



Agenda Report

TO: CITY COUNCIL **DATE:** JANUARY 23, 2006
FROM: CITY MANAGER
SUBJECT: DESIGNATION OF 1000 SAN PASQUAL STREET (UNITS 1-41)
AS A LANDMARK

RECOMMENDATION

It is recommended that the City Council:

1. Acknowledge that the designation of a historic resource is categorically exempt from the California Environmental Quality Act (§15308);
2. As recommended by the Historic Preservation Commission, find that the Villa San Pasqual (Units 1-41) at 1000 San Pasqual Street is significant under Criterion C for designation as a landmark (P.M.C. §17.62.40 B) because the property embodies the distinctive characteristics of the modern garden-apartment property type as presented in its use of modern building design and materials and landscape design and because it is an important representation of the concept of the "own your own" multiple-family complex that was the idea of its developer, Lionel V. Mayell;
3. Approve the designation of the property at 1000 San Pasqual Street (Units 1-41) as a landmark;
4. Adopt a resolution approving a Declaration of Landmark Designation for 1000 San Pasqual Street (Units 1-41), Pasadena, California;
5. Authorize the Mayor to execute the Declaration of Landmark Designation for 1000 San Pasqual Street (Units 1-41), Pasadena, California; and
6. Direct the City Clerk to record the declaration with the Los Angeles County Recorder.

RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMISSION

On September 19, 2005, at a noticed public hearing, the Historic Preservation Commission voted unanimously to recommend approval of the designation of the Villa San Pasqual Units 22-41 as a landmark. On October 17, 2005, the Commission voted unanimously to recommend approval of Villa San Pasqual Units 1-21.

BACKGROUND

The Villa San Pasqual is a complex of multi-family residential buildings and parking structures that is divided by ownership into three different homeowner associations. One of the three groupings of buildings, five residential buildings and a parking structure on the east side of the complex, was designated a landmark by the City Council on August 8, 2005. On July 11 and September 26, 2005, after the first nomination was in or through the designation process, representatives of the other two homeowner associations submitted applications for landmark designation of their grouping of buildings. The designation of Units 22-41, submitted on July 11, was approved by the Commission on September 19 and the designation of Units 1-21, submitted on September 26 was approved on October 17, 2005.

ANALYSIS

The property is eligible for designation under Criterion "C", which states:

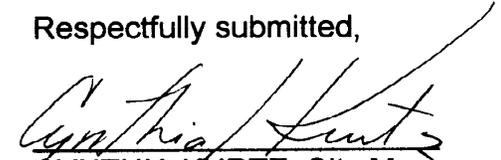
(The property) embodies the distinctive characteristics of a type, period, architectural style or method of construction, and represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or to the region, or possesses artistic values that are of significance to the City or to the region.

The Villa San Pasqual is associated with the historic context of mid-twentieth century modern design and the development of Pasadena's South Lake Avenue as an up-scale commercial development oriented to the suburban population. The design of the complex, including its site plan and incorporation of modern architectural features and materials, is an exceptional representation of the garden-apartment complex property type of that mid-century period. Villa San Pasqual retains a high level of architectural integrity in all aspects: integrity of location, design, setting, workmanship, materials, feeling, and association. It was included in the City's historic resource survey of multiple-family properties (2002) and evaluated as eligible for listing in the National Register of Historic Places. Additional information on the property is included in Exhibit 1.

FISCAL IMPACT

Designation of this property does not affect revenues to the City.

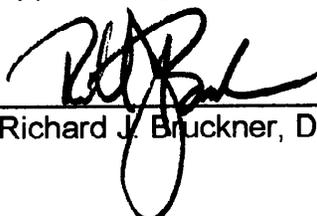
Respectfully submitted,


CYNTHIA KURTZ, City Manager

Prepared by:


Mary Jo Winder, Senior Planner

Approved by:


Richard J. Bruckner, Director of Planning & Development

ATTACHMENT A: Photographs

Exhibit 1

Description

Completed in 1954, the ten two-story buildings and two parking structures nominated in the applications are sited on the west portion of the Villa San Pasqual development, which is on the southwest corner of San Pasqual Street and South Catalina Avenue. They are aligned in two straight rows from front to back with front entry orientation onto a courtyard that is shared by the identically configured buildings on either side. All of the buildings have stucco walls and shallow-pitched hipped roofs. Character-defining features are the wide, curved, open "floating" staircases positioned prominently on the front elevations leading to the second story units; open, full-front second-story balconies with geometric pattern rails (circle-within-a-square design); groupings of windows (floor-to-ceiling windows with sliding glass doors and/or wrapping a corner, wide, horizontal steel fixed and casement windows); flat wood doors with centered brass doorknobs; metal hoods over some secondary window and door openings and glass panels separating the balconies of the units. Driveways off of San Pasqual lead to flat-roof multi-car garages at the rear of the complex. Additional garages opposite these garages are attached to the rear of the southern-most residential buildings. Landscape features include walkways and planters with ledge stone or concrete-block walls.

Builder

Lionel V. Mayell (1897-1978) is attributed to have been the first developer of co-operatively owned apartments on the west coast. Mayell's first co-op apartment building was built in Long Beach in 1922. Villa San Pasqual is the first known project of Mayell's in Pasadena. Other known projects by this developer include the Capri Aire at 660 South Orange Grove Blvd., Plaza del Arroyo at 101 N. Grand Ave. and Whispering Waters at 1000 Cordova Street.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ADOPTING A DECLARATION OF LANDMARK DESIGNATION FOR 1000 SAN
PASQUAL STREET (UNITS 1-41), PASADENA, CALIFORNIA

WHEREAS, the Historic Preservation Commission has found that 1000
San Pasqual Street meets criterion c, as set forth in Section 17.62.040(B) of the
Pasadena Municipal Code; and

WHEREAS, the Villa San Pasqual (Units 1-41) at 1000 San Pasqual
Street is significant because the property is an architecturally intact and excellent
representation of modern multi-family residential architectural design;

WHEREAS, the owners of the property, Villa San Pasqual Homeowners
Association #2 and Villa San Pasqual Homeowners Association #3, nominated
the property for landmark designation; and

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

NOW THEREFORE BE IT RESOLVED by the City Council of the City of
Pasadena that the attached declaration of landmark designation for 1000 San
Pasqual Street (Units 1-41) is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____
day of _____, 2006 by the following vote:

AYES:

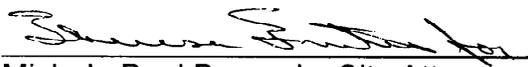
NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez, City Clerk

Approved as to form:



Michele Beal Bagneris, City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

**1000 SAN PASQUAL STREET (UNITS 1-41)
PASADENA, CALIFORNIA**

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

(See attached legal description)

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

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Jane Rodriguez, City Clerk

By: _____
Bill Bogaard, Mayor

EXHIBIT "A"
1000 SAN PASQUAL STREET

Lots 13 and 14 of Oak Villa Tract in the City of Pasadena, County of Los Angeles, State of California as per map recorded in Book 6, Page 6 of Maps, in the Office of the County Recorder of said County.

A metes and bounds legal description of said land being described as follows:
(For information only)

Beginning at the Northeast corner of said Lot 14;

Thence along the East line of said Lot 14, South 0°00'00" West, 400.00 feet to the Southeast corner of said Lot 14;

Thence along the South line of said Lots 13 and 14, South 89°59'00" West, 170.00 feet to the Southwest corner of said Lot 13;

Thence along the West line of said Lot 13, North 0°00'00" East, 400.00 feet to the Northwest corner of said Lot 13, said point also being on the South line of San Pasqual Street (70.00 feet wide) as shown on said Oak Villa Tract map;

Thence along the North line of said Lots 13 and 14, North 89°59'00" East, 170.00 feet to the **Point of Beginning**.

