



# PLAYHOUSE PLAZA

**Permit Applications  
July 2009**



# TABLE OF CONTENTS

**- SECTIONS -**

- I            MASTER APPLICATION**
- II           SUPPLEMENT TO MASTER APPLICATION FORM  
              Environmental Assessment**
- III          SITE PLAN WITH TREE LOCATIONS**
- IV          ADJUSTMENT PERMIT**
  - A. Floor Area Ratio**
  - B. Height Limits**
  - C. Setback on El Molino**
  - D. Loading Docks**
- V            CONDITIONAL USE PERMIT**
  - A. Non-Residential Project Over 25,000 SF**
  - B. Commercial Off-Street Parking**
- VI          PRIVATE TREE REMOVAL REQUEST**
- VII         FLOOR AREA RATIO**
- VIII        500' RADIUS MAP**
- IX          GRANT DEED**
- X            DISCLOSURE PURSUANT TO THE  
              CITY OF PASADENA TAXPAYER PROTECTION ACT  
              PASADENA CITY CHARTER, ARTICLE XVII**





## MASTER APPLICATION FORM

**Project Address:** 680 E. Colorado

**Project Name:** Playhouse Plaza

**Project Description:** (Please describe demolitions, alterations and any new construction) \_\_\_\_\_

Demolition of existing improvements and construction of new office building of 159,829 sf (gross) with ground floor pedestrian-oriented uses and a below grade parking structure with 522 parking spaces, of which 155 are public spaces.

**Zoning Designation:** CD-4                      **General Plan Designation:** Playhouse District

### APPLICANT / OWNER INFORMATION

**APPLICANT NAME:** Pasadena Office, LLC c/o IDS Real Estate Group  
 Address: 515 S. Figueroa St.  
 City Los Angeles State: CA Zip: 90071

Telephone: [213] 213-362-9319  
 Fax: [213] 213-627-9937  
 Email: dsaeta@idsrealestate.com

**CONTACT PERSON:** David Saeta  
 Address: 515 S. Figueroa St.  
 City Los Angeles State: CA Zip: 90071

Telephone: [213] 213-362-9319  
 Fax: [213] 213-627-9937  
 Email: dsaeta@idsrealestate.com

**PROPERTY OWNER NAME:** Pasadena Office, LLC c/o IDS Real Estate Group  
 Address: 515 S. Figueroa St.  
 City Los Angeles State: CA Zip: 90071

Telephone: [213] 213-362-9319  
 Fax: [213] 213-627-9937  
 Email: dsaeta@idsrealestate.com

### TYPE OF CITY REVIEW AND APPROVALS REQUIRED:

Mark clearly the type of approval required in the space provided below:

<input type="checkbox"/> PREAPPLICATION CONFERENCE	<input checked="" type="checkbox"/> ADJUSTMENT PERMIT	<input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT
<input type="checkbox"/> PRELIMINARY PLAN CHECK	<input type="checkbox"/> ZONE CHANGE	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> DESIGN REVIEW	<input type="checkbox"/> CERTIFICATE OF EXCEPTION	<input type="checkbox"/> MINOR VARIANCE
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE PARCEL MAP	<input type="checkbox"/> SIGN EXCEPTION
<input type="checkbox"/> MASTER DEVELOPMENT PLAN	<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT	<input checked="" type="checkbox"/> TREE REMOVAL
<input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS	<input checked="" type="checkbox"/> MINOR CUP	<input type="checkbox"/> DEVELOPMENT AGMT.
<input type="checkbox"/> LANDMARK DESIGNATION	<input type="checkbox"/> DENSITY BONUS	<input checked="" type="checkbox"/> OTHER: <u>Floor Area Increase 10%</u>

### 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:** \_\_\_\_\_

**\* OFFICE USE ONLY**

<b>PLN #</b> _____	<b>CASE #</b> _____	<b>PRJ</b> _____
DESCRIPTION _____	DATE APPLICATION ACCEPTED: _____	
DATE APPLICATION /SUBMITTALS RECEIVED: _____	APPLICATION FEES: _____	RECEIVED BY: _____
HISTORIC ARCHITECTURAL RESEARCH REQUIRED? YES NO	PUBLIC ARTS FEE REQUIRED? YES NO	APPLICATION FEES: \$ _____







## SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT

**EXISTING PROPERTY INFORMATION:**

This section of the Environmental Assessment is for information regarding the Existing property only.

*\*Your application is complete when all attached supplemental applications are completed and submitted. The case manager will notify you if any additional items or reviews are necessary.*

**Assessor Parcel Number(s):** 5734-037-030 and 5734-037-021

**Square Footage of Property:** 57,762 SF (Net) **Average slope of land if over 15%** N/A

**Surrounding Land Uses:**

**North:** Colorado Blvd / Retail **East:** Retail

**South:** Parking / Green St. / Retail **West:** El Molino / Entertainment / Retail

EXISTING BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	66,000 sf			
Year built	1926, 1950, 1968			
Building footprint in square feet	38,390 sf			
Open space / landscaping square footage	1,075 sf			
Paving square footage	18,297 sf			
Number of parking spaces	45			
Height of building in feet	25'			
Number of stories	2			
Number of housing units	None			
Square feet to be demolished	66,000 sf			
Number of covenanted affordable units demolished	None			
Number of housing units demolished	None			
Number of hotel / motel rooms to be demolished	None			
To be altered? ( yes / no )	No			
To be relocated? ( yes / no )	No			
Un reinforced masonry? ( yes / no )	No			
Type of use (i.e. residential, commercial, mixed uses, etc.)	Commercial			

*\* Continue to Proposed Information Section*

**ADDRESS OF LOCATIONS OF EXISTING BUILDINGS:**

**Building A:** 680 E. Colorado Blvd.

**Building B:** \_\_\_\_\_

**Building C:** \_\_\_\_\_

**Building D:** \_\_\_\_\_



## SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT

**PROPOSED PROJECT INFORMATION:**

This section of the Environmental Assessment is for information regarding the Proposed project only.

Estimated Valuation: \$35,590,076

Explain if the project is located in a geological hazard area (i.e. hillside area, Seismic fault, erosive soils): N/A

Amount of grading proposed: Cut: 63,000 cy Fill: \_\_\_\_\_ Balance: \_\_\_\_\_

Imported: \_\_\_\_\_ Exported: 63,000 cy

Type of development (single family residence, apartments, condominiums, commercial, industrial, institutional): Commercial

Total housing units: None Is this an affordable Housing Project?  yes  no # of affordable units: \_\_\_\_\_

Proposed Energy Types:  All electrical  Electric Kitchen  Electric HVAC  Gas kitchen

PROPOSED BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	159,829 sf			
Building footprint in square feet	27,970 sf			
Open space square footage	8,900 sf			
Landscaping square footage / Hardscape SF	TBD			
Height of building in feet	75'			
Number of stories	5			
Number of parking spaces	522			
Number of housing units	None			
Number of bedrooms	None			
Hotel / motel number of rooms	None			
Hours of operation	TBD			
Number of employees	TBD			
Square feet of restaurant seating area	TBD			
Number of fixed seats (restaurant)	TBD			
Number of hotel / motel rooms to be demolished	None			
Type of use (i.e. Residential, Commercial, Mixed)	Commercial			
UBC occupancy group	B1, S3, M			
UBC construction type	Type 1FR			
Fire sprinklers? yes / no	Yes			
Type of use (i.e. residential, commercial, mixed uses, etc.)	Commercial			

\* If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

ATTACH AN EXPLANATION of any questions answered with yes.

yes  no Is this a phased project?

yes  no Will there be demolition or removal of any structure of any age?

yes  no Will there be any alteration of any existing structure?



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

**TREE INVENTORY FOR PROPERTY LOCATED AT \_\_\_\_\_**

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

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

Tree # <sup>1</sup>	Scientific Name	DHB <sup>2</sup>	Height <sup>3</sup>	Spread	Proposed Status X = Remove R = Remain L = Relocate	Street tree or public tree? Y = Yes, N = No, U = Unknown
	Common Name					
	See Tree Inventory package #1, #2, #3					

- 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.





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

**TREE INVENTORY FOR PROPERTY LOCATED AT** 680 East Colorado Blvd.

(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 # <sup>1</sup>	Scientific Name	DHB <sup>2</sup>	Height <sup>3</sup>	Spread	Proposed Status X = Remove R = Remain L = Relocate	Street tree or public tree? Y = Yes, N = No, U = Unknown
	Common Name					
#1	Cupaniopsis anacardioides	10"	20'	12'	R	Yes
	Carrotwood Tree					
#2	Ginko bilboa	1"	8'	4'	R	Yes
	Maidenhair Tree					
#3	Ficus retusa	24"	50'	30"	X	Yes
	Indian laurel Fig					
#4	Ginko bilboa	1.5"	8'	4'	R	Yes
	Maidenhair Tree					
#5	Washingtonia Robusta	22"	70'	20'	R	Yes
	Mexican Fan Palm					
#6	Washingtonia Robusta	12"	30'	15'	R	Yes
	Mexican Fan Palm					
#7	Washingtonia Robusta	16"	30'	15'	R	Yes
	Mexican Fan Palm					
#8	Washingtonia Robusta	23"	60'	20'	R	Yes
	Mexican Fan Palm					
#9	Washingtonia Robusta	22"	55'	18'	R	Yes
	Mexican Fan Palm					
#10	Washintonia Robusta	9"	20'	10'	X	Yes
	Mexican Fan Palm					
#11	Washingtonia Robusta	9"	18"	10'	R	Yes
	Mexican Fan Palm					

- 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 ½ feet above the point where the trunk meets the ground.
- 3 Estimate the tree height and spread of canopy and provide measurement in feet.



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

**TREE INVENTORY FOR PROPERTY LOCATED AT** 680 East Colorado Blvd.

(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 # <sup>1</sup>	Scientific Name	DHB <sup>2</sup>	Height <sup>3</sup>	Spread	Proposed Status X = Remove R = Remain L = Relocate	Street tree or public tree? Y = Yes, N = No, U = Unknown
	Common Name					
#12	Podocarpus gracilior	14"	20'	27'	X	No
	Fern Pine					
#13	Podocarpus gracilior	10"	20'	25'	X	No
	Fern Pine					
#14	Podocarpus gracilior	9"	18'	22'	X	No
	Fern Pine					
#15	Podocarpus gracilior	8"	17'	22'	X	No
	Fern Pine					
#16	Podocarpus gracilior	9"	17'	22'	X	No
	Fern Pine					
#17	Podocarpus gracilior	8"	17'	22'	X	No
	Fern Pine					
#18	Podocarpus gracilior	8"	16'	21'	X	No
	Fern Pine					
#19	Podocarpus gracilior	9"	15'	20'	X	No
	Fern Pine					
#20	Podocarpus gracilior	7"	14'	18'	X	No
	Fern Pine					

- 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 ½ feet above the point where the trunk meets the ground.
- 3 Estimate the tree height and spread of canopy and provide measurement in feet.





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

**TREE INVENTORY FOR PROPERTY LOCATED AT** 680 Colorado Blvd.

*(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 # <sup>1</sup>	Scientific Name	DHB <sup>2</sup>	Height <sup>3</sup>	Spread	Proposed Status X = Remove R = Remain L = Relocate	Street tree or public tree? Y = Yes, N = No, U = Unknown
	Common Name					
#21	Pinus canariensis	23"	70'	30'	X	No
	Canary Island Pine					
#22	Pinus canariensis	17"	65'	20'	X	No
	Canary Island Pine					
#23	Pinus canariensis	19"	60'	20'	X	No
	Canary Island Pine					
#24	Erythrina caffra	> 25"	25'	35'	X	No
	Coral Tree					
#25	Washingtonia Robusta	22"	60'	15'	X	No
	Mexican Fan Palm					
#26	Cinnamomum camphora	15"	20'	30'	X	No
	Camphor Tree					
#27	Washingtonia Robusta	17"	60'	15'	X	No
	Mexican Fan Palm					
#28	Washintonia Robusta	13"	60'	15'	X	No
	Mexican Fan Palm					

- 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 ½ feet above the point where the trunk meets the ground.
- 3 Estimate the tree height and spread of canopy and provide measurement in feet.

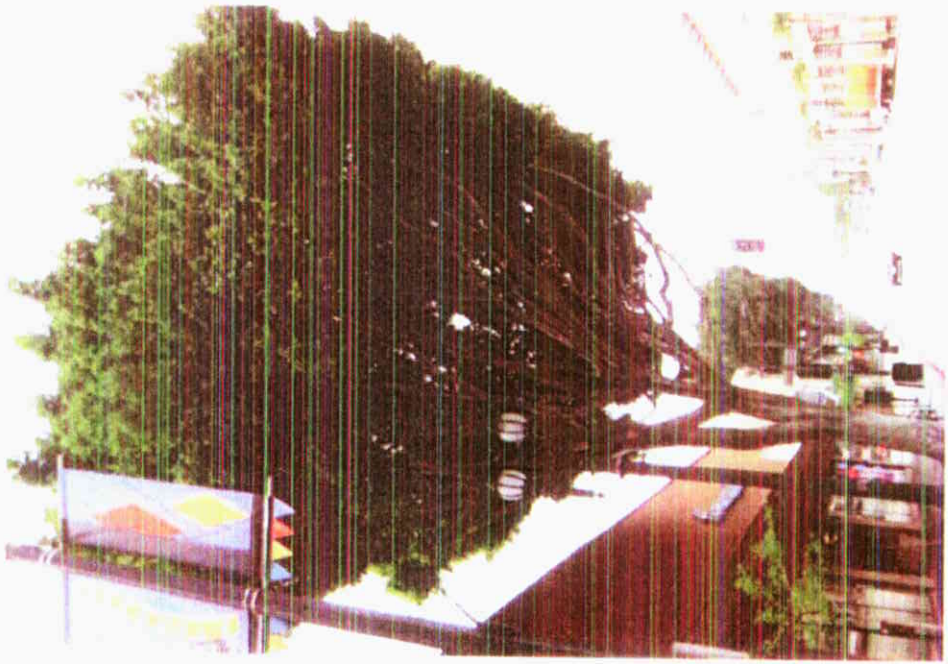








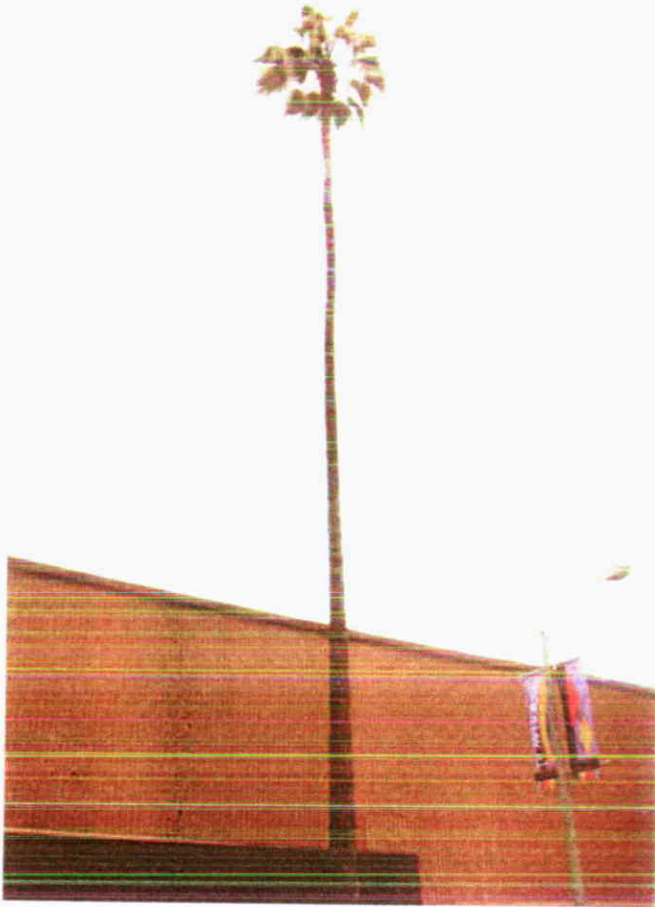
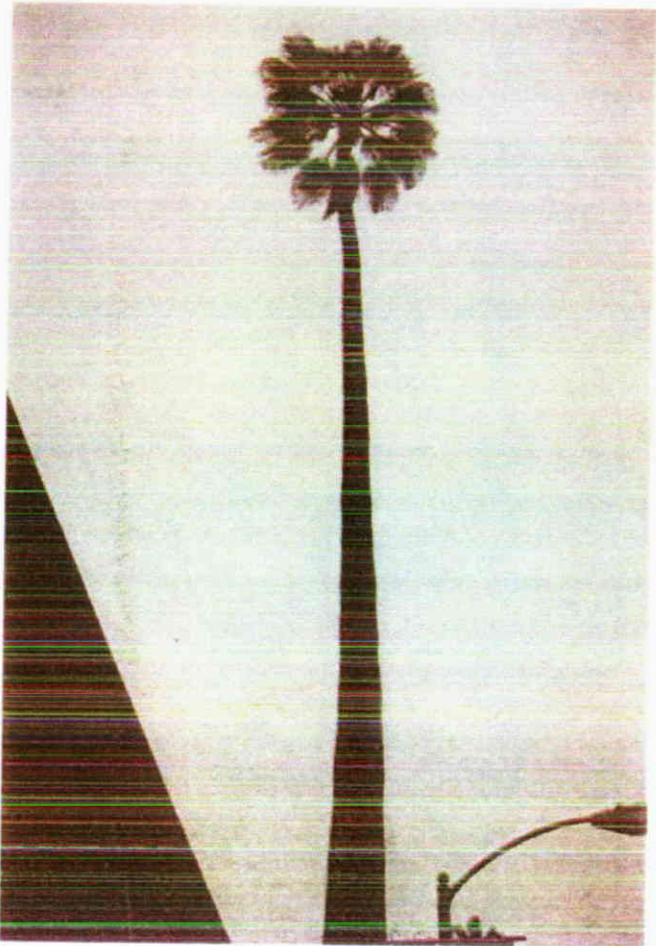










































