

ATTACHMENT D

Project Plans and Application Packet

590 FAIR OAKS AVENUE

PREDEVELOPMENT PLAN REVIEW

APPLICANT NAME
FAIR OAKS DEVELOPMENT, LLC

APPLICANT ADDRESS
303 SOUTH UNION AVENUE
FIRST FLOOR
LOS ANGELES, CA 90017

PHONE NUMBER
213 550 7200

PROJECT ADDRESS
590 FAIR OAKS AVENUE
PASADENA, CA 91105

PARCEL NUMBERS
5720-001-001, 5720-001-002, 5720-001-003,
5720-001-004, & 5720-001-005

ZONING DESIGNATION
IG (INDUSTRY, GENERAL)

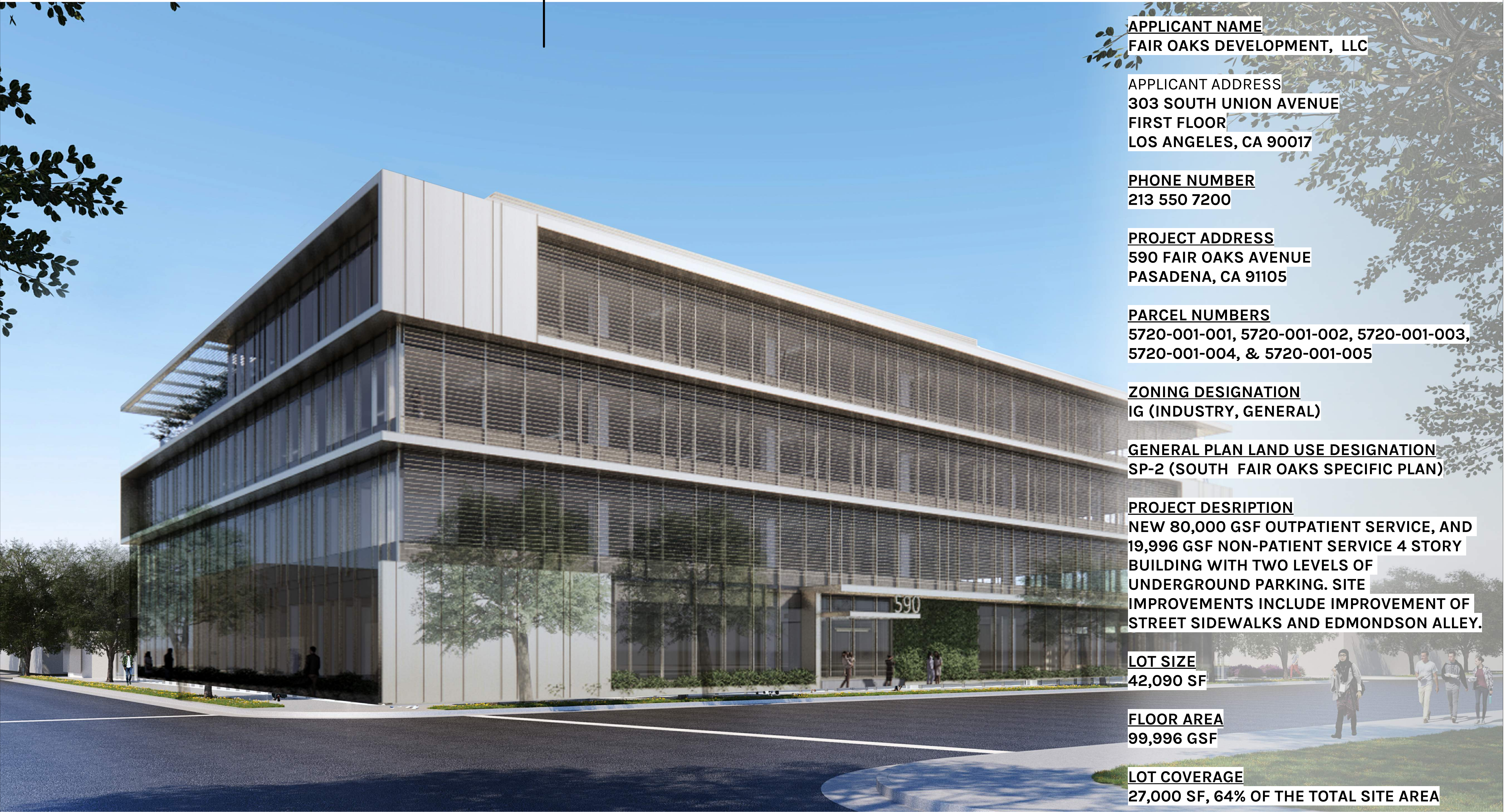
GENERAL PLAN LAND USE DESIGNATION
SP-2 (SOUTH FAIR OAKS SPECIFIC PLAN)

PROJECT DESCRIPTION
NEW 80,000 GSF OUTPATIENT SERVICE, AND
19,996 GSF NON-PATIENT SERVICE 4 STORY
BUILDING WITH TWO LEVELS OF
UNDERGROUND PARKING. SITE
IMPROVEMENTS INCLUDE IMPROVEMENT OF
STREET SIDEWALKS AND EDMONDSON ALLEY.

LOT SIZE
42,090 SF

FLOOR AREA
99,996 GSF

LOT COVERAGE
27,000 SF, 64% OF THE TOTAL SITE AREA

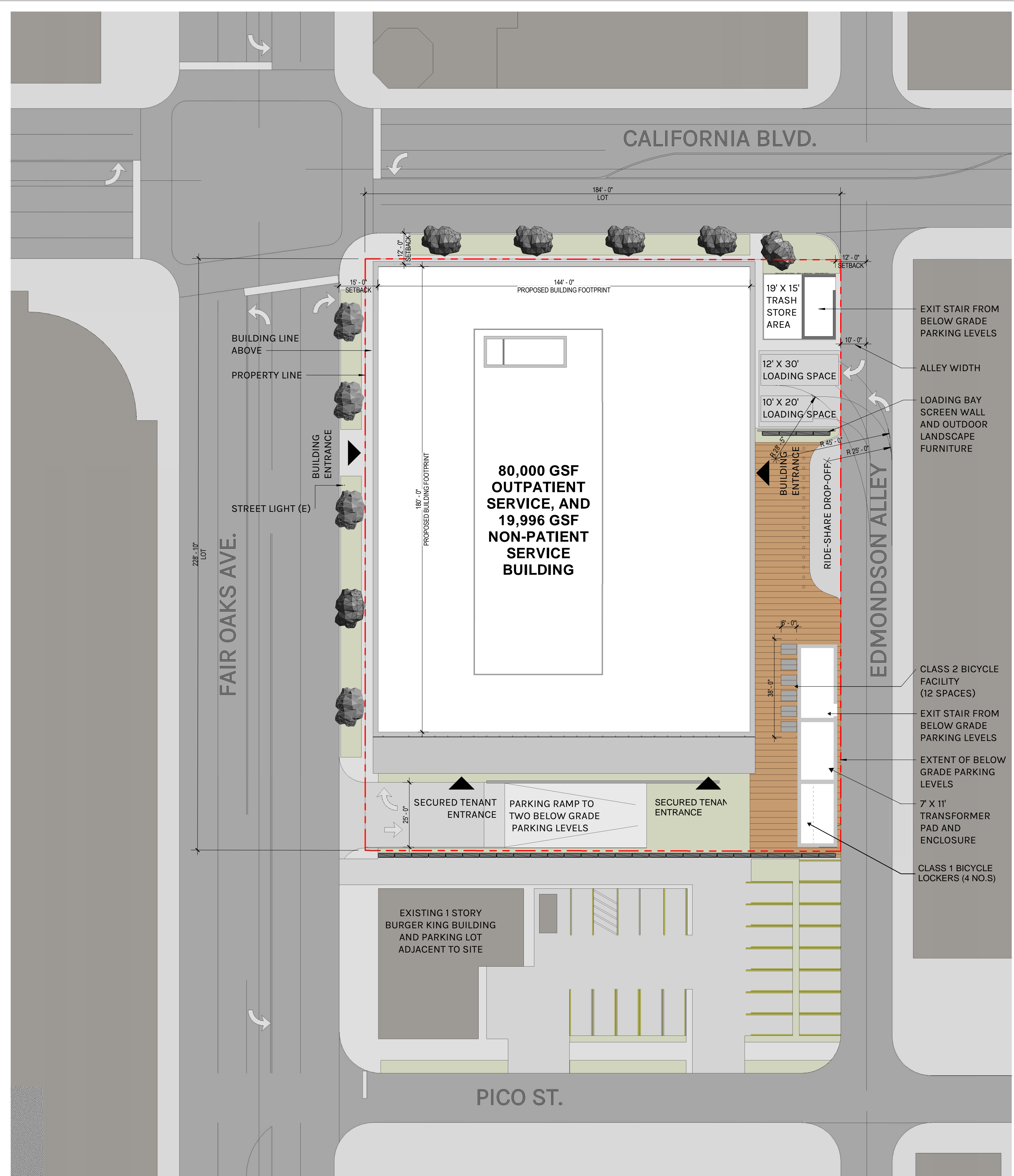
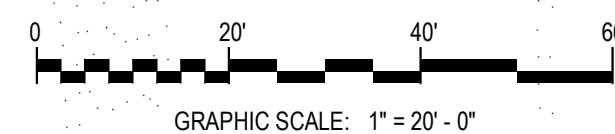


SITE PLAN



EXISTING

- 1 APPROX. 2800SF EXISTING BUILDING TO BE REMOVED
- 2 APPROX. 4200SF EXISTING BUILDING TO BE REMOVED
- 3 EXISTING BURGER KING BUILDING AND PARKING LOT ADJACENT TO SITE



LANDSCAPE PLAN

OPEN SPACE REQUIREMENT:

PURSUANT TO CITY OF PASADENA ZONING CODE SECTION OF 17.35.040 – SP – 2 GENERAL DEVELOPMENT STANDARDS

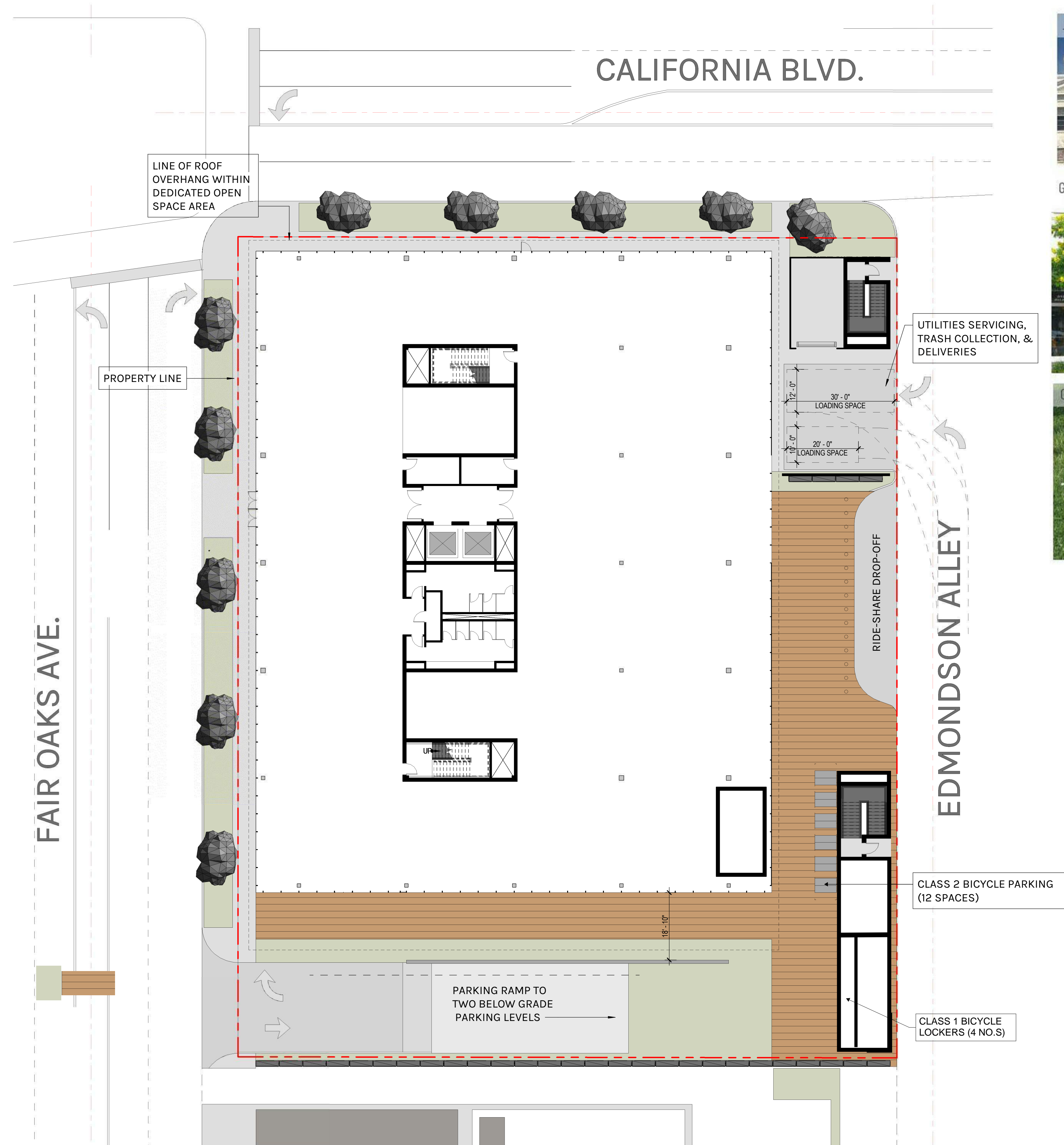
THERE SHALL BE AN OPEN SPACE AREA OF 300 SQUARE FEET WITH A MINIMUM DIMENSION OF 15 FEET. IT MAY BE COVERED BY A ROOF STRUCTURE BUT NO PORTION OF IT MAY BE ENCLOSED.

THE PROPOSED PROJECT HAS PROVIDED AN OPEN SPACE AREA OF 14,000 SQUARE FEET CONSISTING OF 2,570 SQUARE FEET OF LANDSCAPING AND 13,552 SQUARE FEET OF HARDSCAPE AREAS.

4 YOUNG CREPE MYRTLES 4" IN DIAMETER EXIST ON SITE.

TOTAL AREA INSIDE OF PROPERTY LINE

- LANDSCAPE - 2,570 SF
- HARDSCAPE - PAVERS : 6,415 SF
- HARDSCAPE - SIDEWALK 2,744 SF
- PARKING ACCESS - RAMP, DROP-OFF, LOADING : 4,393 SF



PARKING LEVEL 1

102 STALLS

(65) 9' X 18' STALLS, (2) 8'-10" X 18' STALLS, (1) 8'-6" X 18' STALL
 (34) 9' X 18' TANDEM / TRIPLE STACKED STALLS

PARKING REQUIREMENT:

PURSUANT TO CITY OF PASADENA ZONING CODE SECTION 17.46.040, A MEDICAL OFFICE LAND USE REQUIRES FOUR PARKING SPACES PER 1,000 GROSS SQUARE FEET OF FLOOR AREA.

