



# PLAYHOUSE PLAZA

## Permit Applications

November 14, 2011

City of Pasadena

City Council

November 14, 2011



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**SECTION**

**I**

October 14, 2011

**MAJOR CHANGE TO APPROVED PROJECT APPLICATION**

Playhouse Office, LLC (“Applicant”) hereby applies for a Major Change to Approved Project.

On November 16, 2009, the Pasadena City Council certified an Environmental Impact Report (“EIR”), and approved a variety of actions relating to the so-called “Playhouse Plaza Project” proposed by the Applicant at 680 East Colorado Boulevard in Pasadena (the “Project Site”), involving an approximately 159,971 square foot, five-story commercial office building and six-level subterranean garage (the “Project”).

On December 21, 2009, a legal action via a Petition for a Writ of Mandamus was filed in Los Angeles County Superior Court, alleging violations of the California Environmental Quality Act (“CEQA”) and City Codes in connection with approval of the Project.

In October 2010, the Court issued an Order, granting the Petition in part.

The parties engaged in settlement discussions following the court ruling and mutually resolved to settle the disputes in that matter.

Pursuant to the Settlement Agreement entered into among the parties, dated on or about March 22, 2011, Applicant proposes the following changes to the Project (the “Revised Project”), as shown on the conceptual plans dated August 22, 2011:

1. The building square footage shall be reduced to the maximum code-allowed square footage of approximately 145,428 square feet, without any FAR bonus.
2. The building may be massed so that the maximum FAR in the 3.0 zone is exceeded, provided that the maximum FAR in the 2.0 zone shall be decreased by a like amount in accordance with the attached diagram.
3. The off-street parking spaces shall be limited to the requirements of the City’s Municipal Code.
4. The Revised Project shall comply fully with the City’s applicable transit-oriented development requirements for maximum parking spaces. For office spaces, the Revised Project off-street parking shall be reduced by 25%, and for other non-residential uses, the off-street parking shall be reduced by 10%.
5. Applicant shall allow available parking spaces to be used by the general public after normal business hours and on weekends.

6. Applicant is legally entitled to lease up to 4,500 square feet of restaurant usage. The EIR on the Project did analyze retail-type uses, including restaurant uses, on the ground floor, and the traffic and circulation portion of the EIR did include such restaurant usage as part of its estimates on trip generation.

7. The off-street parking for restaurant usage is 10 spaces per 1,000 gross square feet of space, which is reduced by 10% because of the TOD zone. Thus, the required spaces related to the restaurant parking will be 9 spaces per 1,000 gross square feet. Applicant may construct on site all of such spaces. Alternatively, at Applicant's sole discretion, the off-street parking requirement for the restaurant spaces may be reduced further pursuant to a shared use agreement relating to other on-site office spaces where the hours of operation allow such use without conflict. The shared use agreement shall be subject to the approval of the Zoning Administrator.

8. The Revised Project shall not include an east/west paseo, nor the previously proposed eastern access to the adjacent Arcade Lane.

9. The paseo and plaza spaces have been reconfigured, with expectation of approximately 5,000 square feet of open space courtyard, designed in a manner consistent with the Pasadena Playhouse Sub-district Design Guidelines contained in the Central District Specific Plan (hereinafter, the "Guidelines").

10. The building elevation and edge along El Molino Avenue shall be in compatible context and scale with the Pasadena Playhouse and other historic buildings facing El Molino, consistent with the Guidelines.

11. The Revised Project shall comply with the three applicable height zones, with a minor encroachment in the 35-foot zone in accordance with the attached drawing, impacting the second story of the building. In the 75' height zone, the height shall be measured from the mid-point of the zone.

12. With regard to providing pedestrian safety measures at street level where the drive aisle intersects the sidewalk, Applicant may either move the one-story southern-most building five feet (5') eastward to provide a five foot (5') setback from the eastern edge of the sidewalk on El Molino, or mitigate the pedestrian safety in other ways as approved by the City of Pasadena.

13. The Revised Project will include a mid-block traffic/pedestrian speed table along El Molino.

14. The design for the Revised Project shall be consistent with relevant provisions of the Guidelines.

15. The Revised Project shall contain a prominent central ceremonial entrance on Colorado Boulevard, differentiated from street-level storefront entrances.

16. The Revised Project shall preserve the existing sidewalk dimensions, the existing 15' curb radius at the corner of Colorado Boulevard and El Molino Avenue, and the block corner shall be rounded at the property line by a radius of not less than 6 feet as opposed to 15 feet, in accordance with the attached Fully ADA Compliant Diagram.

17. Subject to the evolution of the Design Review process, the Revised Project shall conform with the attached Moule & Polyzoides plans dated August 22, 2011.



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 145,428 sf (gross) with ground floor pedestrian-oriented uses and a below grade parking structure with approximately 367 parking 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
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Email: dsaeta@idsrealestate.com

TYPE OF CITY REVIEW AND APPROVALS REQUIRED:

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

- PREAPPLICATION CONFERENCE
PRELIMINARY PLAN CHECK
DESIGN REVIEW
GENERAL PLAN AMENDMENT
MASTER DEVELOPMENT PLAN
CERTIFICATE OF APPROPRIATENESS
LANDMARK DESIGNINATION
ADJUSTMENT PERMIT
ZONE CHANGE
CERTIFICATE OF EXCEPTION
TENTATIVE PARCEL MAP
CONDITIONAL USE PERMIT
MINOR CUP
DENSITY BONUS
HILLSIDE DEVELOPMENT PERMIT
VARIANCE
MINOR VARIANCE
SIGN EXCEPTION
TREE REMOVAL
DEVELOPMENT AGMT.
OTHER:

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
PLN # CASE # PRJ
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: \$

**SECTION  
II**





# 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*

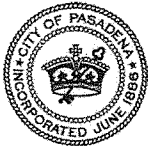
### ADDRESS OF LOCATIONS OF EXISTING BUILDINGS:

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: \$27,840,076

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: 46,000 cy Fill: \_\_\_\_\_ Balance: \_\_\_\_\_

Imported: \_\_\_\_\_ Exported: 46,000 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

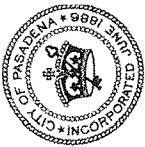
PROPOSED BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	145,428 sf			
Building footprint in square feet	38,958 sf			
Open space square footage	12,928 sf (courtyard is approximately 5,000 sf)			
Landscaping square footage / Hardscape SF	TBD			
Height of building in feet	75' measured to mid-point of first zone			76'7" to high grade point
Number of stories	5			
Number of parking spaces	367			
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)**

680 East Colorado Blvd.

**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					
#1	Cupaniopsis anacardioides Carrotwood Tree	10"	20'	12'	R	Yes
#2	Ginkgo bilboa Maidenhair Tree	1"	8'	4'	R	Yes
#3	Ficus retusa Indian laurel Fig	24"	50'	30"	X	Yes
#4	Ginkgo bilboa Maidenhair Tree	1.5"	8'	4'	R	Yes
#5	Washingtonia Robusta Mexican Fan Palm	22"	70'	20'	R	Yes
#6	Washingtonia Robusta Mexican Fan Palm	12"	30'	15'	R	Yes
#7	Washingtonia Robusta Mexican Fan Palm	16"	30'	15'	R	Yes
#8	Washingtonia Robusta Mexican Fan Palm	23"	60'	20'	R	Yes
#9	Washingtonia Robusta Mexican Fan Palm	22"	55'	18'	R	Yes
#10	Washingtonia Robusta Mexican Fan Palm	9"	20'	10'	X	Yes
#11	Washingtonia Robusta Mexican Fan Palm	9"	18"	10'	R	Yes

- 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)**

680 East Colorado Blvd.

**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					
#12	Podocarpus gracilior Fern Pine	14"	20'	27'	X	No
#13	Podocarpus gracilior Fern Pine	10"	20'	25'	X	No
#14	Podocarpus gracilior Fern Pine	9"	18'	22'	X	No
#15	Podocarpus gracilior Fern Pine	8"	17'	22'	X	No
#16	Podocarpus gracilior Fern Pine	9"	17'	22'	X	No
#17	Podocarpus gracilior Fern Pine	8"	17'	22'	X	No
#18	Podocarpus gracilior Fern Pine	8"	16'	21'	X	No
#19	Podocarpus gracilior Fern Pine	9"	15'	20'	X	No
#20	Podocarpus gracilior Fern Pine	7"	14'	18'	X	No

- 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.



PASADENA PERMIT CENTER  
www.cityofpasadena.net/permitcenter

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

680 Colorado Blvd.

**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 #1	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	Common Name					
#21	Pinus canariensis	Canary Island Pine	23"	70'	30'	X	No
#22	Pinus canariensis	Canary Island Pine	17"	65'	20'	X	No
#23	Pinus canariensis	Canary Island Pine	19"	60'	20'	X	No
#24	Erythrina caffra	Coral Tree	> 25"	25'	35'	X	No
#25	Washingtonia Robusta	Mexican Fan Palm	22"	60'	15'	X	No
#26	Cinnamomum camphora	Camphor Tree	15"	20'	30'	X	No
#27	Washingtonia Robusta	Mexican Fan Palm	17"	60'	15'	X	No
#28	Washingtonia Robusta	Mexican Fan Palm	13"	60'	15'	X	No

- 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.







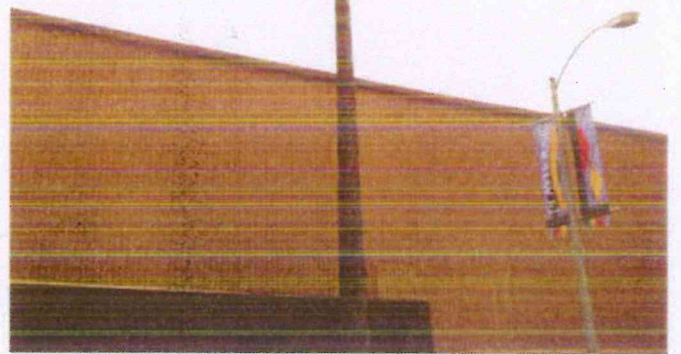


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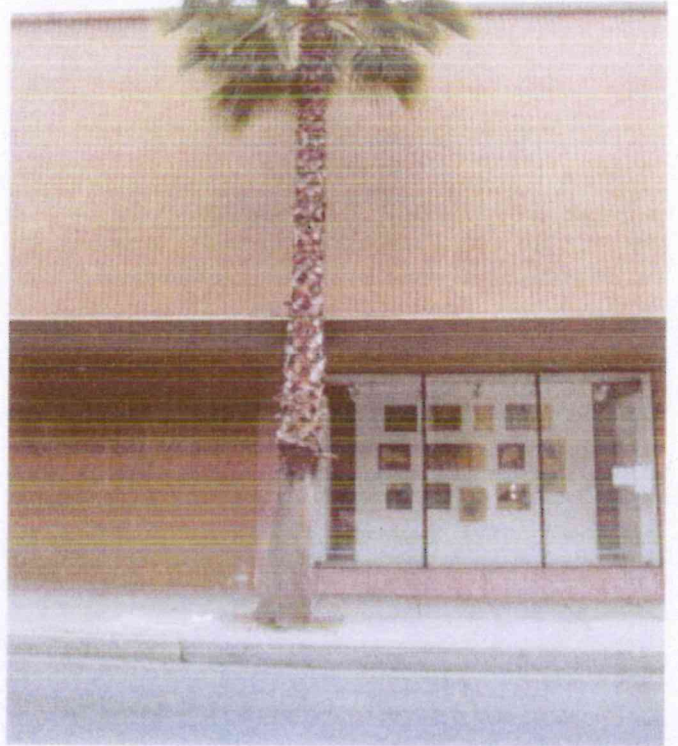