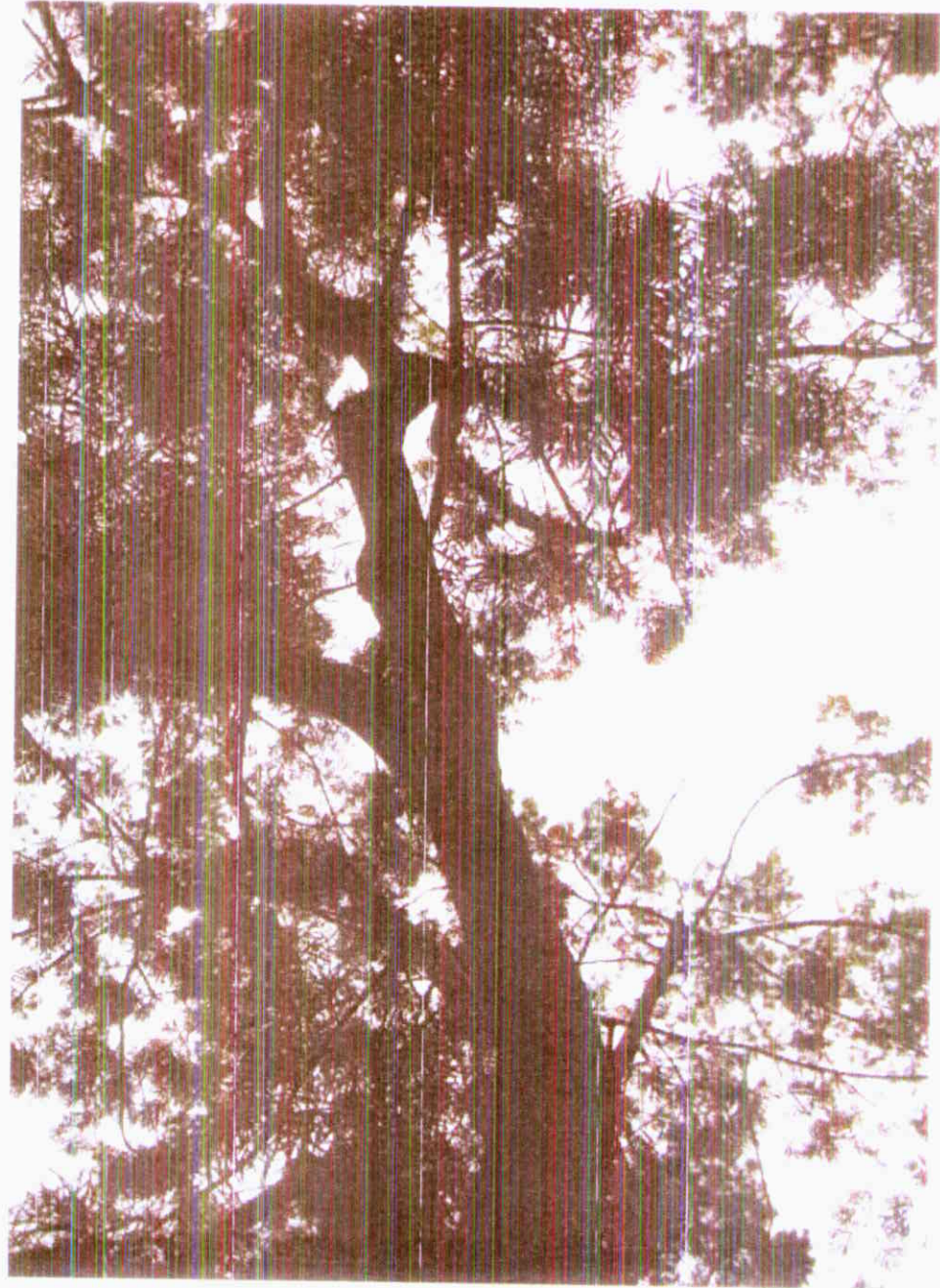


































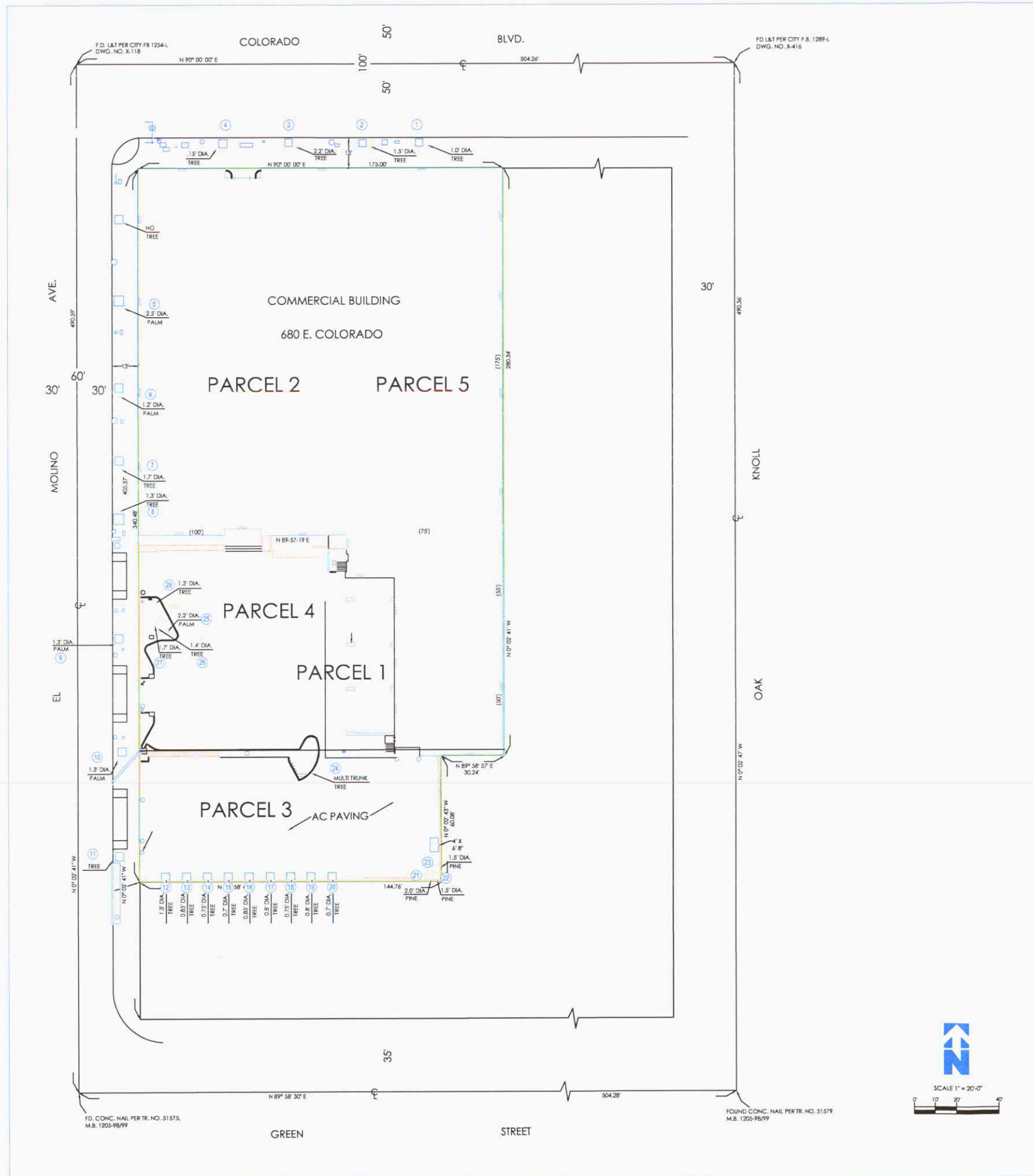












**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**

**PARCEL 1:**  
THE EASTERLY 175 FEET OF THE WESTERLY 180 FEET OF THE SOUTHERLY 30 FEET OF LOT 1, BLOCK "K", SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 315 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 2:**  
THAT PORTION OF LOT 1 IN BLOCK "K" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 315 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE THEREOF 200 FEET; THENCE EAST AT RIGHT ANGLES 105 FEET; THENCE NORTH AT RIGHT ANGLES 200 FEET TO THE NORTH LINE OF SAID LOT; THENCE WEST ALONG SAID NORTH LINE 105 FEET TO THE POINT OF BEGINNING.  
EXCEPT THE NORTH 25 FEET INCLUDED IN COLORADO STREET AS WIDENED.  
ALSO EXCEPT THE WEST 5 FEET WITHIN THE LINES OF EL MOLINO AVENUE AS WIDENED.

**PARCEL 3:**  
LOT 1 OF THE WALLACE BROS. TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 92 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 4:**  
THE WEST 180 FEET OF THAT PORTION OF LOT 1 IN BLOCK "K" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 315 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT, DISTANT 200 FEET SOUTH FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID WEST LINE 55 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT CONVEYED TO JENNIE DEMOTT, BY DEED RECORDED IN BOOK 2007 PAGE 28 OF DEEDS; THENCE EAST ALONG THE NORTH LINE OF THE LOT SO CONVEYED 240 FEET TO THE WEST LINE OF SAID LAND CONVEYED BY EDWIN L. FARRIS, TO J. H. HEARN, BY DEED RECORDED IN BOOK 155 PAGE 205, OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTH ALONG THE WEST LINE OF THE LAND SO CONVEYED 55 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LAND CONVEYED BY EDWIN L. FARRIS, TO MARY E. STOWELL, BY DEED RECORDED IN BOOK 163 PAGE 520 OF DEEDS; THENCE WEST 240 FEET TO THE PLACE OF BEGINNING.  
EXCEPT THEREFROM THE WEST 5 FEET OF SAID LAND LYING WITHIN EL MOLINO AVENUE.

**PARCEL 5:**  
THAT PORTION OF LOT 1 IN BLOCK "K" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 315 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, DISTANT 105 FEET EAST FROM THE NORTHWEST CORNER THEREOF; THENCE 75 FEET EAST; THENCE SOUTH AT RIGHT ANGLES 200 FEET; THENCE WEST AT RIGHT ANGLES 75 FEET; THENCE NORTH AT RIGHT ANGLES 200 FEET TO THE POINT OF BEGINNING.  
EXCEPT THEREFROM THE NORTH 25 FEET INCLUDED WITHIN THE LINES OF COLORADO STREET AS WIDENED.  
EXCEPT THEREFROM THE WEST 5 FEET OF SAID LAND LYING WITHIN EL MOLINO AVENUE.

**PARKING**

REGULAR 42

**UTILITY NOTICE**

UTILITIES SHOWN HEREON WERE COMPILED FROM DATA OBTAINED FROM OTHERS AND BELIEVED TO BE CORRECT. NO LIABILITY IS ASSUMED BY THIS COMPANY AS TO THE ACCURACY OF SUCH DATA. THIS COMPANY DOES NOT ACCEPT ANY RESPONSIBILITY FOR DAMAGES, COSTS OR CLAIMS IF FACILITIES ARE ENCOUNTERED DURING CONSTRUCTION WHICH ARE NOT CORRECTLY IDENTIFIED ON THE PLAN OR IF ANY INFORMATION SUPPLIED IS NOT ACCURATE AND/OR CORRECT.

**LEGEND**

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BW	BACK OF WALK	OG	ORIGINAL GROUND
EG	EDGE OF CURBER	TC	TOP OF CURB
FF	FISHED FLOOR	TF	TOP OF FOOTING
FG	FISHED GRADE	TG	TOP OF GRATE
FL	FLOWLINE	IS	TOP OF SLOPE
FS	FISHED SURFACE	TOE	TOE OF SLOPE
GB	GRADE BREAK	TW	TOP OF WALL

STREET CENTERLINE	---
PROPERTY LINE	- - - - -
EDGE OF PAVING	=====
EDGE OF BUILDING	
FENCE	=====
EXIST. SPOT ELEVATION	(34.92 FS)
EXIST. CONTOUR LINES	(836)
CONCRETE	=====
NATURAL GROUND/PLANTER	=====
CONCRETE / BLOCK WALL	=====
RECORD DATA	(489.32)
TREE	○

**SITE AREA (NET)**

57,762 SQ. FT. 1.326 ACRES

**BASIS OF BEARINGS**

BEARING N 90° 00' 00" E OF THE SLY SIDELINE OF COLORADO BLVD. AS SHOWN ON MAP OF SAN PASQUAL TRACT, M.B. 3 PG. 315 OF MISCELLANEOUS RECORDS, RECORDS OF LOS ANGELES COUNTY WAS USED ON THE BASIS OF BEARINGS FOR THIS SURVEY.

**EASEMENTS**

THE TITLE REPORT BY CHICAGO TITLE COMPANY, DATED OCTOBER 10, 2006, ORDER NO. 6A60474-X39 WAS PROVIDED BY THE OWNER AND WAS USED AS THE BASIS FOR THIS SURVEY.  
PLOTTABLE EASEMENTS ARE SHOWN FROM THE OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.  
AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO THE SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 12, 1946 IN BOOK 23028 PAGE 256, OFFICIAL RECORDS, (ITEM #3 OF THE TITLE REPORT).  
"EFFECT OF" A COVENANT AND AGREEMENT REGARDING ENCRACHING FOOTING RECORDED SEPTEMBER 14, 1927 IN BOOK 6782 PAGE 134, OFFICIAL RECORDS, (ITEM #2 OF THE REPORT).

TO RICHARD BIGGAR, IDS REALTY JV, LLC, ITS SUCCESSORS AND ASSIGNS, AND CHICAGO TITLE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES REFS 2.4, 7(c), 7(b)(1), 8, 9, AND 10 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

RICHARD B. MORSCH DATE  
REGISTRATION NO. 29506 EXPIRES 3/31/07

**NOTES**

ALTA SURVEY  
680 E. COLORADO BLVD.  
34 N. EL MONTE AVE.  
PASADENA, CA 91101

RICHARD BIGGAR  
BIGGAR PROPERTIES  
1535 LANCASTER PLACE  
PASADENA, CA

Morsch Engineering Co.  
P.O. Box 578  
Arcadia, CA 91003  
2235 N. Loke Ave., Ste 212  
Arcadia, CA 91001-2458  
(626) 791-8867



JOB NO.	BLDG. DEPT.
725-06	-
DRAWN BY:	HEALTH
A.R.	
CHECKED BY:	PRINT DATE:
R.B.M.	11/01/06

CONTENT OF SHEET  
ALTA SURVEY  
SHEET

1 OF 1



**Submittal Checklist for  
ADJUSTMENT PERMIT**

*This checklist should be reviewed together with a Planner at the Permit Center and must be submitted with the application. Incomplete applications cannot be processed and will be returned to the applicant together with a checklist specifying the items that are incomplete.*

**MINIMUM SUBMITTAL REQUIREMENTS:**

*Listed below are the minimum submittal requirements for Adjustment Permits. If there are multiple entitlements, they may be combined under one submittal.*

- MASTER APPLICATION** (eight copies)
  - a) Cover Sheet with Applicant Signature.
  - b) Environmental Assessment.
  - c) Tree Inventory.
  - d) Taxpayer Protection Act Disclosure Form.
  
- SITE PLANS** (eight full size copies and four 11"X17" reductions)
  - a) Applicant name, address and phone number.
  - b) Project site address, north arrow and drawing scale.
  - c) Property lines.
  - d) Internal and external rights-of-way and any vehicular access or other easements.
  - e) Existing and proposed structures with their uses labeled.
  - f) Location of structures on adjacent properties and their uses.
  - g) Mature trees 4 inches or more in diameter (on-site, adjacent to property lines and in public right-of-way).
  - h) Yard dimensions.
  - i) Topography (when applicable).
  - j) Vicinity map showing ½-mile radius street system with project site highlighted (integrated at lower right hand corner of plan).
  
- OWNERSHIP VERIFICATION** (one copy)
  - a) Copy of Grant Deed.
  - b) Written Consent from property owner to authorize representative (if applicable).
  
- NOTIFICATION PACKET** (two sets)
  - a) Radius Map and Ownership List.
  - b) Affidavit.
  - c) Labels.
  
- PHOTOS** (two sets)
  - a) A minimum of four photos (varied angles) of the project site showing walls, trees and existing structures.
  
- APPLICATION FEES**
  
- CHECKLIST FOR SPECIFIC ENTITLEMENTS & OTHER ITEMS**  
Refer to the reverse page for additional submittal requirements.



**SPECIFIC ENTITLEMENT REQUIREMENTS:**

*In addition to the minimum submittal requirements, the following specific entitlement requirements for Adjustment Permits shall also be submitted:*

- SUPPLEMENTAL APPLICATION** (eight copies)
  - a) Description of Request.
  - b) Findings for an Adjustment.

**ADDITIONAL ITEMS:**

*In addition, the following items may be required by the Planner for submittal:*

- FLOOR PLANS**
  - ELEVATIONS**
  - ELEVATION SECTIONS**
  - STREET ELEVATION SKETCHES**
  - GRADING PLAN** (if greater than or equal to 50 cubic yards)
  - TOPOGRAPHIC MAP**
  - CALCULATIONS** (square footage, floor area ratio, average slope, etc.)
  - LANDSCAPE PLAN**
  - CIRCULATION PLAN**
  - SIGN INVENTORY**
  - DEVELOPMENT SCHEDULE**
  - ESCROW TITLE PAPERS**
  - LEASE AGREEMENT**
  - OTHER ITEMS**
- 
-



**Supplemental Application for  
ADJUSTMENT PERMIT**

Project Address: 680 East Colorado Blvd.

Case # \_\_\_\_\_

*An adjustment permit allows for the adjustment of applicable development standards and allows for the density to be averaged on lots divided by two or more zoning districts. The Adjustment Permit is intended to promote and encourage quality development within the City's zoning districts. Applicants applying for an Adjustment Permit are expected to produce a comprehensive development with a more enhanced environment and architectural excellence. The land involved shall be a minimum of 1/2-acre in size.*

**DESCRIPTION OF REQUEST:**

*A separate description and set of findings must be submitted if there is more than one Adjustment request. This Adjustment Permit is to:*

Average the floor area ratio across the entire site. The site has 3 different FAR zones of 3.0, 2.0, and 2.0, respectively. The Project has an FAR of 3.9, 2.0, and 0.6, respectively, and averages 2.75 across the site. Along El Molino, the 5 story building spine acts as a backdrop for the lower scale building extensions to relate to the lower scale retail nature of the pedestrian street. The modulation of these extensions breaks the building's overall length and creates a rhythm of lower scale structures with intermittent retail courtyards, enriching the vitality of the pedestrian-oriented district. The new paseo will connect the Project to Arcade Lane and will be lined with retail and courtyard amenities, creating vibrant pedestrian connectivity for the Playhouse District. Creating these open pedestrian areas makes it necessary to reallocate square footage to other areas of the building. The resulting building configuration requires that the allowable floor area by zone be redistributed across the site accordingly.

**FINDINGS:**

*The applicant must thoroughly respond to the seven (7) 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 adjustment 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](http://www.cityofpasadena.net).*

1a) Describe how the proposed development is allowed within the subject base zoning district;

The Pasadena Playhouse Subdistrict is intended to provide for a vibrant mixed use environment. The proposed development is a commercial project with ground floor pedestrian-oriented uses, upstairs office uses, additional public parking for the Pasadena Playhouse and surrounding uses, and large open-space courtyards and a pedestrian walkway connecting the project to the Arcade and to the public parking.



Project Address: 680 East Colorado Blvd.

Case # \_\_\_\_\_

2) Describe how the proposed development is in conformance with the following:

a) The criteria identified in Section 17.61.070(D) of the Zoning Code;

The development meets all required criteria. The land is over 1/2 acre in area. The development is consistent with the General Plan and the applicable Specific Plan. The development is a commercial project with office and retail that integrates an open space pedestrian area and court yards. The public parking will provide a significant boost to neighboring retail and The Playhouse.

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b) The goals, policies and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The project will improve the economic vitality of the Playhouse District by creating office space above pedestrian friendly uses. The development will harmonize the creation of a new building with the historically significant Playhouse and Arcade. The project will create commercial uses that will integrate the commercial, cultural and art activities in the Subdistrict. The Specific Plan envisions that enhanced usage of the Playhouse will result in positive spillover effects throughout the district. The Project's public parking will promote the "park once and enjoy a multitude of business, shopping, dining and entertainment venues." The project's amenities will enhance the historic resources in the area.

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c) The applicable provisions of the Zoning Code relating to both on- and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose and intent of the subject base zoning district;

Adjusting the FAR will allow the project relief on El Molino in deference to the Playhouse and allows for open courtyards and a paseo connecting the Arcade.

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Project Address: 680 East Colorado Boulevard

Case # \_\_\_\_\_

- 3) Describe how the proposed project would produce a comprehensive development incorporating a more enhanced environment and architectural excellence (e.g. appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than would normally be possible under more standard district development requirements;

The project is more than merely an office complex. It provides pedestrian friendly uses on the ground floor  
along Colorado Boulevard and El Molino Avenue. It creates two new plazas and a paseo. Further, the project  
creates much needed public parking underground. The paseo, open space and public parking together  
significantly enhance the the economic vitality of and accessibility to both the Playhouse and to Arcade Lane.  
Without the flexibility on FAR the project would not be able to provide these desirable amenities.

- 4) Describe how the design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g. drainage, fire protection, sewers, water, etc.), would ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or be injurious to the property or improvements in the vicinity and base zoning district in which the property is located;

The site represents a large portion of a block fronting on Colorado Boulevard. Parking will be underground, with  
ingress and egress off of El Molino Avenue. The combination of these amenities will serve to make the  
surrounding historic resources more financially viable and thus more likely to be maintained and preserved



Supplemental Application for  
**ADJUSTMENT PERMIT**

Project Address: 680 East Colorado Boulevard

Case # \_\_\_\_\_

- 5) Describe how the subject site is physically suitable for the type and density/intensity of the development being proposed and is adequate in shape and size to accommodate the proposed development;

The site is on the southeast corner of Colorado Boulevard and El Molino Avenue. The Project will provide office and pedestrian-oriented retail space for approximately 765 workers who represent new customers for the Playhouse District service, dining and entertainment business within walking distance of the Project.

- 6) Describe how the public need for, and the positive benefits to be derived from, the proposed project clearly outweigh any of the potential unavoidable negative effects it may cause; and

The Playhouse District has long suffered from a lack of public parking. In addition, the Playhouse itself has not been well integrated into the retail uses along Colorado Boulevard. This project will create the much needed public parking, and create a paseo connecting the Project to the Arcade. Further, it will provide expansion space for local Pasadena businesses so they won't have to relocate out of Pasadena. The injection of up to 765 daily workers will bolster the Playhouse District economy while enhancing the District's walkability and the opportunity to park once and experience a multitude of shopping, dining and entertainment venues.

- 7) Describe how, where applicable, the Adjustment Permit provides the flexibility in development standards necessary to preserve a significant historic landmark, resource, site or structure.

Without the height adjustment and FAR in one of the three height zones, the Project will not be able to provide the open space courtyard along El Molino, the pedestrian paseo and the public parking beneath the Project.



**Submittal Checklist for  
ADJUSTMENT PERMIT**

*This checklist should be reviewed together with a Planner at the Permit Center and must be submitted with the application. Incomplete applications cannot be processed and will be returned to the applicant together with a checklist specifying the items that are incomplete.*

**MINIMUM SUBMITTAL REQUIREMENTS:**

*Listed below are the minimum submittal requirements for Adjustment Permits. If there are multiple entitlements, they may be combined under one submittal.*

- MASTER APPLICATION** (eight copies)
  - a) Cover Sheet with Applicant Signature.
  - b) Environmental Assessment.
  - c) Tree Inventory.
  - d) Taxpayer Protection Act Disclosure Form.
  
- SITE PLANS** (eight full size copies and four 11"X17" reductions)
  - a) Applicant name, address and phone number.
  - b) Project site address, north arrow and drawing scale.
  - c) Property lines.
  - d) Internal and external rights-of-way and any vehicular access or other easements.
  - e) Existing and proposed structures with their uses labeled.
  - f) Location of structures on adjacent properties and their uses.
  - g) Mature trees 4 inches or more in diameter (on-site, adjacent to property lines and in public right-of-way).
  - h) Yard dimensions.
  - i) Topography (when applicable).
  - j) Vicinity map showing ½-mile radius street system with project site highlighted (integrated at lower right hand corner of plan).
  
