	ELECTRICAL INSPECTIONS-CONT.	DATE	INSF
1) SETBACK				
2) FOOTING & FORMS				7
3) STEEL		(2) FINAL ELECTRIC		
4) PROGRESS		CORRECTIONS.		
5) BOND BEAM				
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1) HIKEPLACE		39 PLENUM & DUCT		
(2) EXTERIOR LATH	-	40 GAS TEST		
(3) DRY WALL		4) FURNACE		
(4) FINAL GRAD/LAND	1.35	42 SAVE FUEL		
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(3) FINAL BUILDING USA 12	2.53	(45) COMPRESSOR		
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		(48) SMOKE DETECTOR		1
		(9) HOOD	-	-
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(17) ROUGH PLUMBING	<del></del>			-
(iii) ROUGH GAS PIPING		(3) FINAL MECHANICAL		
(19) FIXTURE		CORRECTIONS:		
(20) SEWAGE DISPOSAL				
(21) SEWER		4		
(22) WATER HEATER				
(23) PROGRESS		-		
(24) WATER SERVICE		OCCUPANCY/SPECIAL INSPECTIONS	DATE	INS
(25) ROOF DRAIN SCUP		52) FINAL INSPECTION		-
(23) NOOF DIVINITIONS		(3) FIRE PREVENT		
		(54) OCCUPANCY/TEMP		
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(20) FINAL PLUMBING	7 2 2			
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PLEASE COMPLETE REVERSE SIDE

Mailing Address: P.O. Box 7115, Pasadena, CA 91109-7215

WORKERS' C	OMPENSATION DECLARATION
I hereby affirm that I have a certificate of clinsurance, or a certified copy thereof (Sec.	consent to self insure, or a certificate of Workers' Compensation 3800. Lab. C.).
Police No Com	pany
☐ Certified copy is hereby furnished ☐ Certified copy is filed with the city buildi	ng inspection department
DateApplicant_	
CERTIFICATE OF EXEMPTION I	FROM WORKERS' COMPENSATION INSURANCE
(This section need not be completed if the	permit is for one hundred dollars (\$100) or less.)
I certify that in the performance of the work i manner so as to become subject to the Wo	for which this permit is issued, I shall not employ any person in any orkers' Compensation Laws.
Date Applicant_	
	this Certificate of Exemption, you should become subject to the abor Code, you must forthwith comply with such provisions or this
LICENSED C	ONTRACTORS DECLARATION
	Islans of Chapter 9 (commencing with Section 7000) of Division 3 of
License Number	License Class
Contractor	Date
	ents as I am a licensed architector a registered professional engineer tion 7051, Business and Professions Code).
Lic. or Reg, No	Date
N	-BUILDER DECLARATION
Thereby affirm that I am exempt from the Con- ness and Professions Code):	stractor's License Law for the following reason (Section 7031.5, Busi-
structure is not intended or offered for	rees with wages as their sole compensation, will do the work and the sale (Section 7044, Business and Professions Code). y contracting with licensed contractors to construct the project (Sec- iode).
CONSTRU	JCTION LENDING AGENCY
Thereby affirm that there is a construction terissued (Sec. 3097, Civ. C.).	nding agency for the performance of the work for which this permit is
Lender's Name	
Lender's Address	
	state that the above information is correct. I agree to comply with a sidding construction, and hereby authorize representatives of this city ty for inspection purposes.
	NT OR AGENT DATE

CITY OF PASA	DENA -	CODE ENFORCEM PHONE: [818]		P () A/	MAILING	
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(Page 4 of 8 - This print header can be changed using the print Header HTML tag - see the viewONE HTML manual for further information)

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) SETBACK					
2) FOOTING & FORMS					
3) STEEL			37) FINAL FLECTRIC	14	
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6) ROOF DECK					
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12) EXTERIOR LATH			(40) GAS TEST		
13) DRY WALL			(41) FURNACE		
(4) FINAL GRAD/LAND		$\vdash$	(2) SAVE FUEL		
TO THE SEAD LAND			(43) INIETS OUTLETS		-
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PLEASE COMPLETE REVERSE SIDE

Mailing Address: P.O. Box 7115, Pasadena, CA 91109-7215

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w	ORKERS' COMPENSATION DECLAR	RATION ~
	a certificate of consent to sell insure, or a cert by thereof (Sec. 3800, Lab, C.).	tificate of Workers' Compensation
Police No	Company	
☐ Certified copy is hereby t☐ Certified copy is filed with	urnished In the city building inspection department	
Date	Applicant	
CERTIFICATE OF E	KEMPTION FROM WORKERS' COMI	PENSATION INSURANCE
This section need not be c	ompleted if the permit is for one hundred dolla	rs (\$100) or less.)
certify that in the performar manner so as to become so	ice of the work for which this permit is issued, I ubject to the Workers' Compensation Laws.	shall not employ any person in any
Date	Applicant	
	<ul> <li>f, after making this Certificate of Exemption, y visions of the Labor Code, you must forthwith o oked.</li> </ul>	
L	CENSED CONTRACTORS DECLAR	ATION
	sed under provisions of Chapter 9 (commencing ns Code, and my license is in full force and ef	
icense Number	License Class	
Contractor		_ Date
1 am exempt from the licer acting in my professions	nsing requirements as I am a licensed architect o Il capacity (Section 7051, Business and Profes	r a registered professional engineer ssions Code).
Lic. or Reg. No		_ Date
	OWNER-BUILDER DECLARATION	N
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structure is not intended	y, or my employees with wages as their sole com or offered for sale (Section 7044, Business ar y, am exclusively contracting with licensed contra Professions Code).	nd Professions Code).
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hereby affirm that there is a issued (Sec. 3097, Civ. C.).	construction lending agency for the performance	e of the work for which this permit is
Lender's Name		
Lender's Address		
city ordinances and State lay	application and state that the above information vs relating to building construction, and hereby a intioned properly for inspection purposes.	Is correct, I agree to comply with al authorize representatives of this city
SIGNAT	URE OF APPLICANT OR AGENT	DATE

OF PASADENA	-	HONE (818)			-	ADDRESS
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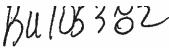
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## City of Pasadena

100 NORTH GARFIELD AVENUE P.O. BOX 7115, PASADENA, CA 91109-7215 August 23, 1993





BUILDING & DEVELOPMENT SERVICES DIVISION ROOM 103 (818) 405-4200

Carol Ciminelli Northwest Asset Management Co., Inc. 245 S. Los Robles Ave., Suite 300 Pasadena, CA 91101

Dear Ms. Ciminelli:

Subject: Assignment of Official Address

This letter is in response to your application for assignment of an official address for your tenant space. The enclosed drawing shows the layout of the site.

Official Address: 376 Cordova Street

Address of Existing Buildings: 380 Cordova Street

(8-Story Tower Building)
245 S. Los Robles Ave.
(2-Story Annex Building)

Description: Assign a Separate Address for an Existing Tenant Space.

Copies of this letter and site plan will be sent to each of the City departments and other agencies on the enclosed list. It is essential that you share this information with any owners, managers, contractors and/or tenants.

If you have any questions about addressing, you may contact me at (818) 405-4200.

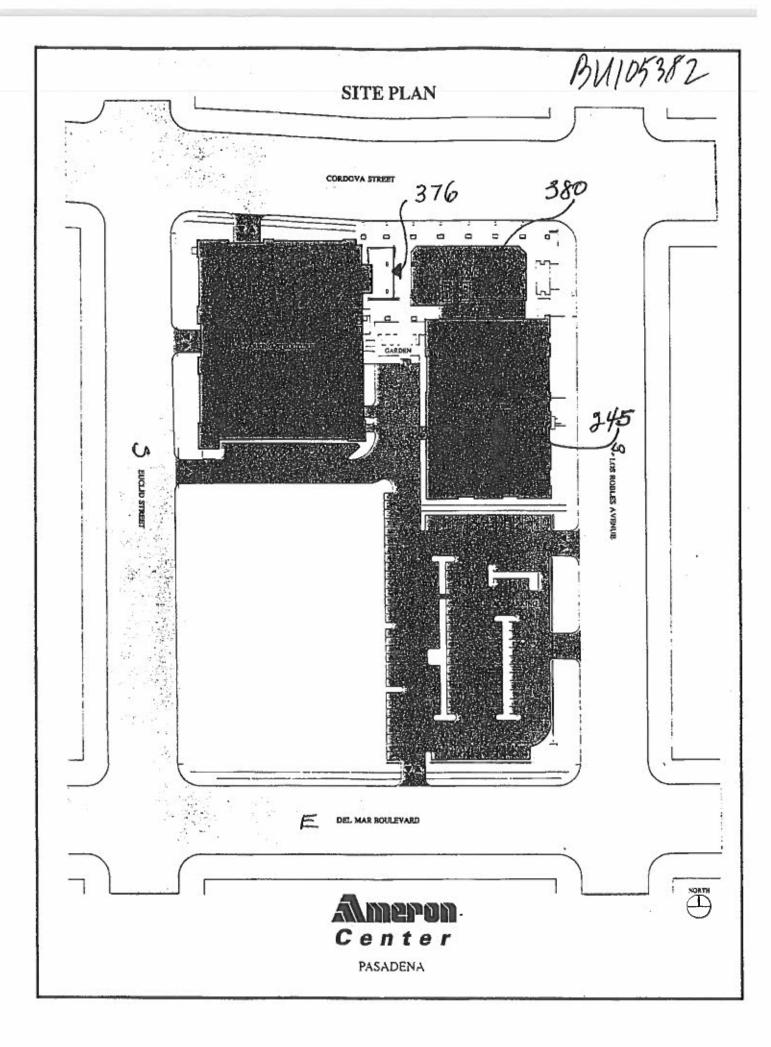
Sincerely,

Sally Beek

Address Coordinator Building Division

Planning, Building and Neighborhood Services Department

Encls.



DIN GARFIELD AVE RM. 103 PASADEN	IA, CA. 91109-7215		405-4200	P <sub>i</sub> O <sub>i</sub> BC	DATITUS - INGA	DENA, CA. 91109-72
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IORCE TO APPLICANT IF, after making this Ce- object to the Workers' Compensation provision omply with sorth provisions or this permit shall ERCENSED CONTRACTO	ns of the Lobar Code, you to I be desired revoked MS DECLARATION	ust forthwith	C I, or owner of construct the project Law days not apply contracts for such License Low-	of the property, orn established for the property of projects with a continuous of projects with a continuous for Sec.		with transed contractors or The Contractor's Licen improves thereon, and tol irruent to the Contractor 6.6 P.C. for the
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I fam asproji from the Jicensing requirement professional engineer acting in my professi Professions Code)	s at I am a resmoot premiect a anal espacify Section 7031, Date	Business and	and resident author	read this application the pill city archances are passentones as popular to provide a provide and provide a provide a popular and pr	i and Store laws relait Pithis City to enter s	eve informance is corect ing to building construction pon the above mention
BADDRESS	WORLD BOOK STATE	Sept 7 - William		RECEIPT NO. 0027123	09/14/9	PROJECT
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(Page 2 of 4 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

BUILDING INSPECTIONS	DATE IN	ISP.	ELECTRICAL INSPECTIONS-CONT.	DATE	IN\$P
1) SETBACK				-	-
(2) FOOTING & FORMS			****		
3 STEEL		$\dashv$	(37) FINAL ELECTRIC	-	
(4) PROGRESS			CORRECTIONS:	T-127	
(5) BOND BEAM	-1				
6 ROOF DECK	<del>                                     </del>				
(7) FRAMING		$\neg$			
(B) INSULATION		$\neg$			
(9) SPEC. INSPECTION		$\dashv$	The state of the s	1 5 4 5 4	1
(IO) ASSEMBLY	+		MECHANICAL INSPECTIONS  (38) VENT SYSTEM	DATE	INSP.
(I) FIREPLACE			(39) PLENUM & DUCT	+	
(12) EXTERIOR LATH	<del>-  </del> -		40 GAS TEST	-	-
(13) DRY WALL	<del>-  -</del>		<del>X</del>		-
(14) FINAL GRAD/LAND		10 A - 40	(4) FURNACE		
(13) FINAL GRADZ BAND	1.6		(42) SAVE FUEL		
		-	(3) INLETS OUTLETS		-
A	1		(4) COMBUSTION AIR	+	-
(15) FINAL BUILDING	21794		(45) COMPRESSOR	+	
CORRECTIONS:			(46) ROUGH HVAC		<u> </u>
			(47) FIRE DAMPER		
			(48) SMOKE DETECTOR		
			(4) HOOD		
			(50) PROGRESS		<b> </b>
PLUMBING INSPECTIONS	DATE IN	NSP.		+	-
(6) SEWER/GROUND LINE					
(17) ROUGH PLUMBING			(E) SMIAL ARCHANICAL		-
(8) ROUGH GAS PIPING			(51) FINAL MECHANICAL CORRECTIONS		
(19) FIXTURE					
(20) SEWAGE DISPOSAL					
(21) SEWER		$\neg$			
(2) WATER HEATER		$\neg$			
(23) PROGRESS	1	$\dashv$			
(24) WATER SERVICE	+ +	$\dashv$	OCCUPANCY/SPECIAL INSPECTIONS	DATE	INSP.
(25) ROOF DRAIN SCUP		$\dashv$	(52) FINAL INSPECTION		
9	<del>                                     </del>	-	(53) FIRE PREVENT		
	+	$\dashv$	(54) OCCUPANCY/TEMP		
(26) FINAL PLUMBING	<del>-  </del> -		(53) REQUESTED		
CORRECTIONS:		-	6 OCCUPANCY/FINAL		
		-	(57) OCCUPANCY/OTHER		
			(58) COMPLAINT/ZONE		
			(59) COMPLAINT/BLDG.		
		_	60 COMPLAINT/OTHER		
			CORRECTIONS/ADDITIONAL COMMENTS:	_ '	-
ELECTRICAL INSPECTIONS	DATE IN	NSP.			
(27) POWER POLE TEMP	1				
(28) UNDERGROUND	<u> </u>	_			
(29) CONDUIT					
(30) ROUGH ELECTRIC					
③ WIRING					
(32) GROUNDING WIRE					
33 BONDING					
(3) FIXTURES					
33 SERVICE					
(36) PROGRESS					7746
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CITY OF PASADENA	CODE ENFORCEME PHONE: (818) 4		_	MAILING ADDRESS PASADENA, CA. 91109-7215
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# CITY OF PASADENA PERMIT CENTER, 100 N. GARFIELD, ROOM #103 PASADENA, CA 91109-7215 • PHONE: (818) 405-4200

Permit No: 95-01719 BUILDING PERMIT op Address: 245 5 LOS ROBLES AV Issued Date: 09/10/1995 |
Percel No: 9722-030-033 | Expire Date: 11/06/1995 |
\*\*IR=PARCEL MAP AS PER 8K 134 P 74-75 DF REPAIR CRACKS IN CONCRETE PARKING STRUCTURE MC CORMICK CONSTRUCTION CO.

MC CORMICK CONST. CO., 2507 EMPIRE AV, BURBANK CA 91504
MC CORMICK CONSTRUCTION CO.

MC CORMICK CONSTRUCTION CO.

MC CORMICK CONST. CO., 2507 EMPIRE AV, BURBANK CA 91504
FRECAL ASSOCIATES LIMITED PARTNE APPLICANT CONTRACTOR DWNER 1777 NE LOOP 410 \$1250, SAN ANTONIO TX 78217 Factor Sq. Faet Total Valuation: Valuation: 25,000.00 BUILDING DATA Occupancy Type Teble Date: 04/01/1993 Sq. Feet Valuation .00 Existing Sq Ft: New Sq Ft: Demo'd Sq Ft: TOTAL: UCENSE O CONTRACTORS DECLARATION Fromby Afron that I am Horseed under provisions of Chapter 9 (transpropriser's Section 1700); of Chapter 9 (transpropriser's Section 1700); of Chapter 9 is the Stuartess and Problemons Code and my scoring in in this type and page. Les Number PLAN REVIEW FEES 23.00 423.50 76.23 .00 50.82 Process Fee....1 Building.....t Thereby affect fair a select from the Cort extent Livers Live for the following reason (Sec. 7031.5). Business seem from the Cort extent Livers Livers Livers (Annual Livers Live Zoning....: Code Compliance: Fire Dept...... Design/Hat Pres: 21.18 PERMIT FEES Process Fee...:
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Flat Fees....
Misc Fees.... 23.00 423.50 .00 .80 467.50 ☐ + Am exempt under Sec \_\_\_\_\_\_ B & P € for this reason .00 Core \_\_\_\_\_ Owne
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(Page 2 of 4 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

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#### **Permit Center**

175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4200 ्राच्या<sup>3</sup> व (Call before 5:00 p.m. for next day inspections) Permit No.: BLD2000-00389 BUILDING PERMIT Issued Date: 11/29/00 Job Address : 245 S LOS ROBLES AV 2-STORY ANNEX BLOG Parcel No : 5722-030-033 Expire Date: 05 / 28 / 01 Project Name:

Description of Work: TENANT IMPROVEMENT (INTERIOR NON-BEARING PARTITION WALLS) EXISTING CEILING TO REMAIN -REWORK LIGHTS ONLY ON THE GROUND FL.

Applicant: JAIME CANEZ Phone: 213-219-3518

2901 MANITOU ALHAMBRA CA Owner: E Z G LTD PARTNERSHIP

PO Box 63931 San Francisco, CA 94163 Contractor: **OLTMANS CONSTRUCTION COMPANY** License #: 86393 Phone: 582-948-4242

10005 MISSION MILL RD WHITTIER, CA 90608

Architect/Engineer: License #:

**BUILDING DATA** Current Valuation: \$30,000.0 Original Valuation : \$30,000.00 LIC Class A R B Coust Exp. Date 2001 Oltman 2,300.00 Sq.Ft. OWNER-BUILDER DECLARATION
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PLAN REVIEW FEES Current Planning Plan Check \$74.24 Design & Historic Plan Check \$20.48 Lee owner of the property, or my employees with wages as that table compensation, will be The Confection's Useries Law does not apply to a cover of property who build as recover, as, and who does each wach themself hereing or property, building the temporary as, and who does each wach themself hereing or property, building the property who builds as recover, as a distribution of the property of the state of the property of the property of the purpose of a building or property. Building Plan Check Fire Department Plan Check \$512.00 \$25.60 Plan Review Fees Subtotal: \$632.32

I am exempt under Sec. \_\_\_\_\_\_\_ B. & P.C. for this rescons

WORKERS COMPENSATION DECLARATION | hereby a littre under pensity of perjury one of the following:

I have and will maintain a cartificate of ecosoni to self incurs for workers' componishing, a provided for by Section 3786 of the Labor Code, for the parformance of the work for which the permit is faguation.

If have and will maintain workers' componentian insurance, as required by Section 1700 of the Chile, for the performance of the work for which this permit is issued. My workers' combinates this histories cannot an above number and washington when the current are and goding number are written true parmer to Housed. My worker's on FREEDOLF CREW. Policy Number 94524967-2 landing passed not be completed If the parmit being bested by the City is for see histories.

Control progresses; or control progress; or control progresses; or contro

CONSTRUCTION LENDING AGENCY

1 harsby affirm that there is a construction fonding agency for the performance of the work of which permit is feature (Sec. 3) for Ch. C.).

Lenders Assessed.

I certify that I have reset this application and state that the above information is correct. I spread to comply with all only ordinances and state laws relating to building construction, and hareby enthorize representatives to enter upon the above manifemed properly for inspection purposes.