#4

#5

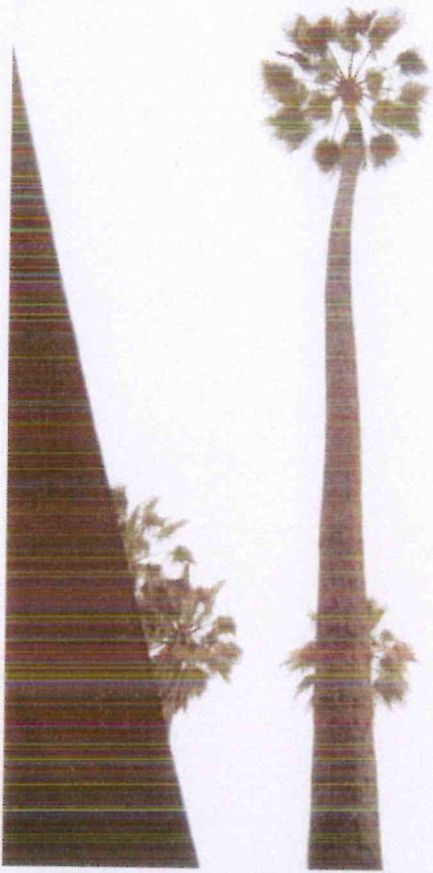


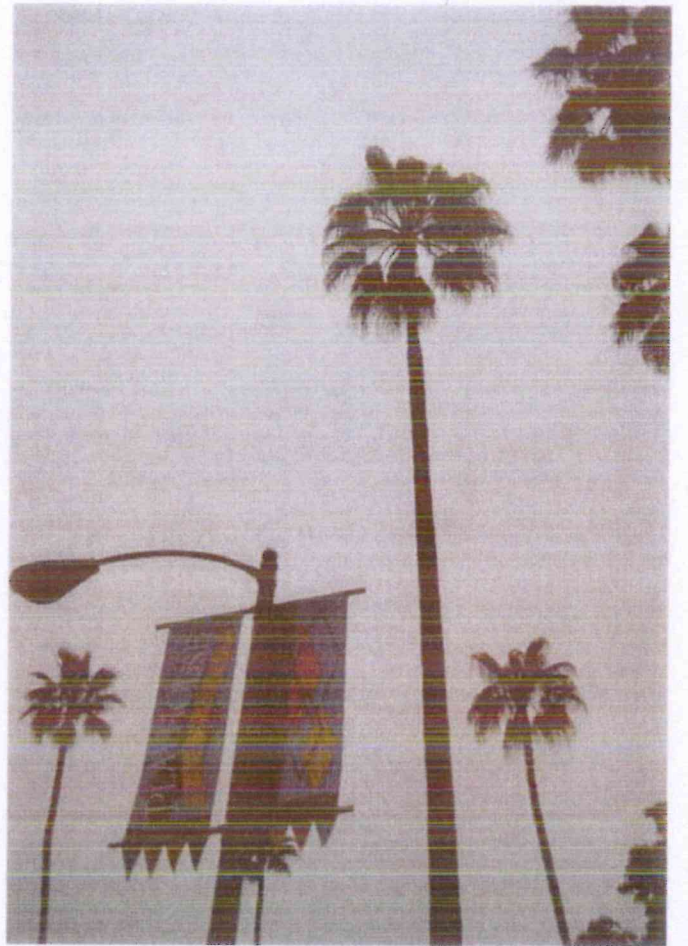
#16



#7



































PASADENA PERMIT CENTER

**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 #1	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 Canary Island Pine	22"	70'	30'	X	NO
#22	Pinus canariensis Canary Island Pine	17"	65'	20'	X	NO
#23	Pinus canariensis Canary Island pine	19"	60'	20'	X	NO
#24	Brythrina caffra Coral Tree	5ea 7"-14"	25"	35'	X	NO
#25	Washingtonia Robusta Mexican Fan Palm	22"	60'	15'	X	NO
#26	Cinnamomum camphora Camphor Tree	15"	20'	30'	X	NO
#27	Washingtonia Robusta Mexican Fan Palm	17"	60'	15'	X	NO
#28	Washingtonia Robusta Mexican Fan Palm	13"	60'	15'	X	NO