THE TOTAL REQUIRED NUMBER OF PARKING STALL CALCULATION FOR THE TOTAL MEDICAL OFFICE BUILDING FLOOR AREA OF 99,996 WITH A 20% CREDIT FOR PROXIMITY TO PUBLIC TRANSPORTATION (DEL MAR METRO STATION) IS AS FOLLOWS:

400 TOTAL NUMBER OF STALLS

$$99,996 \text{ SF} \times 4/1000 = 399.98$$

80 TOTAL NUMBER OF STALL REDUCTION

$$400 \times .20 = 80$$

320 TOTAL NUMBER OF STALLS REQUIRED

$$400 - 80 = 320$$

212 TOTAL NUMBER OF ON SITE STALLS PROVIDED

136 TOTAL NUMBER OF OFF SITE STALLS REQUIRED

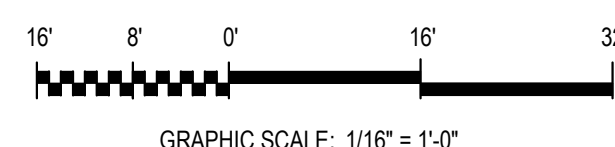
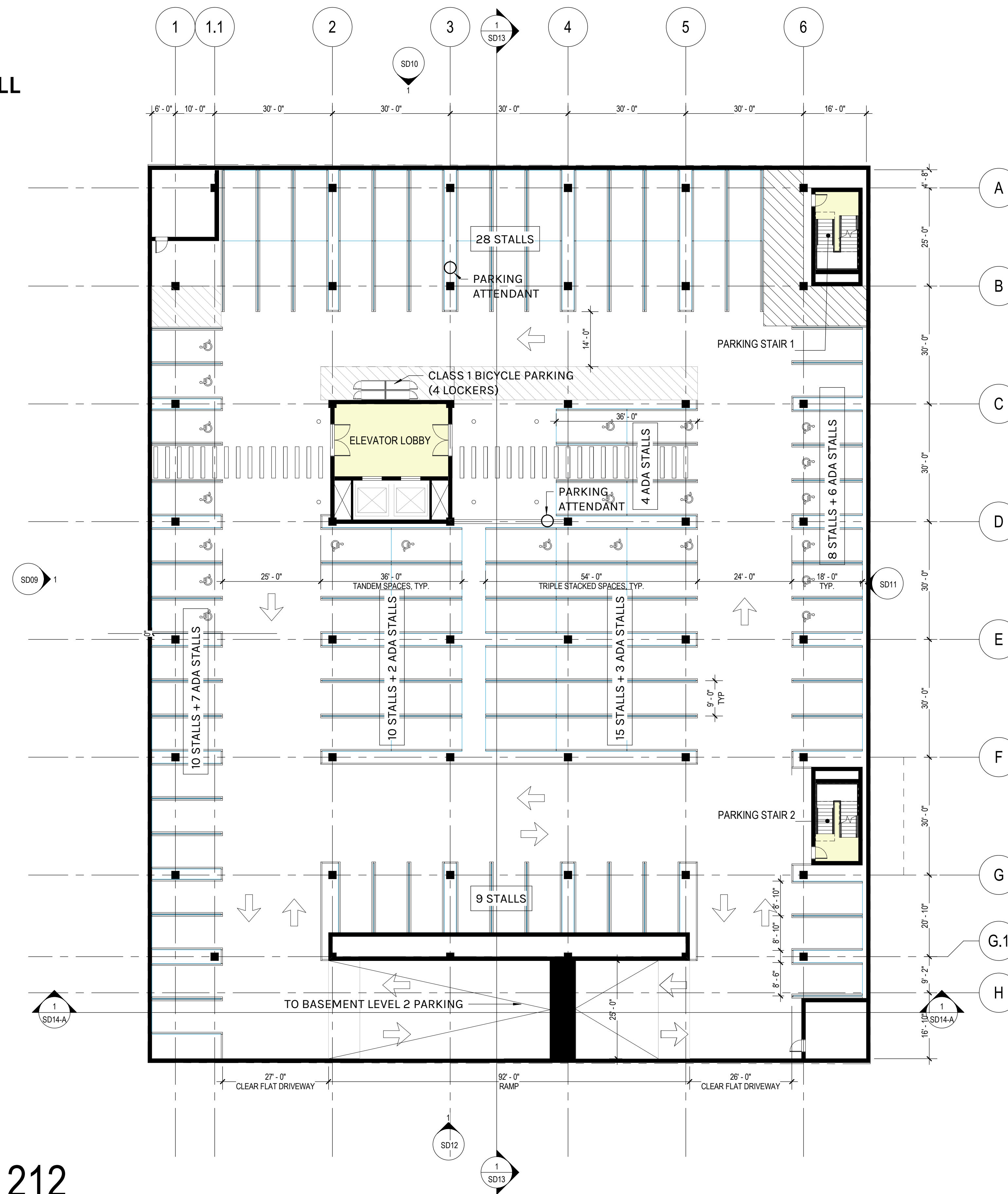
$$320 - 212 = 108$$

A CONDITIONAL USE PERMIT HAS BEEN FILED FOR ALLOWING 108 CARS TO BE PARKED ON AN ADJACENT OFF-SITE PARKING LOCATION.

22 TOTAL NUMBER OF ADA STALLS REQUIRED

$$212 \times .10 = 21.2$$

TOTAL PARKING STALLS ON 2 LEVELS = 212



PARKING LEVEL 2

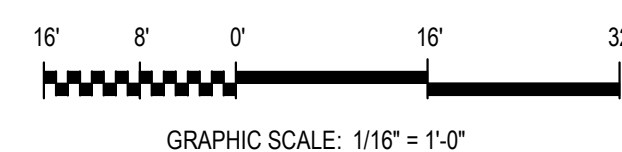
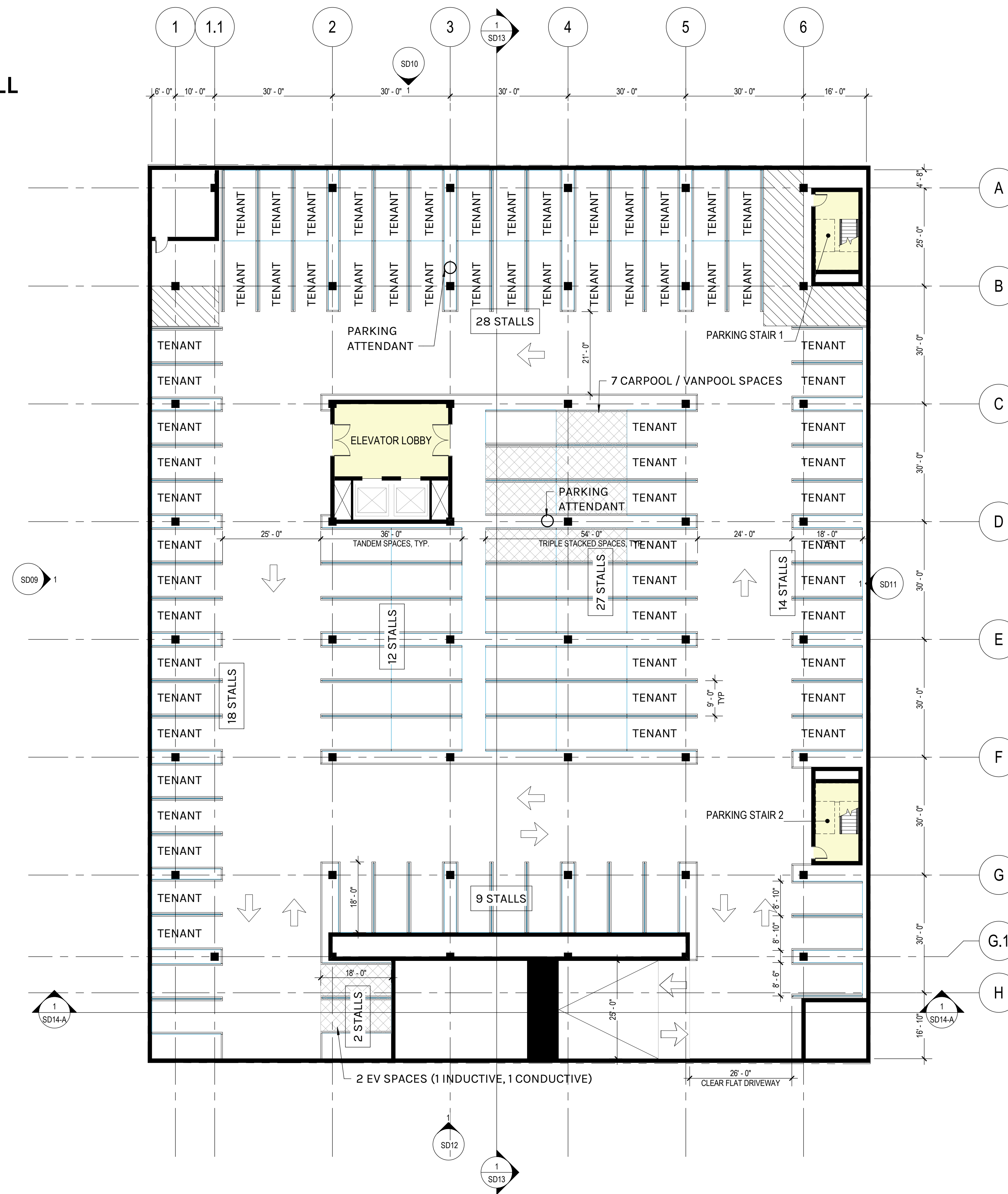
110 STALLS

(69) 9' x 18' STALLS, (2) 8'-10" X 18' STALLS, (1) 8'-6" X 18' STALL
 (38) 9' 18' TANDEM STALLS

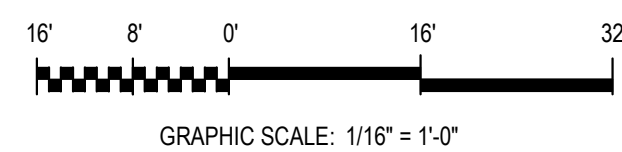
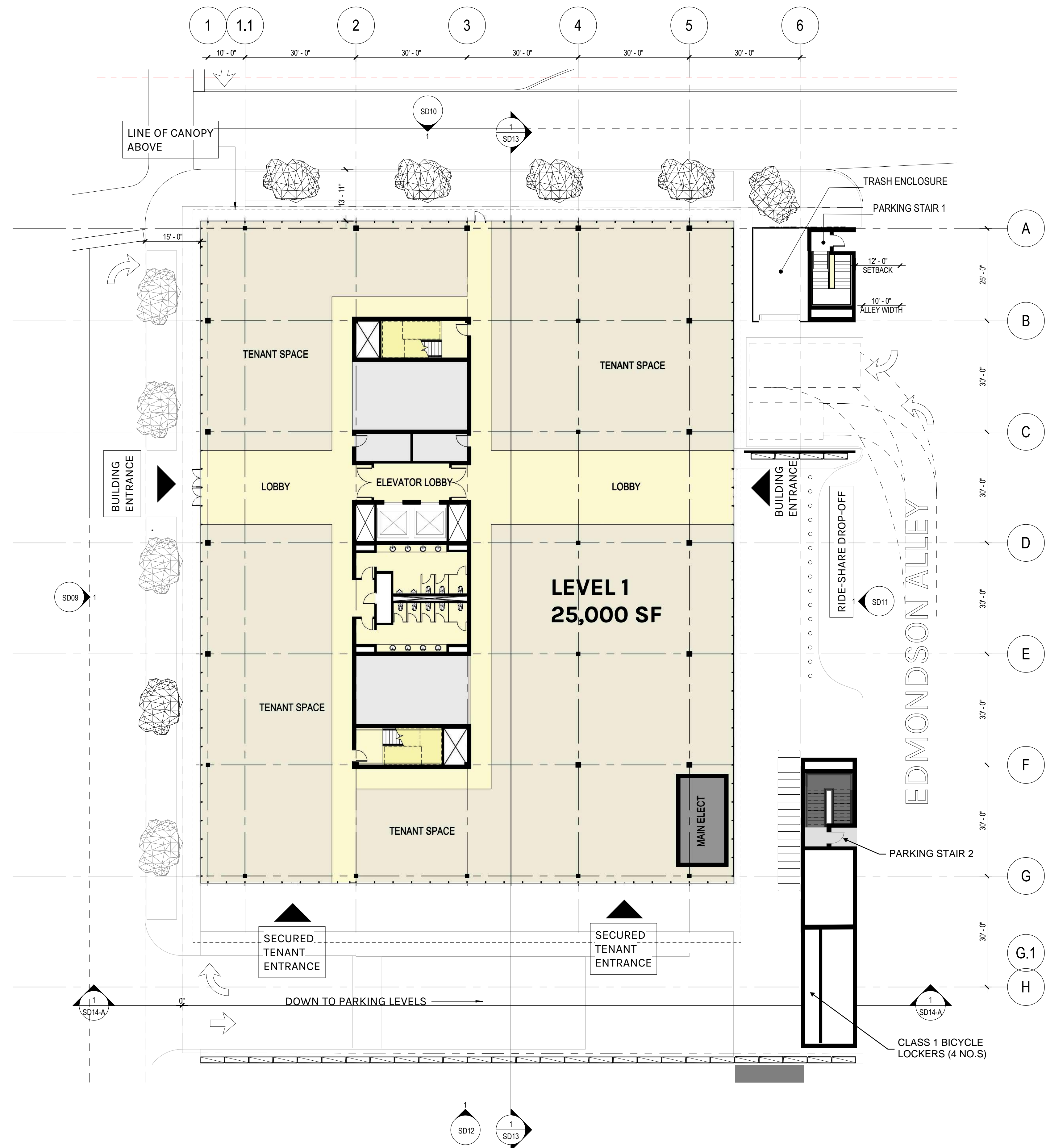
PARKING REQUIREMENT:

256 TOTAL NUMBER CUSTOMER PARKING
 $320 \times .80 = 256$

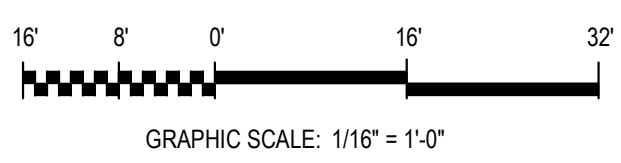
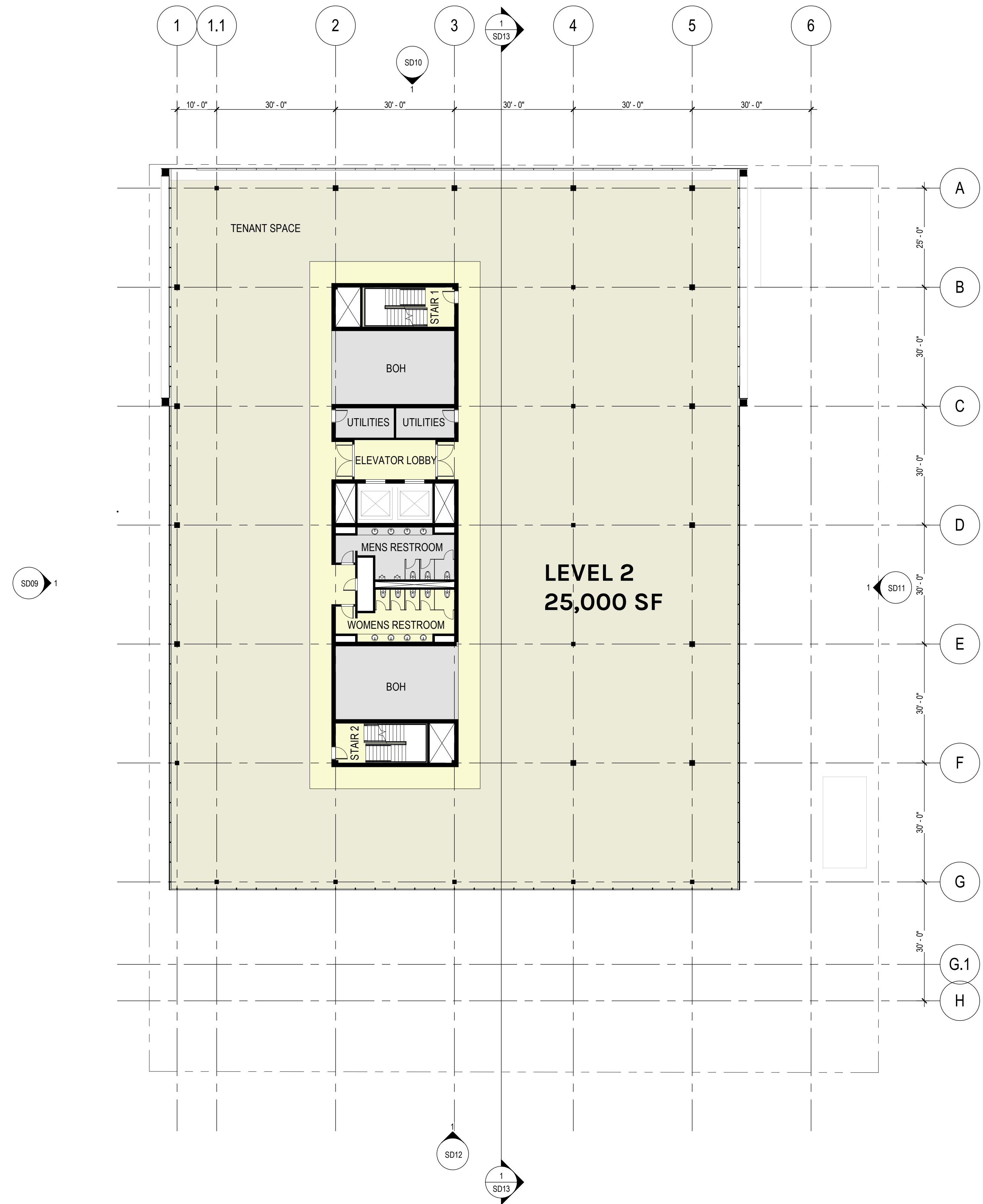
64 TOTAL NUMBER EMPLOYEE/TENANT PARKING
 $320 - 256 = 64$