Scott Particular Conference of Admin 11-29-00

Total Calculated Fees: Waived Fees Subtotal:

Phone:

Phone:

**PERMIT FEES** 

1.862.87

\$23.00

\$512.00

\$576.00

\$6.30

\$79.00

\$34.25

\$1,230.55

Total Fees :

Processing Fee

Building Pomit Foo

Construction Tax

SMtP: Commercial

Records Mgmt 3%

Fire Inspection, regular hrs

βannmaθes Subtotal:

HOADON PORT IF THE WORK ANTHORIZED BY THIS PERMIT IS NOT COMMENCED WITH 188 DAYS FROM THE DATE OF THE PERMIT AND VERFED BY WEDECTION, OR IF THE PERMIT ESTAFFACED RESEARCH AND VERFED BY WEDECTION, OR IF THE PERMIT ESTAFFACED RESEARCH AND RESEARCH AND RESEARCH WILL SECURISHED FOR HIS AND AND RESEARCH AND

CONSTRUCTION HOURS

FINES PROJECT OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TA

SUNDAY FINE SATURDAY

NOT PERMITTED (SEE MUNICIPAL COCE FOR EXCEPTIONS - F.M.C, 9.56.119)

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Job Address	LOS ROBLES	UnivFin	SUNDFUE ZIE	7/10/ Date	10/10/00
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<i>C</i> .				00/	000.
BUILDING 写新 New	✓ BUILDING MINOR		SSORY		LANEOUS
Addition	ROOF (BMN) FENCE / WALL (BMN)	PAVING (B	mprovement	FIRE PERM Alarms	MITS (FIR)
Remodel	CHIMNEY (BMN)	Front yard	nibioveinent	Monitors	<del></del>
Conversion	POOL (BMN)	SIGN (BMN	n	Suppressio	n
Foundation only	Public / Private	Type (Wall)		Sprinklers	
Unreinforced masonry	Elect Fixtures (qty)	Fixtures (qt			nd Sprinklers
After the fact	Motor <1hp (qty)	Incandesce	nt (qty)	GRAND ST	ANDS (TUP)
GRADING (BLD)	Motor <5hp (qty)	Bailast/Tran	sformers(qty)	Seats for sa	ale (qty)
Hillside / Non-hillside	Pool Heater	DEMOLITIO	ON (DEM)	Seats not for	or sale (qty)
SOLAR (BMN)	Backwash Disposal	Full / Partial		Total toilets	(qty)
MPE Plan Review is required Contact Perspired Page 197	0 or greater BTU's (Heating or ired if any of the above thr	resholds are met. T	wo (2) sets of N	IPE plans must E-Mail Address	
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PORTE DE LA MANA	AGEMENT Phone	No. Zock - France Fr	x No.	E-Mail Address	
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Signature of Applicant or Ac	gent		Date		
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Pasadena Permit Cente	PLEASE CO	MPLETE REVER Pasadena, CA 91109 (6		i.pasadena.ca,us/p	
O do S in his neighbor of Marin	SOMETHORES COMPANY				Resided on 69/15/00

LICENSED CONTRACTORS	S DECLARATION
I hereby affirm that I am licensed under provisions of Chapter 9 (comme Professions Code, and my ticense is in full force and effect.	encing with Section 7000) of Division 3 of the Business and
Ucense Number:	License Class:
Contractor:	Dates
☐ I am exempt from the licensing requirements as I am a licensed archite capacity (Section 7051, Business and Professions Code).	ect or a registered professional engineer acting my professional
License/Registration Number:	Date:
OWNER-BUILDER DEC	CLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following	llowing reason (Section 7031.5, Business and Professions Code):
1, as owner of the property, or my employees with wages as their sole comoffered for sale (Section 7044, Business and Professions Code).	opensation, will do the work and the structure is not intended or
$\square$ I, as owner of the property, am exclusively contracting with licensed corrections Code).	ontractors to construct the project (Section 7044, Business and
Date:	Applicant:
WORKERS' COMPENSATION	N DECLARATION
1 hereby affirm under penalty of perjury one of the following:	* %
1 have and will maintain a certificate of consent to self insure for worker Code, for the performance of the work for which this permit is issued; or	rs' compensation, as provided for bySection 3700 of the Labor
$\Box$ I have and will maintain workers' compensation insurance, as required the work for which this permits is issued. My workers' compensation insurance	by Section 3700 of the Labor Code, for the performance of the carrier and policy number are:
Carrier:	Policy Number:
(This section need not be completed if the permit being issued by the City is 6	or one hundred dollars (\$100) or less); or
☐ 1 certify that in the performance of the work for which this permit is issued subject to the Workers' Compensation Laws of California, and agree that if I s of Section 3700 of the Labor Code, I shall forthwith comply with those provision.	hould become subject to the workers' compensation provisions
Date:	Applicant:
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUS/COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF TH	AND DOLLARS (\$100,000), IN ADDITION TO THE COST OF
CONSTRUCTION LENDI	NG AGENCY
I hereby affirm that there is a construction lending agency for the performanc $\mathbb{C}$ .).	ce of the work for which this permit is issued (sec. 3097, Civ.
Lender's Name:	
Lender's Address:	·
I certify that I have read this application and state that the above information laws relating to building construction, and hereby authorize representatives inspection purposes.	of this city to enter upon the above-mentioned property for
SIGNATURE OF APPLICANT OR AGENT	11-29-00 PA(E



BL0204 00387

		APPLICATION	FOR BUILDING PERMIT	
PLEASE FILL OUT COMPLETE	LY IN INIC		BLD2004-00 386	Zoo
Job Address: 245 5	. Los Robles	City: Pasadena Cam	*	
Unit/Floor: 100 1 200	Zip: 91101 Dat	= 3/29/04	¥ /0	0 K , 40
Existing Uses:    RESIDENTIAL	COMMERCIAL DINDUSTRIAL DINSTI		FFICE NO	0150.
Change of Use? [] YES BENO	Square Footage: 2,0	Valuation Valuation	4 =	~ 7,600
Description of World T. I.		y Partitions (M		1806-5/2
Arenof Wa		7		
Name of Tenant: Bolton	n & Company	Telepho:	ne: [ ]	
BUILDING	BUILDING MINOR	ACCESSORY	MISCELLANEOUS	
NEW	ROOF (BHH)	PAYING (BHN)	FIRE PERMITS (FIR)	
ADDITION	FENCE/WALL (BHH)	PARKING LOT IMPROVEMENT	ALAUMS	
REMODEL	CHIHNEY (BHN)	FRONT YARD PAYING / DRIVEWAY	HONITORS	
CONVERSION	POOL (BHN)	SIGN (BMN)	SUPPRESSION	
FOUNDATION ONLT	PUBLIC / PRIVATE	TYPE (WALL I POLE)	SPRINKLERS	
UNRENFORCED HASONRY	RECT FIXTURES (QTY)	FOCTURES (QTY)	UNDERGROUND SPRINKLERS	
AFTER THE FACT PERHIT/OTHER	HOTOR < (HP(QTT)	PHCANDESCENTS (QTY)	GRAND STANDS ( )	
GRADING (BLD)	MOYOR < SHP (QTY)	BALLAST / TRANSFORMERS (QTY)	SEATS FOR SALE (QTY)	
HILLSIDE / NON-HILLSIDE	POOL HEATER	DEHOLITION (DEH)	SEATS NOT FOIL SALE (QTY)	
SOLAR (BMN)	BACKWASH DISPOSAL	FURL / PARTIAL	TOTAL TOILETS (QTY)	
		☐ Plumbing: 2" or greater water ☐ Gas: 2" or greater gas pipe / me		
CONTACT PERSON/AGENT: BOW	ca A. Miller & Asvac	Telephone [213 ] 625.25	12 hx [213 ] 625.0635	
	ing 54 #415			
Address: 43 1 4 4 4 7	1/3 33		4State: <u>Ca</u> .	
		Zip: 90013 Empt		
PROPERTY OWNER Marlin	Mant Co	Telephone: [ 624   304 &C	72/	
Address: 245 5. Los	,		asadana sour Ca.	
Zip 91101 Frest	-	Tonant Name Ba LTUNE		
CONTRACTOR: COLDUCATE			64 hz (323) 2633665	
Address 2537) (UIPOTT				
voter: "2770 [0150411]	FPLACE SUITECI		lunteray PACK some CA	
		24 97 754 Emit to	mybainter@arpan.net	
State License No.: 604407		Business License No.: 1		
ARCHENG: City 570	C-02-5	Telephone: ( 626 ) 449 622	2 for (624 ) 449 2775	
Adres 234 E. Colo.	cado Blud. #BE		asadena some Ca	
Address:	rado biliza.	Zin 91101 Errad	the sale	
State License No. C   B637	,	Business License No.		
	completely and state that the above informat			
	combitted and state that the secon mornet	ION IS CONTRCT.	,	
SIGN BELOW SIGNATURE OF APPLICANT OR AG	ENT: Som of	<u> </u>	Dete: 3/29/04	
*OFFICE USE QULY			OVERTHE COUNTER APPROVALS	
AD M/19 04	ZONING APPROVAL NIC	DEMPAPPIONAL INTE	FIRE APPROVAL.	
BUILDING SECTION	DEPARTMENT #	175 NORTH GARE PASADENA CA S		

CONTRACTOR - PLEASE FILL OUT COMPLETELY IN INK.	`
LICENSED CONTRACTORS DECLARATION	
I hereby aftern that I am Ilconsed under provisions of Chapter 9 (commenting with and my license is in full force and effect.	Section 7000) of Division 3 of the Business and Profess and Doce
License Number:	License Class
Contractor:	Date
Condition:	Date.
<ul> <li>I am exempt from the licensing requirements as I am a licensed architect or a re (Section 705 I, Business and Professions Code)</li> </ul>	gistered professional engineer acting my professional capacity
License/Registration Number:	Date:
OWNER - PLEASE FILL OUT COMPLETELY IN INK.	
OWNER-BUILDER DECLARATION	
I hereby affirm that I am exempt from the Contractor's License Law for the follow	ing reason (Section 7031.5, Business and Professions Code
[] I, as owner of the property, or my employees with wages as their sole compens for sale (Section 7044, Business and Professions Code).	ation, will do the work and the structure is not interced or offered
1, as owner of the property, am exclusively contracting with licensed contractor Code).	is to construct the project (Section 7044, But help and British and
SIGN BELOW Applicant:	Date:
CONTRACTOR - PLEASE FILL OUT COMPLETELY IN INC. WORKER'S COMPENSATION DECLARATION	
I hereby affirm under penalty of perjury one of the following.	
[] I have and will maintain a certificate of content to self insure for workers' comp the performance of the work for which this permit is issued, or	ensation, as provided for by section 3700 of the Labor Cook for
1 have and will maintain workers' compensation insurance, as required by Sective which this permits is issued. My workers' compensation insurance carrier and pole	
Carrier	Policy Number
(This section need not be completed if the permit being issued by the City is for one hundred d	ollars (\$100) or loss); or
☐ I certify that in the performance of the work for which this permit is issued, I state the Workers' Compensation Laws of California, and agree that if I should become of the Labor Code, I shall forthwith comply with those provisions.	
SIGN BELOW	• 270
Applicant	Date
TYVARINING FAILURE TO SECURE WORKERS COMPENSATION COVERAGE IS UNLAWFUL AND SHAL HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAM ACTORNEYS HES.	Loubbect an Employer to communal penaltes and directions of Diseases as provided for an exection sits of the larca total interest and
CONSTRUCTION LENDING AGENCY hereby affirm that there is a construction lending agency for the performance of the	work for which this permit a issued (sec. 3047, C)
Lender's Name:	
Lender's Address:	
I certify that I have read this application and state that the above information is co- relating to building construction, and hereby authorize representatives of this city is purposes.	
SIGN BELOW	DATE:
SIGNATURE OF APPLICANT OR AGENT:	DATE:

C ..

#### CITY OF PASADENA Permit Center

#### 175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4200

(Call before 11:00 p.m. for next day inspections)

					∯ BLD2004-00386 KNG PERMIT
Job Address:	245 S LOS ROBLES AVE ANNEX 1ST 100				Date: 07 / 29 / 64
Parcel No.	5722-030-033			Expan	2mg: 01/25/05
Project Name.	PRJ2004-00326				
Description of Work	INTERIOR TENANT IMPROVEMENT @200 S/F	(NON-BEAR	ING PARTITIONS	& MILLWORK)	
Applicant:	BRUCE MILLER 354 S SPRING ST #415 LOS ANGELES CA 9	0013		Phone	213-625-0635
Owner	MORLIN MANAGEMENT COMPANY 245 S LOS ROBLES PASADENA, CA 91101			Phone	626-304-8028
Cortractor	CORPORATE CONTRACTORS INC 2550 CORPORATE PLACE SUITE C-111 MOI	Uconset: NTEREY PAR	604407 RK, CA	Phone:	323-263-3685
Architect Engineer	COLIN SARJEANT	License 3	C18837	Phone.	626-449-6222
	234 E COLORADO BL SUITE #850 PASADEN	A, CA 9110	ı		

		BUALD	ING DATA		
Current Valuation : Original Valuation ;	\$5,400.00 \$5,400.00	Remodel	СОМ	МОМ	200.00 Sq.Ft
Building Plan Che Current Planning Design & Historic Plan Review Feee Sub	Plan Check Plan Check	\$153.80 \$22.30 \$6.15 \$182.25	Processing Fee Construction Tax Building Permit Fee SMIP: Commercial Processing Fee Fire Inspection Fee Records Mgmt 3% S Permit Fees Subtotal:		\$23.00 \$103.68 \$153.80 \$1.13 \$23.00 \$87.00 \$11.46 \$403.07
			Total Calculated Feet: Walved Feet Subtotal:		\$585.32 \$0.00

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Total Feet 1

\$585.32

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USE OF STREET OR SOMMALE

PINE PUBLIC DOSTROMAN VIRLAGE COCCUMED FOR THE PROJECT A PRINTED BY THE PUBLIC WOMEN DEMANDERS CALL, \$80,714-015.

PUBLIC DOSTROMAN VIRLAGE COCCUMED FOR THE PROJECT A PRINTED BY THE PUBLIC WOMEN DEMANDERS CALL, \$80,714-015.

PLEASE CHECK THE TELESCENE SHEAT SHEAT OF MENTAL MANUFACTURE INCOMPANY TO DETERMINE A ACM L'OCVIDON IN VALENCE ED

IF YOURAVE ARY QUESTIONS RECORDING THIS POLICY, CONTACT THE DEPARTMENT OF PUBLIC WORKS PERMIT COLIFIER AT \$120, 344-105.