- OWNERSHIP VERIFICATION** (one copy)
  - a) Copy of Grant Deed.
  - b) Written Consent from property owner to authorize representative (if applicable).
  
- NOTIFICATION PACKET** (two sets)
  - a) Radius Map and Ownership List.
  - b) Affidavit.
  - c) Labels.
  
- PHOTOS** (two sets)
  - a) A minimum of four photos (varied angles) of the project site showing walls, trees and existing structures.
  
- APPLICATION FEES**
  
- CHECKLIST FOR SPECIFIC ENTITLEMENTS & OTHER ITEMS**  
Refer to the reverse page for additional submittal requirements.



**SPECIFIC ENTITLEMENT REQUIREMENTS:**

*In addition to the minimum submittal requirements, the following specific entitlement requirements for Adjustment Permits shall also be submitted:*

- SUPPLEMENTAL APPLICATION** (eight copies)
  - a) Description of Request.
  - b) Findings for an Adjustment.

**ADDITIONAL ITEMS:**

*In addition, the following items may be required by the Planner for submittal:*

- FLOOR PLANS**
- ELEVATIONS**
- ELEVATION SECTIONS**
- STREET ELEVATION SKETCHES**
- GRADING PLAN** (if greater than or equal to 50 cubic yards)
- TOPOGRAPHIC MAP**
- CALCULATIONS** (square footage, floor area ratio, average slope, etc.)
- LANDSCAPE PLAN**
- CIRCULATION PLAN**
- SIGN INVENTORY**
- DEVELOPMENT SCHEDULE**
- ESCROW TITLE PAPERS**
- LEASE AGREEMENT**
- OTHER ITEMS**

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Project Address: 680 East Colorado Blvd.

Case #

An adjustment permit allows for the adjustment of applicable development standards and allows for the density to be averaged on lots divided by two or more zoning districts. The Adjustment Permit is intended to promote and encourage quality development within the City's zoning districts. Applicants applying for an Adjustment Permit are expected to produce a comprehensive development with a more enhanced environment and architectural excellence. The land involved shall be a minimum of 1/2-acre in size.

DESCRIPTION OF REQUEST:

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

Adjust the height limits applicable to the property. The site currently has three different height limits: 75' at the north (90' max), 50' in the middle (60' max), and 35' to the south. This adjustment would allow a 75' height limit in the middle of the block which is currently limited to 50' (60' max) and a 50' height limit to the south which is currently limited to 35'. Adjusting the height in the 50' zone will enable the Project to provide highly desirable public courtyards, parking, and a paseo that would not be possible without the adjustment. The massing of the proposed building addresses the uniquely different scales and characteristics of the two frontage streets and also responds to the scale of the neighboring Arcade Lane. The main five story building spine is set back from all boundary property lines to allow base or extension elements to relate individually to the unique size and scale of surrounding neighbors. This massing strategy responds to its sensitive context, but makes it necessary to adjust the height in one of the three zones.

FINDINGS:

The applicant must thoroughly respond to the seven (7) 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 adjustment 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.

1a) Describe how the proposed development is allowed within the subject base zoning district;

The Pasadena Playhouse Subdistrict is intended to provide for a vibrant mixed use environment. The proposed development is a commercial project with ground floor pedestrian-oriented uses, upstairs office uses, additional public parking for the Pasadena Playhouse and surrounding uses, and a large open space courtyard and paseo connecting the Project to the Arcade and to the public parking.





Supplemental Application for  
**ADJUSTMENT PERMIT**

Project Address: 680 East Colorado Blvd.

Case # \_\_\_\_\_

2) Describe how the proposed development is in conformance with the following:

a) The criteria identified in Section 17.61.070(D) of the Zoning Code;

~~The development meets all required criteria. The land is over 1/2 acre in area. The development is consistent with the General Plan and the applicable Specific Plan. The development is a commercial project with office and retail that integrates an open space pedestrian area and courtyards. The public parking will provide a significant boost to neighboring retail and the Playhouse.~~

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b) The goals, policies and objectives of the General Plan and the purpose and intent of any applicable specific plan;

~~The project will improve the economic vitality of the Playhouse District by creating office space above pedestrian friendly uses. The development will harmonize the creation of a new building with the historically significant Playhouse and Arcade. The project will create commercial uses that will integrate the commercial, cultural and art activities in the Subdistrict. The Specific Plan envisions that enhanced usage of the Playhouse will result in positive spillover effects throughout the district. The Project's public parking will promote the "park once and enjoy a multitude of business, shopping, dining and entertainment venues." The project's amenities will enhance the historic resources in the area.~~

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c) The applicable provisions of the Zoning Code relating to both on- and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose and intent of the subject base zoning district;

~~Adjusting the FAR and Height will allow the Project relief on El Molino in deference to the Playhouse and allows for open courtyards and a paseo connecting the Arcade.~~

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Project Address: 680 East Colorado Boulevard

Case # \_\_\_\_\_

- 3) Describe how the proposed project would produce a comprehensive development incorporating a more enhanced environment and architectural excellence (e.g. appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than would normally be possible under more standard district development requirements;

The project is more than merely an office complex. It provides pedestrian friendly uses on the ground floor  
along Colorado Boulevard and El Molino Avenue. It creates two new plazas and a paseo. Further, the project  
creates much needed public parking underground. The paseo, open space and public parking together  
significantly enhance the the economic vitality of and accessibility to both the Playhouse and to Arcade Lane.  
Without the flexibility on height, the project would not be able to provide these desirable amenities.

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- 4) Describe how the design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g. drainage, fire protection, sewers, water, etc.), would ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or be injurious to the property or improvements in the vicinity and base zoning district in which the property is located;

The site represents a large portion of a block fronting on Colorado Boulevard. Parking will be underground, with  
ingress and egress off of El Molino Avenue. The combination of these amenities will serve to make the  
surrounding historic resources more financially viable and thus more likely to be maintained and preserved.

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Supplemental Application for  
**ADJUSTMENT PERMIT**

Project Address: 680 East Colorado Boulevard

Case # \_\_\_\_\_

- 5) Describe how the subject site is physically suitable for the type and density/intensity of the development being proposed and is adequate in shape and size to accommodate the proposed development;

The site is on the southeast corner of Colorado Boulevard and El Molino Avenue. The Project will provide office and pedestrian-oriented retail space for approximately 765 workers who represent new customers for the Playhouse District service, dining and entertainment business within walking distance of the Project.

- 6) Describe how the public need for, and the positive benefits to be derived from, the proposed project clearly outweigh any of the potential unavoidable negative effects it may cause; and

The Playhouse District has long suffered from a lack of public parking. In addition, the Playhouse itself has not been well integrated into the retail uses along Colorado Boulevard. This project will create the much needed public parking, and create a paseo connecting the project to the Arcade. Further, it will provide expansion space for local Pasadena businesses so they won't have to relocate out of Pasadena. The injection of up to 765 daily workers will bolster the Playhouse District economy while enhancing the District's walkability and the opportunity to park once and experience shopping, dining and entertainment venues.

- 7) Describe how, where applicable, the Adjustment Permit provides the flexibility in development standards necessary to preserve a significant historic landmark, resource, site or structure.

Without the height adjustment and FAR in one of the three height zones, the Project will not be able to provide the open space courtyard along El Molino, the pedestrian paseo and the public parking beneath the Project.



## Submittal Checklist for ADJUSTMENT PERMIT

*This checklist should be reviewed together with a Planner at the Permit Center and must be submitted with the application. Incomplete applications cannot be processed and will be returned to the applicant together with a checklist specifying the items that are incomplete.*

### **MINIMUM SUBMITTAL REQUIREMENTS:**

*Listed below are the minimum submittal requirements for Adjustment Permits. If there are multiple entitlements, they may be combined under one submittal.*

- MASTER APPLICATION** (eight copies)
  - a) Cover Sheet with Applicant Signature.
  - b) Environmental Assessment.
  - c) Tree Inventory.
  - d) Taxpayer Protection Act Disclosure Form.
  
- SITE PLANS** (eight full size copies and four 11"X17" reductions)
  - a) Applicant name, address and phone number.
  - b) Project site address, north arrow and drawing scale.
  - c) Property lines.
  - d) Internal and external rights-of-way and any vehicular access or other easements.
  - e) Existing and proposed structures with their uses labeled.
  - f) Location of structures on adjacent properties and their uses.
  - g) Mature trees 4 inches or more in diameter (on-site, adjacent to property lines and in public right-of-way).
  - h) Yard dimensions.
  - i) Topography (when applicable).
  - j) Vicinity map showing ½-mile radius street system with project site highlighted (integrated at lower right hand corner of plan).
  
- OWNERSHIP VERIFICATION** (one copy)
  - a) Copy of Grant Deed.
  - b) Written Consent from property owner to authorize representative (if applicable).
  
- NOTIFICATION PACKET** (two sets)
  - a) Radius Map and Ownership List.
  - b) Affidavit.
  - c) Labels.
  
- PHOTOS** (two sets)
  - a) A minimum of four photos (varied angles) of the project site showing walls, trees and existing structures.
  
- APPLICATION FEES**
  
- CHECKLIST FOR SPECIFIC ENTITLEMENTS & OTHER ITEMS**  
Refer to the reverse page for additional submittal requirements.



**SPECIFIC ENTITLEMENT REQUIREMENTS:**

*In addition to the minimum submittal requirements, the following specific entitlement requirements for Adjustment Permits shall also be submitted:*

- SUPPLEMENTAL APPLICATION** (eight copies)
  - a) Description of Request.
  - b) Findings for an Adjustment.

**ADDITIONAL ITEMS:**

*In addition, the following items may be required by the Planner for submittal:*

- FLOOR PLANS**
- ELEVATIONS**
- ELEVATION SECTIONS**
- STREET ELEVATION SKETCHES**
- GRADING PLAN** (if greater than or equal to 50 cubic yards)
- TOPOGRAPHIC MAP**
- CALCULATIONS** (square footage, floor area ratio, average slope, etc.)
- LANDSCAPE PLAN**
- CIRCULATION PLAN**
- SIGN INVENTORY**
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Supplemental Application for  
ADJUSTMENT PERMIT

Project Address: 680 East Colorado Blvd.

Case # \_\_\_\_\_

*An adjustment permit allows for the adjustment of applicable development standards and allows for the density to be averaged on lots divided by two or more zoning districts. The Adjustment Permit is intended to promote and encourage quality development within the City's zoning districts. Applicants applying for an Adjustment Permit are expected to produce a comprehensive development with a more enhanced environment and architectural excellence. The land involved shall be a minimum of 1/2-acre in size.*

**DESCRIPTION OF REQUEST:**

*A separate description and set of findings must be submitted if there is more than one Adjustment request. This Adjustment Permit is to:*

Increase the setback limits along El Molino. The El Molino street frontage and building massing have been developed to enhance the pedestrian experience. The building's height and setbacks have been carefully studied to ensure that the building fits compatibly within its surrounding neighbors and adds to the pedestrian vitality of the Playhouse District.

Building setbacks along El Molino have been designed to increase pedestrian flow. The use of courtyards and a pedestrian paseo engage pedestrians into the retail amenities of the Project, the neighboring Arcade Lane and the Playhouse.

The shallow angle of the building along El Molino accentuates and opens up to the main pedestrian paseo, further enlivening the area.

The proposed setback is a maximum of 40' 2.5" in the northern courtyard.

**FINDINGS:**

*The applicant must thoroughly respond to the seven (7) 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 adjustment 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](http://www.cityofpasadena.net).*

1a) Describe how the proposed development is allowed within the subject base zoning district;

The Pasadena Playhouse Subdistrict is intended to provide for a vibrant mixed use environment. The proposed

development is a commercial project with ground floor pedestrian oriented uses, upstairs office uses, additional public parking for the Pasadena Playhouse and surrounding uses, and a large open space courtyard and

pedestrian walkway connecting the Project to the Arcade Lane.



Project Address: 680 East Colorado Blvd.

Case # \_\_\_\_\_

2) Describe how the proposed development is in conformance with the following:

a) The criteria identified in Section 17.61.070(D) of the Zoning Code;

The development meets all required criteria. The land is over 1/2 acre in area. The development is consistent with the General Plan and the applicable Specific Plan. The development is a commercial project with office and retail that integrates an open space pedestrian area and courtyards. The public parking will provide a significant boost to neighboring retail and the Playhouse.

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b) The goals, policies and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The project will improve the economic vitality of the Playhouse District by creating office space above pedestrian friendly uses. The development will harmonize the creation of a new building with the historically significant Playhouse and Arcade. The project will create commercial uses that will integrate the commercial, cultural and art activities in the Subdistrict. The Specific Plan envisions that enhanced usage of the Playhouse will result in positive spillover effects throughout the district. The Project's public parking will promote the "park once and enjoy a multitude of business, shopping, dining and entertainment venues." The project's amenities will enhance the historic resources in the area.

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c) The applicable provisions of the Zoning Code relating to both on- and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose and intent of the subject base zoning district;

The development will provide much needed public parking to an area lacking in such resources. In addition the project creates a pedestrian walkway allowing patrons of the Playhouse to access the shops at Arcade Lane and the public parking. Such amenities enhance and en vigor the usefulness and splendor of both the Playhouse and the Arcade.

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Project Address: 680 East Colorado Boulevard

Case # \_\_\_\_\_

- 3) Describe how the proposed project would produce a comprehensive development incorporating a more enhanced environment and architectural excellence (e.g. appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than would normally be possible under more standard district development requirements;

The project is more than merely an office complex. It provides pedestrian friendly uses on the ground floor along Colorado Boulevard and El Molino Avenue. It creates two new plazas and a paseo. Further, the project creates much needed public parking underground. The paseo, open space and public parking together significantly enhance the the economic vitality of and accessibility to both the Playhouse and to Arcade Lane. Without the flexibility of a setback on El Molino, the project would not be able to provide these desirable amenities.

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- 4) Describe how the design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g. drainage, fire protection, sewers, water, etc.), would ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or be injurious to the property or improvements in the vicinity and base zoning district in which the property is located;

The site represents a large portion of a block fronting on Colorado Boulevard. Parking will be underground, with ingress and egress off of El Molino Avenue. The combination of these amenities will serve to make the surrounding historic resources more financially viable and thus more likely to be maintained and preserved.

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Project Address: 680 East Colorado Boulevard

Case # \_\_\_\_\_

- 5) Describe how the subject site is physically suitable for the type and density/intensity of the development being proposed and is adequate in shape and size to accommodate the proposed development;

The site is on the southeast corner of Colorado Boulevard and El Molino Avenue. The Project will provide office and pedestrian-oriented retail space for approximately 765 workers who represent new customers for the Playhouse District service, dining and entertainment business within walking distance of the Project.

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- 6) Describe how the public need for, and the positive benefits to be derived from, the proposed project clearly outweigh any of the potential unavoidable negative effects it may cause; and

The Playhouse District has long suffered from a lack of public parking. In addition, the Playhouse itself has not been well integrated into the retail uses along Colorado Boulevard. This project will create the much needed public parking, and create a paseo connecting the Project to the Arcade. Further, it will provide expansion space for local Pasadena businesses so they won't have to relocate out of Pasadena. The injection of up to 765 daily workers will bolster the Playhouse District economy while enhancing the District's walkability and the opportunity to park once and experience shopping, dining and entertainment venues.

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- 7) Describe how, where applicable, the Adjustment Permit provides the flexibility in development standards necessary to preserve a significant historic landmark, resource, site or structure.

Without allowing setbacks along El Molino, the Project will not be able to provide the open space courtyard and pedestrian paseos.

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**Submittal Checklist for  
ADJUSTMENT PERMIT**

*This checklist should be reviewed together with a Planner at the Permit Center and must be submitted with the application. Incomplete applications cannot be processed and will be returned to the applicant together with a checklist specifying the items that are incomplete.*

**MINIMUM SUBMITTAL REQUIREMENTS:**

*Listed below are the minimum submittal requirements for Adjustment Permits. If there are multiple entitlements, they may be combined under one submittal.*

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- SITE PLANS** (eight full size copies and four 11"X17" reductions)
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  - b) Project site address, north arrow and drawing scale.
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  - e) Existing and proposed structures with their uses labeled.
  - f) Location of structures on adjacent properties and their uses.
  - g) Mature trees 4 inches or more in diameter (on-site, adjacent to property lines and in public right-of-way).
  - h) Yard dimensions.
  - i) Topography (when applicable).
  - j) Vicinity map showing 1/2-mile radius street system with project site highlighted (integrated at lower right hand corner of plan).
  
- OWNERSHIP VERIFICATION** (one copy)
  - a) Copy of Grant Deed.
  - b) Written Consent from property owner to authorize representative (if applicable).
  
- NOTIFICATION PACKET** (two sets)
  - a) Radius Map and Ownership List.
  - b) Affidavit.
  - c) Labels.
  
- PHOTOS** (two sets)
  - a) A minimum of four photos (varied angles) of the project site showing walls, trees and existing structures.
  
- APPLICATION FEES**
  
- CHECKLIST FOR SPECIFIC ENTITLEMENTS & OTHER ITEMS**  
Refer to the reverse page for additional submittal requirements.



**SPECIFIC ENTITLEMENT REQUIREMENTS:**

*In addition to the minimum submittal requirements, the following specific entitlement requirements for Adjustment Permits shall also be submitted:*

- SUPPLEMENTAL APPLICATION** (eight copies)
  - a) Description of Request.
  - b) Findings for an Adjustment.

**ADDITIONAL ITEMS:**

*In addition, the following items may be required by the Planner for submittal:*

- FLOOR PLANS**
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- OTHER ITEMS**

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PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

Supplemental Application for ADJUSTMENT PERMIT

Project Address: 680 East Colorado Blvd.

Case #

An adjustment permit allows for the adjustment of applicable development standards and allows for the density to be averaged on lots divided by two or more zoning districts. The Adjustment Permit is intended to promote and encourage quality development within the City's zoning districts. Applicants applying for an Adjustment Permit are expected to produce a comprehensive development with a more enhanced environment and architectural excellence. The land involved shall be a minimum of 1/2-acre in size.

DESCRIPTION OF REQUEST:

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

Allow two truck loading stalls for the Project, instead of the required five. A survey of neighboring buildings similar in size and use (attached hereto), demonstrates the average office building of comparable size has two truck stalls and that the Project will have an above average ratio of loading stalls to building square footage. Based on our experience in owning and operating comparable buildings in Pasadena, the management team is confident the two loading stalls are sufficient for daily operations of the stabilized Project.

FINDINGS:

The applicant must thoroughly respond to the seven (7) 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 adjustment 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.

1a) Describe how the proposed development is allowed within the subject base zoning district;

The Pasadena Playhouse Subdistrict is intended to provide for a vibrant mixed use environment. The proposed development is a commercial project with ground floor pedestrian oriented uses, upstairs office uses, additional public parking for the Pasadena Playhouse and surrounding uses, and a large open space courtyard and pedestrian walkway to connect the Playhouse to the Arcade and to the public parking.

Project Address: 680 East Colorado Blvd.

Case # \_\_\_\_\_

2) Describe how the proposed development is in conformance with the following:

a) The criteria identified in Section 17.61.070(D) of the Zoning Code;

The development meets all required criteria. The land is over 1/2 acre in area. The development is consistent with the General Plan and the applicable Specific Plan. The development is a commercial project with office and retail that integrates an open space pedestrian area and connects the two historic structures, Pasadena Courtyards. The Public parking will provide a significant boost to neighboring retail and Playhouse.

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b) The goals, policies and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The project will improve the economic vitality of the Playhouse District by creating office space above pedestrian friendly uses. The development will harmonize the creation of a new building with the historically significant Playhouse and Arcade. The project will create commercial uses that will integrate the commercial, cultural and art activities in the Subdistrict. The Specific Plan envisions that enhanced usage of the Playhouse will result in positive spillover effects throughout the district. The Project's public parking will promote the "park once and enjoy a multitude of business, shopping, dining and entertainment venues." The project's amenities will enhance the historic resources in the area.

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c) The applicable provisions of the Zoning Code relating to both on- and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose and intent of the subject base zoning district;

The development will provide much needed public parking to an area lacking in such resources. In addition the project creates a pedestrian walkway allowing patrons of the Playhouse to access the shops at Arcade Lane and the public parking. Such amenities enhance and enivor the usefulness and splendor of both the Playhouse and the Arcade.

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Project Address: 680 East Colorado Boulevard

Case # \_\_\_\_\_

- 3) Describe how the proposed project would produce a comprehensive development incorporating a more enhanced environment and architectural excellence (e.g. appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than would normally be possible under more standard district development requirements;

The project is more than merely an office complex. It provides pedestrian friendly uses on the ground floor along Colorado Boulevard and El Molino Avenue. It creates two new plazas and a paseo. Further, the project creates much needed public parking underground. The paseo, open space and public parking together significantly enhance the the economic vitality of and accessibility to both the Playhouse and to Arcade Lane. Without the flexibility on Loading docks, the project would not be able to provide these desirable amenities.