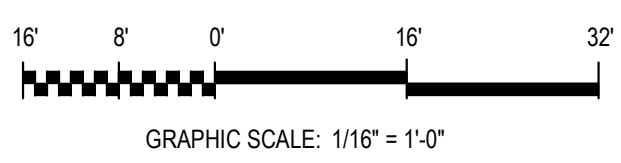
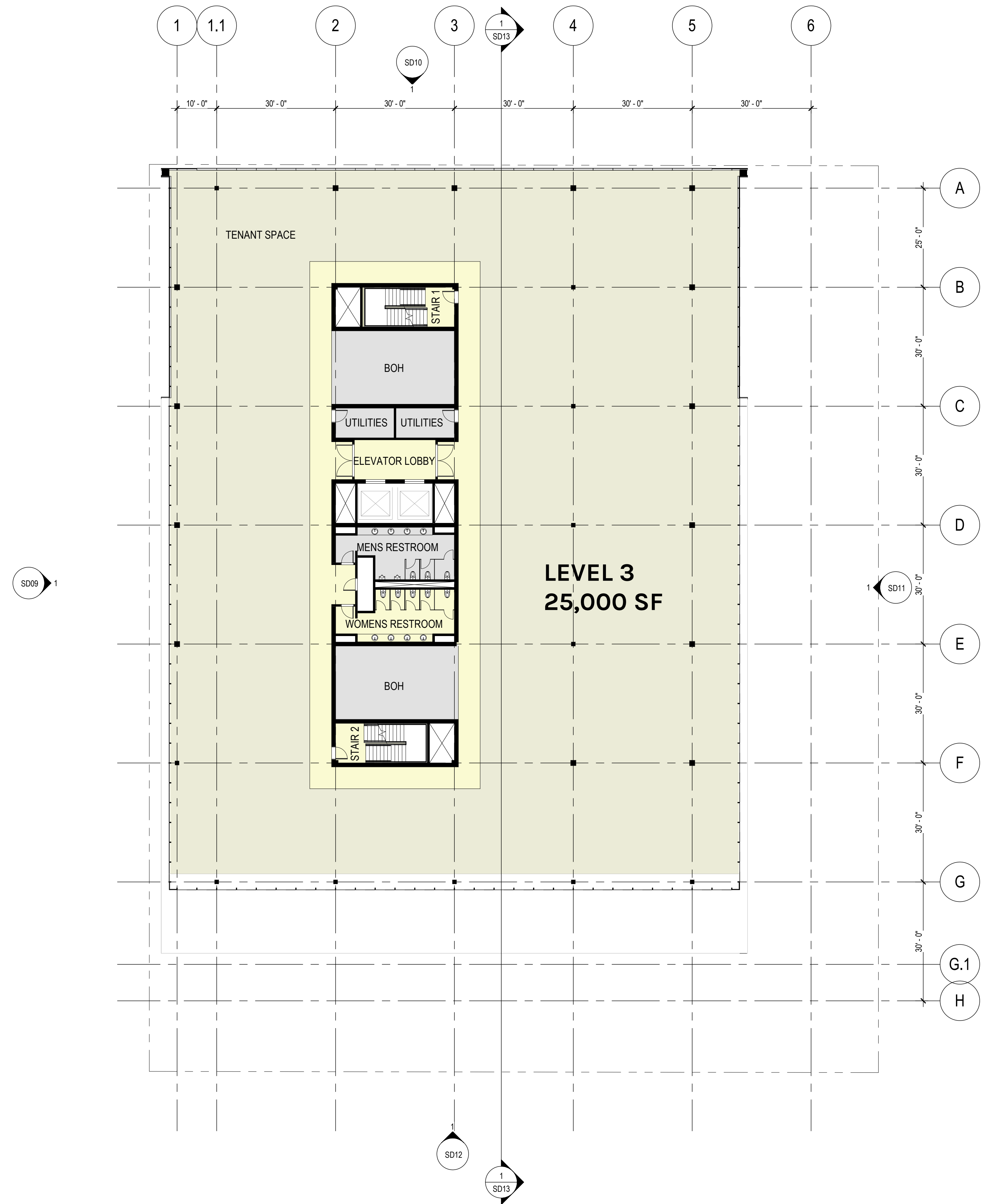
FLOOR PLAN LEVEL 1



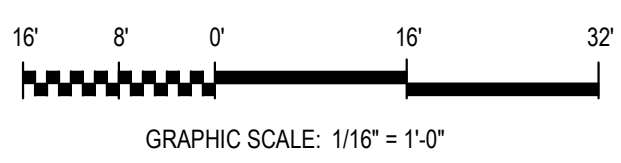
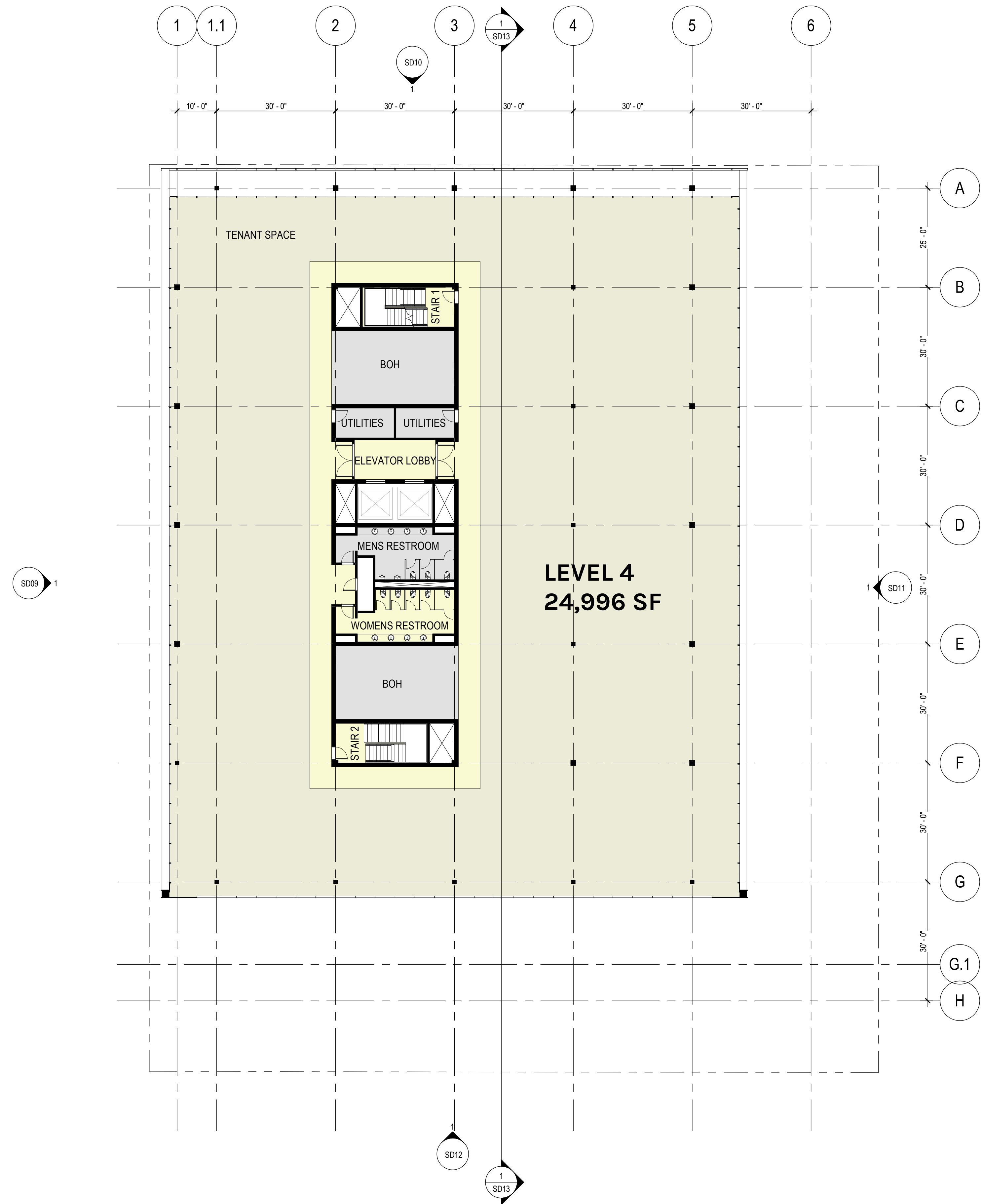
FLOOR PLAN LEVEL 2



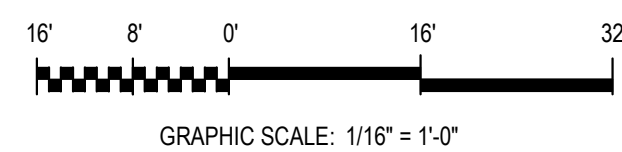
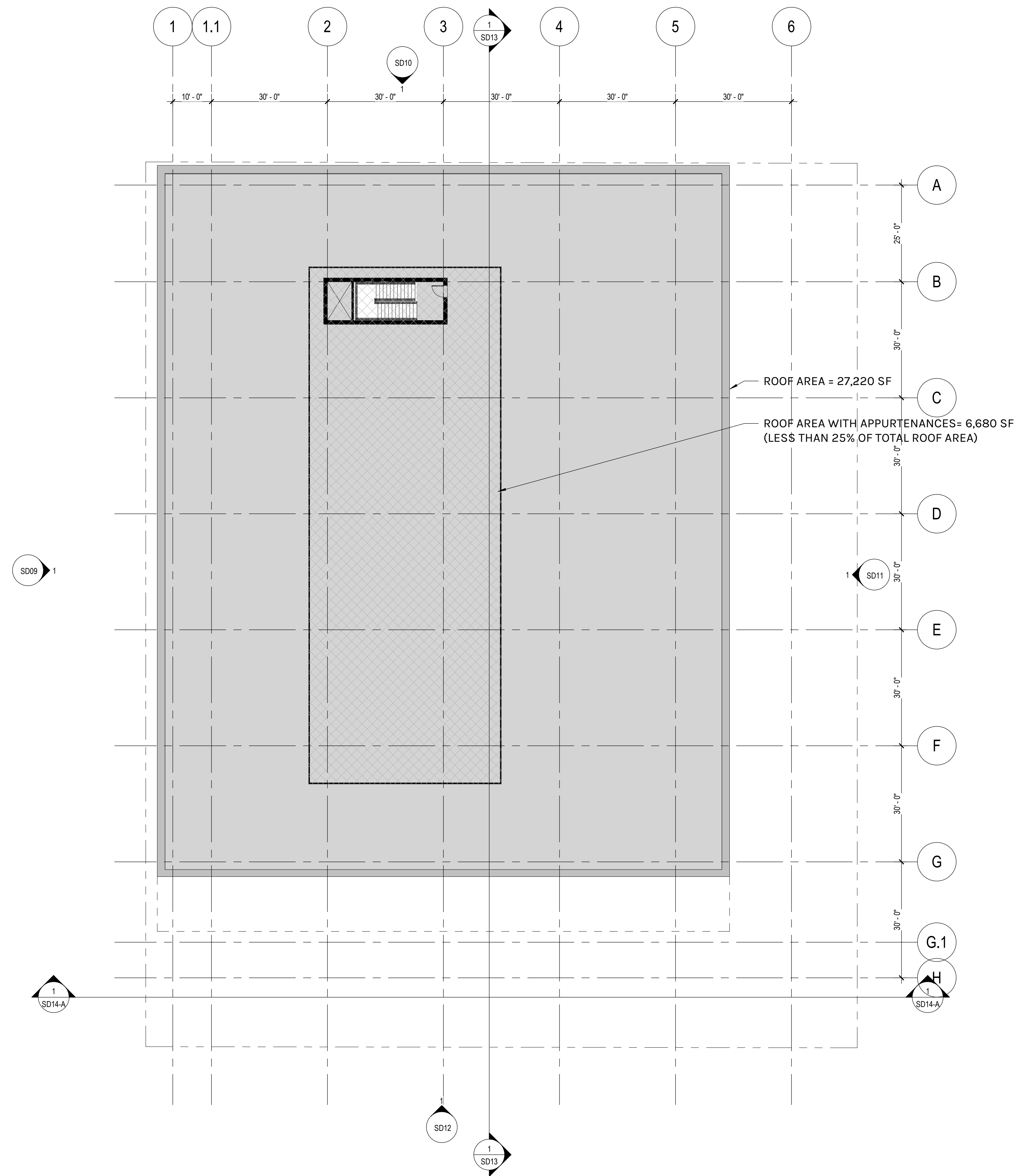
FLOOR PLAN LEVEL 3



FLOOR PLAN LEVEL 4

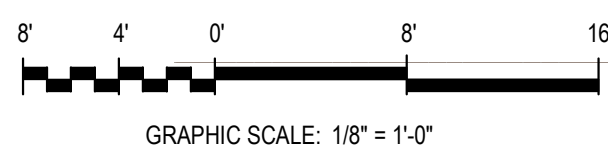
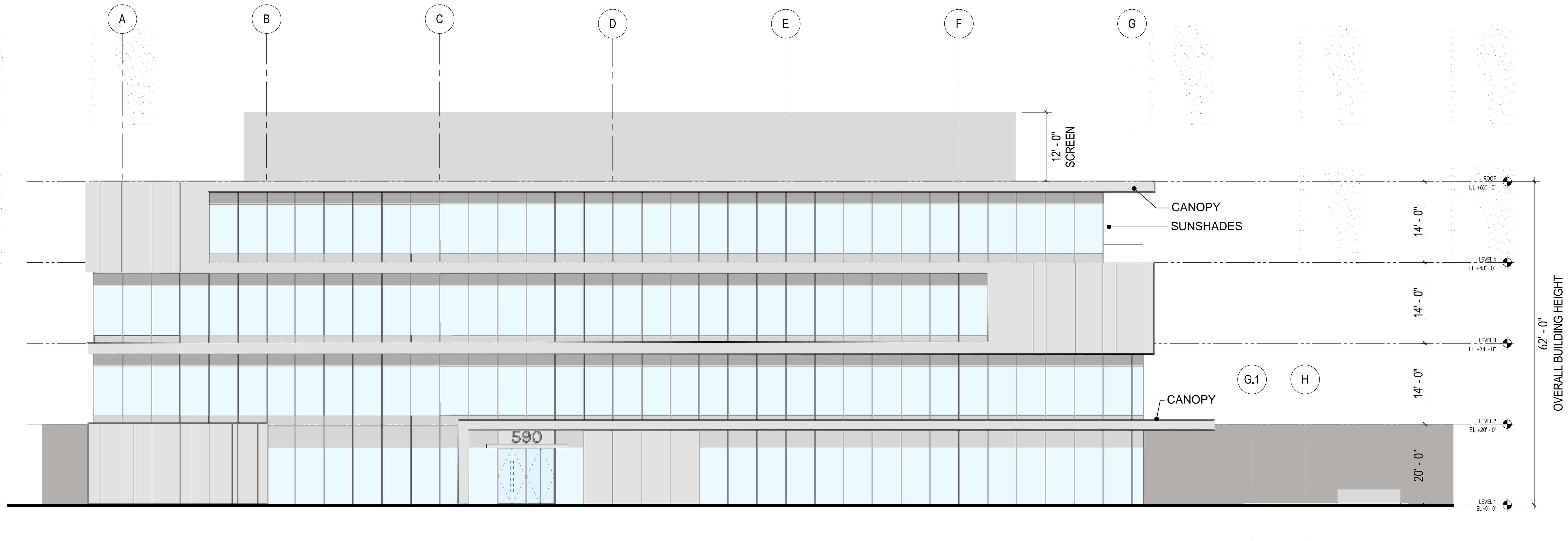


ROOF PLAN

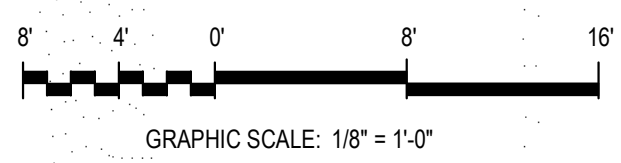
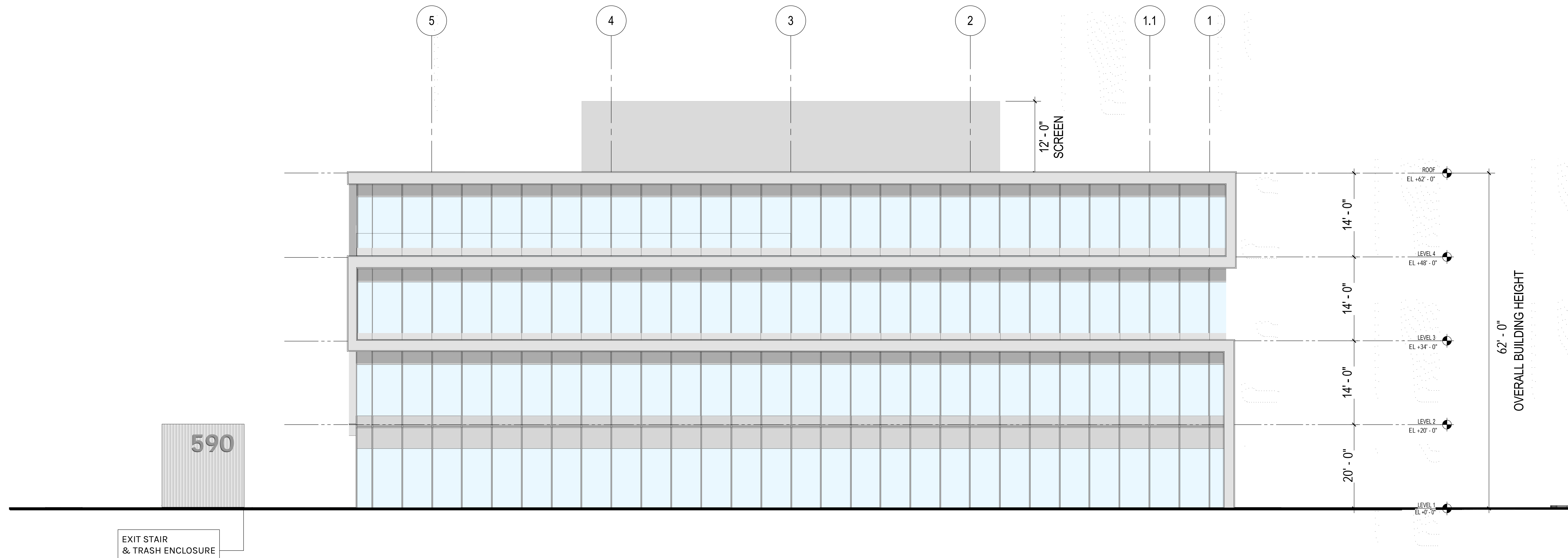