		LICEN	SED CONTRACTORS DECLARATION		gran .
		der 9 (commencing with	Section 7000) of Division 3 of the Business an	d Professions Code, a	and my feature as on that forms and sollect.
	- 604407		License Cleas:		
Contractor	Corpulate Confinators		Cete	131/04	
250 mm			e registered professional engineer acting my pr		
		1 100 1100 5 C 100 C C		customa cabacal Is	inction 7051. But mans and Professore Code
Lucense/Regist	ration Humber		C=00		
		-	WHER-BUILDER DECLARATION		
Ehamalay affairs	Put I am eaungs from the Contractor's Lice	nee Law for the follows:	g mason (Section 7031.5, Business and Profes	more Code):	
I, as own	or of the property, or my employees with a	ages as their acle comp	westion, will do the work and the structure is	not internied or offers	of for sale (Septem 7044 September and Professione
Code).					• • • • • • • • • • • • • • • • • • • •
□ Las own	er of the property, am exclusively contractor	g with BODINGED COMBING	ors to construct the project (Section 7044, Busi	reas and Professors	Code)
Owner:			Date:		
		WORK	ERS' COMPENSATION DECLARATION		
Fheraby affirm	under penalty of pargury one of the follows:				
		-			
is issued, or	d and will maintain a certificate of consent	to eatl insure for worker	' compensation, as provided for bySection 370	O of the Later Code.	for the performence of the work for elects the permit
() I have I	and will maintain workers' compensation i	nsurance, as required	ly Section 3700 of the Labor Code, for the p	artenance of the w	of for which the purrols is issued. My workers.
compensation t	newards carbo and policy number are the Target Compensariation	DVS.		16145	C7_ %
				7 97 730	083
(This section no	eed not be completed II the permit being in	used by the City is for or	e hundred dollars (2100) or teas), or		
U Larry I	hat in the performance of the w <u>ork fo</u> r whigh	irthis ported to secure, i	shall not employ any person in any menner to	10 to become each	d to the Workers Comparession Laws, of California.
and agree that	11 shall be seen to be	The second lines	of Section 3700 of the Labor Code, I shall last	نتدؤ بهيت أرشمت بوعم	a provisions.
Apple			Dete:	7.29-09	
WARNING FA	MLURE TO RECURE WORKER'S COMPT	NSATION CONFRACI	IS LIMI AWFUL AND SHALL SURJECT AN	EMPLOYER TO CRI	MAL PENALTIES AND OWN FREE UP TO CHE
ATTORNEYS	ESES.	HOW TO THE COST C	T COMPLESATION, DAMAGES AS PROVID	ED FOR IN SECTIO	H 1706 OF THE LABOR COOK INTEREST AND
		cc	NSTRUCTION LENDING AGENCY		
I hereby offern I	that there is a construction landing agency i		is work for which this permit is begund (see, 30)	IV. Car. C.L	
Landar's Hame		Lendera Ad		33	
			PERMIT DECLARATION		
I certify that I	have read this application and state and havely suffettle correspondent	that the information	on this permit is correct. If agree to co upon the above-mentioned property for i	mply with all city o	directors and State leas relating to culturing
					•
4			DATE	7.29.09	
GIGNATURE	OF APPLICANT OR AGENT		DATE	,	
			NSPECTION CODES		
			ited system by calling (626) 744		
			nter and inspection code E120 =		s. Press the key that corresponds
10 0101 1011	or (Example: <u>DES</u> ESOTIONOL	71 - <u>200</u> 2001 0	1120 -	3120 @ 2010	- 40.0).
	Building (BLO)		Demolition (DEM)		Plumbing (PLN)
F050	Grading	G010	Building Final Inspection	F4.4	
F110 F120	Handicap Setteck			F810 F820	Sever Cap Sever Line
F130	Footnes / Steel			F#30	Underground Weter piping
F140 F160	Chimney Bond /Beam Slab			F840 F850	Rough Gus Rough Plumbing
F170	Grout Lift 1		Electrical (E),E)	F870	Shows Pan / Tub
F180 F190	Grout Lift 2 Grout Lift 3	F420		F880	
F210	Sheer Walle		Femporary Power		Underground / floor drain
F220		F430	Temporary Power User Ground	F890	Water Heater
F230	Framing 1st Floor Joissa	F440	User Ground Underground / Roor	F890 F900 F910	Water Heater Roof Drains Clarifier
F280	1st Floor Josean Floor Sheathing	F440 F460 F470	Lifer Ground Underground / Roor Rough Electrical Above T-Bar	F890 F900 F910 F920	Water Heater Roof Drains Clarifier Lawn Sprintter Valve
F280 F270 F300	1st Floor Josean Floor Sheathing Flool Sheathing Anchors / Hold downs	F440 F450 F470 F480	Lifer Ground Underground # floor Rough Electrical Above T-Bar Bonding	F890 F900 F910	Water Heater Roof Drains Clarifier
F280 F270 F300 F310	1st Floor Josean Floor Sheathing Flool Sheathing Anchors / Hold downs Insulation	F440 F460 F470	Lifer Ground Underground / Roor Rough Electrical Above T-Bar	F800 F900 F910 F920 F940	Water Heater Roof Drains Clarifier Laven Sprintder Valve Gas Test
F280 F270 F300 F310 F320 F330	1st Floor Josean Floor Sheathing Floor Sheathing Anchors / Hold downs Insulation Drywall Extend Leth	F440 F450 F470 F480 F490 F500 F510	Lifer Ground Lifer Ground / Roor Paugh Electricel Above T-Bar Bonding Main Electrical Service Sub Panel Transformer	F800 F900 F910 F920 F940 F950 F960	Water Heater Roof Draine Clerifier Lawn Spirioter Valve Gas Test Pool Orain Piging Underground / floor gas piging
F280 F270 F300 F310 F320 F330 F340	1st Floor Josean Floor Sheathing Root Sheathing Anchors / Hotel downs Insulation Drywall Esterior Leth T-Bar Celling	F440 F480 F470 F480 F490 F500	Uler Ground / Boor Rough Electrical Above T-Bar Bonding Main Electrical Service Sub Panel	F800 F900 F910 F920 F940 F950	Water Heater Roof Drains Cartifie Lawn Sprinter Valve Gas Yest Pool Drain Piping
F280 F270 F300 F310 F320 F330 F340 F360	1st Floor Josean Floor Sheathing Roof Sheathing Anchors (Hold downs Insulation Orywall Exterior Leth Y-Bar Celling Parapet Anchons/Bracing	F440 F450 F470 F480 F490 F500 F510	Lifer Ground Lifer Ground / Roor Paugh Electricel Above T-Bar Bonding Main Electrical Service Sub Panel Transformer	F800 F900 F910 F920 F940 F950 F960	Water Heater Rad Drains Clerifier Lans Spirinfor Valve Lans Spirinfor Valve Cas Test Pool Oran Piping Underground Floor gas oping Final Can Test Impaction
F280 F270 F300 F310 F320 F330 F340	1st Floor Josean Floor Shaeshing Flood Shaeshing Flood Shaeshing Anchors' Hold downs Insulation Oywali Extend Lest Floor Calling Pampet Anchors/Bracing Grading Finel Inspection Accessibility Finel Inspection	F440 F460 F470 F480 F490 F500 F510 F520	Lifer Ground Underground if floor Rough Electrical Above T-Bar Bonding Main Electrical Service Sub Panel Transformer Underground Flectric	F800 F900 F910 F920 F940 F950 F960	Water Heater Rad Drains Clerifier Lans Spirinfor Valve Lans Spirinfor Valve Cas Test Pool Oran Piping Underground Floor gas oping Final Can Test Impaction
F280 F270 F300 F310 F320 F330 F340 F360	1st Floor Josean Floor Sheathing Roof Sheathing Anchors (Hold downs Insulation Orywall Exterior Leth Y-Bar Celling Parapet Anchons/Bracing	F440 F460 F470 F480 F490 F500 F510 F520	Lifer Ground Underground if floor Rough Electrical Above T-Bar Bonding Main Electrical Service Sub Panel Transformer Underground Flectric	F800 F900 F910 F920 F940 F950 F960	Water Heater Rad Drains Clerifier Lans Spirinfor Valve Lans Spirinfor Valve Cas Test Pool Oran Piping Underground Floor gas oping Final Can Test Impaction
F280 F270 F300 F310 F320 F340 F360 G005 G015	1st Foot Jesses Floot Sheething Floot Sheethin	F440 F460 F470 F480 F490 F500 F510 F520	Lifer Ground Underground / Roor Rough Electricel Above 1-Bar Bonding Main Electrical Service Sub Panel Transformer Underground Electric Electrical Final Inspection	F800 F900 F910 F920 F940 F950 F960	Water Heater Rad Drains Clerifier Lans Spirinfor Valve Lans Spirinfor Valve Cas Test Pool Oran Piping Underground Floor gas oping Final Can Test Impaction
F280 F270 F300 F310 F320 F340 F360 G005 G015	1st Floor Josean Floor Shaeshing Flood Shaeshing Flood Shaeshing Anchors' Hold downs Insulation Oywali Extend Lest Floor Calling Pampet Anchors/Bracing Grading Finel Inspection Accessibility Finel Inspection	F440 F460 F470 F480 F490 F500 F510 F520	Lifer Ground Underground if floor Rough Electrical Above T-Bar Bonding Main Electrical Service Sub Panel Transformer Underground Flectric	F800 F900 F910 F920 F940 F950 F960	Water Heater Rad Drains Clerifier Lans Spirinfor Valve Lans Spirinfor Valve Cas Test Pool Oran Piping Underground Floor gas oping Final Can Test Impaction
F280 F270 F300 F310 F320 F330 F340 F360 G005 G015 G019	1st Foor Josean Floor Sheathing Flood Sheathing Flood Sheathing Anchors I Hold downs Insulation Drywall Extend Lean T-Bar Calling Parapat Anchors/Bracing Creding Finel Inspection Accessibility Final Inspection Building Miner (BMN) Footings / Steel	F440 F450 F470 F480 F480 F500 F510 F520	Lifer Ground Underground / Roor Rough Electricel Above T-Ber Bonding Main Electrical Service Sub Panel Transformer Underground Electric Electrical Final Inspection  Mechanical (MEC)	F800 F900 F910 F920 F940 F950 F960	Water Heater Roof Drains Clerifier Lans Spirinfor Valve Lans Spirinfor Valve Cas Test Pool Oran Piping Underground Floor gas oping Final Can Test Impaction
F280 F270 F300 F310 F330 F340 F360 G005 G015 G010	1st Foot Josean Floof Sheething Floof Sheethin	F440 F450 F470 F400 F500 F510 F520 G300	Lifer Ground Underground / Roor Rough Electricel Above 1 - Bar Bonding Main Electrical Service Sub Panel Transformar Underground Electric Electrical Final Inspection  Mechanical (MEC) Rough Mechanical Underground	F800 F900 F910 F920 F940 F950 F960	Water Heater Roof Drains Clerifier Lans Spirinfor Valve Lans Spirinfor Valve Cas Test Pool Oran Piping Underground Floor gas oping Final Can Test Impaction
F280 F270 F300 F310 F320 F340 F360 G005 G015 G010 F130 F135 F140 F145	1st Foot Josean Floof Sheething Flooring J Steet Chimney J Sheet Chimney J She	F440 F450 F470 F480 F480 F500 F510 F520 G300	Lifer Ground Underground / Roor Rough Electricel Above 1-Bar Bonding Main Electrical Service Sub Panel Transformer Underground Electric Electrical Final Inspection  Mechanical (NEEC)  Rough Mechanical Underground Underground Underground	F800 F900 F910 F920 F940 F950 F960	Water Heater Roof Drains Clerifier Lans Spirinfor Valve Lans Spirinfor Valve Cas Test Pool Oran Piping Underground Floor gas oping Final Can Test Impaction
F280 F270 F300 F310 F320 F340 F360 G005 G015 G010 F135 F140 F145 F140 F145 F160 F170	1st Foot Josean Floof Sheething Sheething Floof Sheething Sheething Floof Shee	F440 F450 F470 F480 F490 F500 F510 F520 G300	Lifer Ground Underground / Roor Rough Electricel Above 1 - Bar Bonding Main Electrical Service Sub Panel Transformer Underground Electric Electrical Final Inspection  Mechanical (NEEC)  Rough Mechanical Underground Underground Underground Above 1 - Bar Above 1 - Bar Above 1 - Bar Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar	F800 F900 F910 F920 F940 F950 F960	Water Heater Roof Drains Clerifier Lans Spirinfor Valve Lans Spirinfor Valve Cas Test Pool Oran Piping Underground Floor gas oping Final Can Test Impaction
F280 F270 F300 F310 F320 F320 F340 F360 G005 G015 G016 F135 F145 F145 F146 F140 F146 F170 F195	1st Floor Josean Floor Sheathing Flood Sheathing Flood Sheathing Anchors I Hold downs Insulation Drywall Extend Lest T-Bar Celling Pampat Anchors/Bracing Creding Finel Inspection Accessibility Final Inspection Building Miner (BMN) Footings / Steel Chimney / Steel Chimne	F440 F450 F470 F480 F500 F510 F520 G300 F610 F620 F630 F630 F640 F690 F647	Lifer Ground Underground / Roor Rough Electricel Above T-Bar Bonding Main Electrical Service Sub Panel Transformer Underground Flectric Electrical Final Inspection  Mechanical (MEC) Rough Mechanical Underground Understoor Rough Fire Damper Above T-Bar Rough Wald or Ploor Fumece	F800 F900 F910 F920 F940 F950 F960	Water Heater Roof Drains Clerifier Lans Spirinfor Valve Lans Spirinfor Valve Cas Test Pool Oran Piping Underground Floor gas oping Final Can Test Impaction
F280 F300 F3100 F320 F330 F340 F340 F340 G005 G013 G010 F130 F130 F140 F140 F145 F146 F146 F146 F146 F146 F176 F176 F176 F176 F176 F176 F176 F17	1st Foor Josean Floor Sheething Flood Lift OK to Gunde Flood Clift Flood Sheething Flood Sheet	F440 F450 F470 F480 F490 F500 F510 F520 G300	Lifer Ground Underground / Roor Rough Electricel Above 1 - Bar Bonding Main Electrical Service Sub Panel Transformer Underground Electric Electrical Final Inspection  Mechanical (NEEC)  Rough Mechanical Underground Underground Underground Above 1 - Bar Above 1 - Bar Above 1 - Bar Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar  Above 1 - Bar	F800 F900 F910 F920 F940 F950 F960	Water Heater Roof Drains Clerifier Lans Spirinfor Valve Lans Spirinfor Valve Cas Test Pool Oran Piping Underground Floor gas oping Final Can Test Impaction
F130 F100 F300 F300 F340 F340 G005 G015 G010 F130 F130 F140 F180 F180 F180 F180 F180 F180 F180 F18	1st Foot Josean Floof Sheething Floof Sheethin	F440 F450 F470 F480 F400 F500 F510 F520 G300 F610 F620 F620 F620 F620 F630 F630 F630 F630 F630 F630 F630 F63	Lifer Ground Underground / Roor Rough Electricel Above T-Bar Bonding Main Electrical Service Sub Panel Transformer Underground Electric Electrical Final Inspection  Mechanical (MEC)  Rough Mechanical Underground Underground Underground Underground Underground Underground Underground Electrical Underground Underground Underground Electrical	F800 F900 F910 F920 F940 F950 F960	Water Heater Roof Drains Clerifier Lans Spirinfor Valve Lans Spirinfor Valve Cas Test Pool Oran Piping Underground Floor gas oping Final Can Test Impaction
F280 F270 F310 F310 F320 F340 G001 G013 G013 G019 F150 F140 F145 F165 F166 F176 F176 F176 F176 F176 F176 F176	1st Foot Josean Floof Sheething	F440 F450 F470 F480 F500 F510 F570 G300 F610 F620 F630 F630 F630 F690 F670 F680 F690 F770 F680 F770 F680 F770 F770 F770 F770 F770 F770 F770 F7	Lifer Ground Underground / Roor Rough Electrical Above T-Sair Bonding Main Electrical Service Sub-Panel Transformer Underground Electric Electrical Final Inspection  Mechanical (MEC)  Rough Mechanical Underground Underfloor Rough Fire Demper Above T-Sair Rough Wat or Floor Fumece Fumen Compressor	F800 F900 F910 F920 F940 F950 F960	Water Haster Roof Drains Clarifier Lawn Sprintder Valve Gas Yest Pool Drain Piping Underground / floor gas piping Final Can Yest Inspection
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F280 F390 F310 F310 F320 F340 F340 G015 G015 G016 F135 F145 F167 F167 F168 F205 F205 F205 F320 F330 F330 F330 F330 F330 F330 F330	1st Foot Josean Floof Sheething Floof Sheethin	F440 F450 F470 F480 F500 F510 F570 G300 F610 F620 F630 F630 F630 F630 F630 F630 F630 F63	Lifer Ground Underground / Roor Rough Electricel Above T-Bar Bonding Main Electrical Service Sub Panel Transformer Underground Electric Electrical Final Inspection  Mechanical (MEC)  Rough Mechanical Underground Underground Underground Control Fire Demper Above T-Bar Rough Wast or Ploor Furnece Furnition Compressor Commercial Hood Greese Oud Shaft Prélab - Fireplace Equipment Locabon Gse Test	F800 F900 F910 F920 F940 F950 F960	Water Haster Roof Drains Clarifier Lawn Sprintder Valve Cas Yest Pool Drain Piping Underground / floor gas piping Final Cas Yest Inspection
F280 F270 F300 F310 F330 F340 F380 G013 G010 G010 F150 F150 F150 F150 F160 F170 F180 F180 F180 F180 F180 F180 F180 F18	1st Foot Josean Floor Sheathing Flood Sheathing Flood Sheathing Flood Sheathing Anchors I Hold downs Insulation Drywali Extends List Factor List Calling Parapet Anchors/Bracing Building Milmor (BMM) Footings / Steel Chimney / Stee	F440 F450 F470 F480 F500 F510 F570 G300 F610 F620 F630 F630 F630 F630 F630 F630 F630 F63	Lifer Ground Underground / Roor Rough Electricel Above T-Bar Bonding Male Electrical Service Sub Panel Transformer Underground Electric Electrical Final Inspection  Mechanical (MEC)  Rough Mechanical Underground Underground Underground Underground Control of the Control Compressor	F800 F900 F910 F920 F940 F950 F960	Water Haster Roof Drains Clarifier Lawn Sprintder Valve Cas Yest Pool Drain Piping Underground / floor gas piping Final Cas Yest Inspection
F280 F390 F310 F310 F320 F340 F340 G015 G015 G016 F135 F145 F167 F167 F168 F205 F205 F205 F320 F330 F330 F330 F330 F330 F330 F330	1st Foot Josean Floof Sheething Floof Sheethin	F440 F450 F470 F480 F500 F510 F570 G300 F610 F620 F630 F630 F630 F630 F630 F630 F630 F63	Lifer Ground Underground / Roor Rough Electricel Above T-Bar Bonding Main Electrical Service Sub Panel Transformer Underground Electric Electrical Final Inspection  Mechanical (MEC)  Rough Mechanical Underground Underground Underground Control Fire Demper Above T-Bar Rough Wast or Ploor Furnece Furnition Compressor Commercial Hood Greese Oud Shaft Prélab - Fireplace Equipment Locabon Gse Test	F800 F900 F910 F920 F940 F950 F960	Water Haster Roof Drains Clarifier Lawn Sprintder Valve Cas Yest Pool Drain Piping Underground / floor gas piping Final Cas Yest Inspection

#### 245 5. Los Roberts Ave Scott Fazekas & Associates, Inc. Building Safety for Government

# BLD2014-01457

LETTER OF TRANSMITTAL	•
To: Pasadera	Date: 2-2-15
	SFA P.C. No.: 238-14
	Agency P.C. No.: 2014-1457
	Description: 245 S. Las Pobles
Attention:	ave
Via: ☐ Messenger ☐ Express ☐ Pickup ☐ Mail	B⊄UPS ☐ Other
We are forwarding herewith:	
Plans B P M E Energy Calcs	_ NPDES-BMP
Correction List Soils Report	_ Truss Calcs
Structural Calcs Acoustical Report	_ Other
Special items to note:	
Special Inspection Required	INSPECTION CATEGORIES
Arch./Engr. Signature Pending	Program Listed on Pg
Additional P.C. Fee Due: \$	Concrete
	Welding
Unreasonable Hardship Approval Required	Bolting
Health Department Approval Required	Masonry
Verify Code Interpretation by City/County on	
Flood Plane Regulations Apply	
Hazardous Material Identified by Designer	
Other	
The following items have been verified:	
Plans Stamped and SignedCorrect	ion List in SFA File
Questionnaire Sent to ApplicantLog Bo	ok Entry Made
Initial Turnaround Time was Working Days	
Remarks: approved on Condition	That the permit
application is revised	to stow the floor
ahea within the Scope of	Work to be 11,427 St.
	,
The enclosed instruments of record have been packaged and as permit(s) pending the approval of any other applicable County/C not as listed above, please notify us at once.	
From: Scott Fazekas & Associates, Inc.  Date:	2-2-15
RECEIVED BY: Date:	



## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT BUILDING & SAFETY DIVISION

#### **Assignment of Official Address**

May 12, 2016

KW 245 Los Robles LLC Attention: John Prabhu 151 S. El Camino Beverly Hills, CA 90212

Dear Mr. Prabhu:

This letter authorizes you to use the following address for the existing 2-story building known as the Annex located at 245 S. Los Robles Avenue. This building will no longer be known as 245 S. Los Robles Avenue, Annex, it will be separated from the existing 8-story office building located at 245 S. Los Robles Avenue and will be identified by its own unique address of:

#### 253 S. Los Robles Avenue

Permit(s): ADD2016-00033 / BLD2016-00228 ~ Parcel: 5722-030-109

**Please note:** The existing 8-story office building address will remain 245 S. Los Robles Avenue & the existing parking garage will remain 380 Cordova Street at this site.

The enclosed drawing shows the site. It is the responsibilities of the property owner to ensure that directional signage to the units on each floor are located off the elevator lobbies and near any exit stairwells. Provide this information to all owners, managers, contractors, utility services, post office and tenants. If you have questions, I can be reached at (626) 744-6903.

Please keep this letter with the records for the property.

Sincerely,

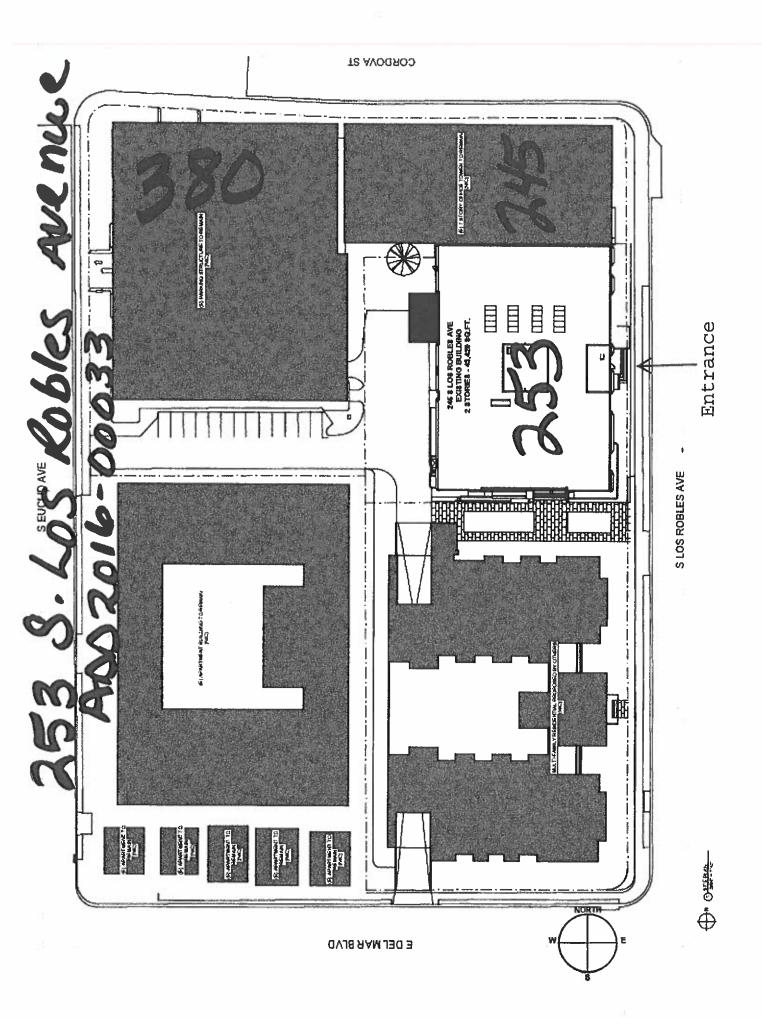
Angie Jackson, Address Coordinator

Planning & Community Development Department

**Building & Safety Division** 

#### Enclosure

XC: City of Pasadena (File, Fire Prevention, Municipal Services, Police Department, Power Division, Water Division, Public Works); Los Angeles County (Assessor, Public Works, Registrar of Voters); U S Postal Service; AT&T; So California Gas Company; Pasadena Unified School District; Charter Communications



# Appendix E DPR Form

State of California  The Resources ADEPARTMENT OF PARKS AND RECEPTION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code 6Z		
Lis	her stings F eview Code F	Reviewer	Date	

Page 1	of 8 *Resource Name or #: (Assigned by recorder) 253 South Los Robles Avenue
	er Identifier: 245 South Los Robles Avenue
*P2. Loc	ation:   Not for Publication   Unrestricted
*a.	County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b.	USGS 7.5' Quad Date T _; R; _ □ of _ □ of Sec _;B.M.
C.	Address 253 South Los Robles Avenue City Pasadena Zip 91101
d.	UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN
e.	Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
	APN: 5722-030-163 (formerly 5722-030-162)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The subject property is comprised of a corporate office building constructed in 1970. To the south was a large parking lot that is currently a building site for a future project. The building is oriented to the south towards the now demolished parking lot with South Los Robles running down the side to the east. The north façade is directly attached to 245 S. Los Robles, a commercial building constructed in 1981. Remaining landscaping is limited to street trees to the east along Los Robles. The building is roughly two stories and has a flat roof, a brick façade, and inset parapets with glazed curtain walls. The building essentially has a cube plan with rounded corners. [See Continuation Sheets]

#### \*P3b. Resource Attributes: (List attributes and codes) HP6 (Commercial building – under three stories)

#### \*P4. Resources Present:



 □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.) P5b. Description of Photo: (view, date, accession #) Primary (south) elevation, view northwest \*P6. Date Constructed/Age and **Source:** ⊠ Historic □ Prehistoric □ Both 1970/Pasadena Department of Planning and Community Development \*P7. **Owner and Address:** Zhuang and Zhong Los Robles, LLC 180 N Glendora Ave. Suite 202 Glendora, CA 91741 Recorded by: (Name, affiliation, and address) Milagros Mujica **ESA** 626 Wilshire Blvd., Suite 1100 Los Angeles, CA 90017 \*P9. Date Recorded: July 2019 \*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report

Intensive Pedestrian

and other sources, or enter "none.")