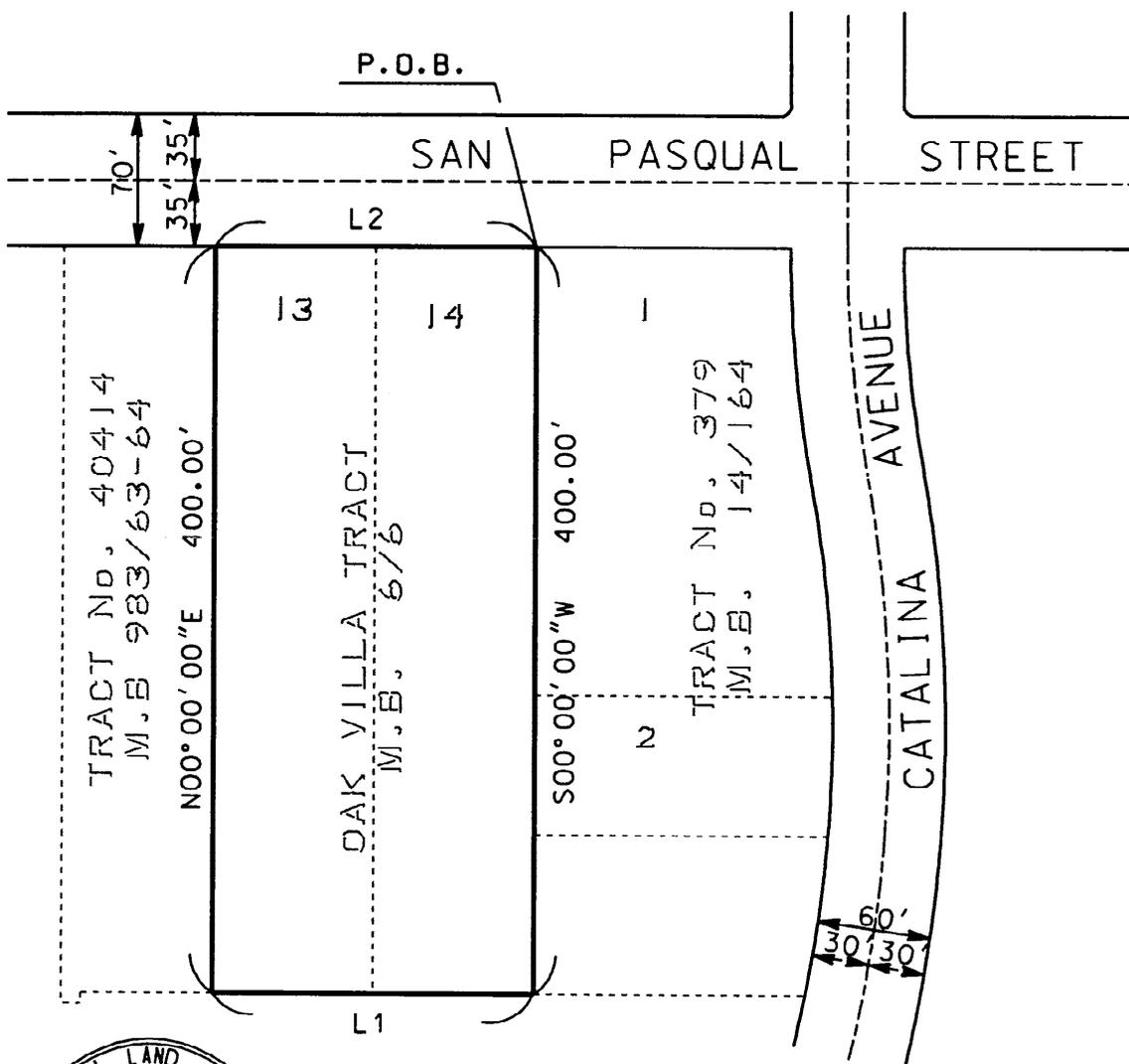
All as shown on Exhibit "B" attached herewith and made a part hereof.

The above described parcel contains 68,000 square feet (1.561 acres), more or less.

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


Barry C. Henry, P.L.S. 6793
Expires 09/30/06
Date: 1/18/06





LINE DATA		
LINE	BEARING	DISTANCE
L1	S89°59'00"W	170.00'
L2	N89°59'00"E	170.00'

LEGEND



LIMITS OF PROPERTY

P.O.B.

POINT OF BEGINNING

AREA= 68,000 S.F.

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**DAVID EVANS
AND ASSOCIATES INC**
800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

EXHIBIT
"B"

1000 SAN
PASQUAL STREET

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

SHEET NO:

1 OF 1

JOB NO:
PDAX0067
WBS 067

DATE:
1/13/06

SCALE:
1"=100'