JUNE 2020

ELEVATION WEST

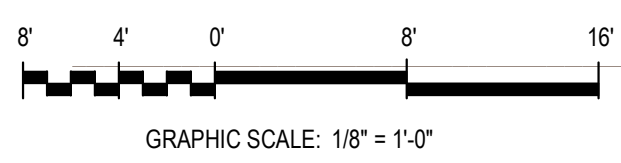
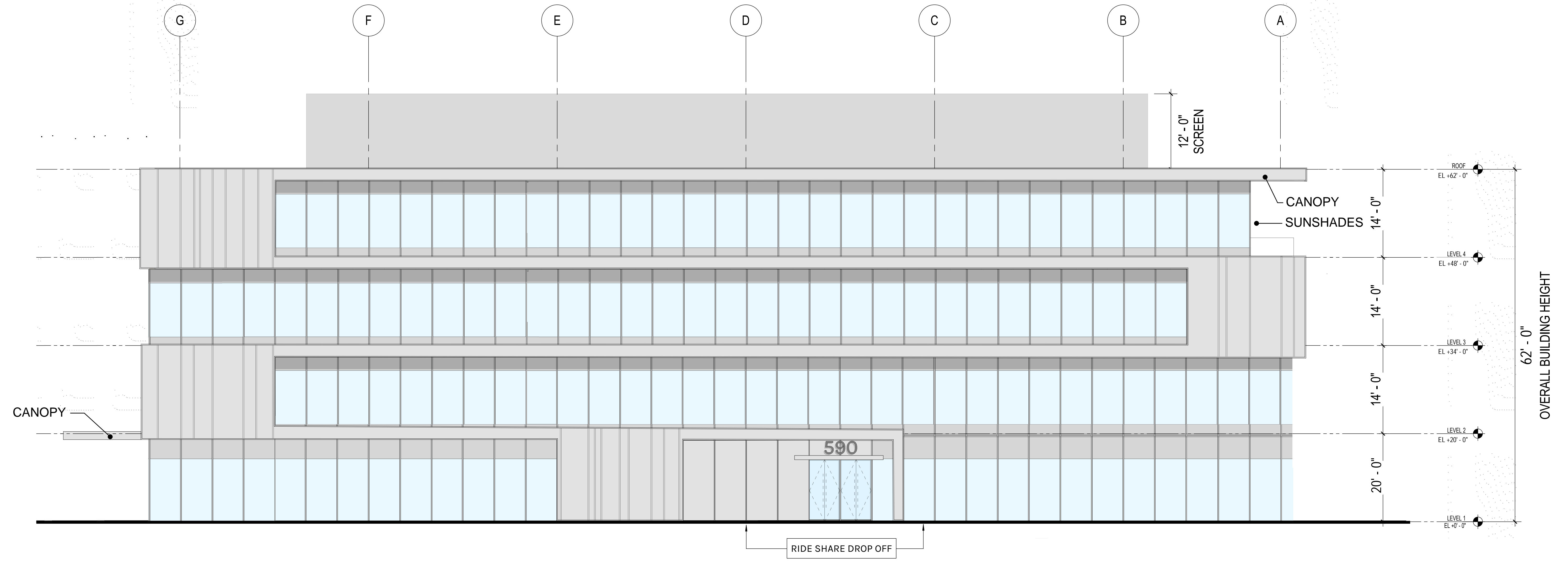


ELEVATION NORTH

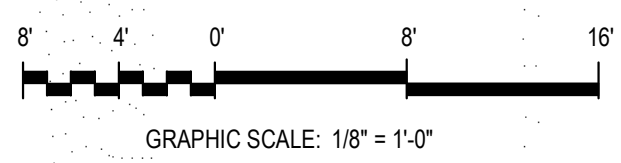
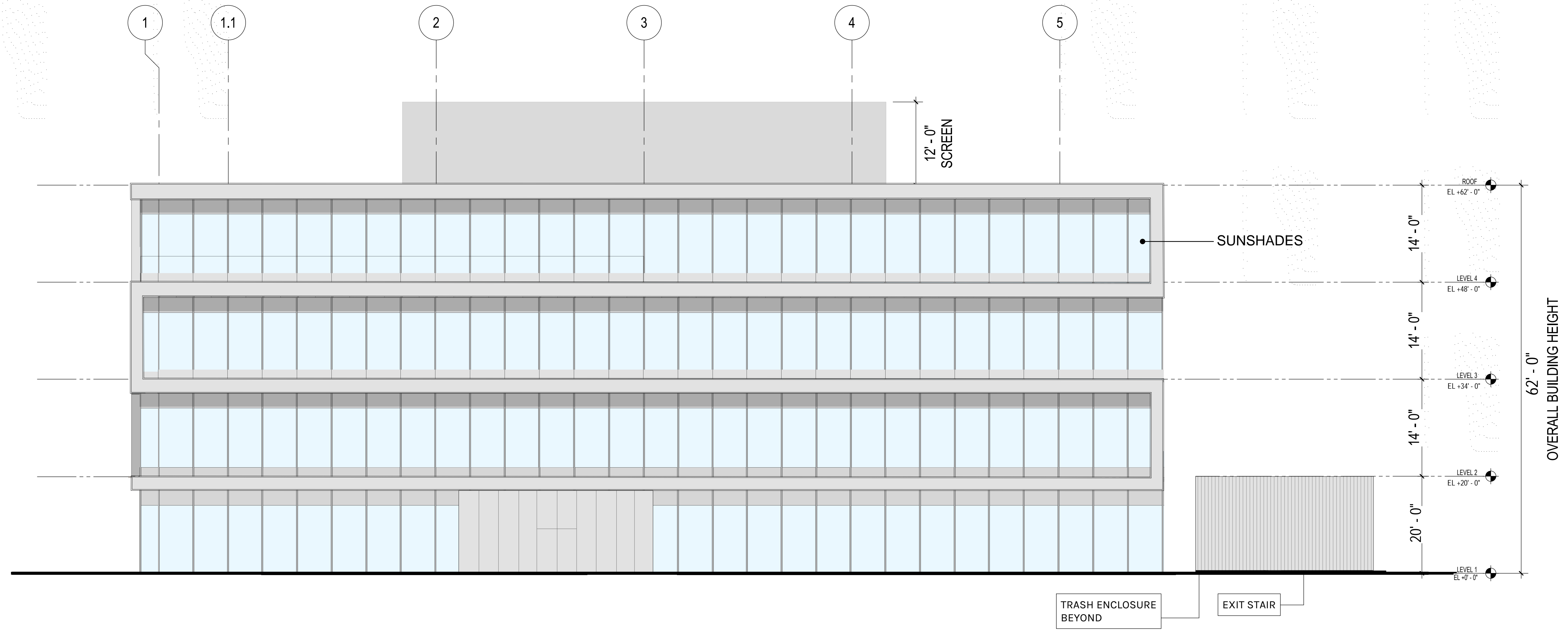


JANUARY 2021

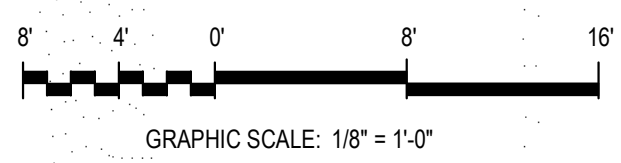
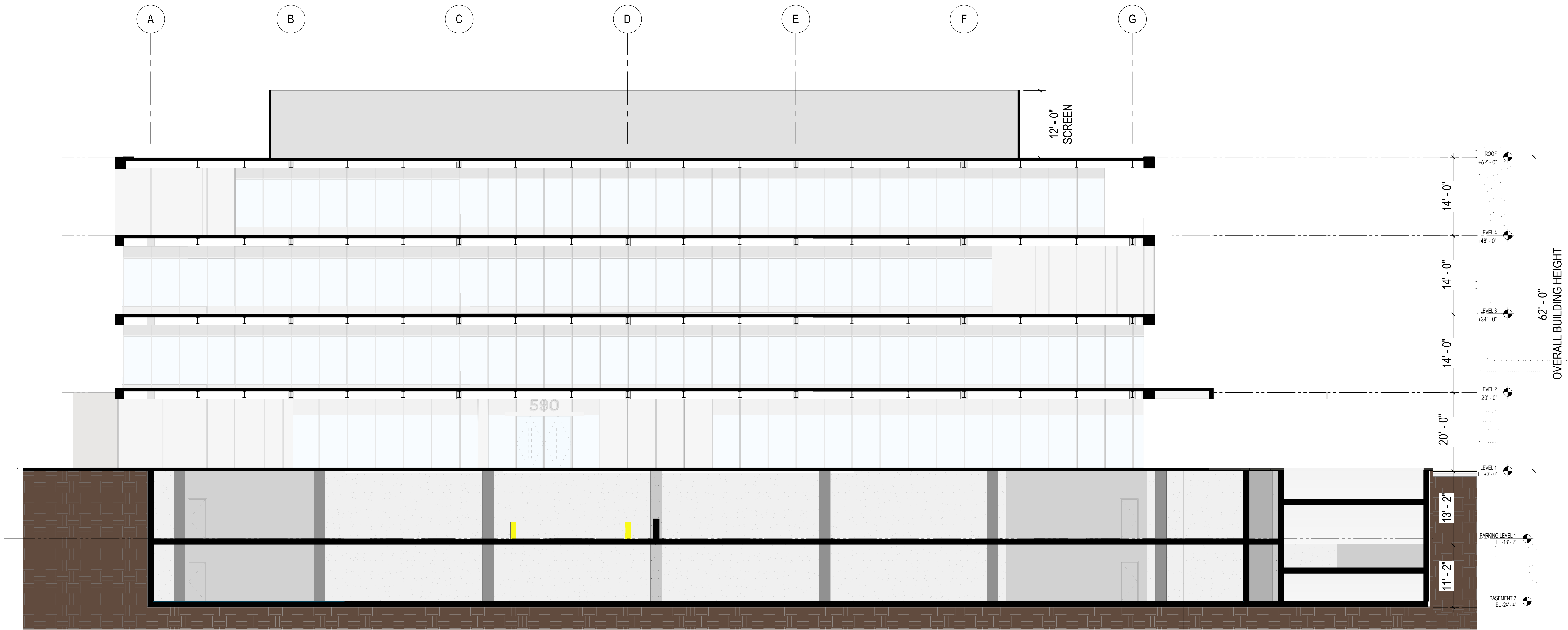
ELEVATION EAST



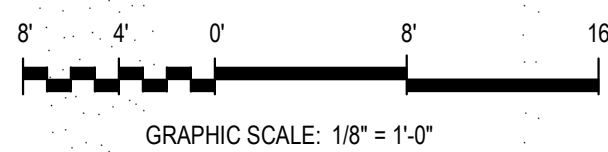
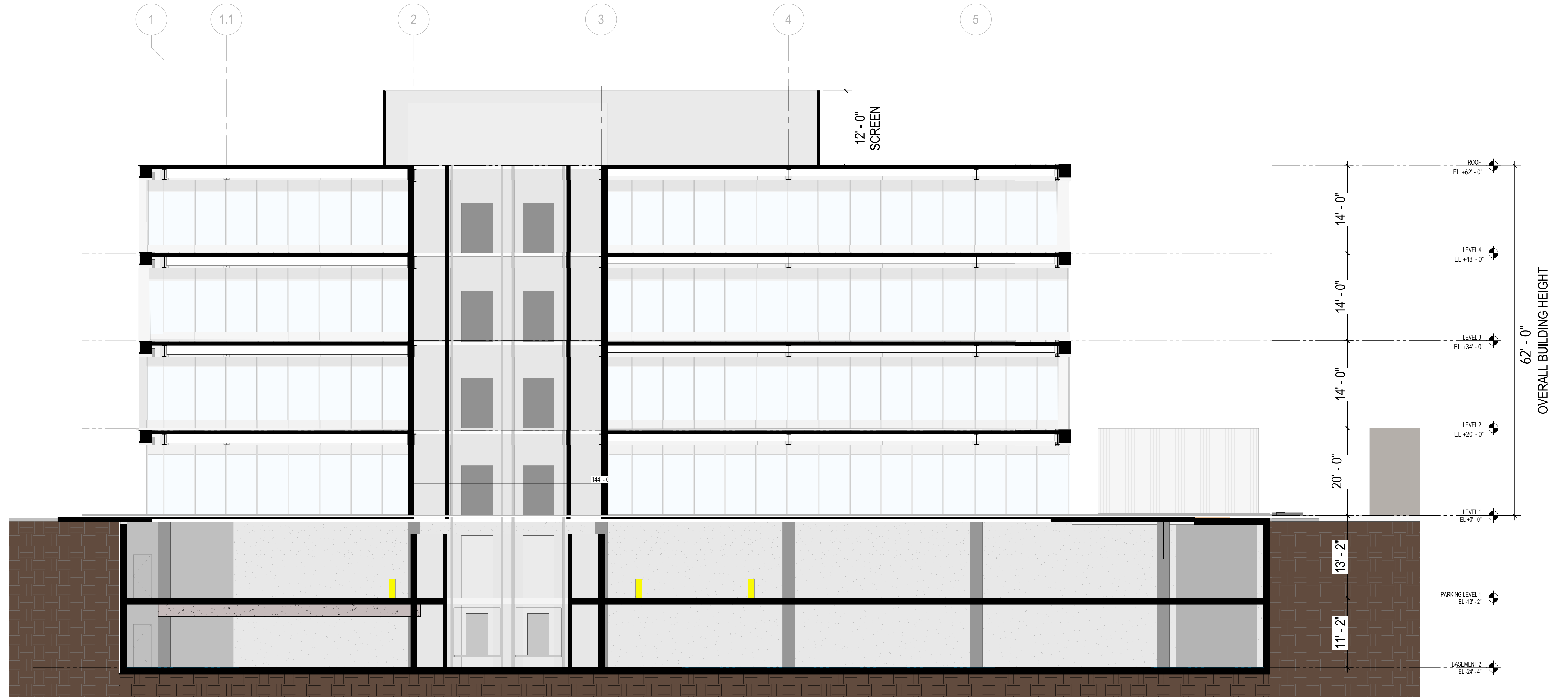
ELEVATION SOUTH



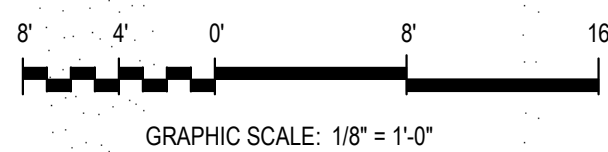
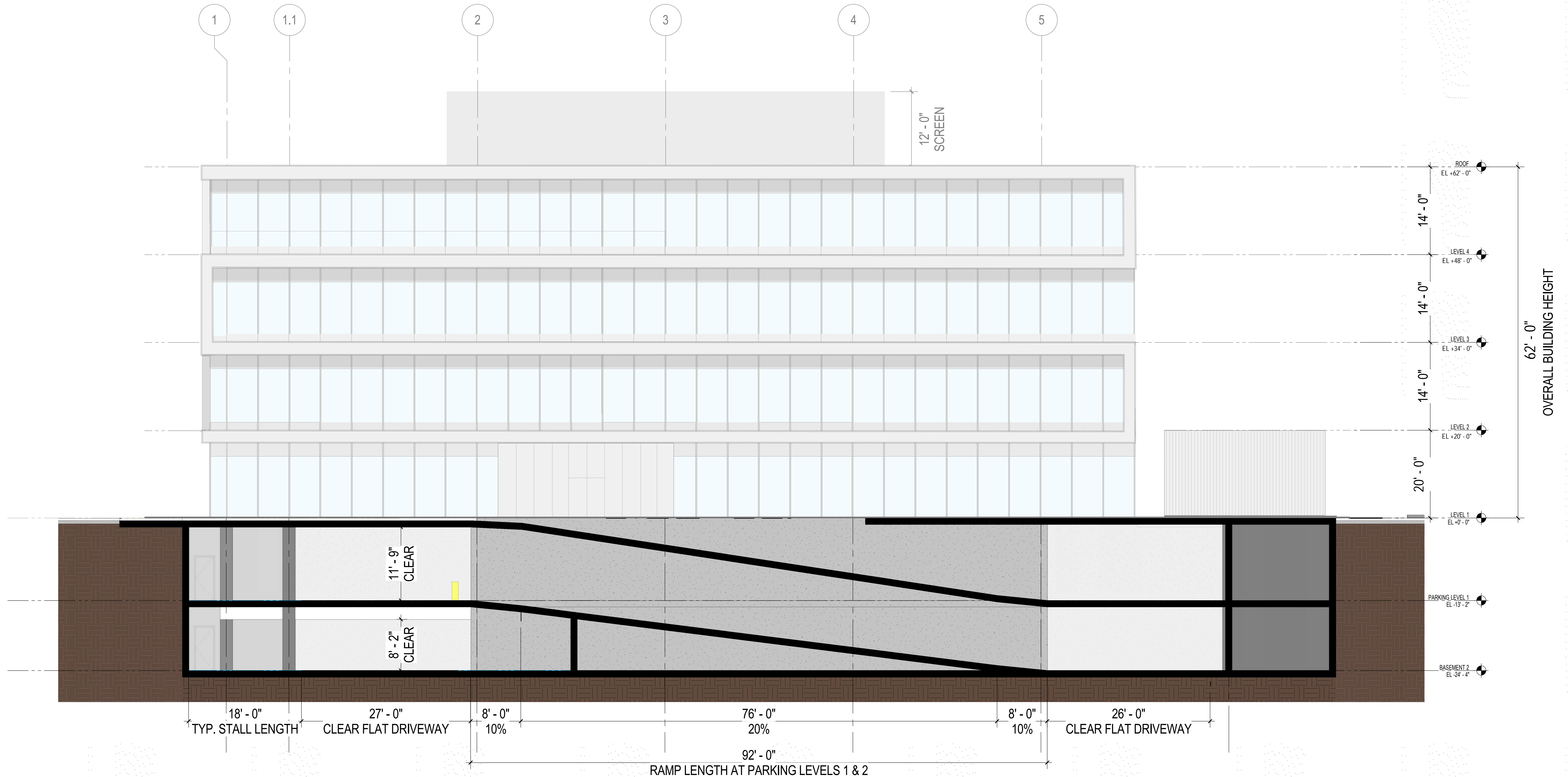
SECTION NORTH / SOUTH