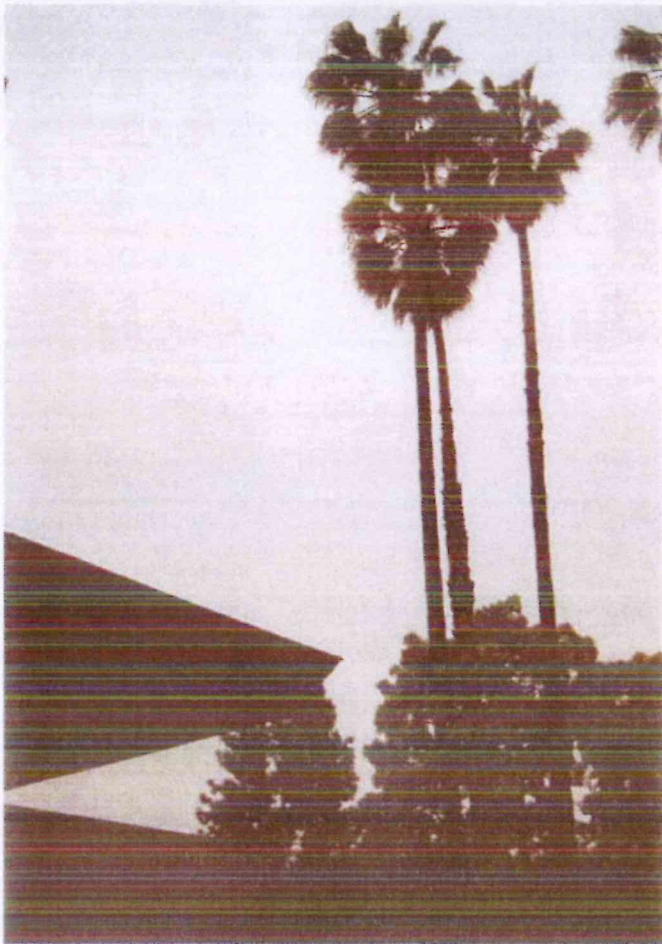
- 1 Tree number should match number on the site plan. Show tree location on site plan. Include all street trees and trees in public rights-of-way.
- 2 Diameter at breast height (DBH) measured at 4 1/2 feet above the point where the trunk meets the ground.
- 3 Estimate the tree height and spread of canopy and provide measurement in feet.



21/22/12



#25, 27, 28





02 #



**SECTION  
III**





**SECTION  
IV  
A**



## 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.

ADJ-CHK Rev: 1/17/07

*Submittal Checklist for*  
**ADJUSTMENT PERMIT**

**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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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 2 different FAR zones of 3.0 and 2.0. The Project proposes an FAR of 3.56 and 1.4 respectively with an average of 2.56 across the entire site. Along El Molino, the five, three and two story portions of the building act as a backdrop for the (2) one story retail buildings that front the street. The modulation of the proposed courtyards and retail along El Molino enriches the vitality of the pedestrian oriented district. In order to create these courtyards and one-story retail within FAR zone 2.0, it is necessary to reallocate the square footage to FAR zone 3.0 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 and upstairs office uses.

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 courtyard.

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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 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 smaller scale buildigns towards Green Street, and allows for open courtyards

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*Supplemental Application for*  
**ADJUSTMENT PERMIT**

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 uniquely massed, featuring a prominent five-story office building along Colorado, and a recessed three and two-story building opposite the Pasadena Playhouse and towards the south end of the site. An intimate approximately 5,000 sf courtyard wraps around a stand-alone one-story retail building along El Molino and the courtyard opens up opposite the Playhouse courtyard. Without the flexibility on FAR, the project would not be able to provide this attractive massing and public open space.

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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 encompasses a large portion of a block fronting on Colorado Boulevard. Parking will be underground, with ingress and egress off of El Molino Avenue. Off-street parking will comply with the city's applicable transit oriented development requirement for maximum parking spaces. Activating this site 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 695 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 Project will provide expansion space for local Pasadena businesses so they won't have to relocate out of Pasadena. The injection of approximately 695 daily workers will bolster the Playhouse District economy while enhancing the District's walkability and economic vitality. The parking structure can accommodate Playhouse visitors in the evening, allowing patrons 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 the ability to transfer FAR between zones, the Project will not be able to provide the public open space courtyard and attractive massing, which make for a more contextual design.

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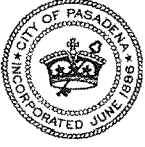
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**SECTION  
IV  
B**



## 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.

ADJ-CHK Rev: 1/17/07

*Submittal Checklist for*  
**ADJUSTMENT PERMIT**

**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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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:*

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 the building at the north end to comply with the height limit at the mid-point of the 75' zone, as opposed to measuring where the slope of the property is lowest. The building would encroach approximately 1' 7" above the zone where the grade is highest. Additionally, the southerly 35' zone would encroach by approximately 4' 7". The grade of the project drops approximately 5' 7" from the north end to the south end, and without this sloping the height adjustment would not be necessary. Were there no adjustment in this zone, the massing would have to shift to the middle of the project, eliminating the public open space courtyard and potentially overwhelming the Pasadena Playhouse. 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 Playhouse and

Arcade Lane. This massing strategy responds to its sensitive context, but makes it necessary to adjust the height limits in these 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](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 and upstairs office uses.

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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 courtyard.

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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 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 an open courtyard and more attractive massing.

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Supplemental Application for  
**ADJUSTMENT PERMIT**

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 uniquely massed, featuring a prominent five-story office building along Colorado, and a recessed three and two-story building opposite the Pasadena Playhouse and towards the south end of the site. An intimate approximately 5,000 sf courtyard wraps around a stand-alone one-story retail building along El Molino and the courtyard opens up opposite the Playhouse courtyard. Without the flexibility on height, the project would not be able to provide this attractive massing and public open space.