ESA, 253 South Los Robles, Pasadena, California: Historic Resource Assessment and CEQA Impacts Analysis, July 2019

*Attachments: □NON	NE □Location Map		⊠Building, Structure,	and Object Re	cord
□Archaeological Reco	ord District Record	□Linear Feature Rec	ord □Milling Station	Record □Ro	ck Art Record
□Artifact Record □F	Photograph Record	□Other (List):	-		

DPR 523A (9/2013) \*Required information

DEPA	of California  The Resources Agency Prima RTMENT OF PARKS AND RECREATION HRI# LDING, STRUCTURE, AND OBJECT RI			
Page B1.	urce Name or # (Assigned by recorder)253 South Los Roble2 of8	s Avenue	_*NRHP Status Code	6Z
B3. *B5. *B6. The o subdiv 1970 constr the are	Common Name:  Original Use: Commercial two-story  Architectural Style: Late Modern Style  Construction History: (Construction date, alterations, and date of a riginal address of the subject property was 245 Los Robles vision of the property. The first permit on file is for the considesigned by Peter J. Holdstock. It appears as though the fruction of the building was issued on April 17, 1970. Jan Wichitect. Jan Wojcechowski is usually credited as a structure chitect. [See Continuation Sheets]	s, but it was chang truction of the sub irst permit was ref ojcechowski of the	ged to 253 Los Robles oject building issued o unded. A second perr e O.K. Earl Corporatio	n February 26, mit for the on was named as
	Moved? ⊠No □Yes □Unknown Date: Related Features:	Original Lo	ocation:	
Moder ESA in buildir and lo events yielde	Architect: Peter J. Holdstock and Jan Wojcechowski Significance: Theme Corporate Modernism: Late Mode Period of Significance 1970 Property Type Comme (Discuss importance in terms of historical or architectural context as detevaluated the subject property under the following historical crism (1969-1990). ESA also conducted research on the sedentified one period of significance for the subject property ing. As explained below, ESA recommends the subject property incal criteria due to a lack of significance. The subject property is or the productive lives of historic personages and lacks a digital and is not likely to yield, information important in prehist Continuation Sheets]	ernism (1969-1990) ercial Applica fined by theme, period, all and architectural ubject property's or 1970, the original perty ineligible und erty does not apper rchitectural merit.	o) Area Pasaden ble Criteria , and geographic scope. A I themes: Corporate N construction and occu al construction date of der all of the applicablear to be associated w	Also address integrity.) Modernism: Late upancy history. f the Commercial le federal, state, vith significant
<b>B11</b> . * <b>B12</b> . [See 0	Additional Resource Attributes: (List attributes and codes) References: Continuation Sheets]			_
B13.	Remarks:	(Sketch Map v	with north arrow required	d.)
*B14.	Evaluator: Milagros Mujica *Date of Evaluation: July 2019	Pasadena Arpeggio Pasadena	Pasadena Masonic Temple	Pasadena Water and El Dorado Power Department Hilton Pasadena
(This	space reserved for official comments.)	Apartments  Cordova Pa		Addison Luxury Apartments  Oakland  A Ave

Throop Unitarian Universalist Church

LA Premier FC

elcGoogle hool 🔾

E Del Mar Blvd E Del Mar Blvd

DPR 523B (9/2013)

State of California ☐ Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

#### CONTINUATION SHEET

Property Name: Page 3 of 8

#### \*P3a. Description (continued):

The south (primary) façade faces the now demolished parking lot to the south. The primary entrance is recessed with a wood veneer, and has a glazed curtain wall with centered metal and glass entrance doors (alteration). There is an accessibility ramp and entrance canopy that were constructed in 1996 (alteration). On either side of the entrance are cast concrete planters.

The west (side) elevation mimics the main entrance, featuring wood veneer and large glazing (alteration). However, this elevation does not include a ramp or concrete planters. In addition, there are glazed curtain walls interrupting the brick veneer. The curtain wall to the south has an entrance accessed by concrete steps and a ramp.

On the east (side) elevation, there is another secondary entrance featuring an aluminum storefront window flanked with sidelights and a transom with an overhead curtain wall. It is accessed by concrete steps with concrete planters on either side that have large mature trees. On either side of the secondary entrance are large curtains of windows symmetrically accented with grey spandrel panels. The north (rear) elevation directly abuts 245 S. Los Robles to the north.

#### \*B6. Construction History (continued):

In 1981, a permit was issued for the construction of an eight-story office building for United California Mortgage Pasadena and designed by Ronald T. Aday, Inc., which directly abuts the subject property to the north. An additional permit, from that same year, was issued for the construction of a four-level, above grade, parking structure also for United California Mortgage Pasadena. Both projects also appear to have utilized the same contractor company. The interior of the subject building has had multiple permits for tenant improvements and remodels and is not intact. Further, photographic evidence suggests that the wood veneer in the south and west entrances were added in approximately 2014.

#### \*B10. Significance (continued):

#### **National Register and California Register**

#### a. Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Pasadena Landmark Criterion A: Is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.

In 1959, the Chamber of Commerce established guidelines for the type of businesses they wanted to attract called the "Pasadena Standard." Guidelines included non-polluting industries that would not detract from the local residential neighborhoods, and resulted in a large boom of businesses moving into Pasadena. As discussed above, it was during the 1970s and 1980s that much of the area in and around the Mary F. Burton Property Tract and Bennett's Subdivision was redeveloped with new largescale development. The Hilton Hotel at 168 Los Robles just north of Cordova Street was constructed in around 1970-1971 (about 138 ft.). By 1971, the commercial office building directly across the street from the subject property (260 Los Robles) was constructed. A commercial building at 199 Los Robles was constructed in about 1985, directly north of the subject property (about 115 ft.). To the east, 200 Los Robles was improved with a commercial building in around 1988. A comparison of the 1970 Sanborn map (Figure 8) with a 1983 aerial photo (Figure 9) shows that by that time a large multi-family residence and a multi-level above-ground parking structure had been built west of the subject property on Euclid Avenue, resulting in the demolition of numerous one- and two-story residences formerly located there. The residences formerly located south of the subject property had also been demolished for a parking lot. In the 2000s, a few additional large commercial buildings were constructed in the immediate surrounding neighborhood including 435 Cordova Street, built around 2002. However, some historic buildings still remain in the immediate surrounding area east and south of the subject property including the Masonic Temple, Shakespeare Club and Throop Memorial Church mentioned above as well as 272 Los Robles (1911) across the street to the east, and 336 South Los Robles Avenue (1904), 325 South Los Robles Avenue (1914), 408 East Del Mar Boulevard (1910), 324 South Euclid Avenue (1890), 395 East Del Mar Boulevard (1914), and 387 East Del Mar Boulevard (1914) to the south (Figure 10). While the subject property was one of the first of these new developments in the neighborhood, built in 1970, the Pasadena City's Architectural/Historical Development of the City of Pasadena suggests that the first major success of the program was the opening of the Bankamericard Center in 1975, five years after the construction of the subject building. The subject property was constructed for the United California Mortgage company, one of many mortgage companies in existence in Pasadena at that time. The United California Mortgage Company, a consolidation of Marble Mortgage Company, Pacific States Mortgage Company, and Insurance Funds Mortgage Co and was one of the nation's largest mortgage banking firms in 1973. The firm had many offices throughout California. The subject property was a local branch headquarters established in 1970, with an annex constructed in 1981. While the subject property is historically associated with post-war commercial development in Pasadena, the subject building does not convey any significant associations with the business development of Pasadena in the 1960s-1970s due to its very low integrity. Therefore, the subject property does not possess significance under the National Register Criterion A, California Register Criterion 1, or Pasadena Landmark Criterion A related to broad patterns of history.

#### b. Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Pasadena Landmark Criterion B: Is associated with the lives of persons who are significant in the history of the City, region, or State.

The subject property does not appear to be associated with the lives of any significant persons, and furthermore, the building cannot convey any significant associations due to its low integrity. Therefore, the subject property is recommended ineligible for listing under National Register Criterion B, California Register Criterion 2, or Pasadena Landmark Criterion B for eligibility related to a historic personage.

#### c. Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Pasadena Landmark Criterion C: Embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.

The two story corporate building was constructed in 1970 in the Corporate Modern style and more specifically in the Late Modernism style (1969-1990). Like many buildings in the Late Modernist style, it has bold beefy shapes wrapped in a singular material. It also has geometric order and grids covered in brick veneer and a glass curtain wall. However, it has rounded corners rather than sharp corners often found in Late Modernist styles. Another building with rounded corners in the Late Modern style is Arroyo Parkway Plaza, 1111 South Arroyo Parkway (1983). Examples of Late Modern architecture with stepped floors and sharp corners include 99 South Oakland Avenue (1986), 100 and 150 E Corson Street (1988). However, the subject building's association with Late Modernism has been substantially compromised by numerous alterations over the years including tenant improvements that have entirely altered the interior, the addition of an 8-story annex on the north façade in 1981 that entirely obscures the original north elevation of the building, and the south (primary) façade was completely altered in around 2014 when a new larger main entrance was installed in a completely different style. A similar entrance was installed on the west (side) elevation as well. Due to these alterations, the building does not retain any integrity of design, workmanship, or materials. Further, it was not designed by an acknowledged master architect. While architect Peter J. Holdstock and engineer Jan Wojcechowski are credited for designing the building, neither of them are considered a master architect or engineer in Pasadena or in the Southern Californian region. They are not mentioned in important architectural

guides such as David Gebhard and Robert Winter's *An Architectural Guidebook to Los Angeles* (2003), which includes eight chapters of discussion on significant architecture in the greater Pasadena area. In addition, the subject property is a modest example of Holdstock's work as compared to the Ambassador College buildings (Figure 15) or the Children's Chapel of the Neighborhood Church (Figure 16). Review of Holdstock's career suggests that his work as Senior Architect with TOKTEC in 1961-1970 represents his most productive period in Pasadena when he achieved professional maturity and was managing complex projects involving innovative pre-stressed concrete structural systems. The subject property was completed at the end of this period just before he emigrated to Canada, and it appears as though Holdstock may have achieved greater prominence in Canada after leaving Pasadena. The subject property is substantially altered and does not retain its integrity of design, workmanship, or materials. Therefore, the subject property is recommended ineligible for listing under National Register Criterion C, California Register Criterion 3, and Pasadena Landmark Criterion C.

#### d. Data

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

Pasadena Landmark Criterion D: Has yielded, or may be likely to yield, information important locally in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4/D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4/D, they themselves must be, or must have been, the principal source of the important information. The subject property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, the subject property has not yielded or is not likely to yield information important to prehistory or history and does not appear to satisfy National Register Criterion D, California Register Criterion 4, or Pasadena Landmark Criterion D.

#### \*B12. References (continued):

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- Lang, Alexandra. "What is Late Modernism?," Curbed. January 5, 2017. https://www.curbed.com/2017/1/5/14165394/late-modernism-architecture-alexandra-lange.
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- "Marble Plans \$1 Million Building," Pasadena Star-News, March 22, 1970 (Pasadena Public Library clippings file).
- National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.

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PRC Section 5024.1(a).

PRC Section 5024.1(b).

PRC Section 5024.1(d).

PRC Section 5024.1(e)

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Scheid, Ann. Letter to Board of Zoning Appeals, February 6, 2019.

Scheid, Ann. Letter to Board of Zoning Appeals, April 2, 2019.

"UC Mortgage Change." The Desert Sun (Palm Springs, CA). June 27, 1973.

# Appendix F **Project Plans**

4	Assessor's Parcel Number:	5722-	030-162		
	General Plan Land Use Designation:	Medi	um Mixed Use	<b>)</b>	
•	Zoning District:	CD-2/	Mid Town Civ	∕ic Au	ditorium
	Existing Buildings to be Removed:	43,544 sf 2-Story Office Building			Building
ı	Proposed Building(s):	6 A	New Building: .bove-grade H .elow-grade Pa		
ı	Lot Area:	35,50	2 sf		
ı	Base Density Allowed:	87 Dv	velling Units/ A	cre	= 71
2	29.6% Density Bonus Propose	d	Market Rate Very Low Inc Total		= 84 = 8 = 92
	Designated Very Low Income Units	2 BR: 1 BR:			415 305, 316 505, 516

**PROJECT TEAM** 

c/o Robert Artura, agent 180 N. Glendora Avenue

Tyler Gonzalez Architects

Pasadena, CA 91101

Phone: 626.396.9599

Contact: Rob Tyler

Glendora, CA 91741

Zhuang & Zhong Los Robles, LLC

139 South Hudson Street, Suite 300

139 South Hudson Street, Suite 300

Email: RMartin@TGArchitects.net

Email: Rob@TGArchitects.net

<u>Landscape Architect:</u>
Tyler Gonzalez Architects

Pasadena, CA 91101

Contact: Robert Martin

Phone: 626.396.9599

611 SF

884 SF

11135 SF

74060 SF

Unit 113

23353 SF

Unit 114

Grand total: 92

1-Bedroom

2-Bedroom

**ZONING SUMMARY** Building Area, Height, Open Space Summary Base F.A.R. Allowed:  $2.25 \times 35,502 \text{ sf} = 79,879 \text{ sf}$ **Concession Proposed:** to 2.65 x 35,502 sf = 94,165 sf 60 (75) Height Averaging Allowed Height Limit: Concession Proposed: to 80'-0" (no averaging)\*\* \*\*Heights not including appertenances, See Sheet A-2.3 for more information

**Open Space Coverage:** Required (30% of Net Area) =  $.3 \times 74,060 \text{ sf}$ = 22,218 sfProposed Common Courtyard 2,432 sf Add'l Front 963 sf (Courtyard & Drive Excluded) North Yard 3,051 sf Patio Easmt 2,251 sf South Yard 2,556 sf 2,037 sf East Terrace 6th Floor 6th Floor 2.092 sf Subtotal Common Open Space 15,382 sf

Private Balconies (Max 35%) (Minimum Dimension = 6'-0" Typ.) 1st Floor 2,180 sf (Patios) 2nd Floor 899 sf (Balconies) 899 sf (Balconies) 3rd Floor 4th Floor 899 sf (Balconies) 5th Floor 899 sf (Balconies) 6th Floor 1,163 sf (Balconies) Subtotal Balcony Open Space 6,938 sf (= 31.1% < 35% - OK) Total Open Space Proposed 22,320 sf > 22,218 sf (OK)

1-Bedroom Units 64 Spaces 64 Units x (1 space per Unit) 2-Bedroom Units 28 Units x (2 spaces per Unit) [Min: 92 Units x (0.10 spaces per Unit)] Total Spaces Required = 129

Proposed Proposed Basement 43 Basement 2 Basement 3 Total 131

Tandem Stalls 30% Max. Allowed Proposed 9% None Loading: Required None Proposed

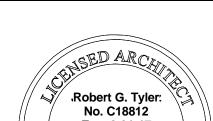
SHEET INDEX **BUILDING SECTION E-W** TITLE SHEET **PERSPECTIVES** SITE CONTEXT TGA SITE CONTEXT

> Pasadena, CA 91101 626.396.9599 www.TGArchitects.net

TYLER GONZALEZ ARCHITECTS, INC

139 South Hudson Ave., Suite 300

Architect of Record



Exp. 8-31-17

**Issue Dates** 

Description

ondominiums Iue, Pasadena CA 91101

Applicable Building Codes: Building regulations specified in Title 14

SURVEY & TREE INVENTORY

**OPEN SPACE DIAGRAMS** 

GROUND FLOOR PLAN

FLOOR PLANS 2-5

**B1 BASEMENT PLAN** 

**B2 BASEMENT PLAN** 

**B3 BASEMENT PLAN** 

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

**BUILDING CODE SUMMARY** 

Type of Construction:

SOUTH ELEVATION

**BUILDING SECTION N-S** 

**EAST ELEVATION - CONTEXT** 

6th FLOOR PLAN

**ROOF PLAN** 

SITE & LANDSCAPE PLAN

of the Pasadena Municipal Code 2016 California Building Code 2016 California Mechanical Code 2016 California Plumbing Code 2016 California Electrical Code 2016 California Fire Code 2016 California Residential Code 2016 California Energy Code 2016 Green Building Standards **Energy Conservation regulations** specified in Title 24 of the California Code of Regulations California Disabled Access

Levels B1/B2 Type IA

Floor 1 Floors 2-6 Type IIIA Sprinklered Throughout Vertically & Horizontally Separated

Occupancy/ Building Types:

S-2: (Type IA) Sub Garages Ground Floor R-2: (Type IA) R-2: (Type IIIA) Floors 2-6

### **GENERAL NOTES**

(not to scale)

- 1. All work shall conform to the governing codes, documents and agencies having jurisdiction over the project. The governing code is the 2016 California Building Codes; CBC, CMC, CPC, CEC, as amended by the City Ordinance and the 2016 Title 24 Energy Standards.
- . Contractor shall obtain and pay for all necessary permits from all agencies having jurisdiction over the work, except only general building
- 3. Verify all conditions and dimensions at the job site. Deviations from the Contract Documents shall be reported to the Architect before proceeding with the work. Commencement of work shall be construed as acceptance of all conditions, dimensions, and substrates.
- 4. All dimensions are face of stud or sheathing and centerline of columns unless noted otherwise.
- 5. Drawings are not to be scaled; use written dimensions only. Report dimensional discrepancies to the Architect before proceeding with the
- Maintain a complete set of drawings and specifications on the job site at all times, including copies of all the Architect's supplemental instructions, construction change authorizations, reviewed shop drawings and project submittals.
- '. Provide construction barriers to conform with the requirements of Local and County agencies.
- 8. Separate permit required for perimeter retaining walls.