SECTION EAST / WEST



SECTION EAST / WEST THROUGH RAMP



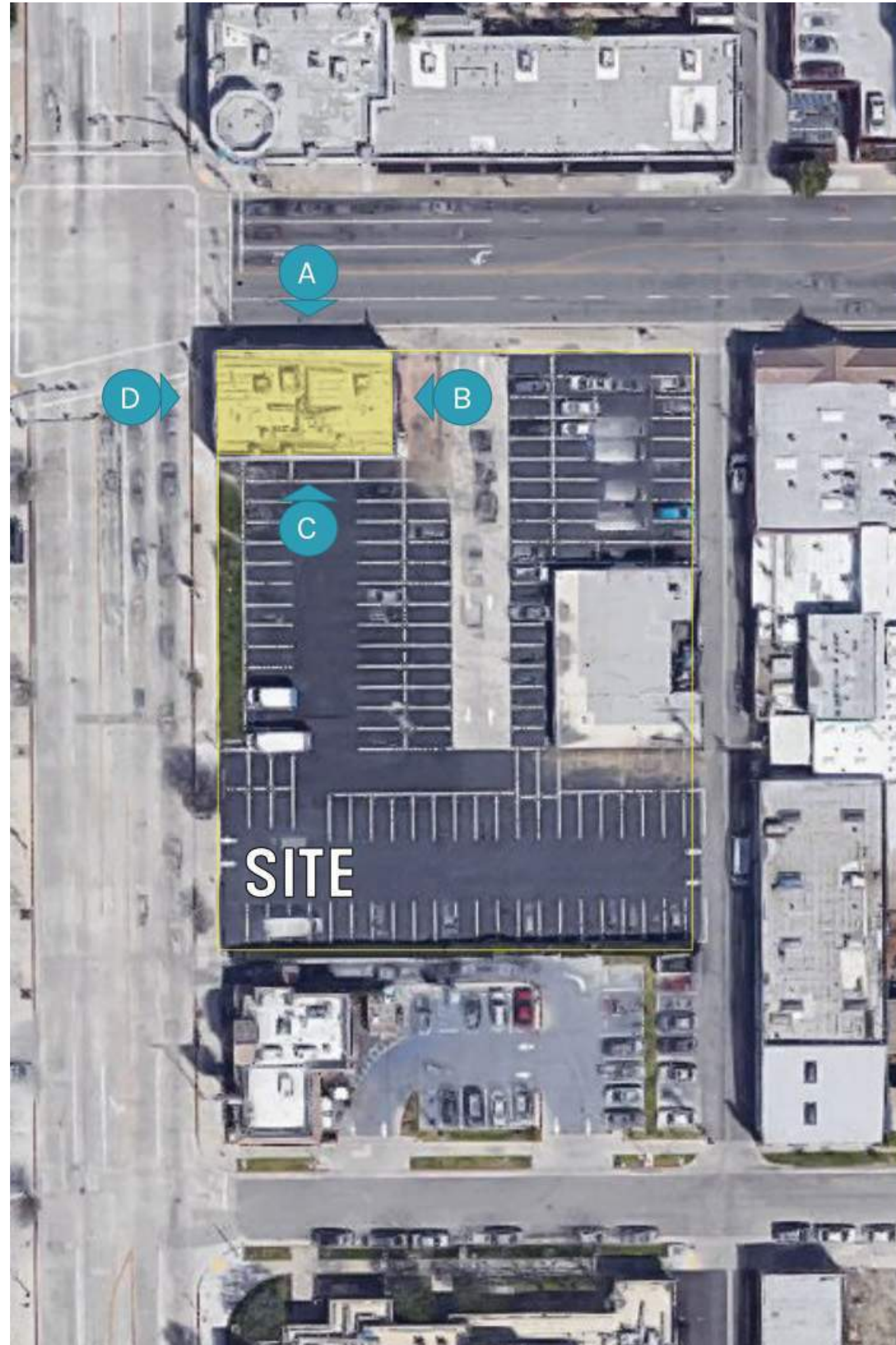
RENDERING FAIR OAKS & CALIFORNIA



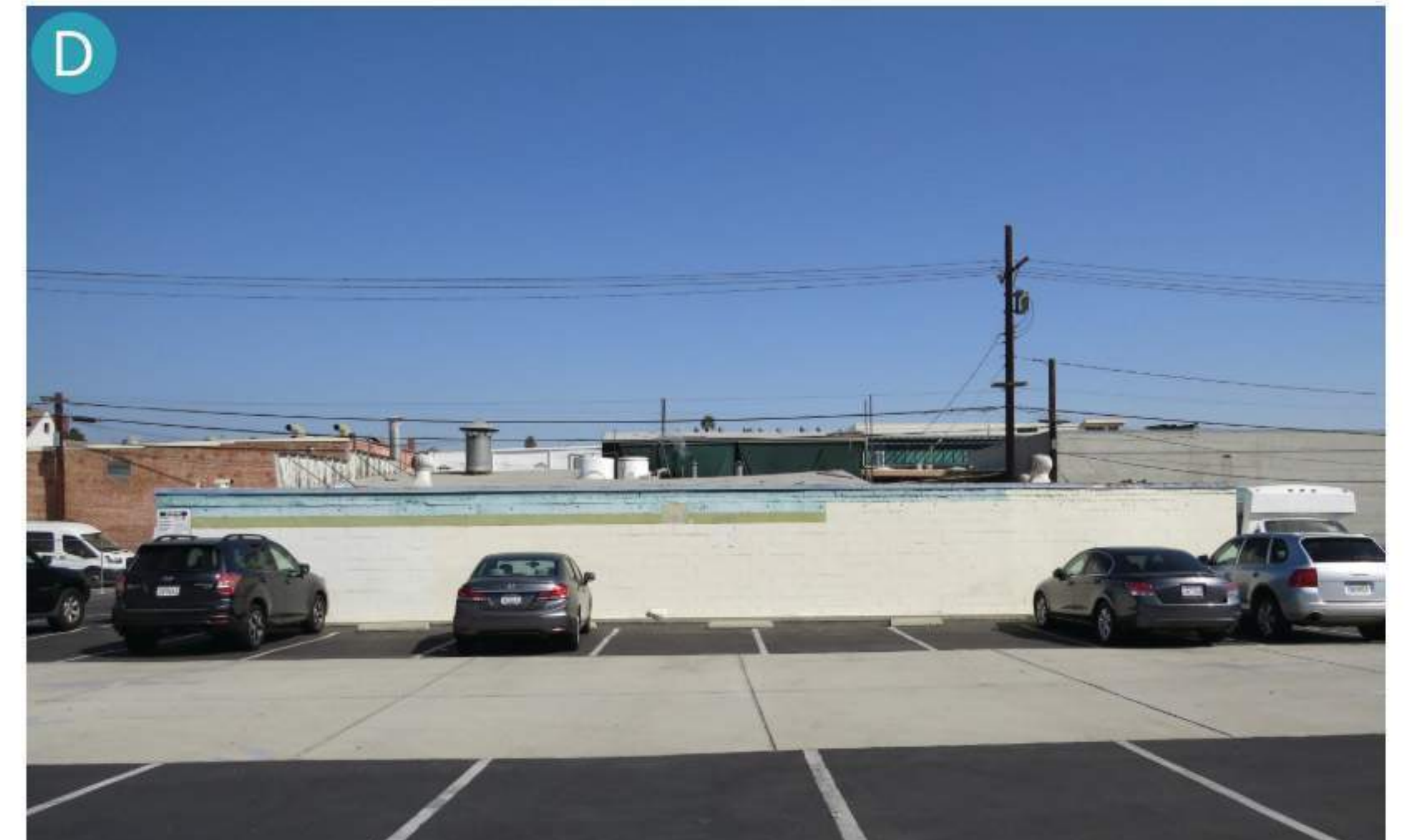
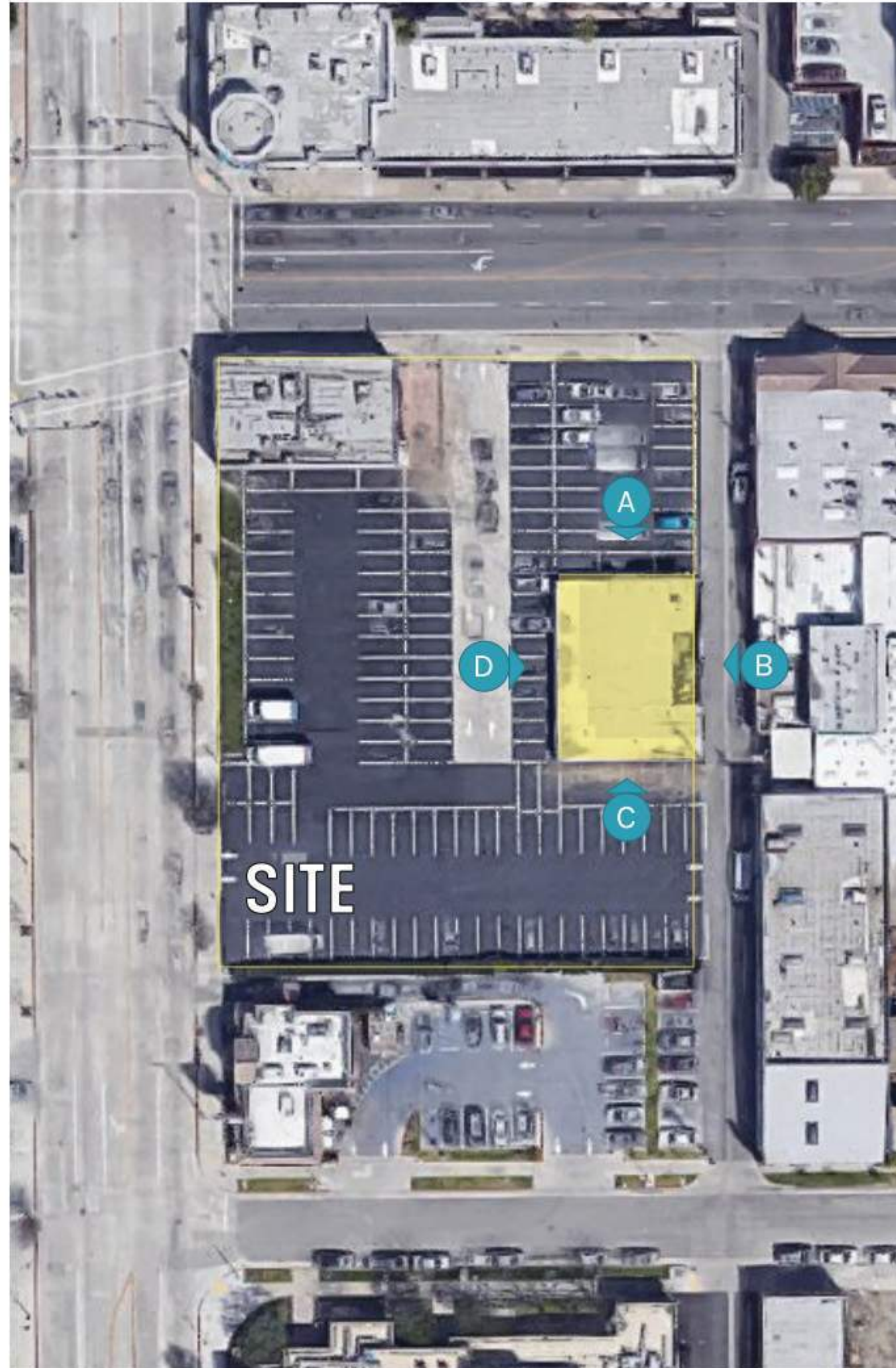
RENDERING FAIR OAKS AVENUE



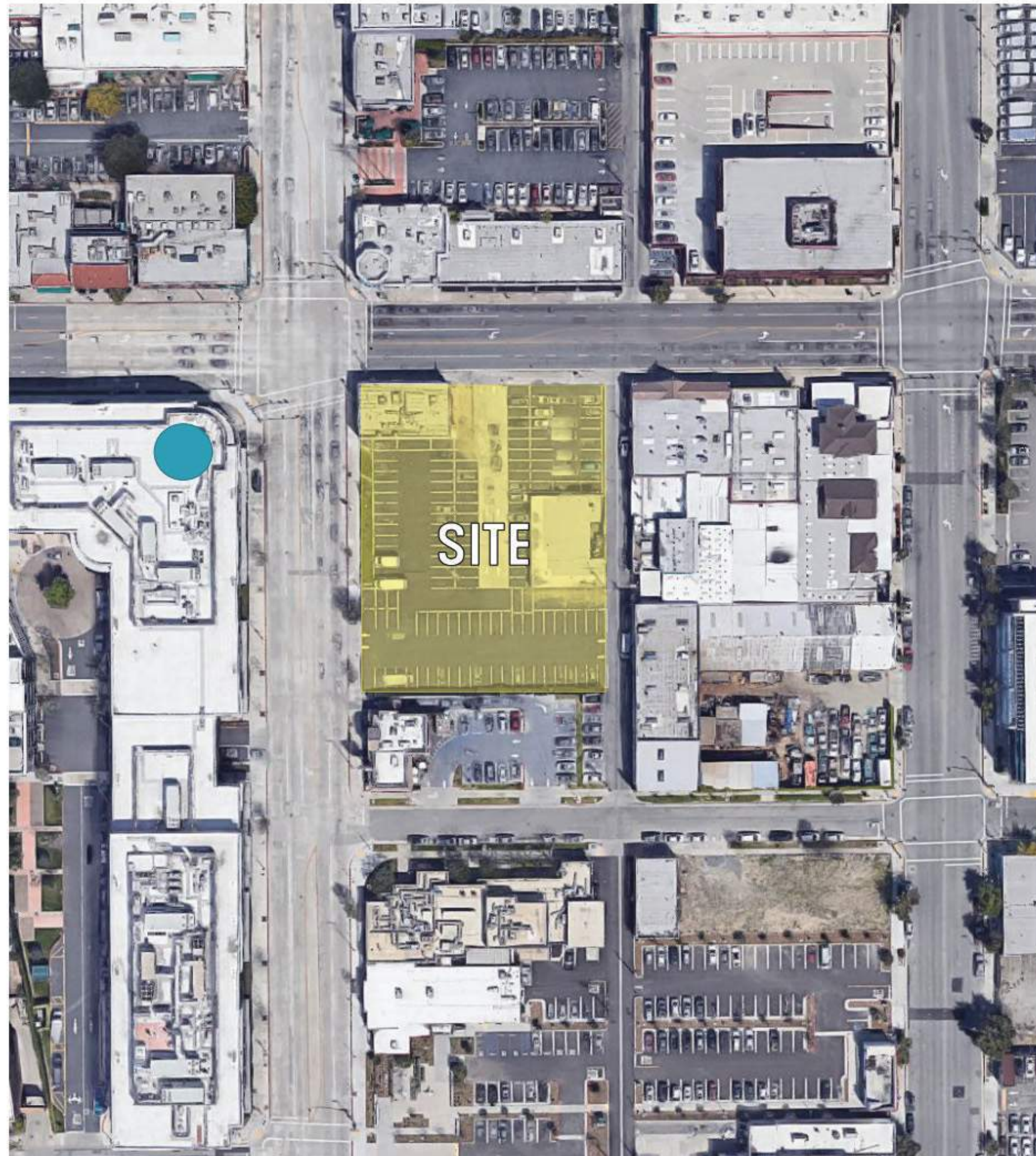
SITE PHOTOS 1



SITE PHOTOS 2



SITE PHOTOS 3





PLAN 2020 - 00136
CUP# 6831

PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 590 FAIR OAKS AVENUE, PASADENA, CA 91105

Project Name: 590 FAIR OAKS AVENUE MEDICAL OFFICE BUILDING

Project Description: (Please describe demolitions, alterations and any new construction)
NEW 99,800 SQUARE FOOT OFFICE BUILDING OF WHICH NOT MORE THAN 79,800 SQUARE FEET DEDICATED TO IN-PERSON PATIENT SERVING MEDICAL USES, IN ADDITION THE PROJECT WILL HAVE TWO LEVELS OF UNDERGROUND PARKING AND SITE IMPROVEMENTS INCLUDING SIDEWALKS AND IMPROVEMENTS TO THE ADJACENT EDMONSON ALLEY. THE PROGRAM WILL INCLUDE A TRANSPORTATION DEMAND MANAGEMENT PROGRAM APPROVED BY THE CITY.

Zoning Designation: IG (INDUSTRY, GENERAL) General Plan Designation: SP-2 (SOUTH FAIR OAKS SPECIFIC PLAN)

Valuation (Cost of Project):

APPLICANT / OWNER INFORMATION

APPLICANT NAME: 590 Fair Oaks Development, LLC

Address: 303 South Union Ave., First Floor

City Los Angeles, State: CA Zip: 90017

CONTACT PERSON: Richard Bruckner

Address: 1110 S 9th Ave.

City Arcadia State: CA Zip: 91004

PROPERTY OWNER NAME: Genesis FO Partners LLC

Address: 303 South Union Ave., First Floor

City Los Angeles, State: CA Zip: 90017

Telephone: 213] 550.7200

Fax: 213] 481.0014

Email: mohammed@mjislam.com

Telephone: [626] 701.7911

Fax: []

Email: rbruckner5354@gmail.com

Telephone: 213] 550.7200

Fax: 213] 481.0114

Email: mohammed@mjislam.com

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

Table with 3 columns of approval types and checkboxes. Checked items include: PREDEVELOPMENT PLAN REVIEW, CONDITIONAL USE PERMIT, DESIGN REVIEW, MASTER SIGN PLAN, and ZONE CHANGE (MAP AMENDMENT).