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- 4) Describe how the design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g. drainage, fire protection, sewers, water, etc.), would ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or be injurious to the property or improvements in the vicinity and base zoning district in which the property is located;

The site represents a large portion of a block fronting on Colorado Boulevard. Parking will be underground, with ingress and egress off of El Molino Avenue. The combination of these amenities will serve to make the surrounding historic resources more financially viable and thus more likely to be maintained and preserved.

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Supplemental Application for  
**ADJUSTMENT PERMIT**

Project Address: 680 East Colorado Boulevard

Case # \_\_\_\_\_

- 5) Describe how the subject site is physically suitable for the type and density/intensity of the development being proposed and is adequate in shape and size to accommodate the proposed development;

The site is on the southeast corner of Colorado Boulevard and El Molino Avenue. The Project will provide office and pedestrian-oriented retail space for approximately 765 workers who represent new customers for the Playhouse District service, dining and entertainment business within walking distance of the Project.

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- 6) Describe how the public need for, and the positive benefits to be derived from, the proposed project clearly outweigh any of the potential unavoidable negative effects it may cause; and

The Playhouse District has long suffered from a lack of public parking. In addition, the Playhouse itself has not been well integrated into the retail uses along Colorado Boulevard. This project will create the much needed public parking, and create a paseo connecting the project to the Arcade. Further, it will provide expansion space for local Pasadena businesses so they won't have to relocate out of Pasadena. The injection of up to 765 daily workers will bolster the Playhouse District economy while enhancing the District's walkability and the opportunity to park once and experience shopping, dining and entertainment venues.

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- 7) Describe how, where applicable, the Adjustment Permit provides the flexibility in development standards necessary to preserve a significant historic landmark, resource, site or structure.

Were additional truck loading stalls required on the site, the Project will not be able to provide the open space courtyard along El Molino, the pedestrian paseo, and the public parking beneath the Project.

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# Playhouse Plaza

## Truck Loading Survey

Building	RSF	# of truck docks	SF/Dock
2 North Lake	201,000	2	100,500
888 E. Walnut	233,826	1	233,826
35 North Lake	148,500	2	74,250
301 North Lake	204,000	2	102,000
300 North Lake	282,000	3	94,000
155 North Lake	200,000	3	66,667
Beverly/Wilshire office building	185,000	3	61,667
Culver Block B office building	123,000	1	123,000
700 Corporate Pointe	287,399	2	143,700
Average	207,192	2.11	111,068

XLS/REMS/PFOUDY/PLAYHOUSE PLAZA/Truck Loading Survey





**Submittal Checklist for  
CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT**

*This checklist should be reviewed together with a Planner at the Permit Center and must be submitted with the application. Incomplete applications cannot be processed and will be returned to the applicant together with a checklist specifying the items that are incomplete.*

**MINIMUM SUBMITTAL REQUIREMENTS:**

*Listed below are the minimum submittal requirements for Conditional Use Permits/Minor Conditional Use Permits. If there are multiple entitlements, they may be combined under one submittal.*

- MASTER APPLICATION** (eight copies)
  - a) Cover Sheet with Applicant Signature.
  - b) Environmental Assessment.
  - c) Tree Inventory.
  - d) Taxpayer Protection Act Disclosure Form.
  
- SITE PLANS** (eight full size copies and four 11"X17" reductions)
  - a) Applicant name, address and phone number.
  - b) Project site address, north arrow and drawing scale.
  - c) Property lines.
  - d) Internal and external rights-of-way and any vehicular access or other easements.
  - e) Existing and proposed structures with their uses labeled.
  - f) Location of structures on adjacent properties and their uses.
  - g) Mature trees 4 inches or more in diameter (on-site, adjacent to property lines and in public right-of-way).
  - h) Yard dimensions.
  - i) Topography (when applicable).
  - j) Vicinity map showing 1/2-mile radius street system with project site highlighted (integrated at lower right hand corner of plan).
  
- OWNERSHIP VERIFICATION** (one copy)
  - a) Copy of Grant Deed.
  - b) Written Consent from property owner to authorize representative (if applicable).
  
- NOTIFICATION PACKET** (two sets)
  - a) Radius Map and Ownership List.
  - b) Affidavit.
  - c) Labels.
  
- PHOTOS** (two sets)
  - a) A minimum of four photos (varied angles) of the project site showing walls, trees and existing structures.
  
- APPLICATION FEES**
  
- CHECKLIST FOR SPECIFIC ENTITLEMENTS & OTHER ITEMS**  
Refer to the reverse page for additional submittal requirements.

*Submittal Checklist for*  
**CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT**

**SPECIFIC ENTITLEMENT REQUIREMENTS:**

*In addition to the minimum submittal requirements, the following specific entitlement requirements for Conditional Use Permits/Minor Conditional Use Permits shall also be submitted:*

- SUPPLEMENTAL APPLICATION** (eight copies)
  - a) Description of Request.
  - b) Findings for a Conditional Use Permit/Minor Conditional Use Permit.
  - c) Public Hearing Request (for Minor Conditional Use Permits only).

**ADDITIONAL ITEMS:**

*The following items may be required by the Planner for submittal:*

- FLOOR PLANS**
- ELEVATIONS**
- ELEVATION SECTIONS**
- STREET ELEVATION SKETCHES**
- GRADING PLAN** (if greater than or equal to 50 cubic yards)
- TOPOGRAPHIC MAP**
- CALCULATIONS** (square footage, floor area ratio, average slope, etc.)
- LANDSCAPE PLAN**
- CIRCULATION PLAN**
- SIGN INVENTORY**
- DEVELOPMENT SCHEDULE**
- ESCROW TITLE PAPERS**
- LEASE AGREEMENT**
- OTHER ITEMS**

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**CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT**

Project Address: 680 East Colorado Boulevard

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 a non-residential project within the Central District exceeding 25,000 sf of Gross area.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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](http://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);

This development proposes a mixed use of pedestrian oriented uses on the ground floor with office uses  
upstairs over underground parking. The site is located in the heart of the Playhouse Subdistrict which

is intended to provide a vibrant mix of uses encompassing commercial, cultural and arts activities.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Supplemental Application for  
**CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT**

Project Address: 680 East Colorado Boulevard

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 location of a mixed use of office and pedestrian oriented uses on Colorado Boulevard is well suited

\_\_\_\_\_  
for creating a business center for the City as envisioned by the Specific Plan.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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 project will improve the economic vitality of the Playhouse District by creating much needed office space~~

~~above pedestrian friendly uses. The project will harmonize the creation of a new building with the historically~~

~~significant Playhouse and the Arcade. The project will create a commercial use that will invigorate the cultural~~

~~and arts activities in the Subdistrict while also providing public parking during the daytime and evening for~~

~~Playhouse District and Playhouse patrons. More specifically, the amenities of the development will directly~~

- 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;

~~The creation of mixed use office and pedestrian oriented uses on Colorado Boulevard is customary for the area and will not be detrimental to the area. Instead, the development of additional parking will meet a significant~~

~~District need as documented in the 2005, City Council adopted, Meyers, Mohaddes Associates Study which~~

~~indicates a day time shortage of 300 public parking spaces.~~  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Supplemental Application for*  
**CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT**

Project Address: 680 East Colorado Boulevard

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 creation of office and pedestrian oriented uses on Colorado Boulevard is encouraged under the Central District Plan and would not be detrimental to 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.

The proposed Project will create a large open courtyard along El Molino, and cause a pedestrian walkway to be developed allowing access from the Project to the Arcade and public parking beneath the Project. Such amenities harmonize the new building with the historically significant Playhouse and Arcade.

\_\_\_\_\_

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\_\_\_\_\_

**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



Submittal Checklist for

**CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT**

*This checklist should be reviewed together with a Planner at the Permit Center and must be submitted with the application. Incomplete applications cannot be processed and will be returned to the applicant together with a checklist specifying the items that are incomplete.*

**MINIMUM SUBMITTAL REQUIREMENTS:**

*Listed below are the minimum submittal requirements for Conditional Use Permits/Minor Conditional Use Permits. If there are multiple entitlements, they may be combined under one submittal.*

- MASTER APPLICATION** (eight copies)
  - a) Cover Sheet with Applicant Signature.
  - b) Environmental Assessment.
  - c) Tree Inventory.
  - d) Taxpayer Protection Act Disclosure Form.
  
- SITE PLANS** (eight full size copies and four 11"X17" reductions)
  - a) Applicant name, address and phone number.
  - b) Project site address, north arrow and drawing scale.
  - c) Property lines.
  - d) Internal and external rights-of-way and any vehicular access or other easements.
  - e) Existing and proposed structures with their uses labeled.
  - f) Location of structures on adjacent properties and their uses.
  - g) Mature trees 4 inches or more in diameter (on-site, adjacent to property lines and in public right-of-way).
  - h) Yard dimensions.
  - i) Topography (when applicable).
  - j) Vicinity map showing 1/2-mile radius street system with project site highlighted (integrated at lower right hand corner of plan).
  
- OWNERSHIP VERIFICATION** (one copy)
  - a) Copy of Grant Deed.
  - b) Written Consent from property owner to authorize representative (if applicable).
  
- NOTIFICATION PACKET** (two sets)
  - a) Radius Map and Ownership List.
  - b) Affidavit.
  - c) Labels.
  
- PHOTOS** (two sets)
  - a) A minimum of four photos (varied angles) of the project site showing walls, trees and existing structures.
  
- APPLICATION FEES**
  
- CHECKLIST FOR SPECIFIC ENTITLEMENTS & OTHER ITEMS**  
Refer to the reverse page for additional submittal requirements.



*Submittal Checklist for*  
**CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT**

**SPECIFIC ENTITLEMENT REQUIREMENTS:**

*In addition to the minimum submittal requirements, the following specific entitlement requirements for Conditional Use Permits/Minor Conditional Use Permits shall also be submitted:*

- SUPPLEMENTAL APPLICATION** (eight copies)
  - a) Description of Request.
  - b) Findings for a Conditional Use Permit/Minor Conditional Use Permit.
  - c) Public Hearing Request (for Minor Conditional Use Permits only).

**ADDITIONAL ITEMS:**

*The following items may be required by the Planner for submittal:*

- FLOOR PLANS**
- ELEVATIONS**
- ELEVATION SECTIONS**
- STREET ELEVATION SKETCHES**
- GRADING PLAN** (if greater than or equal to 50 cubic yards)
- TOPOGRAPHIC MAP**
- CALCULATIONS** (square footage, floor area ratio, average slope, etc.)
- LANDSCAPE PLAN**
- CIRCULATION PLAN**
- SIGN INVENTORY**
- DEVELOPMENT SCHEDULE**
- ESCROW TITLE PAPERS**
- LEASE AGREEMENT**
- OTHER ITEMS**

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**CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT**

Project Address: 680 East Colorado Boulevard

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 additional parking stalls for the Project to be utilized as public parking. The Project includes 155 stalls beyond the required 367 stalls, for a total of 522 stalls. The Meyer, Mohaddes Associates Playhouse Parking Study adopted by the City Council in December 2005 documents a 300 car shortage of parking space, and the additional public parking provided by the Project will draw more visitors, patrons of the Playhouse, and shoppers to the Playhouse District. Visitors and playgoers will be able to park once at the building and include a variety of retail amenities in the district such as retail stores, restaurants, and entertainment venues.~~

**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](http://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);

~~This development proposes a mixed use of pedestrian oriented uses on the ground floor with office uses upstairs over underground parking. The site is located in the heart of the Playhouse Subdistrict which is intended to provide a vibrant mix of uses encompassing commercial, cultural and arts activities.~~

*Supplemental Application for*  
**CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT**

Project Address: 680 East Colorado Boulevard

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 location of a mixed use of office and pedestrian oriented uses on Colorado Boulevard is well suited

\_\_\_\_\_  
for creating a business center for the City as envisioned by the Specific Plan.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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 project will improve the economic vitality of the Playhouse District by creating much needed office space  
above pedestrian friendly uses. The project will harmonize the creation of a new building with the historically  
significant Playhouse and the Arcade. The project will create a commercial use that will invigorate the cultural  
and arts activities in the Subdistrict while also providing public parking during the daytime and evening for  
Playhouse District and Playhouse patrons. More specifically, the amenities of the development will directly  
benefit the historic resources in the area, especially the Playhouse and the Arcade.  
\_\_\_\_\_

- 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;

The creation of mixed use office and pedestrian oriented uses on Colorado Boulevard is customary for the area  
and will not be detrimental to the area. Instead, the development of additional parking will meet a significant  
District need as documented in the 2005, City Council adopted, Meyers, Mohaddes Associates Study which  
indicates a day time shortage of 300 public parking spaces.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



*Supplemental Application for*  
**CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT**

Project Address: 680 East Colorado Boulevard

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 creation of office and pedestrian oriented uses on Colorado Boulevard is encouraged under the Central District Plan and would not be detrimental to the area.

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

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.

The proposed Project will create a large open courtyard along El Molino, and cause a pedestrian walkway to be developed allowing access from the Project to the Arcade and public parking beneath the Project. Such amenities harmonize the new building with the historically significant Playhouse and Arcade.

\_\_\_\_\_

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**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



*Submittal Checklist for*  
**PRIVATE TREE REMOVAL REQUEST**

*This checklist should be reviewed together with a Planner at the Permit Center and must be submitted with the application. Incomplete applications cannot be processed and will be returned to the applicant together with a checklist specifying the items that are incomplete.*

- APPLICATION FORM** (three sets)
  - a) Cover Sheet with Applicant Signature.
  - b) Taxpayer Protection Act Disclosure Form.
- SUPPLEMENTAL APPLICATION** (three sets)
  - a) Findings for a Private Tree Removal.
  - b) Tree Evaluation Report (optional, must be prepared by an arborist).
- SITE PLAN** (one full size set and five 8-1/2" x 11" reduced copies)
  - a) Applicant name, address and phone number.
  - b) North arrow and drawing scale.
  - c) Project site address.
  - d) Property lines.
  - e) Existing structures with their uses labeled.
  - f) Location of tree requested for removal. Show full tree canopy and setbacks from tree trunk to property line and structures. Number each tree if multiple trees are proposed for removal.
  - g) Location of other trees and landscaped areas on property.
  - h) Topography (when applicable).
- OWNERSHIP VERIFICATION** (one copy)
  - a) Copy of grant deed, utility bill or other proof of ownership.
  - b) Written Consent from property owner to authorize another representative (if applicable).
- PHOTOS** (two sets)
  - a) A minimum of four photos (varied angles) of the tree canopy including one from the public right-of-way. You may also include close-ups of any diseased branches or damaged structures.

**APPLICATION FEES**

**ADDITIONAL ITEMS:**

*In addition, the following items may be required by the Planner for submittal:*

- LANDSCAPE PLAN** (three sets -- should include species, size and location of replacement trees)
- CERTIFICATE OF APPROPRIATENESS** (for Landmark Tree removals)
- OTHER ITEMS** \_\_\_\_\_



Application Form for  
**PRIVATE TREE REMOVAL REQUEST**

PROJECT ADDRESS: 680 East Colorado Blvd.

ZONING DESIGNATION: CD-4

REASON FOR REMOVAL: (provide a separate reason for each tree being removed)

It is not the desire of this project development to remove any tree on the property that could be maintained or utilized in the Project. The extensive excavation for the below grade public and Project parking structure will require the removal of all on site trees and will be replaced as part of the project landscaping. The existing street trees will be secured and maintained. Because the Project and its public parking are located in the heart of the Playhouse District, its envisioned that Playhouse theatre goes and others will park once and enjoy a multitude of business, shopping, dining, and entertainment venues within walking distance of the Project. This will reduce emissions and enhance the environment. Specimen trees will be installed in strategic locations within the public areas of the Project to enhance the pedestrian experience in the paseo and courtyards.

**APPLICANT/OWNER INFORMATION:**

Name of Applicant: Playhouse Office, LLC c/o IDS Real Estate Group

Address: 515 so. Figueroa St., Los Angeles, Ca. 90071

Phone #: (day) 213-362-9319 Fax #: 213-627-9937 E-mail: dsaeta@idsrealestate.com

Name of Property Owner: Playhouse Office, LLC Company: Pasadena Office, LLC

Address: 515 So. Figueroa

City: Los Angeles State: Ca. Zip: 90071

**TREE INFORMATION:** (complete a separate request for each tree being removed)

Type of Protected Tree:  landmark  specimen  native

Tree Species: see attached tree inventory

Common Name: see attached tree inventory

Tree diameter as measured 4 1/2 feet above natural grade: inventory inches

Height: inventory feet, Spread: inventory feet, # of trunks: inventory

**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: \_\_\_\_\_

Activity #: \_\_\_\_\_ Case #: \_\_\_\_\_ Total Fees Paid \$ \_\_\_\_\_ →FOR STAFF USE ONLY←

Date received: \_\_\_\_\_ Received by: \_\_\_\_\_ Deemed complete: \_\_\_\_\_ Mtg./Decision Date: \_\_\_\_\_

Level of review required:  Director of Planning and Development  Cultural Heritage  Design Commission  
 Hearing Officer  Other \_\_\_\_\_

Type of notification required:  No public notification  Notices mailed within a \_\_\_\_\_ foot radius





Supplemental Application for  
**PRIVATE TREE REMOVAL REQUEST**

Project Address: 680 East Colorado Blvd.

Case # \_\_\_\_\_

**FINDINGS FOR A PRIVATE TREE REMOVAL:**

*The applicant must thoroughly respond to one of the six (6) findings below for review of the tree removal request. Provide an answer to the most applicable finding. Only one finding must be made. Use additional sheets if more space is necessary to complete your response. See Section 8.52.075 'City Trees and Tree Protection' for Code requirements.*

1. Describe how/why there is a public benefit, or a health, safety or welfare benefit, to the injury or removal that outweighs the protection of the specific private tree (public benefit means a public purpose, service or use which affects residents as a community and not merely as particular individuals – see Section 8.52.020 of the Code for further discussion).
2. Describe how/why the present condition of the private tree is such that it is not reasonably likely to survive.
3. Describe the objective feature of the private tree that makes it not suitable for protection as a specimen, native or landmark tree.
4. Describe how/why there is a substantial hardship to the property owner in the enjoyment and use of the real property if the injury or removal of the private tree is not permitted.
5. Describe how/why the protection of the private tree would constitute a taking of the underlying real property.
6. Describe if the project includes a landscape design plan, which will result in a private tree canopy coverage of greater significance than the private tree canopy coverage being removed, within a reasonable time after completion of the project (trees must be spaced to allow adequate room for walkways, building foundations and other obstructions, and to allow sufficient room for root and canopy growth). "Project" means any proposal for new or changed use, alteration or enlargement of any structure that is subject to Pasadena Municipal Code Title 17.

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## Playhouse Plaza – Pasadena California

### Private tree removal request – *Erythrina caffra* – Kaffirboom Coral Tree

1. Describe how/why there is a public benefit, or a health, safety or welfare benefit, to the injury or removal that outweighs the protection of the specific private tree (public benefit means a public purpose, service or use which affects residents as a community and not merely as particular individuals – see section 8.52.020 of the Code for further discussion).

It is not the desire of this development to remove any tree on the property that could be maintained or utilized on the Project. The extensive excavation for the below grade public and private parking structure will require the removal of all on site trees and will be replaced as part of the project's landscaping. The existing street trees will be secured and maintained. Because the Project and its public parking are located in the heart of the Playhouse District, it is envisioned that Playhouse theater goers and other s will park once and enjoy a multitude of businesses, shopping, dining, and entertainment venues within walking distance of the Project. Specimen trees will be installed in strategic locations within the public areas of the Project to enhance the pedestrian experience in the paseo and courtyards.

2. Describe how/why the present condition of the private tree is such that it is not reasonably likely to survive.

The *Erythrina caffra* tree in question has a weak crotch condition at the base of the tree. This condition is likely to worsen over the coming years as the overhanging lateral branches continue to grow and gain girth. The added weight of these branches will likely continue to weaken this architectural defect and eventually cause the tree to split down the middle.

Additionally, there are several girdling roots evident above ground. This could explain certain areas of die back already present in the tree, which will likely worsen over time as these roots continue to grow and choke off the root structure. The tree is heavily scarred in several areas. These weak spots on the tree are vulnerable areas for insects and disease to enter the tree, causing eventual deformation, or decline and failure of the tree.

This tree is a likely candidate for wind storm damage as it continues to grow laterally. This tree will likely continue to be deformed by die back, limb breakage and an eventual split in the base.

3. Describe the objective feature of the private tree that makes it not suitable for protection as a specimen, native or landmark tree.

The *Erythrina caffra* species is a weak wooded brittle tree, prone to limb breakage and is a prolific surface rooter. The Tree in question has a poor shape for this species of ornamental tree. The shape of the tree indicates that it may have been severely damaged at the base while still very young then suckered out new growth in a lateral fashion forming a weak crotch condition. This growth habit is proving to be problematic as the lateral branches are getting larger and heavier. The added weight is pulling at the weak center of the tree and will likely split over time. This condition will also be dangerous over time as the large, heavy branches could cause serious damage to personal property or the general public.