# FIRE DEPARMENT NOTES

- The Fire Lane shall be marked with red curbing and signage. Signage beyond the fire lane shall be provided shwowing the weight capacity of the
- Minimum 2A: 10BC fire extinguishers shall be provided showing on the exterior. Max. travel distance from any unit to an extinguisher shall be 75

## Use of Architect's Drawings Do not scale drawings. Contractor shall verify

and be responsible for all dimensions and conditions on the site and Tyler Gonzalez Architects, Inc. shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings. Drawings, specifications, and other documents,

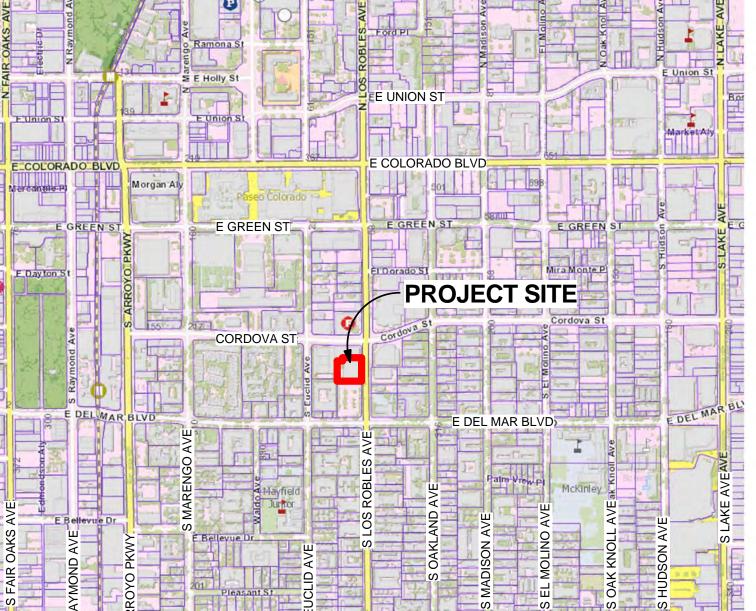
including those in electronic form, prepared by the Architect and the Architect's consultants are respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with acceptance of these conditions.

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Description TITLE SHEET



**VICINITY MAP** 



E CALIFORNIA BLVD

🌉 E CALIFORNIA BLVD 👼

Buildings shall be fully sprinklered per City of Pasadena Fire Department Multi-Family Dwelling Sprinkler Standards.



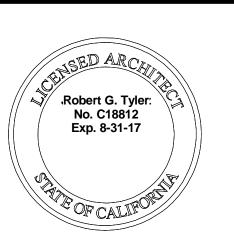








Architect of Record



Date

OS Robles Condominicas South Los Robles Avenue, Pasadena CA

# Use of Architect's Drawings

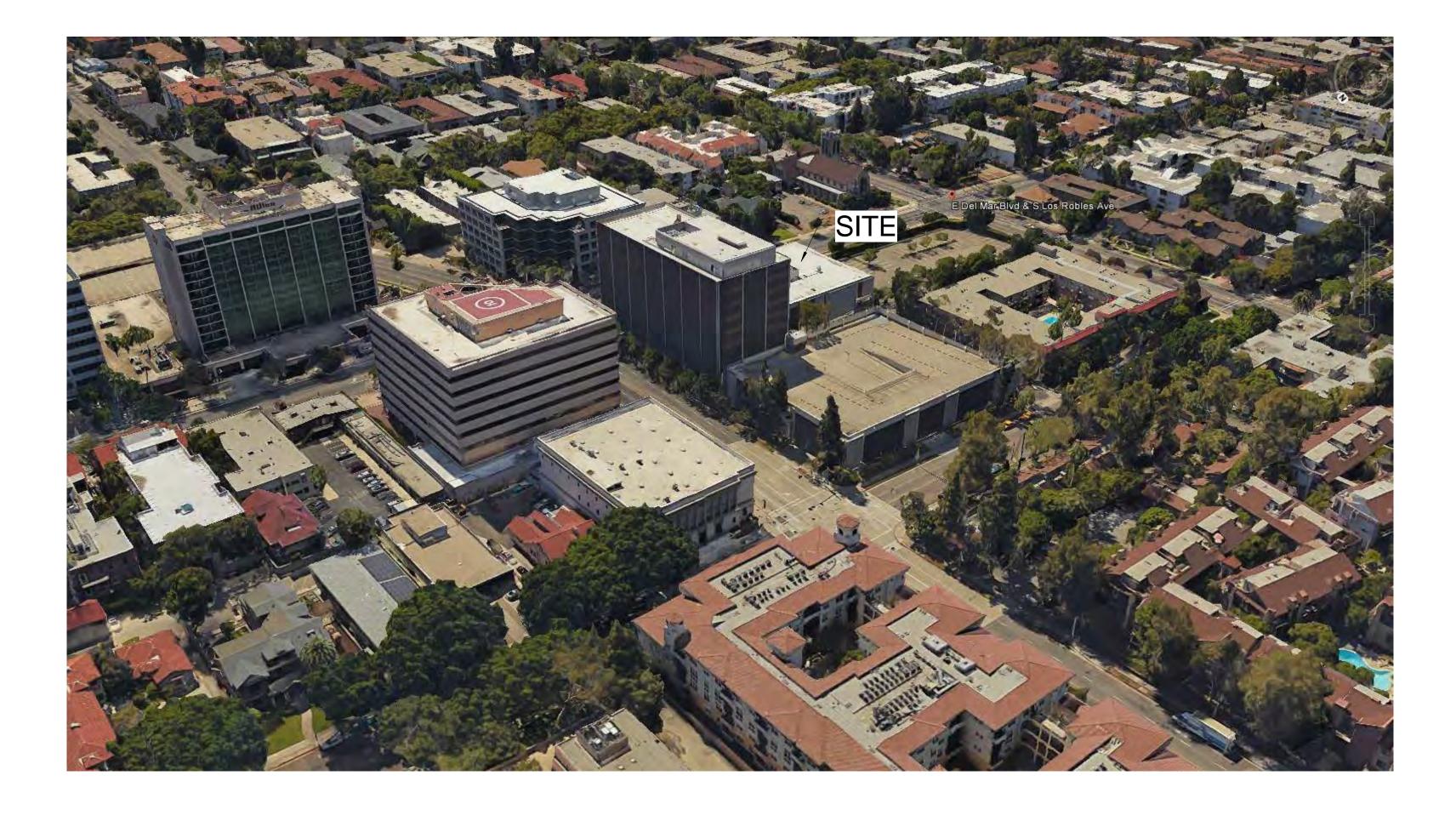
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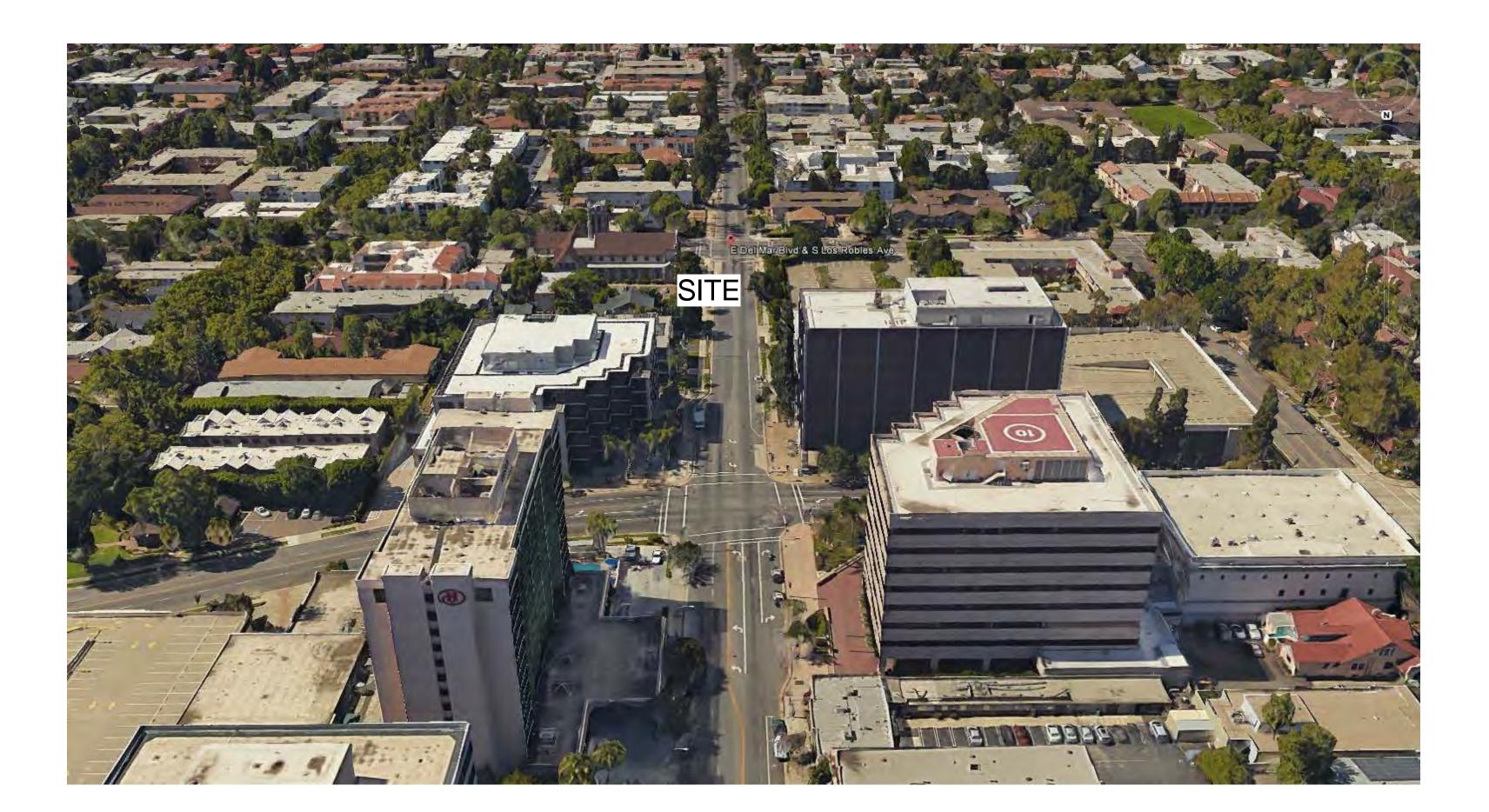
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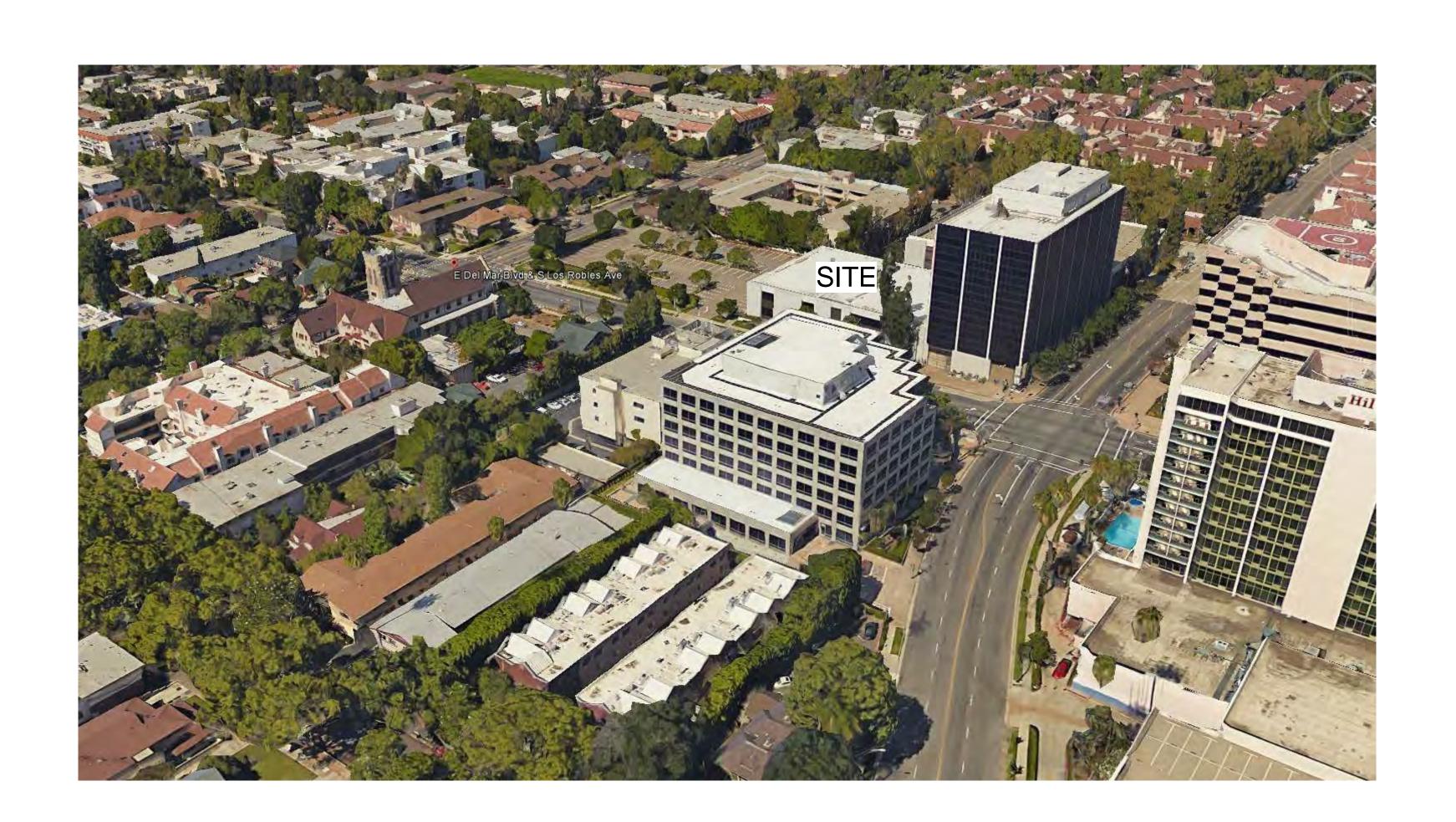
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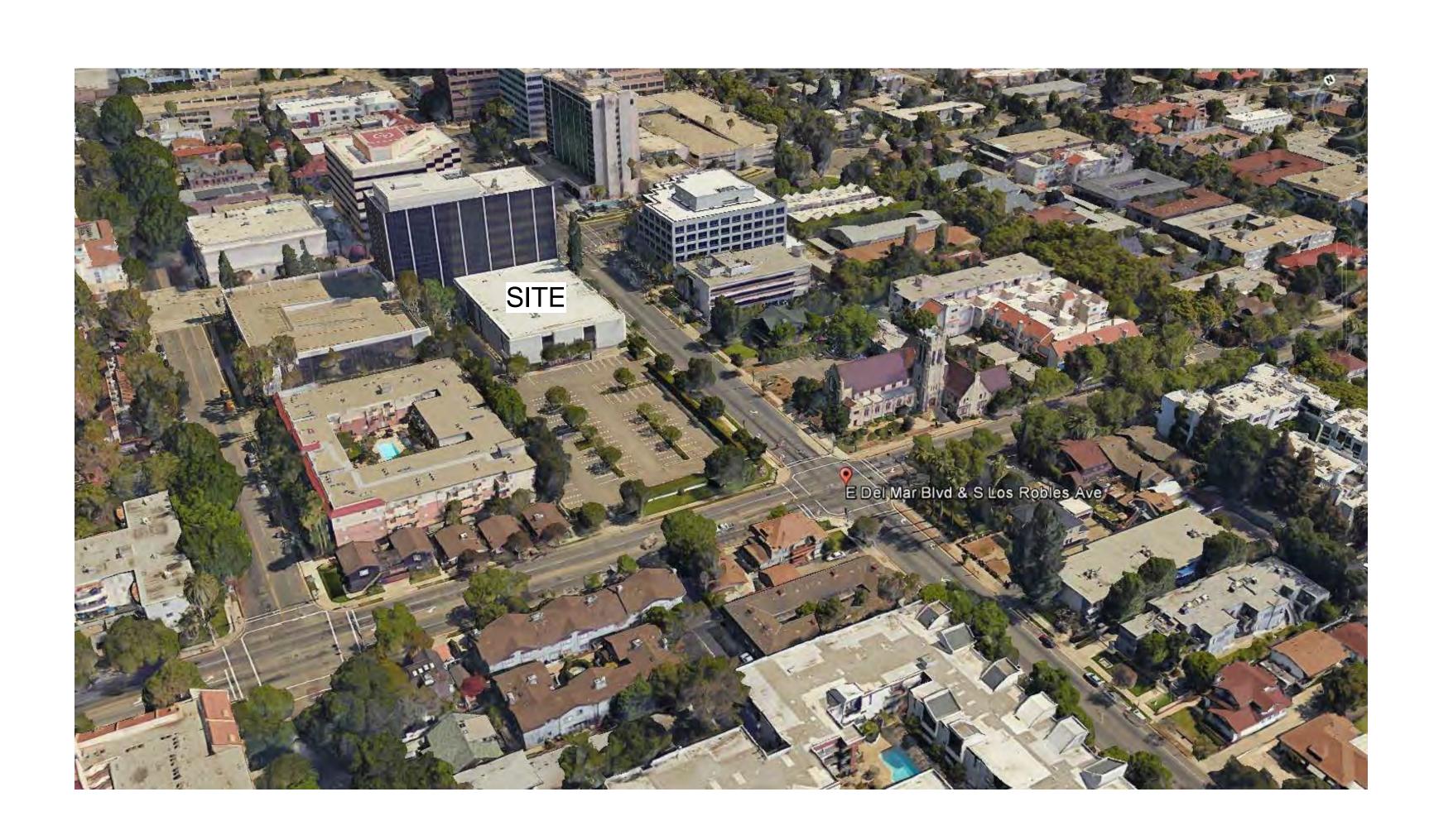
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Description PERSPECTIVES

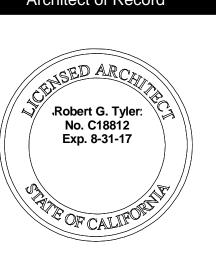












	Issue Dates	
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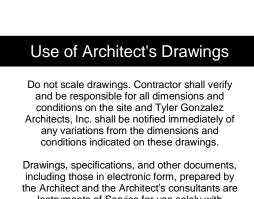
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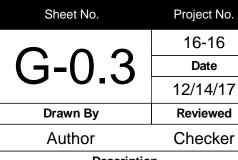
SITE CONTEXT

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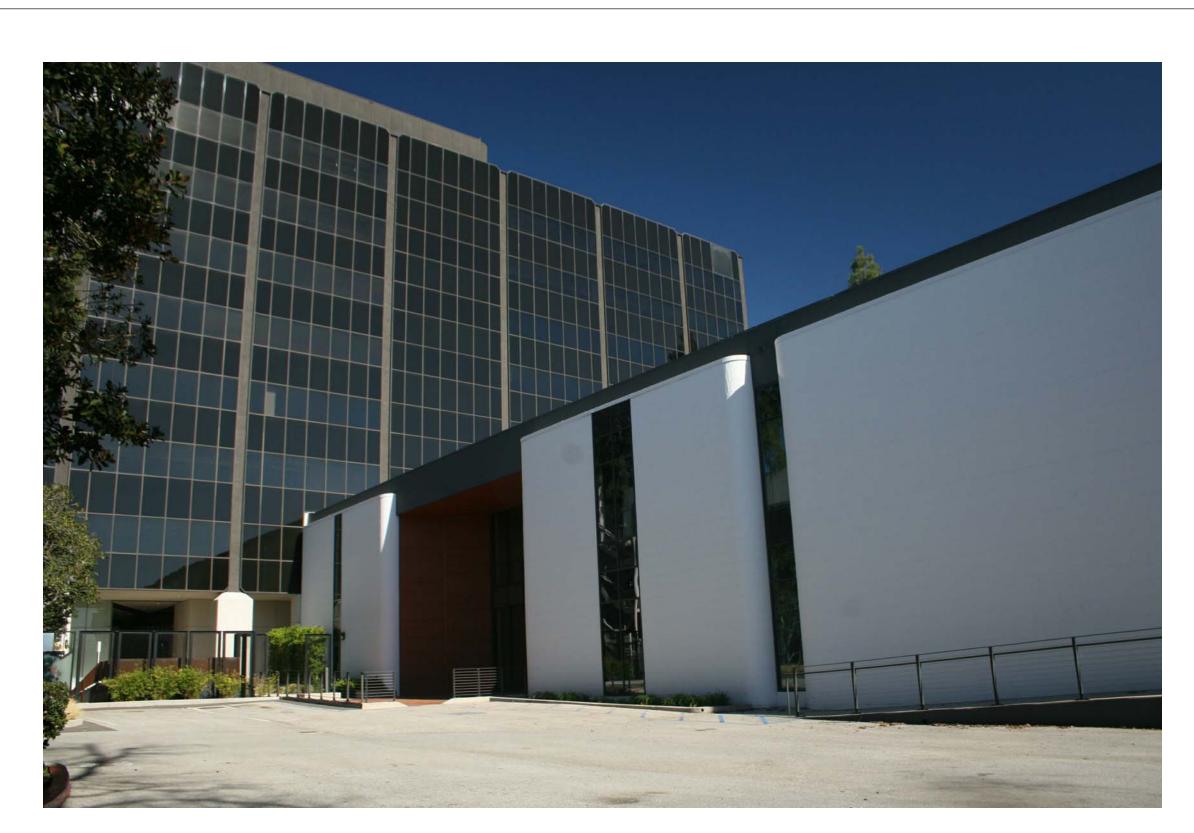