Note: Space for signature is on reverse side

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: _____

Date: 03/31/2020

| | | | |
|--|--|--|--|
| <p><u>For Office Use Only</u></p> <p>PLN # _____ CASE # _____ PRJ # _____</p> <p>DATE ACCEPTED: _____ DATE SUBMITTALS RECEIVED: _____ RECEIVED BY (INITIALS): _____</p> <p>FEES: BASE FEE: \$ _____ 3% RECORDS FEE: \$ _____ TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO PUBLIC ART REVIEW REQUIRED? YES NO TRANSPORTATION REVIEW REQUIRED? YES NO INCLUSIONARY HOUSING REQUIRED? YES NO</p> | <p>REVIEW AUTHORITY:</p> <p><input type="checkbox"/> STAFF <input type="checkbox"/> HEARING OFFICER <input type="checkbox"/> PLANNING COMMISSION/BZA <input type="checkbox"/> DESIGN COMMISSION <input type="checkbox"/> HISTORIC PRESERVATION COMMISSION <input type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED <input type="checkbox"/> NOT REQUIRED</p> | <p>CEQA REVIEW:</p> <p><input type="checkbox"/> EXEMPTION <input type="checkbox"/> INITIAL STUDY <input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input type="checkbox"/> PENDING <input type="checkbox"/> COMPLETED</p> | <p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED) <input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT <input type="checkbox"/> FINAL <input type="checkbox"/> CONSOLIDATED <input type="checkbox"/> PRELIMINARY CONSULTATION</p> |
|--|--|--|--|



**SUPPLEMENT TO MASTER APPLICATION FORM
ENVIRONMENTAL ASSESSMENT (Continued)**

TREE INVENTORY FOR PROPERTY LOCATED AT 590 S. Fair Oaks Avenue, Pasadena, CA 91105

(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 # ¹ | Scientific Name | DHB ² | Height ³ | Spread | Proposed Status X = Remove R = Remain L = Relocate | Street tree or public tree? Y = Yes, N = No, U = Unknown |
|---------------------|-----------------|------------------|---------------------|--------|---|--|
| | Common Name | | | | | |
| | NONE | | | | | |
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- 1 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.
- 2 Diameter at breast height (DBH) measured at 4 1/2 feet above the point where the trunk meets the ground.
- 3 Estimate the tree height and spread of canopy and provide measurement in feet.

**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Act
Pasadena City Charter, Article XVII**

I. Does the value of this application/project *have the potential* to exceed \$25,000? Yes No (Applicant *must* mark one)

II. Is the application being made on behalf of a government entity? Yes No

III. Is the application being made on behalf of a non-profit 501(c) organization? Yes No
If yes, please indicate the type of 501(c) organization: 501(c)(3) 501(c)(4) 501(c)(6)

Applicant's name: 590 Fair Oaks Development, LLC Date of Application: _____

Owner's name: Genesis FO Partners Contact phone number: Mohammed Islam (213) 550-7200
(for questions regarding this form)

Project Address: 590 South Fair Oaks Avenue, Pasadena, CA 91101

Project Description: NEW 100,000 GSF 4 STORY MEDICAL OFFICE BUILDING WITH TWO LEVELS OF UNDERGROUND PARKING. SITE IMPROVEMENT INCLUDE IMPROVEMENT OF STREET SIDEWALKS AND EDMONDSON ALLEY.

III. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity and the first and last names of all parties of interest of that organization/entity. (List all parties below and use additional sheets as necessary, or provide all parties on an attachment) Please print legibly. Have any additional sheets or an attachment been provided? Yes No

| Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project | Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project (continued) | Those with more than a 10% equity, participation or revenue interest in Owner and/or Project |
|---|---|--|
| 590 Fair Oaks Development, LLC Genesis FO Partners | | Mohammed J. Islam Mohammed J. Islam |
| | | |
| | | |
| | | |
| | | |
| | | |

I hereby certify that I am the owner or designated agent and that the statements and answers contained herein, and the information attached, are in all respects true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Designated Agent:  Date: 03/31/2020

For Office Use Only

Type of Application: Variance (all types) Adjustment Permit Sign Exception Temporary Use Permit Expressive Use Permit
 Conditional Use Permit (excluding Master Plan) Master Plan Amendment Planned Development Other

Assigned Planner: _____ PLN#: _____

Attached Address: _____ No Attached Address

Appealed: Yes No Appeal PLN# _____ Application Withdrawn

Final Decision: Approved Denied Decision Date: _____ Decision Maker: _____
(Name and Title, or Name of Commission/Committee)

Votes in favor (please print):

Site Plan

SMITHGROUP

550 SOUTH HOPE STREET, SUITE 1850
LOS ANGELES, CA 90071

APPLICANT NAME:
FAIR OAKS DEVELOPMENT, LLC

ADDRESS:
503 SOUTH UNION AVENUE
FIRST FLOOR
LOS ANGELES, CA 90017

PHONE NUMBER:
213 550 7200

PROJECT SITE ADDRESS:
590 FAIR OAKS AVENUE
PASADENA, CA 91105

PROJECT DESCRIPTION:
NEW 100,000 SF, 3-STORY MEDICAL
OFFICE BUILDING WITH TWO LEVELS OF
UNDERGROUND PARKING.
SITE IMPROVEMENT INCLUDE
IMPROVEMENT OF STREET SIDEWALKS
AND EDMONDSON ALLEY.

NOTE

The total required number of parking stalls calculation for the total medical office building gross floor area of 100,000 with a 20% credit for proximity to public transportation (Del Mar Metro Station) is as follows:

100,000 SF x 41/1000 = 400 Total stalls

400 x .20 = 80 Total stalls reduction

400 - 80 = 320 Total stalls required

184 Total on-site stalls provided

320 - 184 = 136 Total off-site stalls required

This Conditional Use Permit is for allowing 136 cars to be parked on an adjacent off-site parking location.

LEGEND

LANDSCAPED AREA, TYP.

PROPOSED TREE

NOTE:

THERE ARE NO MATURE TREES 4 INCHES OR MORE IN DIAMETER ON-SITE, ADJACENT TO PROPERTY LINES AND IN PUBLIC RIGHT-OF-WAY.



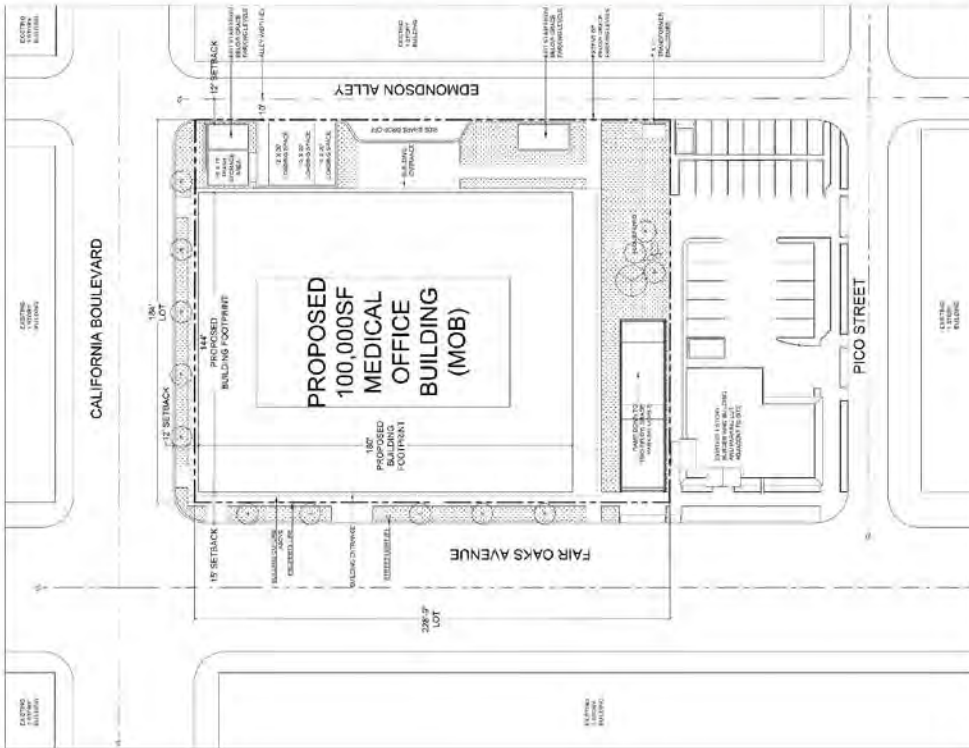
EXISTING SITE

- 1. APPROX. 2500SF EXISTING BUILDING TO BE REMOVED
- 2. APPROX. 4500SF EXISTING BUILDING TO BE RENOVATED
- 3. EXISTING 3-STORY BRICK/CONG BUILDING AND PARKING LOT ADJACENT TO SITE



VICINITY MAP

NOT TO SCALE

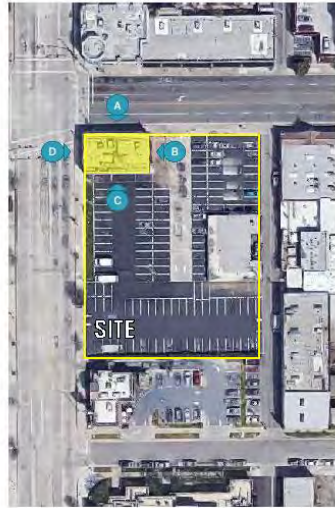


SITE PLAN



PHOTOGRAPHS

ELEVATIONS OF EXISTING BUILDINGS ON SITE





PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

Supplemental Application for

CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

590 S. Fair Oaks Avenue, Pasadena, CA 91105

Case # _____

Project Address: _____

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

Authorize construction of a 99,996 square foot medical office building at 590 S. Fair Oaks, on the corner of Fair Oaks Avenue and California Boulevard, in an area governed by the South Fair Oaks Specific Plan. The proposed project is located in an area which allows up to 3.0 FAR. With the lot size of 42,090 square feet, the project as proposed exceeds the current project size limit of 75,000 square feet We respectfully request that the project be given a conditional use approval of up to 99,996 square feet.

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

The proposed project complies with all applicable provisions of South Fair Oaks Specific Plan, Zoning Code Section 17.35.030 -SP-2, including provision of applicable parking of 320 spaces based on the project's designation as a Transit-Oriented Development (TOD) due to its proximity to the Fillmore Metro Rail Station.

CUP-SUP Rev: 8/20/10

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Ave., Pasadena, CA 91105

Case # _____

- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The building use is for medical services which complies with item 2 of Permitted uses of Section 17.35.030-SP-2 of the City of Pasadena Zoning Code.

As a Medical Office Building, it also complies with the Addendum to the South Fair Oaks Specific Plan, Section 4.2.3, which allows for "Medical Services – Hospital" to be allowed "with an approval of a Conditional Use Permit in all areas within the Specific Plan boundary".

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

Please see attached.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

Yes, the medical office building is within the designated uses permitted by the General Plan and the South Fair Oaks Specific Plan and the establishment, maintenance, or operation of the use of the project as a Medical Office Building would not, under the circumstances of this particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

As a resource of medical services, the use would in fact improve the health, safety, and general welfare of persons residing or working in the neighborhood as it would increase access to healthcare and physician services.

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Ave., Pasadena, CA 91105

Case # _____

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

The use is not detrimental or injurious to property to property and improvements in the neighborhood or to the general welfare of the City, but it will improve all those conditions by following all provisions of the South Fair Oaks Specific Plan and offering medical services to its immediate and the larger community of City of Pasadena.

The use of the project as a Medical Office Building is appropriate given its proximity to the Huntington Hospital, the Huntington Medical Research Institute, and other Medical Office Buildings, is an appropriate use and would enhance public access to healthcare. Its size is commensurate with other improvements in the neighborhood and is not detrimental or injurious to other property and improvements in the area.

- 6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

Please see answer on the attached.

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Avenue, Pasadena, CA 91105

Case # _____

ADDITIONAL FINDINGS:

In addition to the regular six (6) findings outlined above, the following additional findings are required only for specific land uses or specialized conditional use permits as outlined in the Zoning Code. Attach additional sheets to the findings outlined above to complete your response.

ADDITIONAL FINDINGS FOR A MODIFICATION

- 7. There are changed circumstances sufficient to justify the modification to the original approval in that...

ADDITIONAL FINDINGS FOR A DRIVE-THRU BUSINESS

- 7. The proposed parking and circulation plan will provide adequate area for safe queuing and maneuvering of vehicles, and the site design will provide adequate buffering of the use from adjoining land uses in that...
- 8. The proposed location of the drive-through business will not result in adverse impacts upon the vicinity after giving consideration to a litter clean-up plan, the hours of operation and the site plan in that...

ADDITIONAL FINDING FOR A TELECOMMUNICATION FACILITY, MAJOR

- 7. No new support structure shall be allowed unless the review authority, in addition to the findings required by Section 17.61.050, first finds that, based upon evidence submitted by the applicant, no existing building or support structure can reasonably accommodate the proposed wireless telecommunications antenna facility in that...

ADDITIONAL FINDINGS FOR A TRANSIT-ORIENTED DEVELOPMENT (TOD) Please see attached.

- 7. The project consists of a use, or mix of uses, that encourages transit use and is oriented toward the transit user in that...
- 8. The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit in that...
- 9. The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles in that...

ADDITIONAL FINDINGS FOR SHARED PARKING Please see attached.

- 7. The spaces to be provided would be available as long as the uses requiring the spaces lawfully exist in that...
- 8. The quality and efficiency of the parking or loading utilization would equal or exceed the level that is otherwise required in that...

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Avenue, Pasadena, CA 91105

Case # _____

ADDITIONAL FINDINGS FOR FLAG LOTS

8. The proposed flag lot subdivision is the only reasonable subdivision design due to extreme topographic conditions, or other physical and natural constraints of the subject property (e.g. natural drainage course or streams, protected trees, etc.) in that...
9. The design of the proposed flag lot subdivision complies with the flag lot development standards identified in the Zoning Code in that...
10. The lots created from the proposed flag lot subdivision do not adversely impact the established neighborhood character nor deviate from the established neighborhood character, which shall consider the scale of the existing lot sizes and lot configurations in the surrounding area in that... (for purposes of this finding, the surrounding area shall mean all properties within a 1,000-foot radius of the subject property's boundary before the subdivision).

ADDITIONAL FINDING FOR CONDITIONED USES IN THE INTERIM STUDY DISTRICT

7. The proposed use will not conflict with the land use regulations and development standards established for the area at the time the Interim Study (IS) district was adopted.

Attachment to Conditional Use Permit Application
For Development in Excess of 75,000 Square Feet
590 S. Fair Oaks Ave., Pasadena, CA 91105

The following are questions with expanded answers on the application:

3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The proposed building use complies with the goals, policies and objectives of the General Plan and the purpose and intent of the South Fair Oaks Specific Plan as per Section 17.35.020-SP-2 of the City of Pasadena Zoning Code.

The conformity of the proposed project with the goals, policies, and objectives of the General Plan is detailed below:

Goal 1. Growth will be targeted... the proposed project is located almost equidistant between and walking distance from two light rail stations. The uses surrounding the site provide a wide variety of supporting commercial and institutional uses and the location is not near a residential neighborhood. In addition, the site is well served by bus routes.

Goal 2. Historic resources...The site is mostly vacant and the structures on the site are not historic.

Goal 3. Economically vital city... the proposed use will provide a facility that will support medical services to the community. It will be home to medical uses that will provide highly skilled jobs for community members as well as contribute to the medical facilities in the area.

Goal 4. Sustainable community. The project will replace a large parking lot and older inefficient buildings with a new building meeting all state and local requirements for sustainability.

Goal 5. Circulation...The project is ideally located walking distance from two light rail stations and is in an area with bus transportation. The uses within the building will support adjacent uses and contribute to a strong pedestrian environment along both Fair Oaks Avenue and California Boulevard.

Goal 6. Long term growth... The project will become a vital part of the important medical and institutional uses in Pasadena. As a medical building, it will support one of the fastest growing sectors of the regional economy and provide a site for uses that provide high skilled employees.

Goal 7. Citizen Participation. As part of the approval process for the project there will be multiple opportunities for the community to provide input into the project. The project reflects the initial public comments on the update to The South Fair Oaks Specific Plan.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

Located at the corner of California Boulevard and Fair Oaks Avenue, Fair Oaks Development is an upcoming medical office building designed to transform an under-utilized site on Pasadena's Fair Oaks corridor into an iconic facility.

The massing is established by the classical architectural order of base, body and capital, prominent in the City's both traditional and modern architectural languages. This reinterpretation of classical order enables the modern appearance of the building maintain a strong relationship to its neighbors and remain compatible to the general context of Pasadena. It also provides for a sensitive breakdown of the building massing to the smaller scale buildings in its immediate context. This scale breakdown is achieved by the introduction of a 'Ribbon' element, expressed in metal panel, which allows the building to address its presence both on Fair Oaks Avenue and California Boulevard in a direct and understated way. The 'Ribbon' also marks the two main and secondary building entries on the respective west and south sides. The plan offers a landscaped courtyard and overhang canopy, and thoughtful use of varying amounts of glass and quality materials.

The New Development will be a distinguished home to 99,996 sf of medical and administrative space, and will have a positive impact on South Fair Oaks neighborhood which has been developing as a medical hub. The size is compatible with existing projects in the area, and the height at 55' is the same as the PMB building across Fair Oaks and HRMI south of the project site. The use of the project as a Medical Office Building is in keeping with the medically-based land uses of the South Fair Oaks area.

ADDITIONAL FINDINGS FOR A TRANSIT-ORIENTED DEVELOPMENT (TOD)

7. The project consists of a use, or mix of uses, that encourages transit use and is oriented toward the transit user in that...