Heavy pruning of the northern most overhanging branch could partially alleviate this problem, but will have a detrimental effect on the overall appearance of the tree devaluing it as a candidate for protection. The tree contains several large scars which are not only detrimental to the health of the tree, but are unsightly further diminishing the ornamental quality of the tree.

While the *Erythrina caffra* tree species is largely considered an ornamental specimen. This particular tree lacks the growth habit and branching structure that would make it a suitable candidate for protection. Its overall appearance is diminished by previous damage and it poses a potential risk to the public. It is likely that the tree will continue to diminish in appearance and proper pruning of dangerous limbs will only add to the overall disfigurement of the tree.





Supplemental Application for  
PRIVATE TREE REMOVAL REQUEST

Project Address: \_\_\_\_\_

Case # \_\_\_\_\_

**OPTIONAL TREE EVALUATION REPORT:**

*The following section is optional and not required as part of the submittal. However, if the following is thoroughly completed by a certified arborist, the tree removal permit fees may be reduced by half. The arborist should complete one form per tree proposed for removal. Use additional sheets if more space is necessary to complete the responses. The arborist is not required to use this form, provided all of the information requested below is addressed.*

ASCA/ISA Certified Arborist Name: \_\_\_\_\_

Certified Arborist Number: \_\_\_\_\_

Inspection Date: \_\_\_\_\_

**TREE CHARACTERISTICS:**

Species: \_\_\_\_\_  
Genus Species Common Name

Tree ID#: \_\_\_\_\_ DBA: \_\_\_\_\_ # of trunks: \_\_\_\_\_ Height:  Spread:

Form:  generally symmetric  major asymmetry  stump sprout  stag-headed

Age:  young  semi-mature  mature  over-mature/senescent

Pruning:  lion-tailed  crown raised  topped  multiple pruning events  cabled/braced  
 flush cuts  pollarded  excessively thinned  none

Amount of Deadwood:  0-10%  11-20%  21-30%  over 30%

Location & Extent of Decay: \_\_\_\_\_

Known History of Failure: \_\_\_\_\_

Pests or Diseases: \_\_\_\_\_

Other Inspections:  Decay Test  Canopy Inspection  Root Crown Excavation (limited)

Tree Condition Summary:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SITE CONDITIONS:**

Landscape Type:  lawn  shrub area  natural hillside  parkway  courtyard  
 other \_\_\_\_\_

Surroundings:  Tree overhangs/extends to adjacent property  Tree is causing damage to structures  
 other \_\_\_\_\_

Irrigation conditions:  none  adequate  inadequate  excessive  trunk wetted

Irrigation type:  spray  drip  automatic  manual  other

Site Disturbance:  none  soil  grade change  construction  chemical

% dripline paved \_\_\_\_\_ % dripline w/fill soil \_\_\_\_\_ % dripline with grade lowered \_\_\_\_\_

Soil Problems:  none  drainage  shallow  compacted  saline  
 alkaline  acidic  clay  expansive

Slope:  none  hillside under 20%  hillside over 20% Slope aspect \_\_\_\_\_

Site prone to wind:  yes  no Prevailing wind direction: \_\_\_\_\_

Site Condition Summary:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OVERALL SUMMARY AND RECOMMENDATION:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional analysis attached

Photographs attached

**CERTIFICATION:** I hereby certify that I am a certified arborist and that I am familiar with the subject property and the trees being requested for removal, 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 Arborist

\_\_\_\_\_  
Date





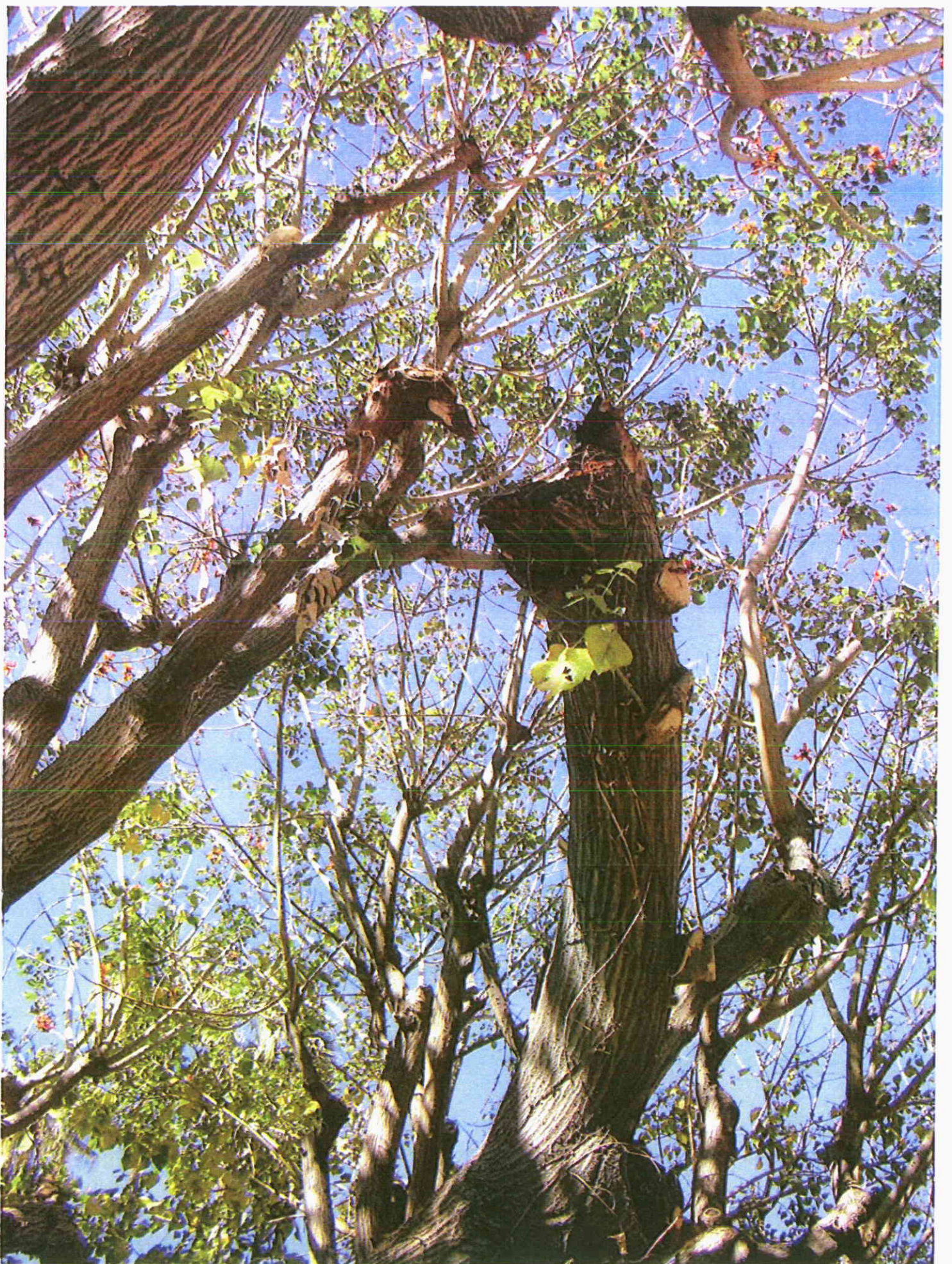




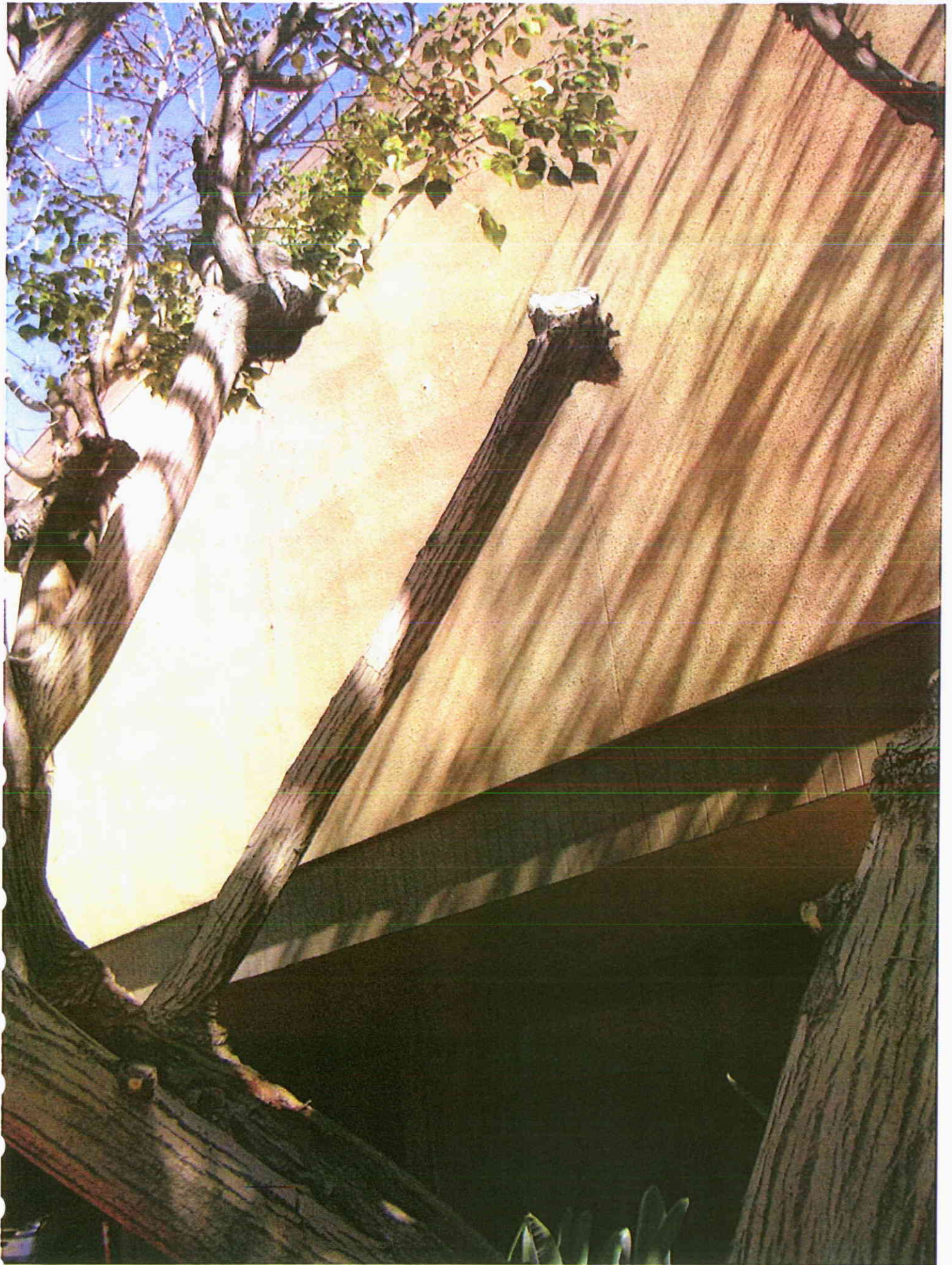




















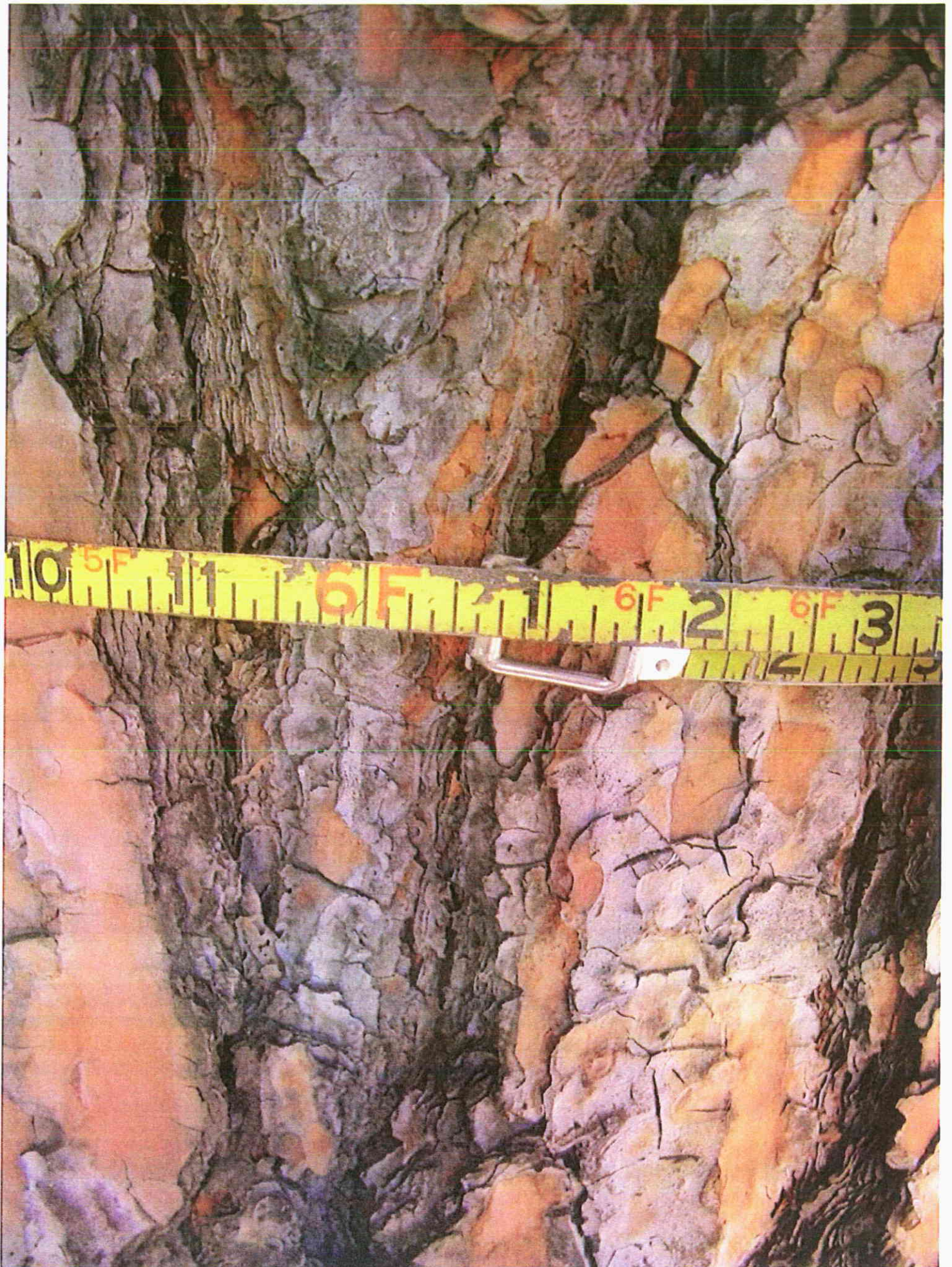












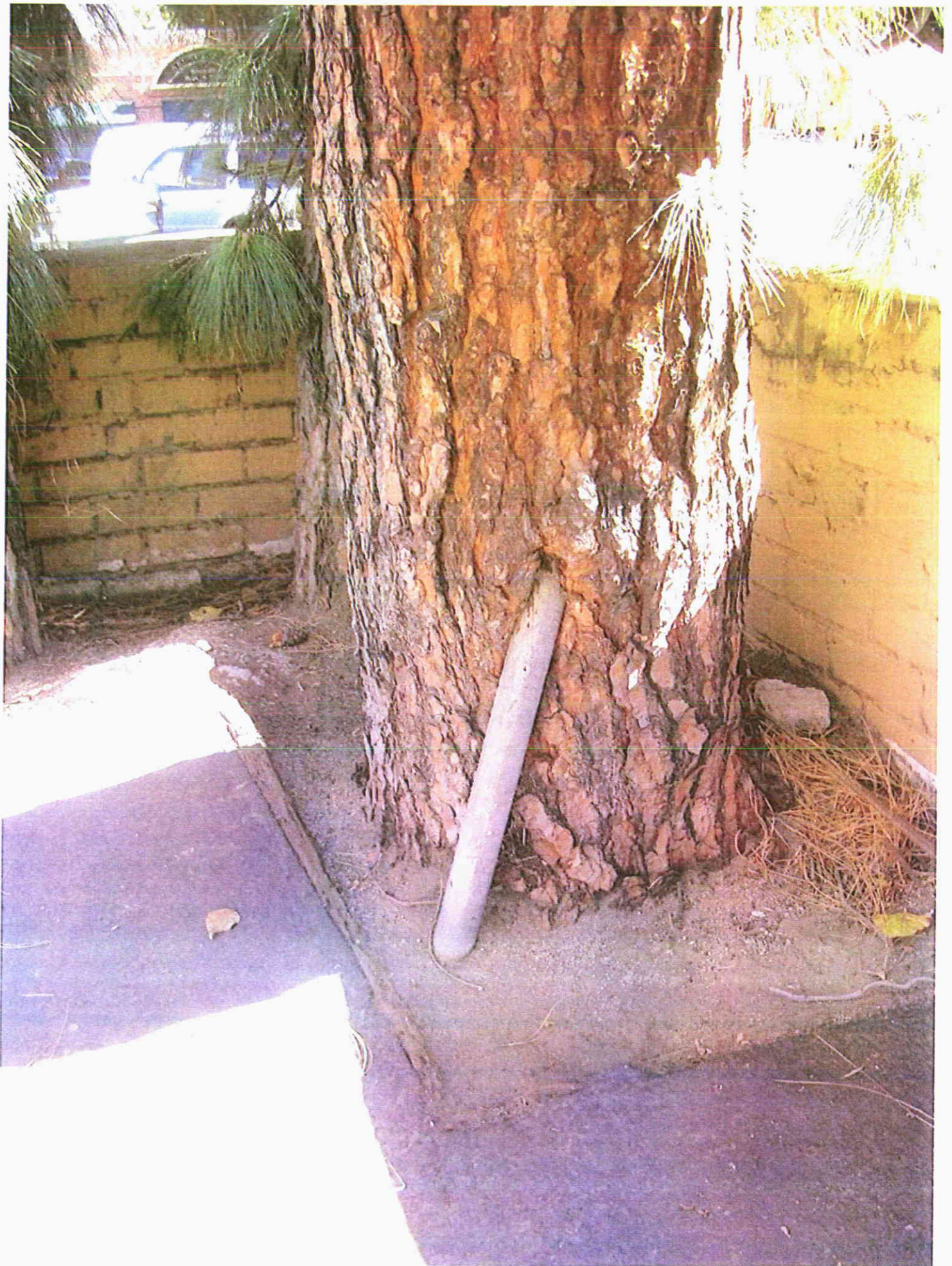




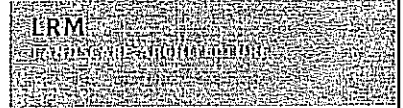












## Memorandum

Date: 6 March, 2009

To: City of Pasadena - Planning and Development Dept.  
175 N. Garfield Ave. (Hale Building)  
Pasadena, CA 91101-1704

Attention: John Steilmeyer, Senior Planner, Planning Division

From: Charles Elliott


Project: Playhouse Office LLC

Project number: 1921

Subject: Please find attached, the tree removal form for private tree removal which I prepared for Playhouse Office LLC c/o IDS Real Estate Group. I am a registered Landscape Architect in California (CA 4502), Arizona (AZ 44146) and Nevada (NV 632). I am also certified by the Council of Landscape Architectural Registration Boards (certificate no. 2200).

This form represents my opinions regarding the overall appearance and apparent general health of the Coral tree (*Erythrina kaffra*) during my site visit on 2 February, 2009

Best regards,



Charles Elliott  
Principal



PG 14

C-TR NO 62266  
SHEETS 2, 3 & 4  
MB 1324 - 65 - 66

UNION

C-TRACT NO

WALLACE BROS HULL ST SUB

M R 5 53

SAN PASQUALE TRACT

MB 1276

MR 3 315 & MR 32

BLVD. 800 COLORADO

BLVD. 800 COLORADO

AVE. 800 OAKLAND

AVE. 800 MADISON

AVE. 800 EL MOLINO

AVE. 800 OAK KNOLL

AVE. 800 HUDSON

AVE. 800 OAKLAND

AVE. 800 MADISON

AVE. 800 EL MOLINO

AVE. 800 OAK KNOLL

AVE. 800 HUDSON

ST. 70

AVE. 800 MADISON

ST. 70

ST. 70 GREEN

AVE. 800 OAKLAND

AVE. 800 MADISON

AVE. 800 EL MOLINO

AVE. 800 OAK KNOLL

AVE. 800 HUDSON

ST. 70

AVE. 800 MADISON

AVE. 800 EL MOLINO

AVE. 800 OAK KNOLL

AVE. 800 HUDSON

AVE. 800 OAKLAND

AVE. 800 MADISON

AVE. 800 EL MOLINO

AVE. 800 OAK KNOLL

AVE. 800 HUDSON



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*Supplemental Application for*  
**FLOOR AREA RATIO INCREASE OF 10%**

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Project Address: 680 East Colorado Boulevard

Case # \_\_\_\_\_

Development on a single parcel in the Central District may exceed the designated parcel FAR under certain circumstances. An increase in the assigned FAR by up to 10% may be granted, provided that the additional floor area is necessary to achieve an economically feasible development and meets the following circumstances. The intent is to allow sufficient flexibility and facilitate development where unique factors are involved. These may include: unusual parcel size and configuration; a project that facilitates the preservation of a historic structure or sets aside publicly accessible outdoor space; and/or a project eligible for a density bonus as provided by state law.