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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 encompasses a large portion of a block fronting on Colorado Boulevard. Parking will be underground, with ingress and egress off of El Molino Avenue. Off-street parking will comply with the city's applicable transit oriented development requirement for maximum parking spaces. Activating this site 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 695 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 Project will provide expansion space for local Pasadena businesses so they won't have to relocate out of Pasadena. The injection of approximately 695 daily workers will bolster the Playhouse District economy while enhancing the District's walkability and economic vitality. The parking structure can accommodate Playhouse visitors in the evening, allowing patrons 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 the flexibility on the height zones, the Project will not be able to provide the public open space courtyard and attractive massing.

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**SECTION  
IV  
C**





**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 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*  
**ADJUSTMENT PERMIT**

**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:*

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.

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**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 and upstairs office uses

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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 courtyard.~~

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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 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 is consistent with the General Plan and the applicable Specific Plan. The development is a commercial project with office and pedestrian oriented retail that integrates an open space courtyard.

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*Supplemental Application for*  
**ADJUSTMENT PERMIT**

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 uniquely massed, featuring a prominent five-story office building along Colorado, and a recessed three and two-story building opposite the Pasadena Playhouse and towards the south end of the site. An intimate approximately 5,000 sf courtyard wraps around a stand-alone one-story retail building along El Molino and the courtyard opens up opposite the Playhouse courtyard. Without the flexibility on Loading docks, the project would not be able to provide this attractive massing and public open space.

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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 encompasses a large portion of a block fronting on Colorado Boulevard. Parking will be underground, with ingress and egress off of El Molino Avenue. Off-street parking will comply with the city's applicable transit oriented development requirement for maximum parking spaces. Activating this site 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 695 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 Project will provide expansion space for local Pasadena businesses so they won't have to relocate out of Pasadena. The injection of approximately 695 daily workers will bolster the Playhouse District economy while enhancing the District's walkability and economic vitality. The parking structure can accommodate Playhouse visitors in the evening, allowing patrons 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 public open space courtyard and attractive massing.

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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

**SECTION**  
**V**





**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 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.

CUP-CHK Rev: 1/17/07

*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:**

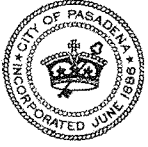
*The following items may be required by the Planner for submittal:*

- 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.  
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*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.~~  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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.~~  
\_\_\_\_\_  
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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 building is divided into a variety of discreet volumes, in a manner characteristic of its urban surroundings. The aerial view of the model describes how consistent this strategy is with the existing built patterns of the blocks adjacent to the site. The five story office block is placed in the corner of Colorado and El Molino. From there, an interconnected three- story office building extends all the way to the southern edge of the site, stepping down to two stories in the last 62 feet. In front of it, and along El Molino, one-story building volumes reinforce the visual prominence of the Playhouse. All three sets of buildings are rendered in complimentary materials and styles.~~

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

**PUBLIC HEARING REQUEST:**

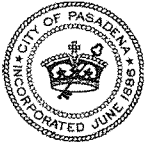
*Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public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

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

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**SECTION  
VI**



**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:	<input type="checkbox"/> Director of Planning and Development <input type="checkbox"/> Cultural Heritage <input type="checkbox"/> Design Commission <input type="checkbox"/> Hearing Officer <input type="checkbox"/> Other _____		
Type of notification required:	<input type="checkbox"/> No public notification <input type="checkbox"/> 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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TR-SUP Rev: 1/10/07

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 others 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: inventor Spread: inventor