The project consists of a medical use, Medical Office Building. Its proximity to the Fillmore Metro Rail Station, as well as a bus stop immediately adjacent encourages transit use by employees who come to the project daily. As the building is a Medical Office Building, the visitors to the medical offices will consist of the senior population and diverse socioeconomic groups who are not all able to drive themselves, and who rely on public transit to arrive to destinations such as their doctors' offices.

8. The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit in that...

The project is designed to enhance pedestrian access to public transit by a clear and enhanced path of travel to Fillmore Station and by introducing a major green entry space for the site in becoming a distinguished destination node within the neighborhood of Pasadena.

9. The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles in that...

The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles in that it offers a very transparent and pedestrian friendly ground level experience to the public to help transform the character of South Fair oaks to a more pedestrian and walkable neighborhood and community.

ADDITIONAL FINDINGS FOR SHARED PARKING

7. The spaces to be provided would be available as long as the uses requiring the spaces lawfully exist in that...

The project is required to provide 320 parking spaces. This requirement will be met through the use of 260 on-site spaces consisting of self-park and attendant-assisted tandem parking spaces, triple spaces and vehicle lift systems. The remaining 60 spaces will be shared parking off-site. The shared parking would be used for employees only, and therefore may be within proximity of 1,000 feet of the building.

The project will provide off-site parking for 60 employees within 1,000 feet of the site. For example, the PMB Medical Building across Fair Oaks has indicated it has a significant number of available spaces as well as other locations, including 55 California across California Boulevard. Off-site parking will be provided within 1,000 feet of the project.

8. The quality and efficiency of the parking or loading utilization would equal or exceed the level that is otherwise required in that...

The spaces to be provided as shared spaces are existing in first-class parking facilities, are within a 1,000 foot distance, and are to be used for employee parking. Employees typically park for the entire day, so there is no need for turnover of the parking spaces and the shared spaces provide an equally efficient parking utilization as the spaces on site.



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

Supplemental Application for

CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Avenue, Pasadena, CA 91105

Case # _____

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to: Allow for 20 percent reduction in the required number of parking stalls based on the project's proximity to public transportation as a Transit-Oriented Development.

The total required number of parking stalls calculation for the total medical office building gross floor area of 99,996 with a 20% credit for proximity to public transportation (Fillmore Metro Station) is as follows:

| | |
|-----------------------------------|--|
| 99,996 SF x 4/1000 = 400 (399.98) | Total stalls |
| 400 x .20 = 80 | Total stalls reduction based on TOD credit |
| 400 - 80 = 320 | Total stalls Required |
| 260 | Total on-site stalls provided |
| 320 - 260 = 60 | Total off-site stalls required |

This Conditional Use Permit is to allow the project to have a 20 percent reduction in the required number of parking stalls based on the project's proximity to the Fillmore Metro Station and therefore its designation as a Transit-Oriented Development (TOD). PLEASE SEE ATTACHED FOR MORE INFORMATION.

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

The proposed project complies with all applicable provisions of South Fair Oaks Specific Plan, Zoning Code

Section 17.35.030 -SP-2, including provision of applicable parking of 320 spaces based on the project's

designation as a Transit-Oriented Development (TOD) due to its proximity to the Fillmore Metro Rail Station.

CUP-SUP Rev: 8/20/10

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Avenue, Pasadena, CA 91105

Case # _____

- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The building use is for medical services which complies with item 2 of Permitted uses of Section

17.35.030-SP-2 of the City of Pasadena Zoning Code.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The proposed building use complies with the goals, policies and objectives of the General Plan and the purpose

and intent of the South Fair Oaks Specific Plan as per Section 17.35.020-SP-2 of the City of Pasadena Zoning

Code.

PLEASE SEE ATTACHED FOR MORE INFORMATION.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

Yes, the medical office building is within the designated uses permitted by the General Plan and the South Fair

Oaks Specific Plan and would not, under the circumstances of this particular case, be detrimental to the health,

safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Ave., Pasadena, CA 91105

Case # _____

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

Yes, the use not only is not detrimental or injurious to property to property and improvements in the neighborhood

 or to the general welfare of the City, but it will improve all those conditions by following all provisions of the South

 Fair Oaks Specific Plan and offering medical services to its immediate and the larger community of City of

 Pasadena.

- 6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

PLEASE SEE ATTACHED.

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

 Signature of Applicant

 Date

Supplemental Application for
CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: _____

Case # _____

ADDITIONAL FINDINGS:

In addition to the regular six (6) findings outlined above, the following additional findings are required only for specific land uses or specialized conditional use permits as outlined in the Zoning Code. Attach additional sheets to the findings outlined above to complete your response.

ADDITIONAL FINDINGS FOR A MODIFICATION

7. There are changed circumstances sufficient to justify the modification to the original approval in that...

ADDITIONAL FINDINGS FOR A DRIVE-THRU BUSINESS

7. The proposed parking and circulation plan will provide adequate area for safe queuing and maneuvering of vehicles, and the site design will provide adequate buffering of the use from adjoining land uses in that...
8. The proposed location of the drive-through business will not result in adverse impacts upon the vicinity after giving consideration to a litter clean-up plan, the hours of operation and the site plan in that...

ADDITIONAL FINDING FOR A TELECOMMUNICATION FACILITY, MAJOR

7. No new support structure shall be allowed unless the review authority, in addition to the findings required by Section 17.61.050, first finds that, based upon evidence submitted by the applicant, no existing building or support structure can reasonably accommodate the proposed wireless telecommunications antenna facility in that...

ADDITIONAL FINDINGS FOR A TRANSIT-ORIENTED DEVELOPMENT (TOD) PLEASE SEE ATTACHED.

7. The project consists of a use, or mix of uses, that encourages transit use and is oriented toward the transit user in that...
8. The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit in that...
9. The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles in that...

ADDITIONAL FINDINGS FOR SHARED PARKING

7. The spaces to be provided would be available as long as the uses requiring the spaces lawfully exist in that...
8. The quality and efficiency of the parking or loading utilization would equal or exceed the level that is otherwise required in that...

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Ave., Pasadena CA 91105

Case # _____

ADDITIONAL FINDINGS FOR FLAG LOTS

8. The proposed flag lot subdivision is the only reasonable subdivision design due to extreme topographic conditions, or other physical and natural constraints of the subject property (e.g. natural drainage course or streams, protected trees, etc.) in that...
9. The design of the proposed flag lot subdivision complies with the flag lot development standards identified in the Zoning Code in that...
10. The lots created from the proposed flag lot subdivision do not adversely impact the established neighborhood character nor deviate from the established neighborhood character, which shall consider the scale of the existing lot sizes and lot configurations in the surrounding area in that... (for purposes of this finding, the surrounding area shall mean all properties within a 1,000-foot radius of the subject property's boundary before the subdivision).

ADDITIONAL FINDING FOR CONDITIONED USES IN THE INTERIM STUDY DISTRICT

7. The proposed use will not conflict with the land use regulations and development standards established for the area at the time the Interim Study (IS) district was adopted.

Attachment to Minor Conditional Use Permit Application
For Transit-Oriented Development Designation
590 S. Fair Oaks Ave., Pasadena, CA 91105

The following is additional information under the section [Description of Request](#):

The Loading parking Space Requirements for Office Buildings with 40,001 SF and more are as follows:

- One for every 40,000 SF or fraction thereof, with a maximum of 4.

Note: **Rounding in calculations.** If a fractional number is obtained in calculations performed in compliance with Section 17.46.260, one loading space shall be required for a fractional unit of 0.50 or above, and no space shall be required for a fractional unit of less than 0.50. In this case, due to the building square foot size, 2 loading spaces will be required.

Loading space sizes.

- For projects with over 3,000 square feet of gross floor area, the first loading space shall be a minimum of 12 feet by 30 feet, with 14 feet of vertical clearance.
- All additional loading spaces shall be a minimum of 10 feet by 20 feet, with 12 feet of vertical clearance.

Minimum turning radius.

- The minimum turning radius shall be 25 feet for a loading space of 10 feet or less in width, and 45 feet for a loading space of over 10 feet in width.

Trash Area.

- All nonresidential uses with 25,000 square feet of gross floor area or more, shall provide trash storage areas with the minimum size determined by the Director of Public Works based on the type of use, the size of the refuse area proposed, and the frequency of refuse collection.

Passenger Drop-off

The Passenger Drop-off area is located by the elevator banks at first below grade parking level P1.

3) [The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;](#)

The proposed building use complies with the goals, policies and objectives of the General Plan and the purpose and intent of the South Fair Oaks Specific Plan as per Section 17.35.020-SP-2 of the City of Pasadena Zoning Code.

Goal 1. Growth will be targeted... the proposed project is located almost equidistant between and walking distance from two light rail stations. The uses surrounding the site provide a wide variety of supporting commercial and institutional uses and the location is not near a residential

neighborhood. In addition, the site is well served by bus routes.

Goal 2. Historic resources...The site is mostly vacant and the structures on the site are not historic.

Goal 3. Economically vital city... the proposed use will provide a facility that will support medical services to the community. It will be home to medical uses that will provide highly skilled jobs for community members as well as contribute to the medical facilities in the area.

Goal 4. Sustainable community. The project will replace a large parking lot and older inefficient buildings with a new building meeting all state and local requirements for sustainability.

Goal 5. Circulation...The project is ideally located walking distance from two light rail stations and is in an area with bus transportation. The uses within the building will support adjacent uses and contribute to a strong pedestrian environment along both Fair Oaks Avenue and California Boulevard.

Goal 6. Long term growth... The project will become a vital part of the important medical and institutional uses in Pasadena. As a medical building, it will support one of the fastest growing sectors of the regional economy and provide a site for uses that provide high skilled employees.

Goal 7. Citizen Participation. As part of the approval process for the project there will be multiple opportunities for the community to provide input into the project. The project reflects the initial public comments on the update to The South Fair Oaks Specific Plan.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

Located at the corner of California Boulevard and Fair Oaks Avenue, Fair Oaks Development is an upcoming medical office building designed to transform an under-utilized site on Pasadena's Fair Oaks corridor into an iconic facility.

The massing is established by the classical architectural order of base, body and capital, prominent in the City's both traditional and modern architectural languages. This reinterpretation of classical order enables the modern appearance of the building maintain a strong relationship to its neighbors and remain compatible to the general context of Pasadena. It also provides for a sensitive breakdown of the building massing to the smaller scale buildings in its immediate context. This scale breakdown is achieved by the introduction of a 'Ribbon' element, expressed in metal panel, which allows the building to address its presence both on Fair Oaks Avenue and California Boulevard in a direct and understated way. The 'Ribbon' also marks the two main and secondary building entries on the respective west and south sides.

The New Development will be a distinguished home to 99,996 sf of medical and administrative space, and will have a positive impact on South Fair Oaks neighborhood which has been developing as a medical hub.

ADDITIONAL FINDINGS FOR A TRANSIT-ORIENTED DEVELOPMENT (TOD)

7. The project consists of a use, or mix of uses, that encourages transit use and is oriented toward the transit user in that...

The project consists of a medical use, Medical Office Building. Its proximity to the Fillmore Metro Rail Station, as well as a bus stop immediately adjacent encourages transit use by employees who come to the project daily. As the building is a Medical Office Building, the visitors to the medical offices will consist of the senior population and diverse socioeconomic groups who are not all able to drive themselves, and who rely on public transit to arrive to destinations such as their doctors' offices.

8. The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit in that...

The project is designed to enhance pedestrian access to public transit by a clear and enhanced path of travel to Fillmore Station and by introducing a major green entry space for the site in becoming a distinguished destination node within the neighborhood of Pasadena.

9. The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles in that...

The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles in that it offers a very transparent and pedestrian friendly ground level experience to the public to help transform the character of South Fair oaks to a more pedestrian and walkable neighborhood and community.



CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Ave., Pasadena, CA 91105

Case # _____

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

Allow for valet-assisted on-site parking to provide service for double tandem parking spaces, triple tandem spaces and vehicle lift systems.

The total required number of parking stalls calculation for the total medical office building gross floor area of 99,996 with a 20% credit for proximity to public transportation (Fillmore Metro Station) is as follows:

| | |
|-----------------------------------|--|
| 99,996 SF x 4/1000 = 400 (399.98) | Total stalls |
| 400 x .20 = 80 | Total stalls reduction based on credit |
| 400 - 80 = 320 | Total stalls Required |
| 260 | Total on-site stalls provided |
| 320 - 260 = 60 | Total off-site stalls required |

CONTINUED ON ATTACHED:

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

The proposed project complies with all applicable provisions of South Fair Oaks Specific Plan, Zoning Code Section 17.35.030 -SP-2, including provision of applicable parking of 320 spaces based on the project's designation as a Transit-Oriented Development (TOD) due to its proximity to the Fillmore Metro Rail Station.

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Avenue, Pasadena, CA 91105

Case # _____

- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The building use is for medical services which complies with item 2 of Permitted uses of Section 17.35.030-SP-2 of
the City of Pasadena Zoning Code.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The proposed building use complies with the goals, policies and objectives of the General Plan and the purpose
and intent of the South Fair Oaks Specific Plan as per Section 17.35.020-SP-2 of the City of Pasadena Zoning
Code.

PLEASE SEE ATTACHED FOR ADDITIONAL INFORMATION.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

Yes, the medical office building is within the designated uses permitted by the General Plan and the South Fair
Oaks Specific Plan and would not, under the circumstances of this particular case, be detrimental to the health,
safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 South Fair Oaks Avenue, Pasadena, CA 91105

Case # _____

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

Yes, the use not only is not detrimental or injurious to property to property and improvements in the neighborhood or to the general welfare of the City, but it will improve all those conditions by following all provisions of the South Fair Oaks Specific Plan and offering medical services to its immediate and the larger community of City of Pasadena.

- 6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

Located at the corner of California Boulevard and Fair Oaks Avenue, Fair Oaks Development is an upcoming medical office building designed to transform an under-utilized site on Pasadena's Fair Oaks corridor into an iconic facility.

PLEASE SEE ATTACHED FOR ADDITIONAL INFORMATION.

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a **"Minor" Conditional Use Permit** if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Ave., Pasadena, CA 91105

Case # _____

ADDITIONAL FINDINGS:

In addition to the regular six (6) findings outlined above, the following additional findings are required only for specific land uses or specialized conditional use permits as outlined in the Zoning Code. Attach additional sheets to the findings outlined above to complete your response.

ADDITIONAL FINDINGS FOR A MODIFICATION

- 7. There are changed circumstances sufficient to justify the modification to the original approval in that...

ADDITIONAL FINDINGS FOR A DRIVE-THRU BUSINESS

- 7. The proposed parking and circulation plan will provide adequate area for safe queuing and maneuvering of vehicles, and the site design will provide adequate buffering of the use from adjoining land uses in that...
- 8. The proposed location of the drive-through business will not result in adverse impacts upon the vicinity after giving consideration to a litter clean-up plan, the hours of operation and the site plan in that...

ADDITIONAL FINDING FOR A TELECOMMUNICATION FACILITY, MAJOR

- 7. No new support structure shall be allowed unless the review authority, in addition to the findings required by Section 17.61.050, first finds that, based upon evidence submitted by the applicant, no existing building or support structure can reasonably accommodate the proposed wireless telecommunications antenna facility in that...

ADDITIONAL FINDINGS FOR A TRANSIT-ORIENTED DEVELOPMENT (TOD)

- 7. The project consists of a use, or mix of uses, that encourages transit use and is oriented toward the transit user in that...
- 8. The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit in that...
- 9. The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles in that...

ADDITIONAL FINDINGS FOR SHARED PARKING

PLEASE SEE ATTACHED.

- 7. The spaces to be provided would be available as long as the uses requiring the spaces lawfully exist in that...
- 8. The quality and efficiency of the parking or loading utilization would equal or exceed the level that is otherwise required in that...

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Avenue, Pasadena, CA 91105

Case # _____

ADDITIONAL FINDINGS FOR FLAG LOTS

8. The proposed flag lot subdivision is the only reasonable subdivision design due to extreme topographic conditions, or other physical and natural constraints of the subject property (e.g. natural drainage course or streams, protected trees, etc.) in that...
9. The design of the proposed flag lot subdivision complies with the flag lot development standards identified in the Zoning Code in that...
10. The lots created from the proposed flag lot subdivision do not adversely impact the established neighborhood character nor deviate from the established neighborhood character, which shall consider the scale of the existing lot sizes and lot configurations in the surrounding area in that... (for purposes of this finding, the surrounding area shall mean all properties within a 1,000-foot radius of the subject property's boundary before the subdivision).

ADDITIONAL FINDING FOR CONDITIONED USES IN THE INTERIM STUDY DISTRICT

7. The proposed use will not conflict with the land use regulations and development standards established for the area at the time the Interim Study (IS) district was adopted.

Attachment to Minor Conditional Use Permit Application
For Valet-Assisted On-Site Parking
590 S. Fair Oaks Ave., Pasadena, CA 91105

The following is additional information under the section [Description of Request](#):

Allow for valet-assisted on-site parking to provide service for double tandem parking spaces, triple tandem spaces and vehicle lift systems.

The total required number of parking stalls calculation for the total medical office building gross floor area of 99,996 with a 20% credit for proximity to public transportation (Fillmore Metro Station) is as follows:

| | |
|--|--|
| $99,996 \text{ SF} \times 4/1000 = 400 \text{ (399.98)}$ | Total stalls |
| $400 \times .20 = 80$ | Total stalls reduction based on credit |
| $400 - 80 = 320$ | Total stalls Required |
| 260 | Total on-site stalls provided |
| $320 - 260 = 60$ | Total off-site stalls required |

This Conditional Use Permit is for providing valet-assist tandem parking spaces on-site in a two-level subterranean parking structure. The valet staff will service 54 double tandem spaces on the P1 level of the parking facility. There will be valet staff on the P2 level of the parking facility, providing service for 45 triple tandem spaces and 54 spaces with vehicle lifts providing parking for 108 vehicles.