**DESCRIPTION OF REQUEST:**

This floor area ratio bonus request is to: Allow an increase in the current designated parcel FAR from 2.5 to 2.75 because the Project both facilitates the preservation of two historic structures and sets aside publicly accessible outdoor space.

**FINDINGS:**

*The applicant must thoroughly respond to the four (4) directives below to make the required findings for the proposed project. 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](http://www.cityofpasadena.net).*

1) The additional floor area allows development that would otherwise be economically infeasible;

The high cost of land in this Central District area, caused in part by the significant demand for residential projects, makes it exceedingly unlikely that any private development without public assistance would be financially able to create a sizeable amount of additional public parking or develop meaningful public walkways, paseos and open space. The proposed increase in the FAR allows this Project to provide much needed underground public parking in the Playhouse District, create a large courtyard, pedestrian walkway and paseo connecting the Project to The Arcade.

The economic infeasibility of the Project without the 10% enhancement is documented by the Keyser Marston Study dated August 25, 2008 prepared for the City of Pasadena. The study indicates that without the increase to the Floor Area Ratio, the completed, stabilized Project is not economically feasible

2) The additional floor area will not be injurious to adjacent properties or uses, or detrimental to environmental quality, quality of life, or the health, safety and welfare of the public;

The development is a mixed-use project in the Central Business District, involving offices over pedestrian-oriented ground floor uses. Such uses are customary, economically in demand and legally permitted in the area. The Project will not exceed the height limit along Colorado Boulevard of 75 feet, even though surrounding buildings are much taller. The parking will be located underground, with access to the site from El Molino. The Project will create many desirable public amenities such as public parking, public walkways and paseos, and open space connecting the two historic structures, Playhouse Plaza and the Arcade Lane, with the Project and its public parking. This will afford Pasadenans to park once and enjoy a multitude of business shopping, dining, and entertainment venues all within walking distance. This is an environmentally superior solution to parking repeatedly while frequenting the area amenities.

3) The additional floor area will promote superior design solutions and allow public amenities that enhance the property and its surroundings; and,

The increase in the FAR will allow the project to include a paseo connecting the Project to the Arcade, a large open courtyard along El Molino, and much needed additional public parking in an underground structure. These public amenities will enhance and highlight the existing historic resources surrounding the site. The creation of new pedestrian walkways will bring these historic resources to the forefront of the Playhouse District. The development of an open public plaza responds to citizen concerns regarding a growing desire for respite from the urban environment in an inviting plaza removed from the vehicular and transit activity along Colorado Boulevard. The improvements along El Molino Avenue will ease the access to the Playhouse for its patrons and create a venue to allow the expansion of the cultural programming being offered by the Playhouse and the Playhouse District Association. The creation of underground public parking is in response to the high demand for daytime parking within the core of the District and for evening and weekend parking as described in the Meyer, Mohaddes Associates Playhouse Parking Study adopted by the City Council in December 2005 which documents a 300 car shortage of public parking spaces.

4) The additional floor area is consistent with the objectives and policies of the Central District Specific Plan and the General Plan;

The Project is consistent with the General Plan in that it targets development into the Playhouse Subdistrict, creating an exciting urban core with diverse cultural and entertainment opportunities (Objective 1). The development offers publicly accessible urban open spaces, including courtyards, passageways and plazas (Policy 2.3). The proposal recognizes and facilitates the preservation of Pasadena's character and scale by integrating a new moderate-sized building in an area surrounded by historic structures (Objective 5). The Project promotes the preservation of



historically and architecturally significant buildings by connecting the Playhouse and the Arcade with the Project and its public parking through the creation of walkways and paseos (Objective 6). The Project also develops additional open space through the creation of paseos and plazas (Objective 9).

The Project is consistent with the Central District Specific Plan and the Playhouse Subdistrict which is intended to provide for a vibrant mixed-use environment that encompasses cultural and arts activities, centered on Colorado Boulevard and the Playhouse. This Project creates office uses above ground floor pedestrian-oriented uses, causes a pedestrian walkway to be created connecting the Project with the Arcade, and develops a significant open space courtyard on El Molino Avenue. The Project recognizes the need for new office space in the Central Business District, while harmonizing the integration of a new structure between two historically significant buildings. The amenities of the development will directly benefit the historic resources in the area, especially the Playhouse and the Arcade.

The Project is consistent with the Playhouse District Streetscape, Alleys and Walkways Plan, adopted by the City Council in November 1996 in that it creates new pedestrian connections bringing the historic resources of the area to the front door of the District.

The Meyer, Mohaddes Associates Playhouse Parking Study, adopted by the City Council in December 2005, highlighted the significant need for additional public parking in the Playhouse District. This Project satisfies many of those needs in an underground structure accessed off of El Molino Avenue. We anticipate that this much needed parking capability will allow the areas substantial cultural and entertainment opportunities to come to fruition.

**FOR PLAYHOUSE PLAZA PROJECT**  
 DRAWING APPROVAL CONTRACT # 07041000

OWNER: BEATA  
 C/S REAL ESTATE IV, LLC  
 1015 S. FOUNTAIN STREET  
 LOS ANGELES

1/18 LOCATOR: 100 S. DEL MAR BLVD  
 1015 S. FOUNTAIN AVE.

ZONE: CDA  
 LOT AREA: 67,142 SF

FLOOR AREA: 248,171 S.F.

ZONE 1: 100%  
 ZONE 2: 100%  
 ZONE 3: 100%

Proposed Floor Area:  
 1st Floor: 27,000 SF  
 2nd Floor: 27,000 SF  
 3rd Floor: 27,000 SF  
 4th Floor: 27,000 SF  
 5th Floor: 27,000 SF  
 ROOF: 27,000 SF

TOTAL PROPOSED GROSS FLOOR AREA: 135,000 SF

FLOOR AREA APPROXIMATE

OFFICE: APPROX. 100,000 SF  
 RESTAURANT: APPROX. 40,000 SF  
 RETAIL: APPROX. 10,000 SF

MAXIMUM HEIGHT: 11 STORIES

ZONE 1: 100%  
 ZONE 2: 100%  
 ZONE 3: 100%

1/18 LOCATOR: 100 S. DEL MAR BLVD  
 1015 S. FOUNTAIN AVE.

PROPOSED DEVELOPER: BEATA  
 1015 S. FOUNTAIN AVE.

NEW PARKING: 100 SPACES  
 OFFICE: 100 SPACES  
 RESTAURANT: 100 SPACES  
 RETAIL: 100 SPACES  
 TOTAL NEW PARKING: 300 SPACES

1/18 LOCATOR: 100 S. DEL MAR BLVD  
 1015 S. FOUNTAIN AVE.

PROPOSED DEVELOPER: BEATA

1/18 LOCATOR: 100 S. DEL MAR BLVD  
 1015 S. FOUNTAIN AVE.

EXISTING PARKING LOT

1/18 LOCATOR: 100 S. DEL MAR BLVD  
 1015 S. FOUNTAIN AVE.

PROPOSED DEVELOPER: BEATA

1/18 LOCATOR: 100 S. DEL MAR BLVD  
 1015 S. FOUNTAIN AVE.

PROPOSED DEVELOPER: BEATA

1/18 LOCATOR: 100 S. DEL MAR BLVD  
 1015 S. FOUNTAIN AVE.

PROPOSED DEVELOPER: BEATA

1/18 LOCATOR: 100 S. DEL MAR BLVD  
 1015 S. FOUNTAIN AVE.

PROPOSED DEVELOPER: BEATA

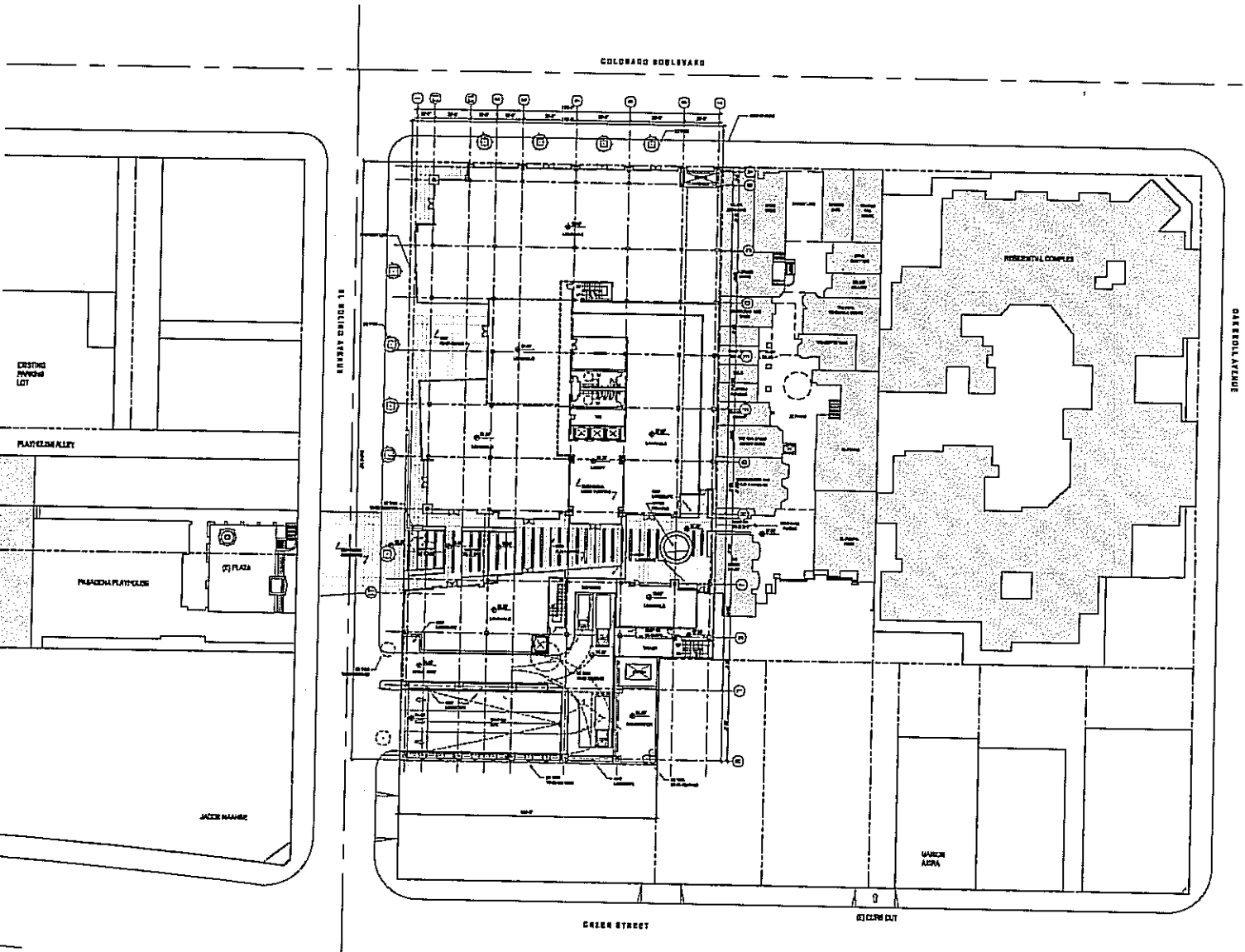
1/18 LOCATOR: 100 S. DEL MAR BLVD  
 1015 S. FOUNTAIN AVE.

PROPOSED DEVELOPER: BEATA

1/18 LOCATOR: 100 S. DEL MAR BLVD  
 1015 S. FOUNTAIN AVE.

PROPOSED DEVELOPER: BEATA

EXISTING PARKING LOT



**Playhouse Plaza**

05.7005.000 | Site Plan



**IDS PLAYHOUSE PLAZA PROJECT**

**OWNER / APPLICANT CONTACT INFORMATION**

DAVID SEATA  
IDS REAL ESTATE JV, LLC  
515 S. FIGUEROA STREET  
LOS ANGELES

SITE LOCATION: 680 E COLORADO BLVD  
54 EL MOLINO AVE.

ZONE: CD-4

LOT AREA: 57,762 SF

FLOOR AREA/ FAR: 17.30.040

				INCL.10% DENSITY BONUS 17.30.050C
ZONE 1, FAR 3.0	170.75'X175'X3.0=	89644 SF	98608 SF	
ZONE 2, FAR 2.0	109.3'X175'X2.0=	38255 SF	42081 SF	
ZONE 3, FAR 2.0	60'X145'X2.0=	17400 SF	19140 SF	
		<u>145299 SF</u>	<u>159829 SF</u>	

Proposed Floor Area	GROSS FLOOR AREA
1ST FLOOR	37602 SF
2nd FLOOR	35768 SF
3rd FLOOR	35403 SF
4th FLOOR	28589 SF
5th FLOOR	22467 SF
ROOF	0 SF
	<u>159829 SF</u>
<b>TOTAL PROPOSED GROSS FLOOR AREA</b>	<b><u>159829 SF</u></b>

**FLOOR AREA PROVIDED:**

50% OF STREET FRONT FOR PEDESTRIAN ORIENTATED USE

OFFICE:	APPROX.	145829 SF
RESTAURANT:	APPROX.	10000 SF
RETAIL:	APPROX.	4000 SF
		<u>159829 SF</u>

BUILDING HEIGHT  
17.30.030

	ALLOWED
ZONE 1 (FAR 3.0)	75' (50')
ZONE 2 (FAR 2.0)	50' (60')
ZONE 3 (FAR 2.0)	35'

LOADING

17.45.260	REQUIRED	PROVIDED
1/40,000 SF OFFICE BUILDING	4	
COMMERCIAL USE 8,000SF TO 20,000SF	1	2

PARKING CALCULATIONS

(BASED ON 17.30.030B)			
EXISTING PUBLIC PARKING SPACES TO BE DEMOLISHED			45
<b>NEW PARKING 17.30.040</b>		<b>REQUIRED</b>	
OFFICE 2.25/1000 SF (INCL. TOD)	145829 SF		328
RESTAURANT 9/1000 SF (INCL. TOD)	10000 SF		90
RETAIL 2.7/1000 SF (INCL. TOD)	4000 SF		11
TOTAL REQUIRED/MAX. ALLOWED # OF STALLS			<u>429</u>

17.50.340 - Transit-Oriented Development (TOD)

25% OFFICE TOD REDUCTION 17.50.340D1a  
10% OTHER NON RESID.TOD REDUCTION 17.50.340D1b (RETAIL & RESTAURANT)

COMMERCIAL OFF-STREET PARKING 17.50.340 D2a.	93
	<u>522</u>

PROVIDED PARKING:

P1	INCL. 11 ADA STALLS (2% OF TOTAL)	65
P2		98
P3		99
P4		99
P5		99
P6		62
		<u>522</u>

**AFFIDAVIT**

**Project Address:**

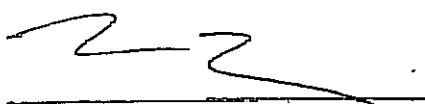
I, MICHAEL HIGGELSON, hereby certify that on the 2<sup>nd</sup> day

of FEB, 2009, I prepared an ownership list and radius map, including properties entirely and partially within 500 feet of the most exterior boundaries of the property being considered in

the above referenced project known as (property address) 5734 037 021,030  
680 E. COLORADO BLVD

The property owner names and addresses listed on the ownership list and gummed labels were taken from the latest records of the Los Angeles County Assessor. Such names are recorded in the records of the County Assessor as being the present owner or owners of both the subject property and the property/properties within the required mailing radius of the subject property.

I certify that said ownership list and radius map are correct and accurate to the best of my knowledge. I also acknowledge that any errors in this information will constitute an incomplete application and may invalidate its approval.

  
\_\_\_\_\_  
Signature



	APN	Owner	Mall House	Mall Street Dire	Mall Street Name	Mall Street Suffix	Mall Unit	Mall City	Mall State	Mall Zip
1	5734-037-021,030	PLAYHOUSE OFFICE LLC	515 S		FIGUEROA ST 16TH FL			LOS ANGELES	CA	90071
2	5723-028-024	PASADENA PRESBYTERIAN CHURCH	585 E		COLORADO	BLVD		PASADENA	CA	91101
3	5723-029-014	MILL CREEK DEVELOPMENT CO LLC	686 E		UNION	ST		PASADENA	CA	91101
4	5723-029-015	VROMAN S PLAZA INC	695 E		COLORADO	BLVD		PASADENA	CA	91101
5	5723-029-018	VROMANS ATRIUM INC	695 E		COLORADO	BLVD		PASADENA	CA	91101
6	5723-029-019	MILL CREEK DEVELOPMENT COMPANY LLC	686 E		UNION	ST		PASADENA	CA	91101
7	5723-029-020	MILL CREEK DEVELOPMENT CO LLC	790		FAIRFIELD	CIR		PASADENA	CA	91106
8	5723-029-021	VROMAN S PLAZA INC	695 E		COLORADO	BLVD		PASADENA	CA	91101
9	5723-029-024	PASADENA COLORADO LLC	9990		SANTA MONICA BL			BEVERLY HILLS	CA	90212
10	5723-029-025	LAEMMLE PASADENA LIMITED PARTNER SHIP	11523		SANTA MONICA	BLVD		LOS ANGELES	CA	90025
11	5723-029-027	621 COLORADO ASSOCIATES LLC	26840		ALISO VIEJO	PKWY	100	ALISO VIEJO	CA	92656
12	5723-029-028	621 COLORADO ASSOCIATES	26840		ALISO VIEJO	PKWY	100	ALISO VIEJO	CA	92656
13	5723-029-030	EDGAR E & SHERYL A PETERS	700 E		UNION	ST	101	PASADENA	CA	91101
14	5723-029-031	GRANADA COURT INC	790		FAIRFIELD	CIR		PASADENA	CA	91106
15	5723-029-032	ROGER & MARJORIE LINDBECK	700 E		UNION	ST	103	PASADENA	CA	91101
16	5723-029-033	FREDERICIK W & NANCY WEBKING	700 E		UNION	ST	104	PASADENA	CA	91101
17	5723-029-034	GRANADA COURT INC	790		FAIRFIELD	CIR		PASADENA	CA	91106
18	5723-029-035	GRANADA COURT INC	790		FAIRFIELD	CIR		PASADENA	CA	91106
19	5723-029-036	JEFFREY T & JODY L PERLMUTTER	700 E		UNION	ST		PASADENA	CA	91101
20	5723-029-037	RICHARD K QUAN	2311		PALM	AVE		MANHATTAN BEACH	CA	90266
21	5723-029-038	VICTOR K BROWN	700 E		UNION	ST	100	PASADENA	CA	91101
22	5723-029-039	MARC A WARE	1542		TOWER GROVE	DR		BEVERLY HILLS	CA	90210
23	5723-029-040	LAWRENCE E & JACQUELINE R FEALY	21959		PARVIN	DR		SAUGUS	CA	91350
24	5723-029-041	GRANADA COURT INC	790		FAIRFIELD	CIR		PASADENA	CA	91106
25	5723-029-042	STEVEN & KELLY LOPEZ	700 E		UNION	ST	113	PASADENA	CA	91101
26	5723-029-043	GRANADA COURT INC	790		FAIRFIELD	CIR		PASADENA	CA	91106
27	5723-029-044	ANTHONY CARACCIOLLO	2240		LOOKOUT	CIR		LA VERNE	CA	91750
28	5723-029-045	CHRISTOPHER T BORGESON	700 E		UNION	ST	203	PASADENA	CA	91101
29	5723-029-046	GRANADA COURT INC	790		FAIRFIELD	CIR		PASADENA	CA	91106
30	5723-029-047	JOHN W VITULLO	700 E		UNION	ST	205	PASADENA	CA	91101
31	5723-029-048	ROBERT S ACKERMAN	700 E		UNION	ST	206	PASADENA	CA	91101
32	5723-029-049	EDWARD VAN LUJINEN	700 E		UNION	ST	207	PASADENA	CA	91101
33	5723-029-050	MICHELLE M FANG	19803		MOON SHADOW	CIR		WALNUT	CA	91789
34	5723-029-051	RANJO SAGUSAY	700 E		UNION	ST	209	PASADENA	CA	91101
35	5723-029-052	ERIC R FOSSUM	700 E		UNION	ST	210	PASADENA	CA	91101
36	5723-029-053	TIM D & KYOKO K CHUANG	700 E		UNION	ST	301	PASADENA	CA	91101
37	5723-029-054	SHARON G HIGUERA	700 E		UNION	ST	302	PASADENA	CA	91101
38	5723-029-055	RICHARD & EVELYN TAPPEY	700 E		UNION	ST	303	PASADENA	CA	91101
39	5723-029-056	STEPHEN RATKOVICH	700 E		UNION	ST	304	PASADENA	CA	91101
40	5723-029-057	GRANADA COURT INC	790		FAIRFIELD	CIR		PASADENA	CA	91106
41	5723-029-058	KENNETH T BURLES	700 E		UNION	ST	402	PASADENA	CA	91101
42	5723-029-059	SHAWN E & KATHERINE MURPHY	700 E		UNION	ST	403	PASADENA	CA	91101
43	5723-029-060	GRANADA COURT INC	790		FAIRFIELD	CIR		PASADENA	CA	91106
44	5723-030-023	DAYTON HUDSON CORP			P O BOX 9456			MINNEAPOLIS	MN	55440
45	5734-012-002	OLIVE PROPERTIES LP	1624 W		OLIVE	AVE	A	BURBANK	CA	91506
46	5734-013-001	HORTON A W AND CO INC	740 E		COLORADO	BLVD		PASADENA	CA	91101
47	5734-013-002	ELIZABETH H LIM	750 E		COLORADO	BLVD		PASADENA	CA	91101
48	5734-013-003	760 E COLORADO BLVD LLC	1613 E		GLENOAKS	BLVD	A	GLENDAL	CA	91206
49	5734-013-004	747 GREEN STREET LLC	747 E		GREEN	ST		PASADENA	CA	91101
50	5734-013-005	ALLEN BENYAMIN	10724		WILSHIRE	BLVD	1203	LOS ANGELES	CA	90024
51	5734-013-017	MARILYN J OTT	6309		BRADLEY	BLVD		BETHESDA	MD	20817
52	5734-013-018	KENNETH L & WANDA L JUNG	3018		SURRY	ST		LOS ANGELES	CA	90027