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

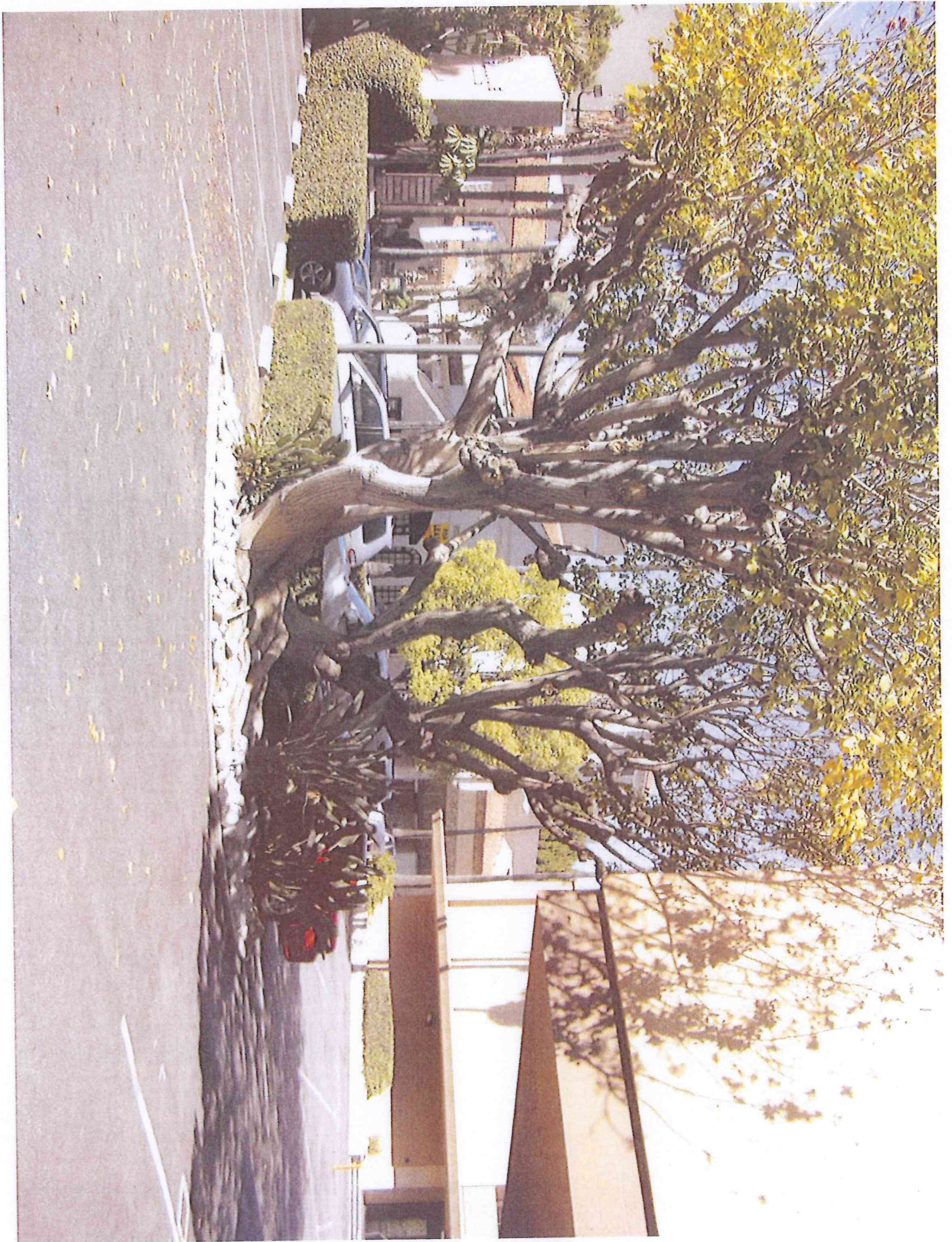
Photographs attached

**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

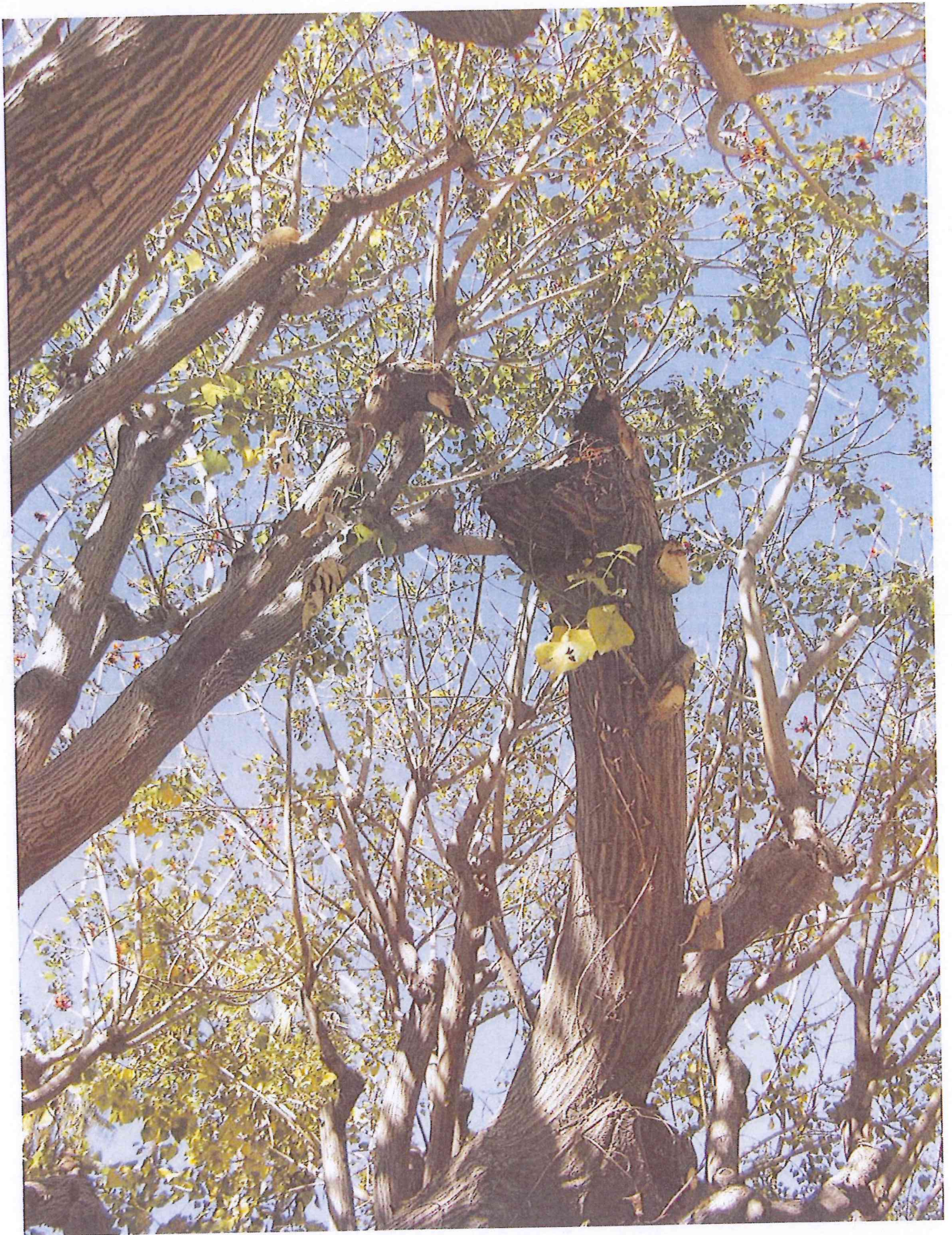
\_\_\_\_\_  
Date

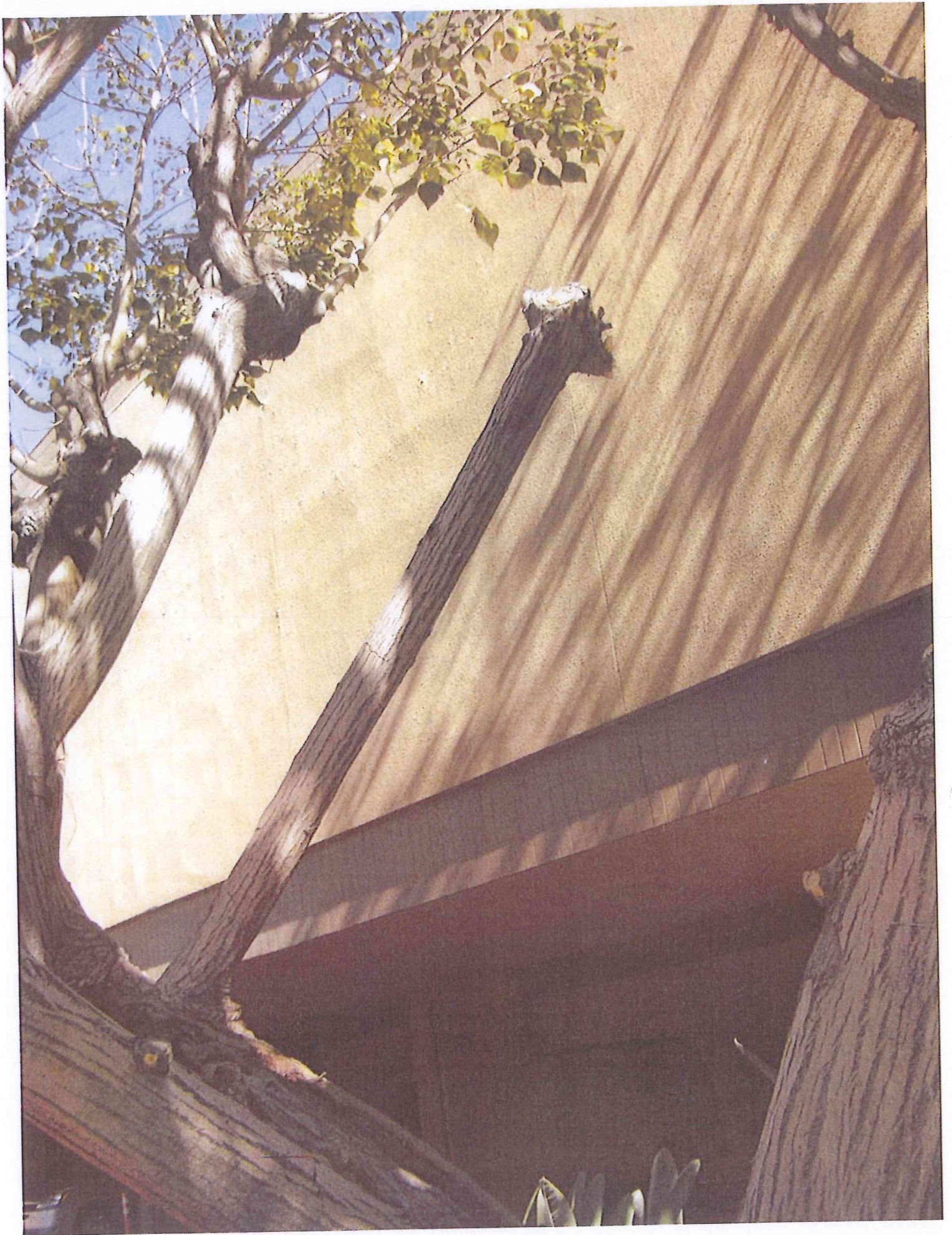








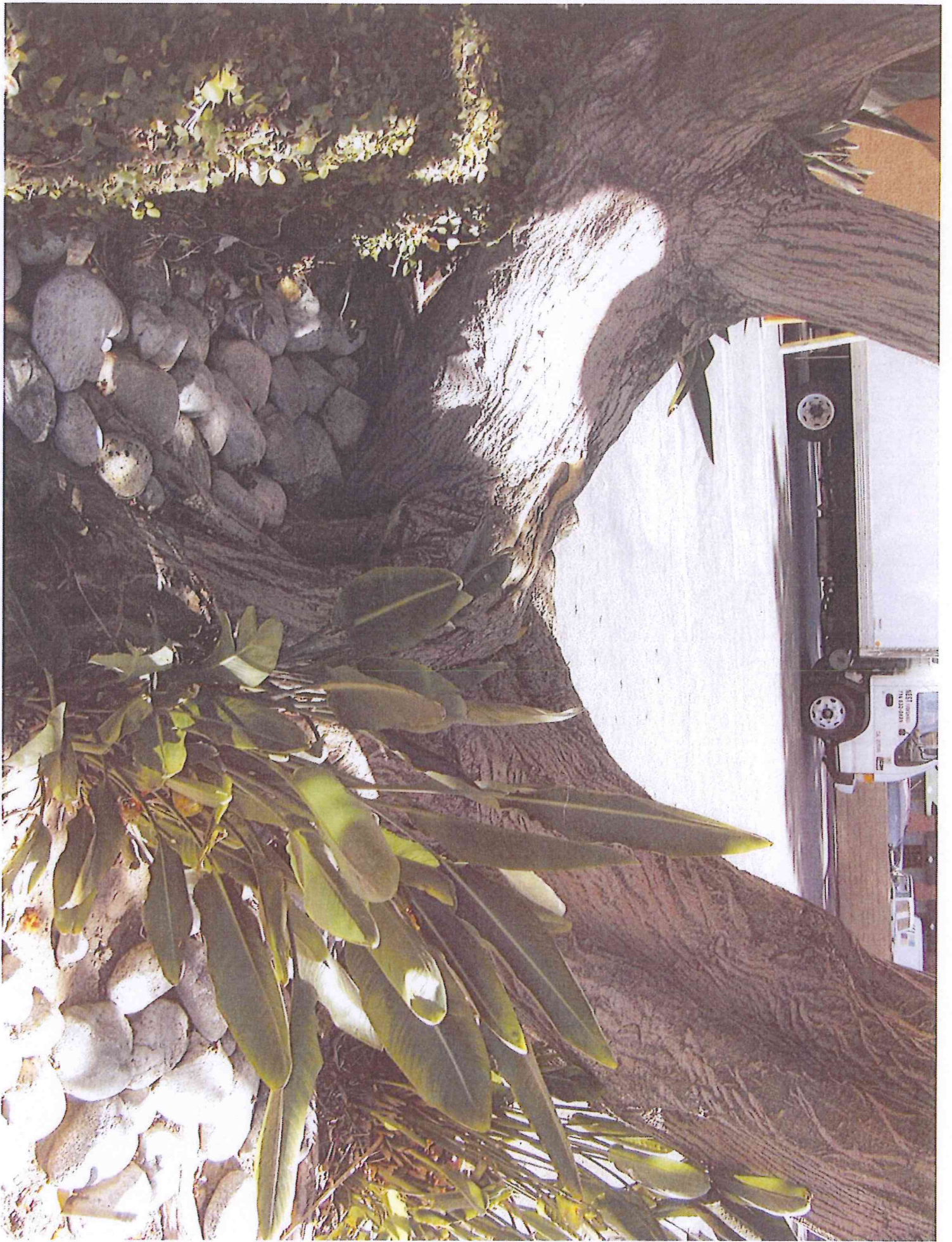




















WASTE & RECYCLING  
SERVICES  
562-945-2688



LRM

## 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 Steinmeyer, 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

**SECTION  
VII**



PASADENA PERMIT CENTER  
www.cityofpasadena.net/permitcenter

### OWNERSHIP LIST AND RADIUS MAP AFFIDAVIT

PROJECT ADDRESS: \_\_\_\_\_ PROJECT # \_\_\_\_\_

I, MICHAEL HIGGERSON hereby certify that on the 9<sup>th</sup> day of SEPT, 2007, we 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) APN#s 5734 037021, 030

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.

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

SIGNATURE: \_\_\_\_\_

Date: 9/9/11