The project will provide a total of 260 parking spaces on site, and 60 spaces off-site in a shared parking arrangement.

[3\) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;](#)

The proposed building use complies with the goals, policies and objectives of the General Plan and the purpose and intent of the South Fair Oaks Specific Plan as per Section 17.35.020-SP-2 of the City of Pasadena Zoning Code.

Goal 1. Growth will be targeted... the proposed project is located almost equidistant between and walking distance from two light rail stations. The uses surrounding the site provide a wide variety of supporting commercial and institutional uses and the location is not near a residential neighborhood. In addition, the site is well served by bus routes.

Goal 2. Historic resources...The site is mostly vacant and the structures on the site are not historic.

Goal 3. Economically vital city... the proposed use will provide a facility that will support medical services to the community. It will be home to medical uses that will provide highly skilled jobs for community members as well as contribute to the medical facilities in the area.

Goal 4. Sustainable community. The project will replace a large parking lot and older inefficient buildings with a new building meeting all state and local requirements for sustainability.

Goal 5. Circulation...The project is ideally located walking distance from two light rail stations and is in an area with bus transportation. The uses within the building will support adjacent uses and contribute to a strong pedestrian environment along both Fair Oaks Avenue and California Boulevard.

Goal 6. Long term growth... The project will become a vital part of the important medical and institutional uses in Pasadena. As a medical building, it will support one of the fastest growing sectors of the regional economy and provide a site for uses that provide high skilled employees.

Goal 7. Citizen Participation. As part of the approval process for the project there will be multiple opportunities for the community to provide input into the project. The project reflects the initial public comments on the update to The South Fair Oaks Specific Plan.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

Located at the corner of California Boulevard and Fair Oaks Avenue, Fair Oaks Development is an upcoming medical office building designed to transform an under-utilized site on Pasadena's Fair Oaks corridor into an iconic facility.

The massing is established by the classical architectural order of base, body and capital, prominent in the City's both traditional and modern architectural languages. This reinterpretation of classical order enables the modern appearance of the building maintain a strong relationship to its neighbors and remain compatible to the general context of Pasadena. It also provides for a sensitive breakdown of the building massing to the smaller scale buildings in its immediate context. This scale breakdown is achieved by the introduction of a 'Ribbon' element, expressed in metal panel, which allows the building to address its presence both on Fair Oaks Avenue and California Boulevard in a direct and understated way. The 'Ribbon' also marks the two main and secondary building entries on the respective west and south sides.

The New Development will be a distinguished home to 99,996 sf of medical and administrative space, and will have a positive impact on South Fair Oaks neighborhood which has been developing as a medical hub.

[ADDITIONAL FINDINGS FOR SHARED PARKING](#)

7. The spaces to be provided would be available as long as the uses requiring the spaces lawfully exist in that...

The project is required to provide 320 parking spaces. This requirement will be met through the use of 260 on-site spaces consisting of self-park and attendant-assisted tandem parking spaces, triple spaces and vehicle lift systems. The remaining 60 spaces will be shared parking off-site. The shared parking would be used for employees only, and therefore may be within proximity of 1,000 feet of the building.

The project will provide off-site parking for 60 employees within 1,000 feet of the site. For example, the PMB Medical Building across Fair Oaks has indicated it has a significant number of available spaces as well as other locations, including 55 California across California Boulevard. Off-site parking will be provided within 1,000 feet of the project.

8. The quality and efficiency of the parking or loading utilization would equal or exceed the level that is otherwise required in that...

The spaces to be provided as shared spaces are existing in first-class parking facilities, are within a 1,000 foot distance, and are to be used for employee parking. Employees typically park for the entire day, so there is no need for turnover of the parking spaces and the shared spaces provide an equally efficient parking utilization as the spaces on-site.



CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Avenue, Pasadena, CA 91105

Case # _____

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

Allow for shared parking with neighboring parking structures within 1,000 feet of the project. Potential parking spaces have been identified at various parking facilities in the area.

PLEASE SEE ATTACHED FOR ADDITIONAL INFORMATION.

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

The proposed project complies with all applicable provisions of South Fair Oaks Specific Plan, Zoning Code Section 17.35.030 -SP-2, including provision of applicable parking of 320 spaces based on the project's designation as a Transit-Oriented Development (TOD) due to its proximity to the Fillmore Metro Rail Station.

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Ave., Pasadena, CA 91105

Case # _____

- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The building use is for medical services which complies with item 2 of Permitted uses of Section 17.35.030-SP-2 of the City of Pasadena Zoning Code.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The proposed building use complies with the goals, policies and objectives of the General Plan and the purpose and intent of the South Fair Oaks Specific Plan as per Section 17.35.020-SP-2 of the City of Pasadena Zoning Code.

PLEASE SEE THE ATTACHED FOR ADDITIONAL INFORMATION.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

Yes, the medical office building is within the designated uses permitted by the General Plan and the South Fair Oaks Specific Plan and would not, under the circumstances of this particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Ave., Pasadena, CA 91105

Case # _____

5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

Yes, the use not only is not detrimental or injurious to property to property and improvements in the

neighborhood or to the general welfare of the City, but it will improve all those conditions by following all

provisions of the South Fair Oaks Specific Plan and offering medical services to its immediate and the larger

community of City of Pasadena.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

PLEASE SEE ATTACHED.

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMITProject Address: 590 S. Fair Oaks Ave., Pasadena, CA 91011

Case # _____

ADDITIONAL FINDINGS:

In addition to the regular six (6) findings outlined above, the following additional findings are required only for specific land uses or specialized conditional use permits as outlined in the Zoning Code. Attach additional sheets to the findings outlined above to complete your response.

ADDITIONAL FINDINGS FOR A MODIFICATION

7. There are changed circumstances sufficient to justify the modification to the original approval in that...

ADDITIONAL FINDINGS FOR A DRIVE-THRU BUSINESS

7. The proposed parking and circulation plan will provide adequate area for safe queuing and maneuvering of vehicles, and the site design will provide adequate buffering of the use from adjoining land uses in that...
8. The proposed location of the drive-through business will not result in adverse impacts upon the vicinity after giving consideration to a litter clean-up plan, the hours of operation and the site plan in that...

ADDITIONAL FINDING FOR A TELECOMMUNICATION FACILITY, MAJOR

7. No new support structure shall be allowed unless the review authority, in addition to the findings required by Section 17.61.050, first finds that, based upon evidence submitted by the applicant, no existing building or support structure can reasonably accommodate the proposed wireless telecommunications antenna facility in that...

ADDITIONAL FINDINGS FOR A TRANSIT-ORIENTED DEVELOPMENT (TOD) PLEASE SEE ATTACHED.

7. The project consists of a use, or mix of uses, that encourages transit use and is oriented toward the transit user in that...
8. The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit in that...
9. The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles in that...

ADDITIONAL FINDINGS FOR SHARED PARKING

PLEASE SEE ATTACHED.

7. The spaces to be provided would be available as long as the uses requiring the spaces lawfully exist in that...
8. The quality and efficiency of the parking or loading utilization would equal or exceed the level that is otherwise required in that...

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 590 S. Fair Oaks Ave., Pasadena, CA 91105

Case # _____

ADDITIONAL FINDINGS FOR FLAG LOTS

8. The proposed flag lot subdivision is the only reasonable subdivision design due to extreme topographic conditions, or other physical and natural constraints of the subject property (e.g. natural drainage course or streams, protected trees, etc.) in that...
9. The design of the proposed flag lot subdivision complies with the flag lot development standards identified in the Zoning Code in that...
10. The lots created from the proposed flag lot subdivision do not adversely impact the established neighborhood character nor deviate from the established neighborhood character, which shall consider the scale of the existing lot sizes and lot configurations in the surrounding area in that... (for purposes of this finding, the surrounding area shall mean all properties within a 1,000-foot radius of the subject property's boundary before the subdivision).

ADDITIONAL FINDING FOR CONDITIONED USES IN THE INTERIM STUDY DISTRICT

7. The proposed use will not conflict with the land use regulations and development standards established for the area at the time the Interim Study (IS) district was adopted.

Attachment to Minor Conditional Use Permit Application

For Shared Parking

590 S. Fair Oaks Ave., Pasadena, CA 91105

The following is additional information under the section [Description of Request](#):

Allow for shared parking with neighboring parking structures within 1,000 feet of the project. Potential parking spaces have been identified at various parking facilities in the area.

The total required number of parking stalls calculation for the total medical office building gross floor area of 99,996 with a 20% credit for proximity to public transportation (Fillmore Metro Station) is as follows:

| | |
|--|--|
| $99,996 \text{ SF} \times 4/1000 = 400 \text{ (399.98)}$ | Total stalls |
| $400 \times .20 = 80$ | Total stalls reduction based on credit |
| $400 - 80 = 320$ | Total stalls Required |
| 260 | Total on-site stalls provided |
| $320 - 260 = 60$ | Total off-site stalls required |

This Conditional Use Permit is for allowing 60 cars to be parked on an adjacent off-site parking location.

The project will provide a total of 260 parking spaces on site, and 60 spaces off-site in a shared parking arrangement. The on-site parking will be accommodated in a two-level subterranean parking structure. The parking will be valet-assisted and will have tandem parking spaces, triple spaces and vehicle lift systems.

The shared parking would be used for employees only, and therefore will be within proximity of 1,000 feet of the building as required by the City. There are several options for shared parking in the area within the required proximity, including the PMB Medical Building across Fair Oaks which has available spaces as well as 55 California across California Boulevard. Any locations utilized will be within 1,000 feet and have crosswalk-controlled pedestrian crossings readily available at major intersections.

3) [The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;](#)

The proposed building use complies with the goals, policies and objectives of the General Plan and the purpose and intent of the South Fair Oaks Specific Plan as per Section 17.35.020-SP-2 of the City of Pasadena Zoning Code.

Goal 1. Growth will be targeted... the proposed project is located almost equidistant between and walking distance from two light rail stations. The uses surrounding the site provide a wide variety of supporting commercial and institutional uses and the location is not near a residential

neighborhood. In addition, the site is well served by bus routes.

Goal 2. Historic resources...The site is mostly vacant and the structures on the site are not historic.

Goal 3. Economically vital city... the proposed use will provide a facility that will support medical services to the community. It will be home to medical uses that will provide highly skilled jobs for community members as well as contribute to the medical facilities in the area.

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The massing is established by the classical architectural order of base, body and capital, prominent in the City's both traditional and modern architectural languages. This reinterpretation of classical order enables the modern appearance of the building maintain a strong relationship to its neighbors and remain compatible to the general context of Pasadena. It also provides for a sensitive breakdown of the building massing to the smaller scale buildings in its immediate context. This scale breakdown is achieved by the introduction of a 'Ribbon' element, expressed in metal panel, which allows the building to address its presence both on Fair Oaks Avenue and California Boulevard in a direct and understated way. The 'Ribbon' also marks the two main and secondary building entries on the respective west and south sides.

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8. The quality and efficiency of the parking or loading utilization would equal or exceed the level that is otherwise required in that...

The spaces to be provided as shared spaces are existing in first-class parking facilities, are within a 1,000 foot distance, and are to be used for employee parking. Employees typically park for the entire day, so there is no need for turnover of the parking spaces and the shared spaces provide an equally efficient parking utilization as the spaces on-site.

590 S. Fair Oaks Development, LLC

March 31, 2020

City of Pasadena
Pasadena Permit Center
170 North Garfield Avenue
Pasadena, CA 91101

RE: Cover Sheet for Conditional Use Permit Master Application
590 S. Fair Oaks Avenue Development

Dear Pasadena Permit Center Staff,

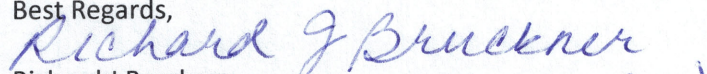
We hope this finds you all well.

Please find enclosed the submittal for the Conditional Use Permit and Minor Conditional Use Permits for the planned development project of a Medical Office Building at 590 South Fair Oaks Avenue. We have also enclosed the Submittal Checklist for the Permit application and all applicable requirements. Please note that the environmental assessment has not been completed, as we understand this will occur after submittal of these permit applications.

Please feel free to contact us with any questions. Thank you very much for your kind consideration.

Stay safe and well.

Best Regards,


Richard J Bruckner
Applicant, 590 S. Fair Oaks Development

(YJP)

Genesis FO Partners

March 31, 2020

City of Pasadena
Pasadena Permit Center
170 North Garfield Avenue
Pasadena, CA 91101

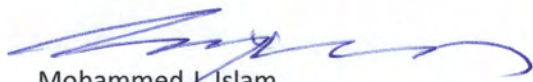
RE: Written Consent from Property Owner to Authorize Representative
590 S. Fair Oaks Avenue Development

Dear Pasadena Permit Center Staff,

This will serve as written consent that Richard J. Bruckner is authorized as the Representative of 590 S. Fair Oaks Development LLC to submit the application for entitlement of the Medical Office Building project on the property located at 590 South Fair Oaks Avenue, Pasadena, CA 91105, and to submit all documents and other applications in connection therewith, and to represent the ownership during the entitlement process at any meetings, hearings, or other correspondence with City Permit Center staff.

Please feel free to contact me if you have any questions regarding the foregoing.

Best Regards,



Mohammed J. Islam
Managing Member, Genesis FO Partners

Ownership Verification

Copy of Grant Deed Trust or Title Report:

This page is part of your document - DO NOT DISCARD



20130465577



Pages:
0804

Recorded/Filed In Official Records
Recorder's Office, Los Angeles County,
California

03/28/13 AT 08:00AM

| | |
|--------|-------|
| FEE#: | 25.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| WAGO: | 25.00 |



LEAD SHEET



201303280790003

00007465284



004749622

SEQ:
14

DNR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

North American Title

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
Genesis FO Partners, LLC
C/O Modern Parking, Inc.
1200 Wilshire Bl., Suite 300
Los Angeles, CA 90017



| | | |
|--|-------------------|------------|
| TITLE ORDER NO. 1215759 | GRANT DEED | ESCROW NO. |
| <p>"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest. THE UNDERSIGNED GRANTOR(S) DECLARE(S) ** R&T 11911."</p> <p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,</p> <p>FO 590 Rose Investors LLC, a Delaware limited liability company</p> <p>Hereby GRANT(s) to</p> <p>Genesis FO Partners, LLC, a Delaware limited liability company</p> <p>All of its right, title, and interest, if any, in the following described real property in the City of Pasadena, County of Los Angeles, State of California: described as: LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF</p> <p>Also Known as: 12-26 East California Blvd. and 590 Fair Oaks Avenue, Pasadena, CA</p> <p>APN#: 5720-001-001; 004; 002; 003; 005</p> <p>Date: March 7, 2013</p> <p>PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE</p> <p>**Please be advised, this deed is being recorded to correct parcel 5 of the legal description attached hereto. This is a correction deed for the Grant Deed previously recorded on August 23, 2012, Instrument #20121261623.</p> | | |
| <p>"This conveyance confirms title to the grantee(s) who continue to hold the same interest acquired on Date <u>8-23-12</u>, Document No. <u>12-1261623</u>, wherein \$ _____ Documentary Transfer Tax was paid, R&T 11911."</p> | | |

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

QMA A
14E

3

GRANT DEED - PAGE TWO

GRANTOR'S SIGNATURE

FO 590 Rose Investors LLC,
a Delaware limited liability company

By: Oppertune Capital Limited
 Its: Manager [Signature]
 By: [Signature]
 Its: DIRECTOR
 Name: RJARI O'NEILL
 By: [Signature]
 Its: DIRECTOR
 Name: CIARAN MCINTIRE

State of California)
 County of Los Angeles)

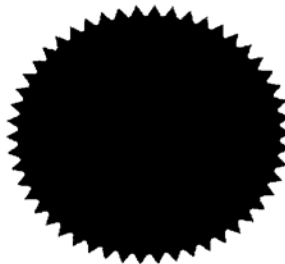
On 15th MARCH 2013 before me, GEORGINA DRUM Notary Public, personally appeared RJARI O'NEILL AND CIARAN MCINTIRE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

WITNESS my hand and official seal.

Signature [Signature]

GEORGINA DRUM
 168 PEMBROKE ROAD,
 BALLSBRIDGE, DUBLIN 4.
 Notary Public for the County and City of Dublin
 Ireland.
 Commissioned for Life



[Handwritten mark]

4

Exhibit "A"

Real property in the City of Pasadena, County of Los Angeles, State of California, described as follows:

PARCEL 1:

LOT 1 OF GEORGE W. STIMSON'S RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK "A" OF THE CENTRAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70 PAGE(S) 47 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 112.5 FEET THEREOF.

PARCEL 2:

LOT 3, OF GEORGE W. STIMSON'S RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK "A" OF THE CENTRAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70 PAGE(S) 47 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THE SOUTH 112.5 FEET OF LOT 1 OF GEORGE W. STIMSON'S RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK "A" OF THE CENTRAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70 PAGE(S) 47 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

LOT 2, OF GEORGE W. STIMSON'S RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK "A" OF THE CENTRAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70 PAGE(S) 47 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

LOT 3 IN BLOCK A OF THE CENTRAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 121 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY PART THEREOF INCLUDED IN FAIR OAKS AVENUE AS WIDENED.

APN: 5720-001-001, 5720-001-002, 5720-001-003, 5720-001-004 and 5720-001-005

City
12

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

OCT 06 2015

Dean C. Logan REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