53	5734-013-022	EQUITY OFFICE PROPERTIES TRUST		PO BOX A 3879		CHICAGO	IL	60690
54	5734-014-001	JERRY & RITA PIKOVER	10171	BAYWOOD	CT	LOS ANGELES	CA	90077
55	5734-014-002	JOHN F WATKINS	2001 E	FINANCIAL	WAY	102 GLENDORA	CA	91741
56	5734-014-003	SEAN J KEINNALLY	115 S	EL MOLINO	AVE	PASADENA	CA	91101
57	5734-014-004	WALTER HOVING HOME INC	127 S	EL MOLINO	AVE	PASADENA	CA	91101
58	5734-014-026	ARLENE K HIRSCHLER	3625	GOODLAND	AVE	STUDIO CITY	CA	91604
59	5734-023-022	YING ENTERPRISES	2275	HUNTINGTON	DR	318 SAN MARINO	CA	91108
60	5734-023-027	JULIUS FELDSTEIN	3665	EDGEVIEW	DR	PASADENA	CA	91107
61	5734-023-028	COURTLANDT G CRABTREE	686	MIRA MONTE	PL	PASADENA	CA	91101
62	5734-023-036	HERCHEL R & HELEN B CHUBB	857	FLORES DE ORO		S PASADENA	CA	91030
63	5734-023-041	CYNTHIA Z CHAVEZ	710	MIRA MONTE	PL	PASADENA	CA	91101
64	5734-023-042	MIRA MONTE INVESTMENTS	704	MIRA MONTE	PL	PASADENA	CA	91101
65	5734-024-005	AUYANG REALTY LIMITED PTNSHP		PO BOX 50423		PASADENA	CA	91115
66	5734-024-006	AUYANG REALTY LIMITED PTNSHP		PO BOX 50423		PASADENA	CA	91115
67	5734-024-007	MARLENE CAGATAO	9914	MILBURN	DR	SUN VALLEY	CA	91352
68	5734-024-012	HAROUT & SYLVIA BACHIAN	726 E	GREEN	ST	PASADENA	CA	91101
69	5734-024-013	HAROUTIOUN & SYLVA BACHIAN	726 E	GREEN	ST	PASADENA	CA	91101
70	5734-024-016	LON S & ESTHER L YATMAN	690 E	GREEN	ST	300 PASADENA	CA	91101
71	5734-024-017	LON S & ESTHER L YATMAN	690 E	GREEN	ST	300 PASADENA	CA	91101
72	5734-024-020	MURRAY B & MARY G MARSH	1332	WAVERLY	RD	SAN MARINO	CA	91108
73	5734-024-021	LON & ESTHER YATMAN	690 E	GREEN	ST	300 PASADENA	CA	91101
74	5734-024-022	LON S & ESTHER L YATMAN	690 E	GREEN	ST	PASADENA	CA	91101
75	5734-024-023	JOAN CHAKSHUVEJ	688 N	COAST	HWY	115 LAGUNA BEACH	CA	92651
76	5734-024-026	PETER F & MARIE JACOY	111 S	OAK KNOLL	AVE	101 PASADENA	CA	91101
77	5734-024-027	TUNGZONG & MONNA H SU	2070	ROBIN	RD	SAN MARINO	CA	91108
78	5734-024-028	KUEI CHIEN HSUAN	2114	LEAFWOOD	LN	ARCADIA	CA	91007
79	5734-024-029	FONG NANCY DECD EST OF	111 S	OAK NOLL	AVE	104 PASADENA	CA	91101
80	5734-024-030	BERNARD D SALTER	820 S	CALVADOS	AVE	COVINA	CA	91723
81	5734-024-031	TRACY H KING	1295	ROANOKE	RD	SAN MARINO	CA	91108
82	5734-024-032	TRACY H KING	1295	ROANOKE	RD	SAN MARINO	CA	91108
83	5734-024-033	STEVEN L & SUSAN E DAVIS	4415	CONDE	ST	SAN DIEGO	CA	92103
84	5734-024-034	CHRISTOPHER DOWDELL	111 S	OAK KNOLL	AVE	109 PASADENA	CA	91101
85	5734-024-035	SIMON YU	6831	LOTUS	AVE	SAN GABRIEL	CA	91775
86	5734-024-036	JOHNNY LIAO	9505	QUESTA POINTE		SAN DIEGO	CA	92126
87	5734-024-037	LAUREL A ADLER	111 S	OAK KNOLL	AVE	112 PASADENA	CA	91101
88	5734-024-038	THOMAS JAGIELSKI	111 S	OAK KNOLL	AVE	113 PASADENA	CA	91101
89	5734-024-039	SUSANN C LARA	16159	HOFFMAN	CT	CHINO HILLS	CA	91709
90	5734-024-040	APRIL A WONG	111 S	OAK KNOLL	AVE	202 PASADENA	CA	91101
91	5734-024-041	ERIC N & LAURA L DAINES	111 S	OAK KNOLL	AVE	203 PASADENA	CA	91101
92	5734-024-042	CHRISTIAN J TESORO	111 S	OAK KNOLL	AVE	204 PASADENA	CA	91101
93	5734-024-043	CHING W TSANG	111 S	OAK KNOLL	AVE	205 PASADENA	CA	91101
94	5734-024-044	NOBUKO SUGAMOTO	111 S	OAK KNOLL	AVE	206 PASADENA	CA	91101
95	5734-024-045	EVAN W BROWN	111 S	OAK KNOLL	AVE	207 PASADENA	CA	91101
96	5734-024-046	MICHAEL YOSHINO	111 S	OAK KNOLL	AVE	208 PASADENA	CA	91101
97	5734-024-047	KEN C & HUI CHING CHIEN HONG	111 S	OAK KNOLL	AVE	209 PASADENA	CA	91101
98	5734-024-048	KANJANA WATANACHAI LAINE	4442 N	LEE	CIR	ROSEMEAD	CA	91770
99	5734-024-049	JERRY C CHAO	14248 E	VALLEY	BLVD	LA PUENTE	CA	91746
100	5734-024-050	KENJI HINO	111 S	OAK KNOLL	AVE	212 PASADENA	CA	91101
101	5734-024-051	J J & SHOUYU WANG	166 E	CENTER	ST	MOAB	UT	84532
102	5734-024-052	MICHAEL IRWIN		P O BOX 53222		LOS ANGELES	CA	90053
103	5734-024-053	YUN J HA	111 S	OAK KNOLL	AVE	215 PASADENA	CA	91101
104	5734-024-055	CONSTANCE S GOLDEN	108 S	EL MOLINO	AVE	101 PASADENA	CA	91101
105	5734-024-056	YI MEI CHUNG	108 S	EL MOLINO	AVE	102 PASADENA	CA	91101

106	5734-024-057	JOSEPH D & LINDA J CARTWRIGHT	108 S	MOLINO	AVE	103 PASADENA	CA	91101
107	5734-024-058	WALTER HOVING HOME INC	3514	P O BOX 94304	RD	PASADENA	CA	91109
108	5734-024-059	JATINDER S & GURINDER K DHILLON	968	EAGLE POINT	ST	LAFAYETTE	CA	94549
109	5734-024-060	HAREL HAKAKHA	7985	MARINER	CJR	CARLSBAD	CA	92011
110	5734-024-061	EDWARD YIAN	108 S	OSUNA		HUNTINGTON BEACH	CA	92648
111	5734-024-062	SABRINA KONG	108 S	EL MOLINO	AVE	108 PASADENA	CA	91101
112	5734-024-063	MARA K KONRAD	108 S	MOLINO	AVE	201 PASADENA	CA	91101
113	5734-024-064	CHUN CHUN HSIEH	108 S	EL MOLINO	AVE	301 PASADENA	CA	91101
114	5734-024-065	WILLIAM L MOORE	108 S	EL MOLINO		302 PASADENA	CA	91101
115	5734-024-066	MARGUERITE COOPER	108 S	EL MOLINO	AVE	303 PASADENA	CA	91101
116	5734-025-003	IMMANUEL LUTHERAN CHURCH	2275	OAK KNOLL	DR	PASADENA	CA	91101
117	5734-025-014	YING ENTERPRISES	2275	HUNTINGTON	DR	318 SAN MARINO	CA	91108
118	5734-025-024	YING ENTERPRISES	2275	HUNTINGTON	DR	318 SAN MARINO	CA	91108
119	5734-025-027	FOOTHILL FAMILY SERVICE	118 S	OAK KNOLL	AVE	PASADENA	CA	91101
120	5734-025-030	YING ENTERPRISES	2275	HUNTINGTON	DR	318 SAN MARINO	CA	91108
121	5734-036-008	M & A GABAE	9171	P O BOX 5557	BLVD	BEVERLY HILLS	CA	90211
122	5734-036-014	GREENOAK INVESTMENTS LLC	9171	WILSHIRE	BLVD	BEVERLY HILLS	CA	90210
123	5734-036-018	GREENOAK INVESTMENTS LLC	1307 W	WILSHIRE	BLVD	BEVERLY HILLS	CA	90210
124	5734-037-001	URTH PASADENA DEVELOPMENT LLC	600 E	PICO	BLVD	LOS ANGELES	CA	90015
125	5734-037-002	GROUP COLORADO	44 E	COLORADO	AVE	PASADENA	CA	91101
126	5734-037-003	RICHARD W JOHNSON	508 N	PD BOX 188010 PMB 223		CORONADO	CA	92178
127	5734-037-004	MICHAEL SHARP	3147	MONTECITO	DR	SIERRA MADRE	CA	91024
128	5734-037-005	IRAJ & FARIDEH M NOURI	3147	ELM	DR	BEVERLY HILLS	CA	90210
129	5734-037-006	WAILING LEW	310 E	HOLLYBURNE	CT	BEVERLY HILLS	CA	91206
130	5734-037-007	JACOB & CLARA MAAARSE	701 N	HIGHLAND	AVE	SIERRA MADRE	CA	91024
131	5734-037-009	CITIZENS BUSINESS BANK TR	597 E	HAVEN	AVE	ONTARIO	CA	91764
132	5734-037-010	JEROME S & ROCHELLE A KAPLAN	1795	GREEN	ST	PASADENA	CA	91101
133	5734-037-011	601 E GREENT STREET LLC	603 E	SHARON	PL	SAN MARINO	CA	91101
134	5734-037-012	MARCIA J & EDWARD E NUNNERY	2632	GREEN	ST	PASADENA	CA	91101
135	5734-037-013	ROBERT N FLANDERS	2632	P O BOX 674		LA CANADA	CA	91012
136	5734-037-016	MNV PROPERTIES LLC	2832	MAIDEN	LN	ALTADENA	CA	91001
137	5734-037-022	MNV PROPERTIES LLC	2832	MAIDEN	LN	ALTADENA	CA	91001
138	5734-037-023	MNV PROPERTIES LLC	2832	MAIDEN	LN	ALTADENA	CA	91001
139	5734-037-024	MCD ARCADE LANE LLC	116 S	EUCALYPTUS	AVE	ALTADENA	CA	91101
140	5734-037-025	FLOW SCIENCE INC	723 E	GREEN	ST	PASADENA	CA	91101
141	5734-037-026	CURTIS FIELD	715 N	CENTRAL	AVE	PASADENA	CA	91101
142	5734-037-031	PASADENA PLAYHOUSE LLC	539 N	GLENDOKS	BLVD	300 GLENDALE	CA	91203
143	5734-037-033	ASN PASADENA LLC	9200 E	PANORAMA	CIR	BURBANK	CA	91502
144	5734-037-000	PASADENA CITY	100 N	GARFIELD AVE		ENGLEWOOD	CO	80112
145	5734-037-902	PASADENA CITY	50 S	MADISON	AVE	PASADENA	CA	91101