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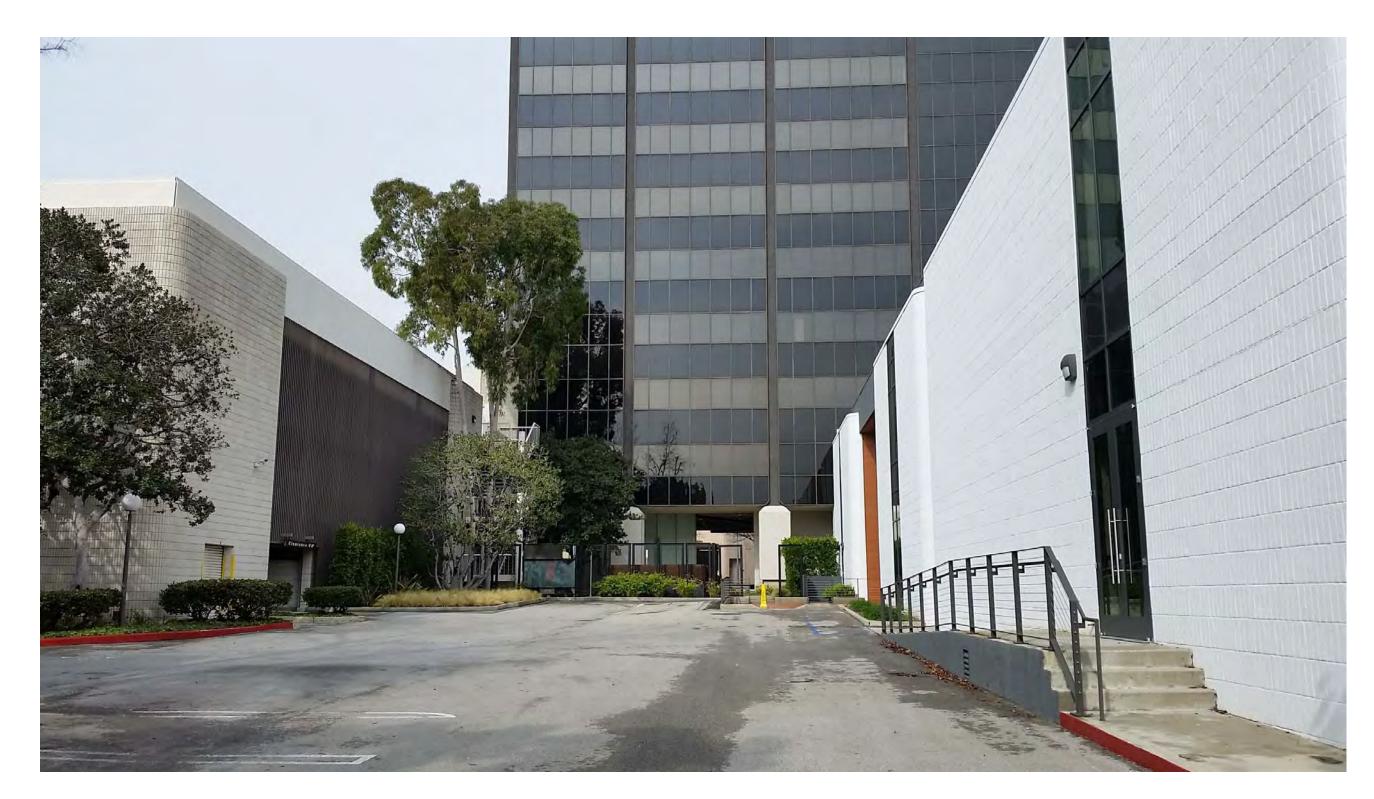
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245 W. CORDOVA STREET & 253 S. LOS ROBLES AVENUE



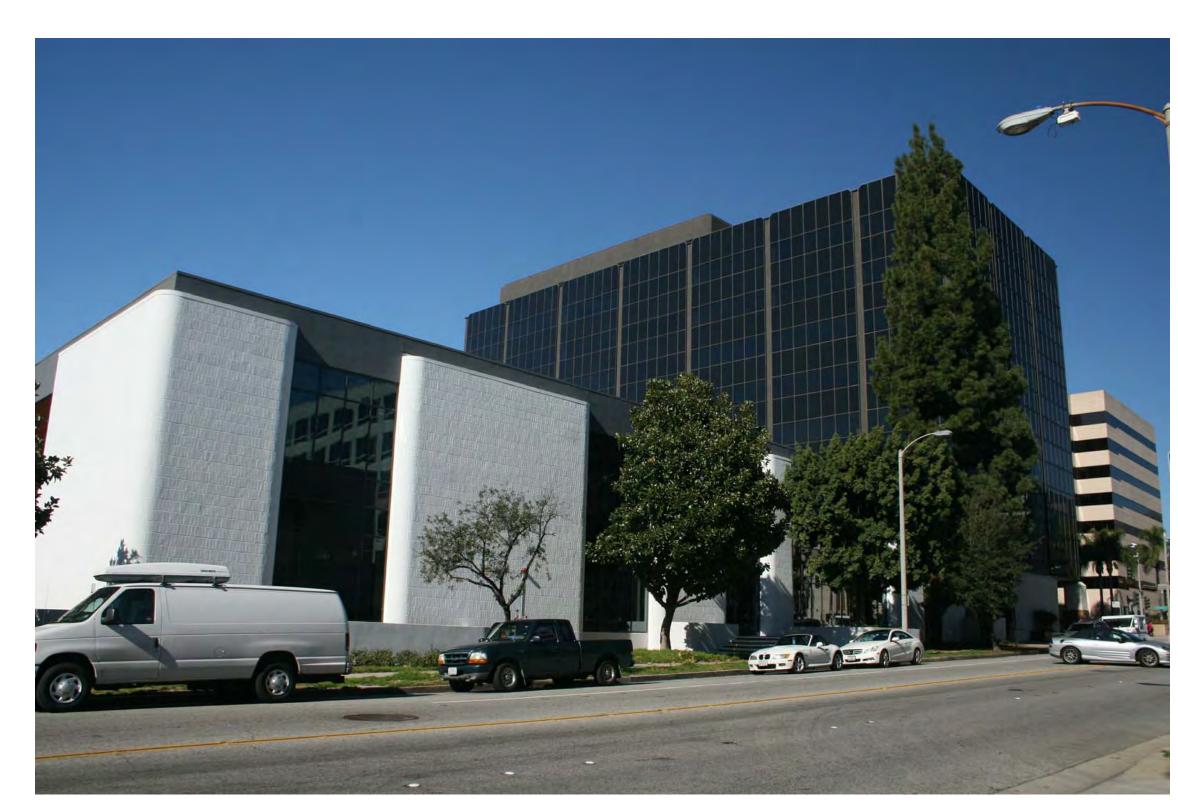
245 W. CORDOVA STREET & 253 S. LOS ROBLES AVENUE



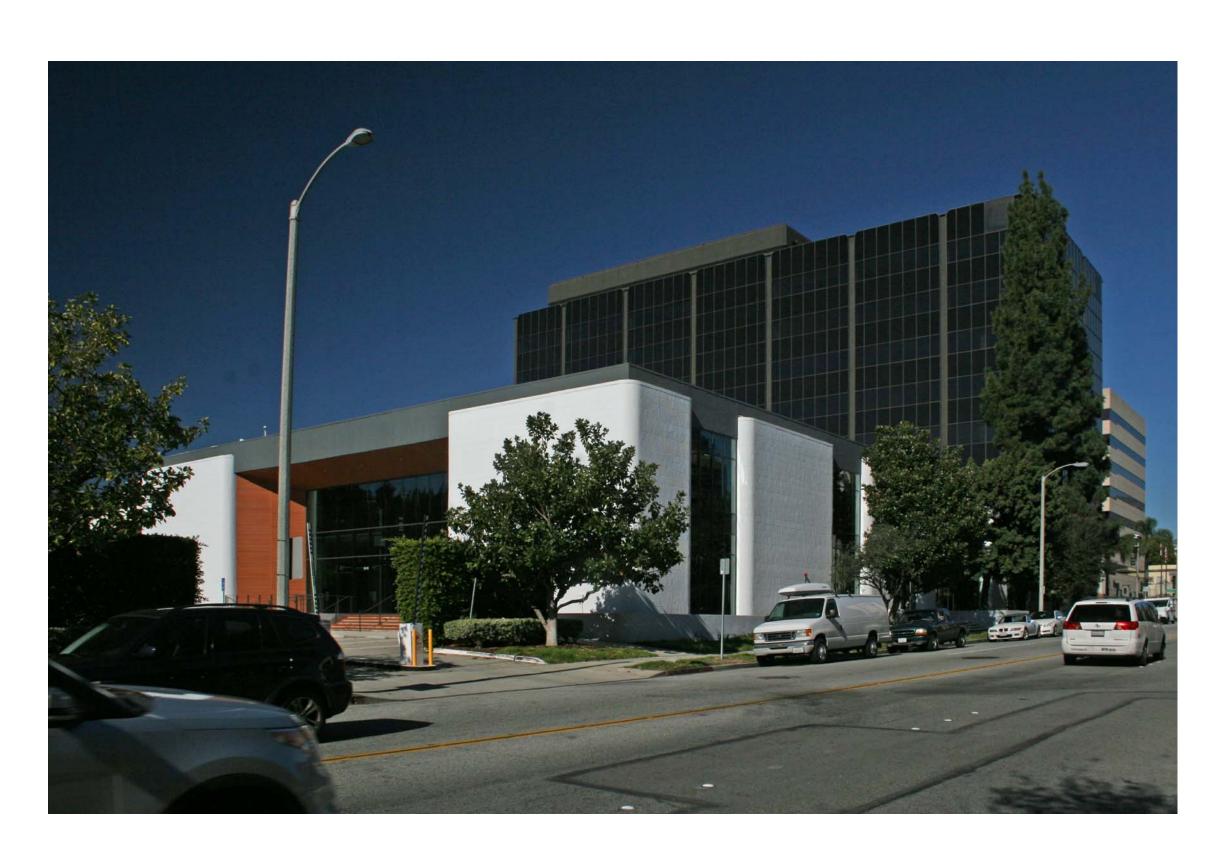
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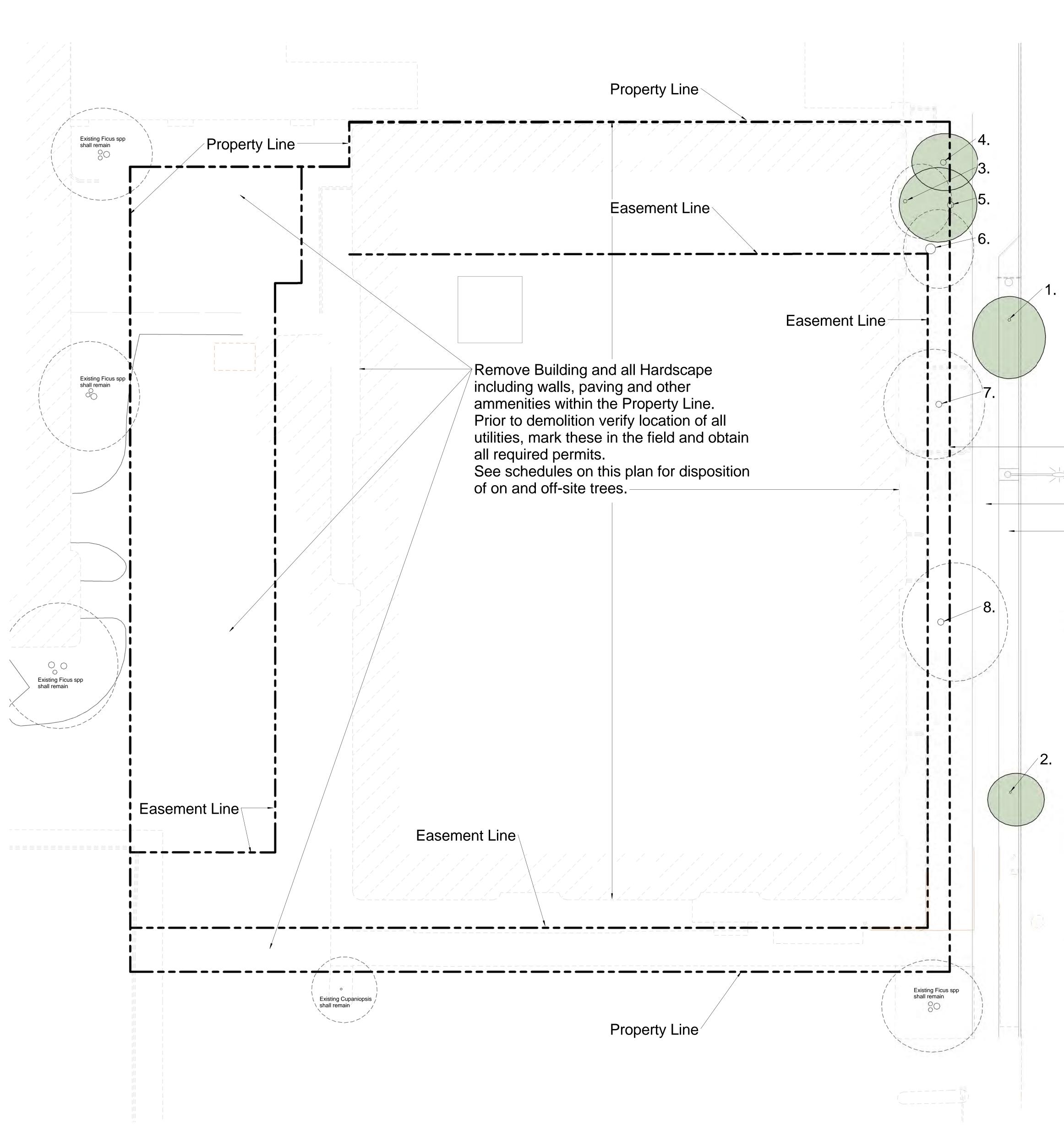
245 W. CORDOVA STREET



253 S. LOS ROBLES AVENUE



253 S. LOS ROBLES AVENUE



139 South Hudson Ave., Suite 300 Pasadena, CA 91101 626.396.9599

SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT (Continued)

PASADENA PERMIT CENTER

Right-of-Way Line

6 foot wide Sidewalk

5 foot wide planted area

Street Light

TREE INVENTORY FOR PROPERTY LOCATED AT

(For hillside project include all trees with a diameter of 4 inches or more. For all other projects, include all trees with a diameter of 8 inches or more.)

Application may not be process if Tree Inventory is not complete or if left blank. If no trees exist on site, indicate "NONE"

Tree #	Scientific Name  Common Name	DHB <sup>2</sup>	Height <sup>3</sup>	Spread	Proposed Status X = Remcve R = Remain L = Relocate	Street tree or public tree? Y = Yes, N = No, U = Unknown
4	Quercus englemannii	7.75"	28'	17'	R	Y
and The sale	Pasadena Oak, Mesa Oak	7.75	20	107	3.7	15
2	Quercus engelmannii	6"	24'	13'	R	Y
	Pasadena Oak, Mesa Oak		24	10	15	
3	Cinnamomum camphora	10.5"	45'	18'	X	N
9	Camphor Tree	10.0	45	10	8.6	L C
4	Pinus canariensis	16.5"	85'	14'	R	N
-2	Canary Island Pine	10.0	65	7.2	3.6	IN
5	Pinus canariensis	18"	80'	17'	R	N
J	Canary Island Pine	10	80	1 %	IX.	IN
6	Pinus canariensis	26"	100'	18'	Х	Ñ
0	Canary Island Pine	20	100	10	^	IN
7	Podocarpus gracilior	17.25"	32'	24'	X	N
1	Fern Pine	17.29	52	24	^	IN
8	Magnolia grandiflora	18"	35'	24'	X	N
O	Southern Magnolia, Bull Bay	10	33	24	^	AIN
9			100	T 1944		
J					^	*
10		0.	A	10		
17					7	•
11		n n	5	1.		
12			25	7		
12	TI.					

Tree number should match number on the site plan. Show tree location on site plan. Include all street trees and trees in public rights-of-way.
 Diameter at breast height (DBH) measured at 4 ½ feet above the point where the trunk meets the ground.
 Estimate the tree height and spread of canopy and provide measurement in feet.

PLANNING AND DEVELOPMENT DEPARTMENT // PLANNING DIVISION

EA - Environmental Assessment Form (updated 2016) Rev 02/18/16

	Tree Inventory					2			
Number	Botanical Name Common Name	DBH in Inches	Height (Feet)	Protected Size	Protected	Spread (N-E-S-W)	Health	Structure	Disposition
1	Quercus engelmannii (Street Tree) Pasadena Oak, Mesa Oak	7.75"	28'	None	Yes	5'-8'-12'-8'	Good	Average	Save Protect
2	Quercus engelmannii (Street Tree) Pasadena Oak, Mesa Oak	6"	24'	None	Yes	4'-6'-8'-7'	Average	Average	Save Protect
3	Cinnamomum camphora  Camphor Tree	10.5"	40'	18"	No	7'-11'-12'-3'	Good	Constricted	Remove
4	Pinus canariensis Canary Island Pine	16.5"	85'	25"	No	6'-8'-7'-7'	Good	Columnar	Save
5	Pinus canariensis Canary Island Pine	18"	80'	25"	No	9'-11'-8'-5'	Good	Columnar	Save
6	Pinus canariensis Canary Island Pine	26"	100'	25"	Yes	7'-10'-12'-6'	Good	Columbar	Remove
7	Podocarpus gracilior Fern Pine	17.25"	32'	20"	No	9'-15'-16'-8'	Good	Good	Remove
8	Magnolia grandiflora Southern Magnolia, Bull Bay	18"	35'	20"	No	13'-18'-14'6'	Good	Good	Remove

Use of Architect's Drawings and be responsible for all dimensions and conditions on the site and Tyler Gonzalez Architects, Inc. shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

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SURVEY & TREE INVENTORY



	Area So	nedule (Cor	mmon Open S <sub>l</sub>	pace)	
Name	Number	Area	Area Type	Comments	Level
Sundeck	Common Open Space	2092 SF	Building Common Area	Open Space	6th Floor
Courtyard	Common Open Space	2432 SF	Building Common Area	Open Space	1st Floor South
E Terrace	Common Open Space	2037 SF	Building Common Area	Open Space	6th Floor
South Yard	Common Open Space	2556 SF	Building Common Area		1st Floor South
North Yard	Common Open Space	3051 SF	Building Common Area		1st Floor South
Add'l Front Open Space	Common Open Space	963 SF	Building Common Area		1st Floor South
Patio Easement	Common Open Space	2251 SF	Building Common Area		1st Floor South

<u>Unit 401</u>

2-Bedroom

970 SF

Unit 402 2-Bedroom

979 SF

<u>Unit 404</u>

704 SF

Unit 410 1-Bedroom

746 SF

<u>Unit 412</u>

1-Bedroom

778 SF

1-Bedroom

<u>Unit 415</u>

2-Bedroom

865 SF

\_\_\_\_\_

1-Bedroom

781 SF

775 SF

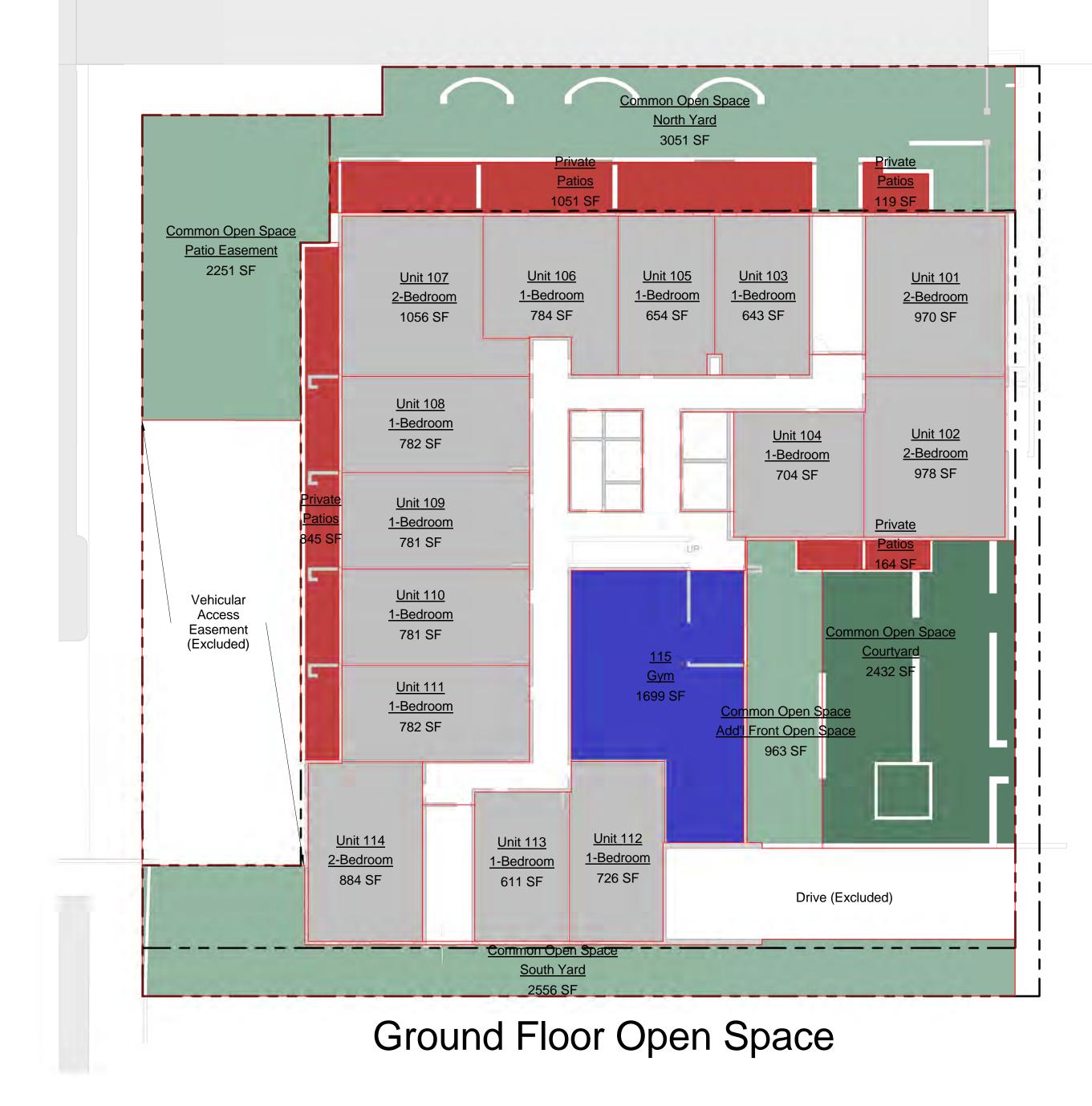
<u>Unit 416</u>

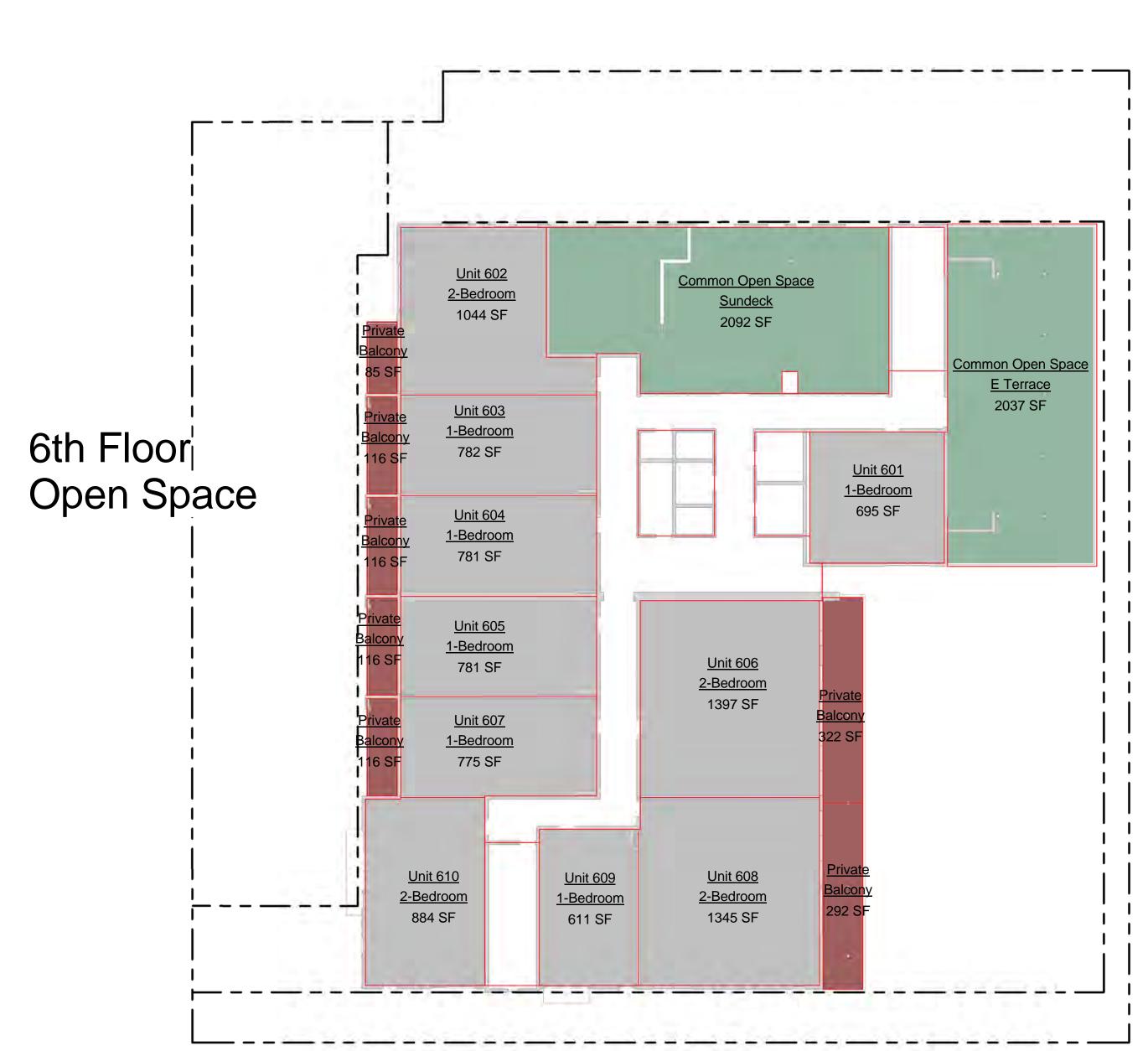
1-Bedroom

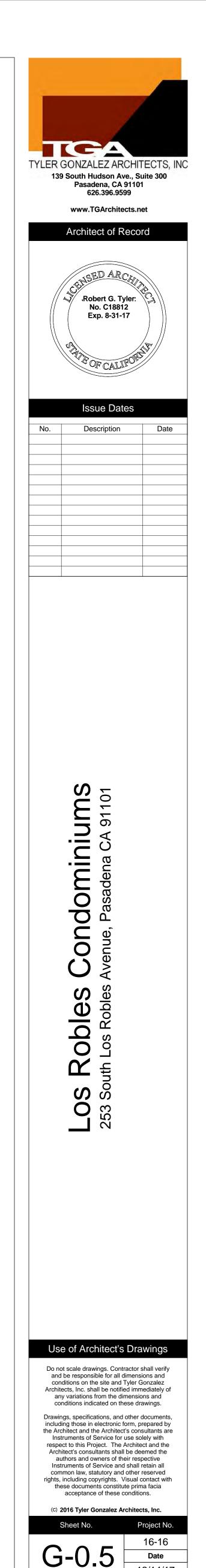
610 SF

<u>Unit 417</u>

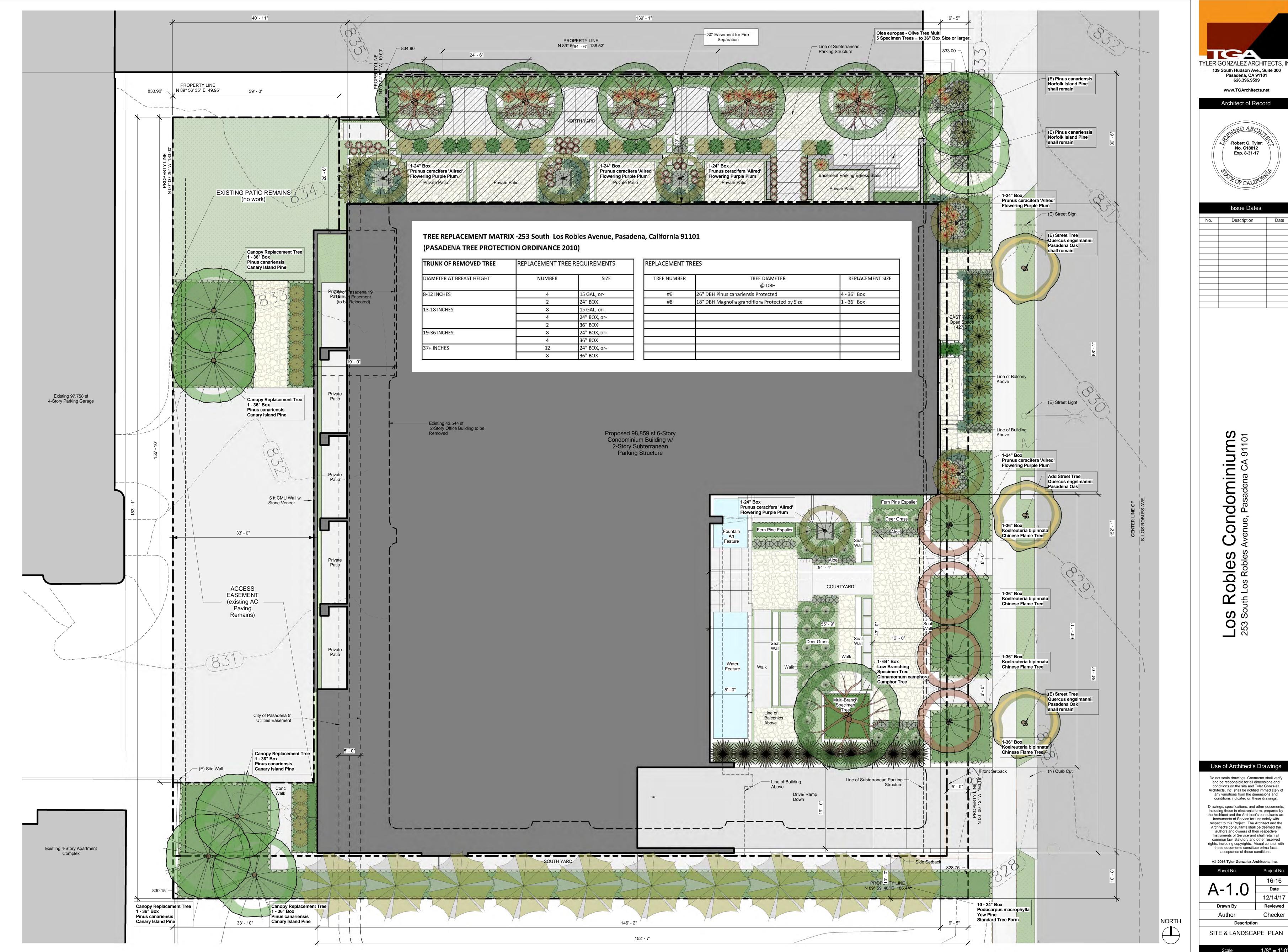
884 SF

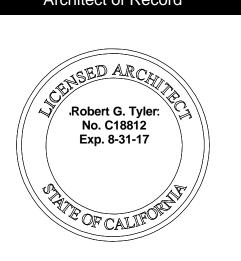






OPEN SPACE DIAGRAMS





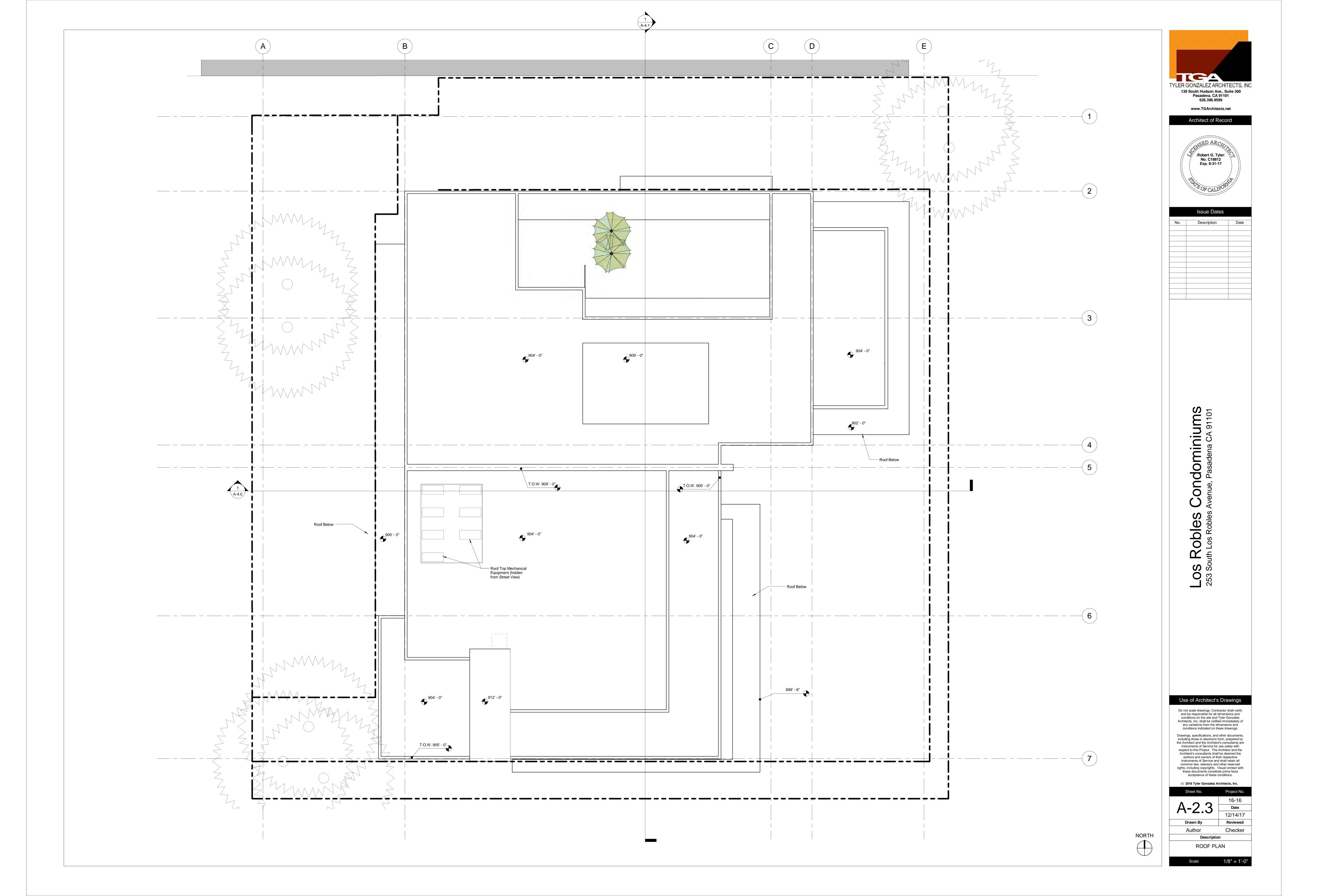
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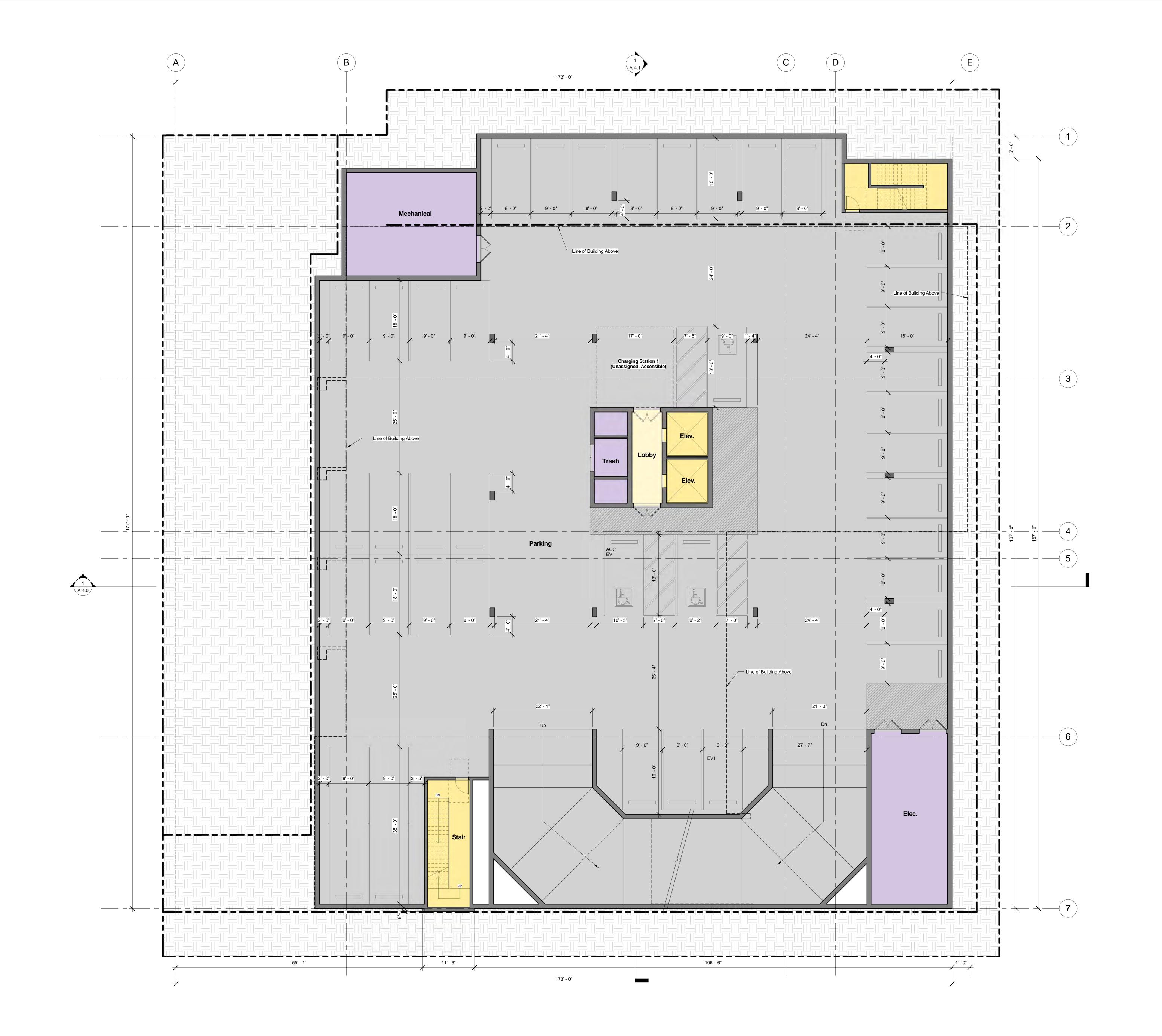
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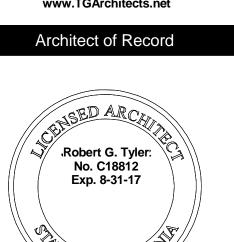