734-037-021,030  
LAYHOUSE OFFICE LLC  
515 S FIGUEROA ST 16TH FL  
LOS ANGELES CA 90071

1

5723-028-024  
PASADENA PRESBYTERIAN CHURCH  
585 E COLORADO BLVD  
PASADENA CA 91101

5723-029-014  
MILL CREEK DEVELOPMENT CO LLC  
686 E UNION ST  
PASADENA CA 91101

5723-029-015  
ROMAN S PLAZA INC  
695 E COLORADO BLVD  
PASADENA CA 91101

4

5723-029-018  
VROMANS ATRIUM INC  
695 E COLORADO BLVD  
PASADENA CA 91101

5723-029-019  
MILL CREEK DEVELOPMENT  
COMPANY LLC  
686 E UNION ST  
PASADENA CA 91101

6

5723-029-020  
MILL CREEK DEVELOPMENT CO LLC  
790 FAIRFIELD CIR  
PASADENA CA 91106

7

5723-029-021  
VROMAN S PLAZA INC  
695 E COLORADO BLVD  
PASADENA CA 91101

5723-029-024  
PASADENA COLORADO LLC  
9990 SANTA MONICA BL  
BEVERLY HILLS CA 90212

9

5723-029-025  
AEMMLE PASADENA LIMITED  
PARTNER SHIP  
11523 SANTA MONICA BLVD  
LOS ANGELES CA 90025

10

5723-029-027  
621 COLORADO ASSOCIATES LLC  
26840 ALISO VIEJO PKWY 100  
ALISO VIEJO CA 92656

5723-029-028  
621 COLORADO ASSOCIATES  
26840 ALISO VIEJO PKWY 100  
ALISO VIEJO CA 92656

12

5723-029-030  
DGAR E & SHERYL A PETERS  
700 E UNION ST 101  
PASADENA CA 91101

13

5723-029-031  
GRANADA COURT INC  
790 FAIRFIELD CIR  
PASADENA CA 91106

5723-029-032  
ROGER & MARJORIE LINDBECK  
700 E UNION ST 103  
PASADENA CA 91101

15

5723-029-033  
REDERICK W & NANCY WEBKING  
700 E UNION ST 104  
PASADENA CA 91101

16

5723-029-034  
GRANADA COURT INC  
790 FAIRFIELD CIR  
PASADENA CA 91106

5723-029-035  
GRANADA COURT INC  
790 FAIRFIELD CIR  
PASADENA CA 91106

18

5723-029-036  
EFFREY T & JODY L PERLMUTTER  
700 E UNION ST  
PASADENA CA 91101

19

5723-029-037  
RICHARD K QUAN  
2311 PALM AVE  
MANHATTAN BEACH CA 90266

5723-029-038  
VICTOR K BROWN  
700 E UNION ST 109  
PASADENA CA 91101

21

5723-029-039  
MARC A WARE  
1542 TOWER GROVE DR  
BEVERLY HILLS CA 90210

22

5723-029-040  
LAWRENCE E & JACQUELINE R  
FEALY  
21959 PARVIN DR  
SAUGUS CA 91350

5723-029-041  
GRANADA COURT INC  
790 FAIRFIELD CIR  
PASADENA CA 91106

24

5723-029-042  
STEVEN & KELLY LOPEZ  
700 E UNION ST 113  
PASADENA CA 91101

25

5723-029-043  
GRANADA COURT INC  
790 FAIRFIELD CIR  
PASADENA CA 91106

5723-029-044  
ANTHONY CARACCIOLO  
2240 LOOKOUT CIR  
LA VERNE CA 91750

27

5723-029-045  
CHRISTOPHER T BORGESON  
700 E UNION ST 203  
PASADENA CA 91101

28

5723-029-046  
GRANADA COURT INC  
790 FAIRFIELD CIR  
PASADENA CA 91106

5723-029-047  
JOHN W VITULLO  
700 E UNION ST 205  
PASADENA CA 91101

30

5723-029-048  
ROBERT S ACKERMAN  
700 E UNION ST 206  
PASADENA CA 91101

31

5723-029-049  
EDWARD VAN LUINEN  
700 E UNION ST 207  
PASADENA CA 91101

32

5723-029-050  
MICHELLE M FANG  
19803 MOON SHADOW CIR  
WALNUT CA 91789

33

5723-029-051  
LANJO SAGUSAY  
700 E UNION ST 209  
PASADENA CA 91101

34

5723-029-052  
ERIC R FOSSUM  
700 E UNION ST 210  
PASADENA CA 91101

35

5723-029-053  
TIM D & KYOKO K CHUANG  
700 E UNION ST 301  
PASADENA CA 91101

36

5723-029-054  
HARON G HIGUERA  
700 E UNION ST 302  
PASADENA CA 91101

37

5723-029-055  
RICHARD & EVELYN TAPPEY  
700 E UNION ST 303  
PASADENA CA 91101

38

5723-029-056  
STEPHEN RATKOVICH  
700 E UNION ST 304  
PASADENA CA 91101

39

5723-029-057  
RANADA COURT INC  
790 FAIRFIELD CIR  
PASADENA CA 91106

40

5723-029-058  
KENNETH T BURLES  
700 E UNION ST 402  
PASADENA CA 91101

41

5723-029-059  
SHAWN E & KATHERINE MURPHY  
700 E UNION ST 403  
PASADENA CA 91101

42

5723-029-060  
RANADA COURT INC  
790 FAIRFIELD CIR  
PASADENA CA 91106

43

5723-030-023  
DAYTON HUDSON CORP  
P O BOX 9456  
MINNEAPOLIS MN 55440

44

5734-012-002  
OLIVE PROPERTIES LP  
1624 W OLIVE AVE A  
BURBANK CA 91506

45

5734-013-001  
MORTON A W AND CO INC  
740 E COLORADO BLVD  
PASADENA CA 91101

46

5734-013-002  
ELIZABETH H LIM  
750 E COLORADO BLVD  
PASADENA CA 91101

47

5734-013-003  
760 E COLORADO BLVD LLC  
1613 E GLENOAKS BLVD A  
GLENDALE CA 91206

48

5734-013-004  
47 GREEN STREET LLC  
747 E GREEN ST  
PASADENA CA 91101

49

5734-013-005  
ALLEN BENYAMIN  
10724 WILSHIRE BLVD 1203  
LOS ANGELES CA 90024

50

5734-013-017  
MARILYN J OTT  
6309 BRADLEY BLVD  
BETHESDA MD 20817

51

5734-013-018  
KENNETH L & WANDA L JUNG  
3018 SURRY ST  
LOS ANGELES CA 90027

52

5734-013-022  
EQUITY OFFICE PROPERTIES TRUST  
PO BOX A 3879  
CHICAGO IL 60690

53

5734-014-001  
JERRY & RITA PIKOVER  
10171 BAYWOOD CT  
LOS ANGELES CA 90077

54

5734-014-002  
JOHN F WATKINS  
1001 E FINANCIAL WAY 102  
GLENDDORA CA 91741

55

5734-014-003  
SEAN J KENNALLY  
115 S EL MOLINO AVE  
PASADENA CA 91101

56

5734-014-004  
WALTER HOVING HOME INC  
127 S EL MOLINO AVE  
PASADENA CA 91101

57

5734-014-026  
ARLENE K HIRSCHLER  
1625 GOODLAND AVE  
STUDIO CITY CA 91604

58

5734-023-022  
YING ENTERPRISES  
2275 HUNTINGTON DR 318  
SAN MARINO CA 91108

59

5734-023-027  
JULIUS FELDSTEIN  
3665 EDGEVIEW DR  
PASADENA CA 91107

60

5734-023-028  
COURTLANDT G CRABTREE  
686 MIRA MONTE PL  
PASADENA CA 91101

61

5734-023-036  
HERCHEL R & HELEN B CHUBB  
857 FLORES DE ORO  
S PASADENA CA 91030

62

5734-023-041  
CYNTHIA Z CHAVEZ  
710 MIRA MONTE PL  
PASADENA CA 91101

63

5734-023-042  
MIRA MONTE INVESTMENTS  
704 MIRA MONTE PL  
PASADENA CA 91101

64

5734-024-005  
AUYANG REALTY LIMITED PTNSHP  
PO BOX 50423  
PASADENA CA 91115

65

5734-024-006  
AUYANG REALTY LIMITED PTNSHP  
PO BOX 50423  
PASADENA CA 91115

66

5734-024-007  
MARLENE CAGATAO  
9914 MILBURN DR  
SUN VALLEY CA 91352

67

5734-024-012  
HAROUT & SYLVIA BACHIAN  
726 E GREEN ST  
PASADENA CA 91101

68

5734-024-013  
HAROUTIOUN & SYLVA BACHIAN  
726 E GREEN ST  
PASADENA CA 91101

69

5734-024-016  
LON S & ESTHER L YATMAN  
690 E GREEN ST 300  
PASADENA CA 91101

70

5734-024-017  
LON S & ESTHER L YATMAN  
690 E GREEN ST 300  
PASADENA CA 91101

71

5734-024-020  
MURRAY B & MARY G MARSH  
1332 WAVERLY RD  
SAN MARINO CA 91108

72

5734-024-021  
LON S & ESTHER YATMAN  
690 E GREEN ST 300  
PASADENA CA 91101

73

5734-024-022  
LON S & ESTHER L YATMAN  
690 E GREEN ST  
PASADENA CA 91101

74

5734-024-023  
JOAN CHAKSHUVEJ  
668 N COAST HWY 115  
LAGUNA BEACH CA 92651

75

5734-024-026  
ESTER F & MARIE JACOY  
111 S OAK KNOLL AVE 101  
PASADENA CA 91101

76

5734-024-027  
TUNGZONG & MONNA H SU  
2070 ROBIN RD  
SAN MARINO CA 91108

77

5734-024-028  
KUEI CHIEN HSUAN  
2114 LEAFWOOD LN  
ARCADIA CA 91007

78

5734-024-029  
WONG NANCY DECD EST OF  
111 S OAK NOLL AVE 104  
PASADENA CA 91101

79

5734-024-030  
BERNARD D SALTER  
820 S CALVADOS AVE  
COVINA CA 91723

80

5734-024-031  
TRACY H KING  
1295 ROANOKE RD  
SAN MARINO CA 91108

81

5734-024-032  
TRACY H KING  
1295 ROANOKE RD  
SAN MARINO CA 91108

82

5734-024-033  
STEVEN L & SUSAN E DAVIS  
4415 CONDE ST  
SAN DIEGO CA 92103

83

5734-024-034  
CHRISTOPHER DOWDELL  
111 S OAK KNOLL AVE 109  
PASADENA CA 91101

84

5734-024-035  
TIMON YU  
1831 LOTUS AVE  
SAN GABRIEL CA 91775

85

5734-024-036  
JOHNNY LIAO  
9505 QUESTA POINTE  
SAN DIEGO CA 92126

86

5734-024-037  
LAUREL A ADLER  
111 S OAK KNOLL AVE 112  
PASADENA CA 91101

87

5734-024-038  
THOMAS JAGIELSKI  
111 S OAK KNOLL AVE 113  
PASADENA CA 91101

88

5734-024-039  
SUSANN C LARA  
16159 HOFFMAN CT  
CHINO HILLS CA 91709

89

5734-024-040  
APRIL A WONG  
111 S OAK KNOLL AVE 202  
PASADENA CA 91101

90



5734-024-041  
ERIC N & LAURA L DAINES  
111 S OAK KNOLL AVE 203  
PASADENA CA 91101

91

5734-024-042  
CHRISTIAN J TESORO  
111 S OAK KNOLL AVE 204  
PASADENA CA 91101

92

5734-024-043  
CHING W TSANG  
111 S OAK KNOLL AVE 205  
PASADENA CA 91101

93

5734-024-044  
JOBUKO SUGAMOTO  
111 S OAK KNOLL AVE 206  
PASADENA CA 91101

94

5734-024-045  
EVAN W BROWN  
111 S OAK KNOLL AVE 207  
PASADENA CA 91101

95

5734-024-046  
MICHAEL YOSHINO  
111 S OAK KNOLL AVE 208  
PASADENA CA 91101

96

5734-024-047  
LEN C & HUI CHING CHIEN HONG  
111 S OAK KNOLL AVE 209  
PASADENA CA 91101

97

5734-024-048  
KANJANA WATANACHAI LAINE  
4442 N LEE CIR  
ROSEMEAD CA 91770

98

5734-024-049  
JERRY C CHAO  
14246 E VALLEY BLVD  
LA PUENTE CA 91746

99

5734-024-050  
KENJI HINO  
111 S OAK KNOLL AVE 212  
PASADENA CA 91101

100

5734-024-051  
JJ & SHOUYU WANG  
168 E CENTER ST  
MOAB UT 84532

101

5734-024-052  
MICHAEL IRWIN  
P O BOX 53222  
LOS ANGELES CA 90053

102

5734-024-053  
TUN J HA  
111 S OAK KNOLL AVE 215  
PASADENA CA 91101

103

5734-024-055  
CONSTANCE S GOLDEN  
108 S EL MOLINO AVE 101  
PASADENA CA 91101

104

5734-024-056  
YI MEI CHUNG  
108 S EL MOLINO AVE 102  
PASADENA CA 91101

105

5734-024-057  
JOSEPH D & LINDA J CARTWRIGHT  
108 S MOLINO AVE 103  
PASADENA CA 91101

106

5734-024-058  
WALTER HOVING HOME INC  
P O BOX 94304  
PASADENA CA 91109

107

5734-024-059  
JATINDER S & GURINDER K DHILLON  
3514 EAGLE POINT RD  
LAFAYETTE CA 94549

108

5734-024-060  
LAREL HAKAKHA  
968 MARINER ST  
CARLSBAD CA 92011

109

5734-024-061  
EDWARD YLAN  
7985 OSUNA CIR  
HUNTINGTON BEACH CA 92648

110

5734-024-062  
SABRINA KONG  
108 S EL MOLINO AVE 108  
PASADENA CA 91101

111

5734-024-063  
MARA K KONRAD  
108 S MOLINO AVE 201  
PASADENA CA 91101

112

5734-024-064  
CHUN CHUN HSIEH  
108 S EL MOLINO AVE 301  
PASADENA CA 91101

113

5734-024-065  
WILLIAM L MOORE  
108 S EL MOLINO 302  
PASADENA CA 91101

114

5734-024-066  
MARGUERITE COOPER  
108 S EL MOLINO 303  
PASADENA CA 91101

115

5734-025-003  
IMMANUEL LUTHERAN CHURCH  
128 S OAK KNOLL AVE  
PASADENA CA 91101

116

5734-025-014  
YING ENTERPRISES  
2275 HUNTINGTON DR 318  
SAN MARINO CA 91108

117

5734-025-024  
YING ENTERPRISES  
2275 HUNTINGTON DR 318  
SAN MARINO CA 91108

118

5734-025-027  
FOOTHILL FAMILY SERVICE  
118 S OAK KNOLL AVE  
PASADENA CA 91101

119

5734-025-030  
YING ENTERPRISES  
2275 HUNTINGTON DR 318  
SAN MARINO CA 91108

120

5734-036-008 M & A GABAE P O BOX 5357 BEVERLY HILLS CA 90211	121	5734-036-014 GREENOAK INVESTMENTS LLC 9171 WILSHIRE BLVD PH BEVERLY HILLS CA 90210	122	5734-036-018 GREENOAK INVESTMENTS LLC 9171 WILSHIRE BLVD PH BEVERLY HILLS CA 90210	123
5734-037-001 NORTH PASADENA DEVELOPMENT LLC 1307 W PICO BLVD LOS ANGELES CA 90015	124	5734-037-002 GROUP COLORADO 600 E COLORADO BLVD PASADENA CA 91101	125	5734-037-003 RICHARD W JOHNSON PO BOX 189010 PMB 223 CORONADO CA 92178	126
5734-037-004 MICHAEL SHARP 44 E MONTECITO AVE SIERRA MADRE CA 91024	127	5734-037-005 IRAJ & FARIDEH M NOURI 508 N ELM DR BEVERLY HILLS CA 90210	128	5734-037-006 WAI LING LEW 3147 HOLLYBURNE CT GLENDALE CA 91206	129
5734-037-007 ACOB & CLARA MAARSE 310 E HIGHLAND AVE SIERRA MADRE CA 91024	130	5734-037-009 CITIZENS BUSINESS BANK TR 701 N HAVEN AVE ONTARIO CA 91764	131	5734-037-010 JEROME S & ROCHELLE A KAPLAN 597 E GREEN ST PASADENA CA 91101	132
5734-037-011 101 E GREETN STREET LLC 1795 SHARON PL SAN MARINO CA 91108	133	5734-037-012 MARCIA J & EDWARD E NUNNERY 603 E GREEN ST PASADENA CA 91101	134	5734-037-013 ROBERT N FLANDERS P O BOX 674 LA CANADA CA 91012	135
5734-037-016 MMV PROPERTIES LLC 2832 MAIDEN LN ALTADENA CA 91001	136	5734-037-022 MMV PROPERTIES LLC 2832 MAIDEN LN ALTADENA CA 91001	137	5734-037-023 MMV PROPERTIES LLC 2832 MAIDEN LN ALTADENA CA 91001	138
5734-037-024 ICD ARCADE LANE LLC 116 S EUCLID AVE PASADENA CA 91101	139	5734-037-025 FLOW SCIENCE INC 723 E GREEN ST PASADENA CA 91101	140	5734-037-026 CURTIS FIELD 715 N CENTRAL AVE 300 GLENDALE CA 91203	141
5734-037-031 PASADENA PLAYHOUSE LLC 539 N GLENOAKS BLVD BURBANK CA 91502	142	5734-037-033 ASN PASADENA LLC 9200 E PANORAMA CIR ENGLEWOOD CO 80112	143	5734-037-900 PASADENA CITY 100 N GARFIELD AVE PASADENA CA 91101	144
5734-037-902 PASADENA CITY 50 S MADISON AVE PASADENA CA 91101	145				

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20070042300

Pages: 011



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

Fees:  
Taxes: NFPR  
Other: NFPR  
Paid: NFPR  
NFPR

01/09/07 AT 08:00AM

TitleCompany

TITLE(S) : DEED



FEE

D.T.T.

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown



2

RECORDING REQUESTED BY AND WHEN  
RECORDED MAIL THIS GRANT DEED TO:

01/09/07



20070042300

JMBM, Jeffer, Mangels, Butler & Marmaro LLP  
1900 Avenue of the Stars, 7<sup>th</sup> Floor  
Los Angeles, CA 90067  
Attn: Keith D. Elkins, Esq.

SEND ALL TAX STATEMENTS TO:

IDS Real Estate Group  
515 South Figueroa Street, 16<sup>th</sup> Floor  
Los Angeles, CA 90071  
Attn: David Saeta

(Space Above For Recorder's Use)

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged Richard D. Biggar Investments, a General Partnership, as to an undivided 16.6670% interest; Nelson E. Mills and Marjorie B. Mills, Trustees of the Nelson & Marjorie Mills Trust dated June 29, 1992, as to an undivided 33.3330% interest; Donald Edson Ehrlich, a Married Man, as his sole and separate property, as to an undivided 8.3330% interest; Susan D. Dority, a Married Woman, as her sole and separate property, as to an undivided 8.3330% interest; Susan D. Dority (formerly known as Susan D. Williams) and Donald E. Ehrlich, as Co-Trustees of the Jane H. Biggar Great-Grandchildren's Trust u/w/o Jane H. Biggar dated April 17, 1992, as to an undivided 16.6670% interest and Cardinal Property Associates, a California General Partnership, as to an undivided 16.6670% interest, all as Tenants in Common, each hereby grants to PLAYHOUSE OFFICE, LLC, a Delaware limited liability company, the following described real property ("Property") located in the City of Pasadena, County of Los Angeles, State of California:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Dated: Jan. 2, 2007

RICHARD D. BIGGAR INVESTMENTS

By Richard D. Biggar  
Richard D. Biggar, General Partner

5 134-37-21,30.

CARDINAL PROPERTY ASSOCIATES

By John H. Biggar III  
John H. Biggar III, General Partner

NELSON & MARJORIE MILLS TRUST

By Nelson E. Mills  
Nelson E. Mills, Trustee

By Marjorie B. Mills  
Marjorie B. Mills, Trustee

JANE H. BIGGAR GREAT-  
GRANDCHILDREN'S TRUST U/W/O  
JANE H. BIGGAR DTD APRIL 17, 1992

By \_\_\_\_\_  
Susan D. Dority f/k/a Susani D. Williams,  
Trustee

By \_\_\_\_\_  
Donald E. Ehrlich, Trustee

\_\_\_\_\_  
SUSAN D. DORITY, Individually

\_\_\_\_\_  
DONALD E. EHRLICH, Individually

EXECUTED IN COUNTERPART

WILSON JENNIFER J. ESQ.

ψ

CARDINAL PROPERTY ASSOCIATES

By \_\_\_\_\_  
John H. Biggar III, General Partner

NELSON & MARJORIE MILLS TRUST

By \_\_\_\_\_  
Nelson E. Mills, Trustee

By \_\_\_\_\_  
Marjorie B. Mills, Trustee

JANE H. BIGGAR GREAT-  
GRANDCHILDREN'S TRUST U/W/O  
JANE H. BIGGAR DTD APRIL 17, 1992

By Susan D Dority  
Susan D. Dority f/k/a Susan D. Williams,  
Trustee

By \_\_\_\_\_  
Donald E. Ehrlich, Trustee

Susan D Dority  
SUSAN D. DORITY, Individually

\_\_\_\_\_  
DONALD E. EHRLICH, Individually

EXECUTED IN COUNTERPART

W.S. L.W. 11-13



5

CARDINAL PROPERTY ASSOCIATES

By \_\_\_\_\_  
John H. Biggar III, General Partner

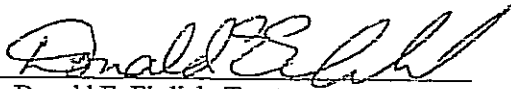
NELSON & MARJORIE MILLS TRUST

By \_\_\_\_\_  
Nelson E. Mills, Trustee


By \_\_\_\_\_  
Marjorie B. Mills, Trustee

JANE H. BIGGAR GREAT-  
GRANDCHILDREN'S TRUST U/W/O  
JANE H. BIGGAR DTD APRIL 17, 1992

By \_\_\_\_\_  
Susan D. Dority f/k/a Susan D. Williams,  
Trustee

By   
Donald E. Ehrlich, Trustee

\_\_\_\_\_  
SUSAN D. DORITY, Individually

  
DONALD E. EHRLICH, Individually, AKA  
DONALD EDSON EHRLICH

EXECUTED IN COUNTERPART

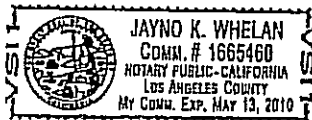
WELLS FARGO BANK

b

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On 1-2-07, before me, Jayno K Whelan, a Notary Public in and for said state, personally appeared RICHARD D. BIGGAR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Jayno K. Whelan  
Notary Public in and for said State

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On 1-2-07, before me, Jayno K. Whelan, a Notary Public in and for said state, personally appeared JOHN H. BIGGAR III, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Jayno K. Whelan  
Notary Public in and for said State

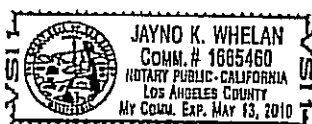
07 0042500

7

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On 1-3-07, before me, Jayno K. Whelan, a Notary Public in and for said state, personally appeared NELSON E. MILLS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

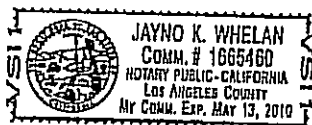


Jayno K. Whelan  
Notary Public in and for said State

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On 1-3-07, before me, Jayno K. Whelan, a Notary Public in and for said state, personally appeared MARJORIE B. MILLS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Jayno K. Whelan  
Notary Public in and for said State

01 0042 500 005 200 10





9

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared SUSAN D. DORITY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

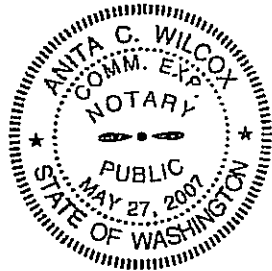
WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public in and for said State

STATE OF ~~CALIFORNIA~~ <sup>WASHINGTON</sup> )  
 ) ss.  
COUNTY OF ~~LOS ANGELES~~ <sup>KING</sup> )

On January 2, 2007, before me, Anita C. Wilcox, a Notary Public in and for said state, personally appeared DONALD E. EHRlich, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Anita C. Wilcox  
Notary Public in and for said State

07 0042 500

10

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

OF 03/10/2011



## LEGAL DESCRIPTION

PARCEL 1:

THE EASTERLY 175 FEET OF THE WESTERLY 180 FEET OF THE SOUTHERLY 50 FEET OF LOT 1, BLOCK "K", SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 315 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF LOT 1 IN BLOCK "K" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 315 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1: THENCE SOUTH ALONG THE WEST LINE THEREOF 200 FEET; THENCE EAST AT RIGHT ANGLES 105 FEET; THENCE NORTH AT RIGHT ANGLES 200 FEET TO THE NORTH LINE OF SAID LOT; THENCE WEST ALONG SAID NORTH LINE, 105 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 25 FEET INCLUDED IN COLORADO STREET AS WIDENED.

ALSO EXCEPT THE WEST 5 FEET WITHIN THE LINES OF EL MOLINO AVENUE AS WIDENED.

PARCEL 3:

LOT 1 OF THE WALLACE BROS. TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 92 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

THE WEST 180 FEET OF THAT PORTION OF LOT 1 IN BLOCK "K" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 315 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT, DISTANT 200 FEET SOUTH FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID WEST LINE 55 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT CONVEYED TO JENNIE DEMOTT, BY DEED RECORDED IN BOOK 2007 PAGE 28 OF DEEDS; THENCE EAST ALONG THE NORTH LINE OF THE LOT SO CONVEYED 260 FEET TO THE WEST LINE OF SAID LAND CONVEYED BY EDWIN L. FARRIS, TO J. H. HEARN, BY DEED RECORDED IN BOOK 155 PAGE 205, OF DEEDS, RECORDS OF SAID COUNTY. THENCE NORTH ALONG THE WEST LINE OF THE LAND SO CONVEYED 55 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LAND CONVEYED BY EDWIN L. FARRIS, TO MARY E. STOWELL, BY DEED RECORDED IN BOOK 163 PAGE 520 OF DEEDS; THENCE WEST 260 FEET TO THE PLACE OF BEGINNING.

**LEGAL DESCRIPTION**  
(continued)

EXCEPT THEREFROM THE WEST 5 FEET OF SAID LAND LYING WITHIN EL MOLINO AVENUE.

PARCEL 5:

THAT PORTION OF LOT 1 IN BLOCK "K" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 315 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, DISTANT 105 FEET EAST FROM THE NORTHWEST CORNER THEREOF; THENCE 75 FEET EAST; THENCE SOUTH AT RIGHT ANGLES 200 FEET; THENCE WEST AT RIGHT ANGLES 75 FEET; THENCE NORTH AT RIGHT ANGLES 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE NORTH 25 FEET INCLUDED WITHIN THE LINES OF COLORADO STREET AS WIDENED.

END OF LEGAL DESCRIPTION

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

I. The value of this application has the potential to exceed \$25,000.  Yes  No **(Applicant must mark one)**

II. Please mark the appropriate box if this application is being made on behalf of one of the following 501(c) non-profit organizations.  501(c)(3)  501(c)(4)  501(c)(6)

Applicant's name: Pasadena Office LLC Date of Application: \_\_\_\_\_

Contact phone number (for questions regarding this form): 213-362-9319

Owner's name: Pasadena Office LLC Type of Application: Private Tree Removal

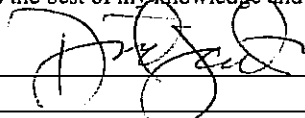
Project Address: 680 East Colorado Blvd.

Project Description: Demolition of existing improvements and construction of new office building and below grade parking

III. 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 or entity, include the name of the organization/entity **and** the first and last names of all parties of interest of that organization or entity. *(List all parties below and use additional sheets as necessary or provide all parties on an attachment)* **Please print legibly.**  Attachment  No attachment

Names of Trustees, Directors, Partners, Officers of Owner	Names of Trustees, Directors, Partners, Officers of Owner (continued)	Those with more than a 10% equity, participation or revenue interest in Owner and/or Project
Pasadena Office LLC		
California State Teachers Retirement System		
IDS Real Estate Group		

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 Agent:  Date: 2-19-09

*For office use only*

Assigned Planner: \_\_\_\_\_ PLN#: \_\_\_\_\_

Attached Address: \_\_\_\_\_  No Attached Address

Appealed  Yes  No Appealed PLN# \_\_\_\_\_ Application Withdrawn

Final Decision:  Approved  Denied Decision Date: \_\_\_\_\_ Decision Maker: \_\_\_\_\_

Votes in favor (please print):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_