**Issue Dates** 

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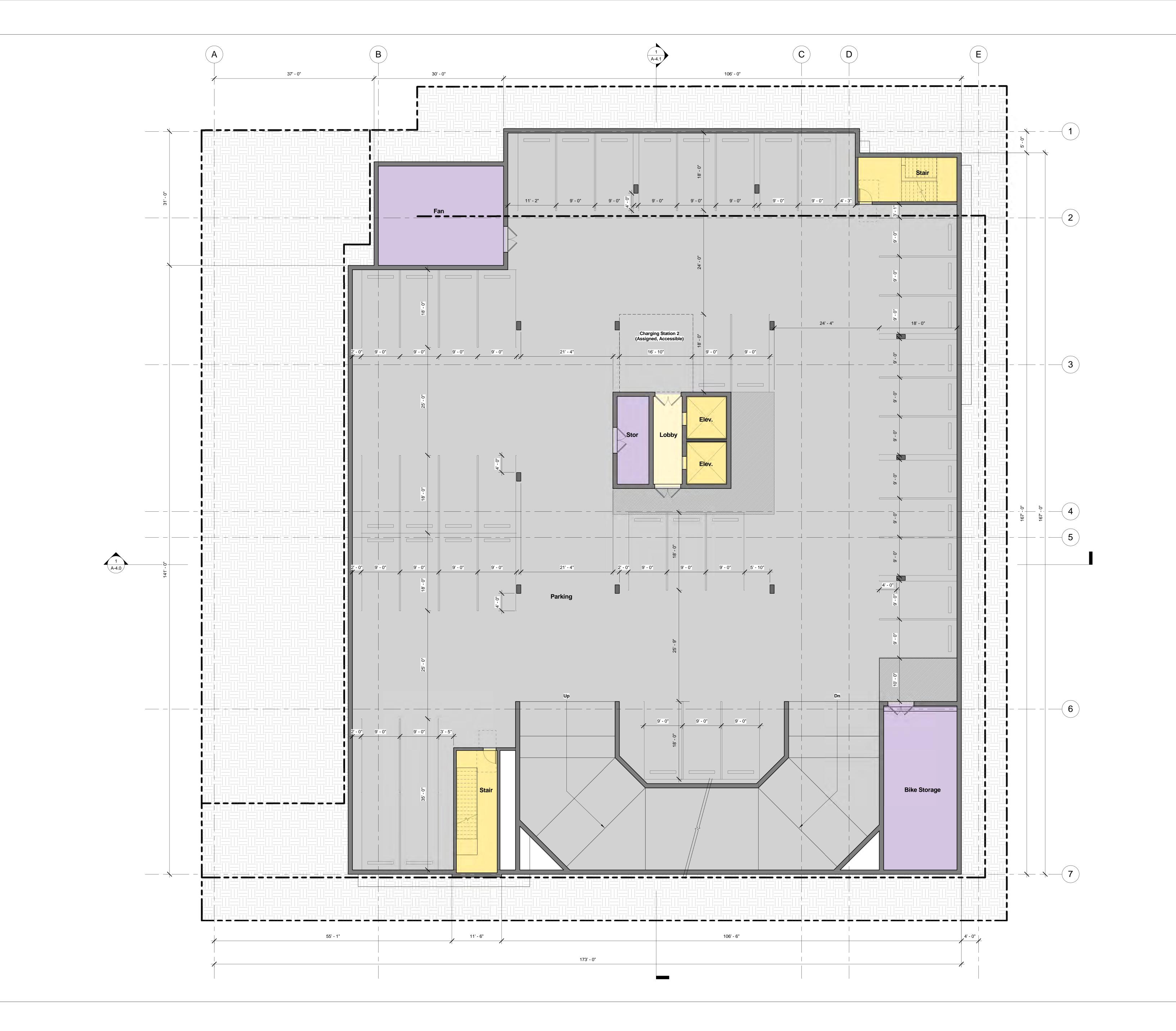
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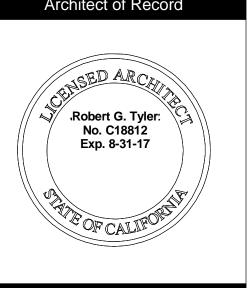
acceptance of these conditions.		
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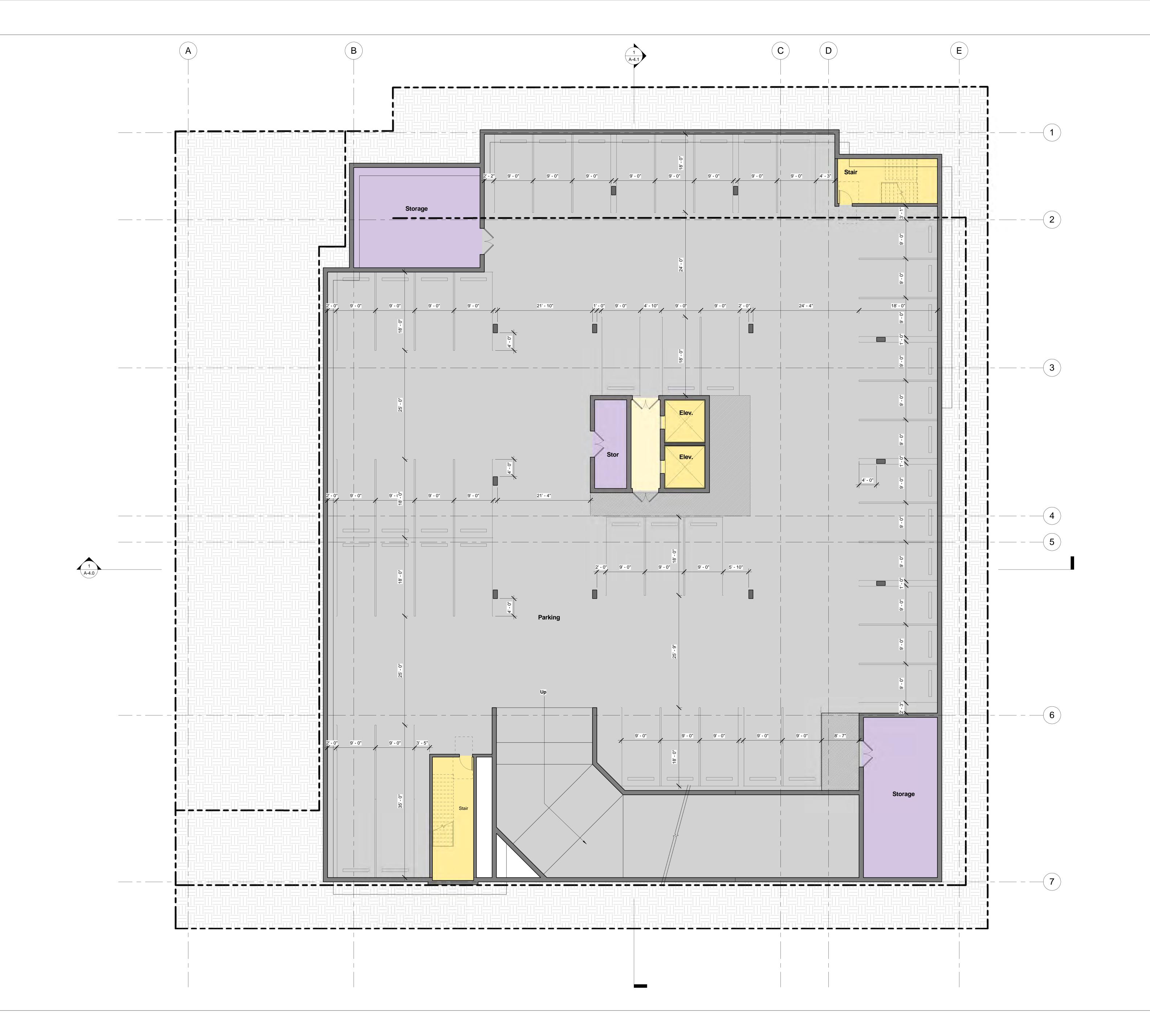


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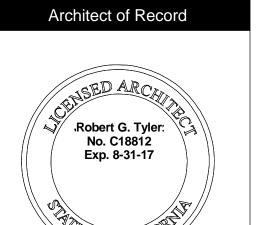


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Checker **B2 BASEMENT PLAN** 



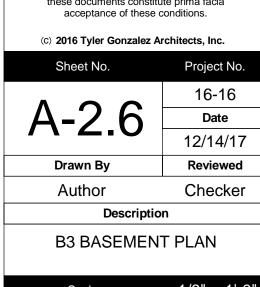


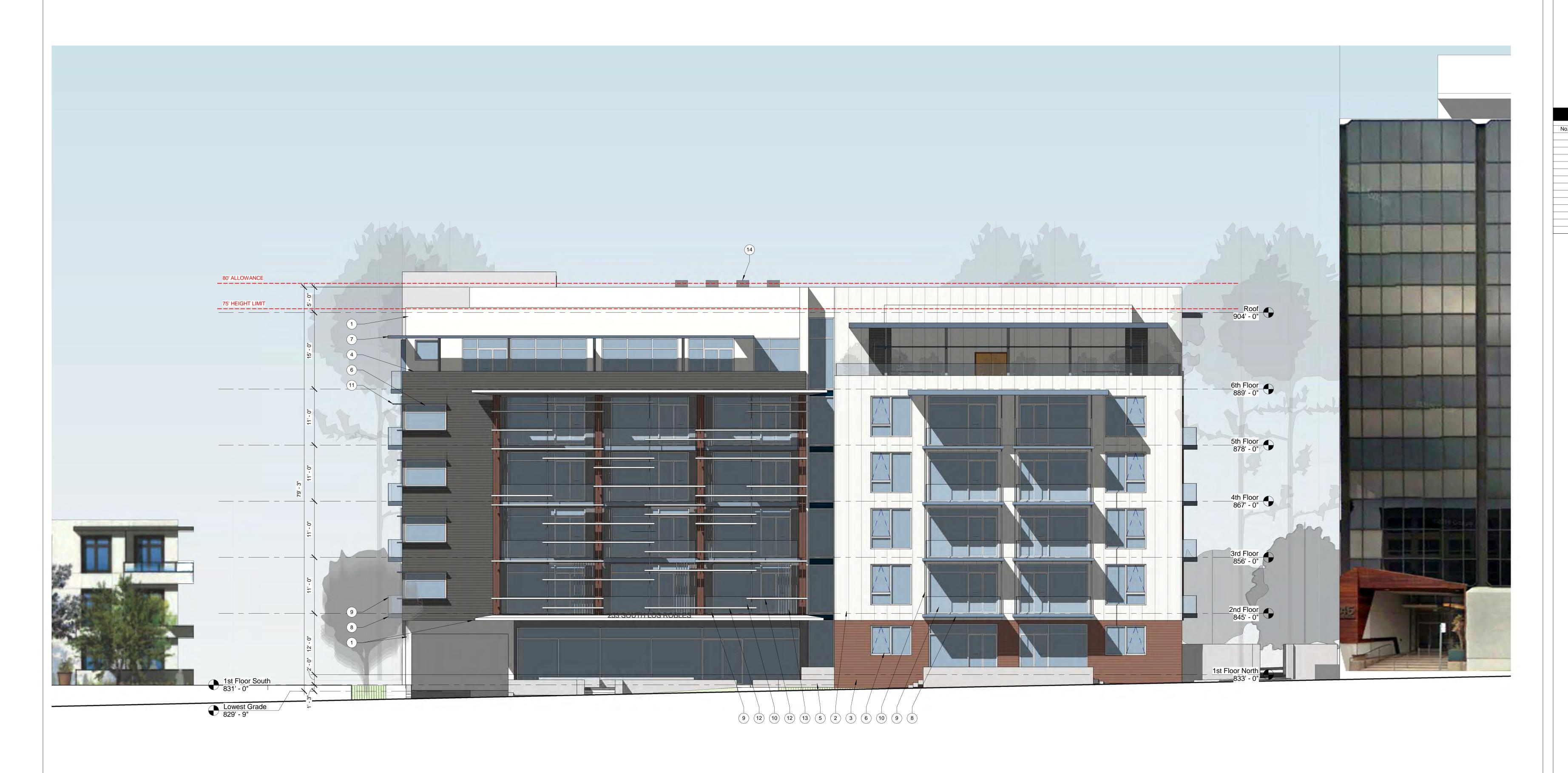


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TYLER GONZALEZ ARCHITECTS, INC 139 South Hudson Ave., Suite 300 Pasadena, CA 91101 626.396.9599

www.TGArchitects.net

Robert G. Tyler: No. C18812 Exp. 8-31-17

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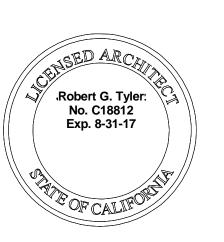
EAST ELEVATION

Scale As indicated

**ELEVATION KEYNOTES** 7 Eave w/ Alucobond Fascia
Color: Clear Anodized La Habra Exterior Plaster Finish: 20/30 Float (Sand) Color: X-23 Aspen (Integrated) Feat: Wood texture underside Balcony w/ Alucobond Fascia
Color: Clear Anodized
Feat: Wood texture underside Cembrit Rainscreen System Size: 30" Vertical Cembrit Rainscreen System Color: True, Antarctic 304 9 Glass Railing Cembrit Rainscreen System
Size: 6" Horizontal Color: True, Olympus 309 (10) Steel Tension Cables 4 Cembrit Rainscreen System
Size: 6" Horizontal Color: True, Kilimanjaro 307 (11) Steel Eyebrow over Window 5 Concrete Wall Finish: Textured Alucobond Horizontal Sun Shade Color: Clear Anodized 6 Aluminum Windows & Doors
Color: Clear Anodized (13) Steel Vertical Privacy Screen

(14) Rooftop Mechanical (hidden from Street View)





		Issue Dates	
	No.	Description	Date
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Condominiums
Avenue, Pasadena CA 91101

Robles outh Los Robles

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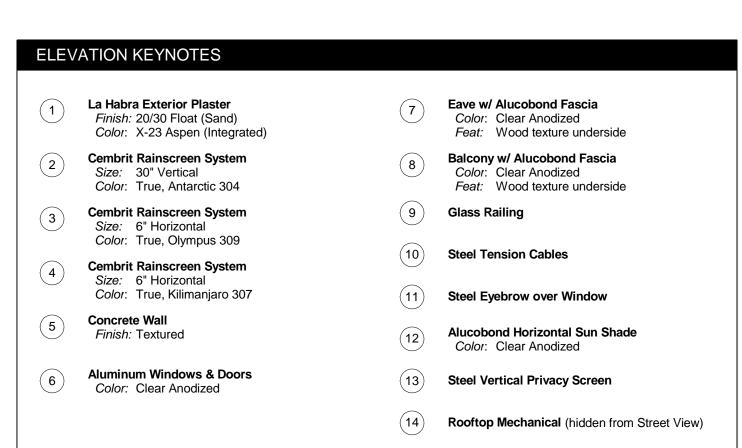
EAST ELEVATION - CONTEXT



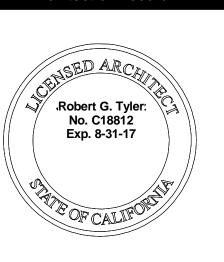
399 East Del Mar Townhomes (unbuilt) **Proposed Project** Existing Office Building

Los Robles Street Elevation









	Issue Dates	
No.	Description	

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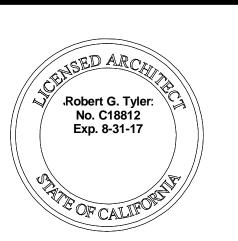
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Project No. Sheet No. 16-16 12/14/17 Drawn By Reviewed Checker Description NORTH ELEVATION

Scale As indicated







		Issue Dates	
	No.	Description	Date

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Author	Checker
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WEST ELEVATION

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Feat: Wood texture underside

Balcony w/ Alucobond Fascia
Color: Clear Anodized
Feat: Wood texture underside

9 Glass Railing

(10) Steel Tension Cables

(11) Steel Eyebrow over Window

(13) Steel Vertical Privacy Screen

Alucobond Horizontal Sun Shade Color: Clear Anodized

(14) Rooftop Mechanical (hidden from Street View)

Color: X-23 Aspen (Integrated)

Cembrit Rainscreen System

Color: True, Antarctic 304

Color: True, Olympus 309

Color: True, Kilimanjaro 307

Cembrit Rainscreen System
Size: 6" Horizontal

4 Cembrit Rainscreen System
Size: 6" Horizontal

6 Aluminum Windows & Doors
Color: Clear Anodized

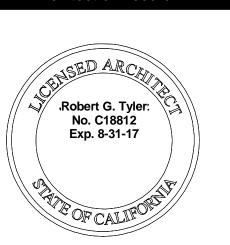
5 Concrete Wall Finish: Textured

Cembrit Rainscreen Sys Size: 30" Vertical

Scale As indicated



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No.	Description	Date

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7 Eave w/ Alucobond Fascia
Color: Clear Anodized

9 Glass Railing

(10) Steel Tension Cables

(11) Steel Eyebrow over Window

(13) Steel Vertical Privacy Screen

Alucobond Horizontal Sun Shade Color: Clear Anodized

(14) Rooftop Mechanical (hidden from Street View)

Balcony w/ Alucobond Fascia
Color: Clear Anodized
Feat: Wood texture underside

Feat: Wood texture underside

La Habra Exterior Plaster

Cembrit Rainscreen System
Size: 6" Horizontal

4 Cembrit Rainscreen System
Size: 6" Horizontal

6 Aluminum Windows & Doors
Color: Clear Anodized

5 Concrete Wall Finish: Textured

2 Cembrit Rainscreen Syr Size: 30" Vertical

Finish: 20/30 Float (Sand)

Color: X-23 Aspen (Integrated)

Cembrit Rainscreen System

Color: True, Antarctic 304

Color: True, Olympus 309

Color: True, Kilimanjaro 307

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SOUTH ELEVATION

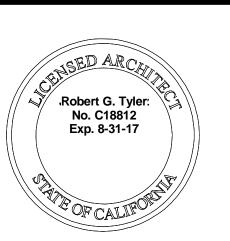
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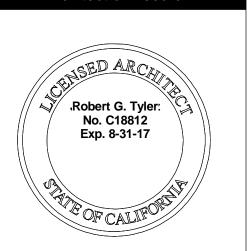
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Description

BUILDING SECTION N-S



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