X	APN_D	OWNERNAME	M_HSENO	M_DIR	M_STREET	M_SFX	M_UNIT	M_CITY	M_STATE	M_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	24		GREENWAY PLZ		#850	HOUSTON	TX	77046
3	5723-029-014	UNION VILLAGE 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	BLVD		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	92856
12	5723-029-028	621 COLORADO ASSOCIATES	26840		ALISO VIEJO	PKWY	#100	ALISO VIEJO	CA	92856
13	5723-029-030	EDGAR E & ALVEY 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		PASADENA	CA	91101
16	5723-029-033	FREDERICK W & NANCY WEBKING	700 E		UNION	ST		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	PAUL J & MARGARET D DESRUISSEAU	700 E		UNION	ST	#108	PASADENA	CA	91101
21	5723-029-038	VICTOR K BROWN	700 E		UNION	ST		PASADENA	CA	91101
22	5723-029-039	MARC A WARE	816 N		UNION	ST		PASADENA	CA	91101
23	5723-029-040	LAWRENCE E & JACQUELINE R FEALY	21959		PATENCIO	RD		PALM SPRINGS	CA	92262
24	5723-029-041	GRANADA COURT INC	790		PARVIN	DR		SAUGUS	CA	91350
25	5723-029-042	STEVEN & KELLY LOPEZ	790		FAIRFIELD	CIR		PASADENA	CA	91106
26	5723-029-043	GRANADA COURT INC	790		UNION	ST		PASADENA	CA	91101
27	5723-029-044	ANTHONY CARACCIOLO	2240		FAIRFIELD	CIR		PASADENA	CA	91106
28	5723-029-045	CHRISTOPHER T BORGESON	700 E		LOOKOUT	CIR		LA VERNE	CA	91750
29	5723-029-046	GRANADA COURT INC	790		FAIRFIELD	ST	203	PASADENA	CA	91101
30	5723-029-047	JOHN W VITULLO	700 E		FAIRFIELD	CIR		PASADENA	CA	91106
31	5723-029-048	ROBERT S ACKERMAN	80		UNION	ST	205	PASADENA	CA	91101
32	5723-029-049	EDWARD VAN LUINEN	700 E		DEKALB	AVE	#25E	PASADENA	CA	11201
33	5723-029-050	CHEN C CHEN AMY	700 E		UNION	ST	#207	BROOKLYN	NY	11201
34	5723-029-051	WANDA CHAN	700 E		UNION	ST	#208	PASADENA	CA	91101
35	5723-029-052	ERIC R FOSSUM	198		UNION	ST	#209	PASADENA	CA	91101
36	5723-029-053	GREG GUNTHER	700 E		FOREST	RD		WOLFEBORO	NH	03894
37	5723-029-054	SHARON G HIGUERA	700 E		UNION	ST	#301	PASADENA	CA	91101
38	5723-029-055	RICHARD & EVELYN TAPPEY	55615		UNION	ST	#302	PASADENA	CA	91101
39	5723-029-056	STEPHEN RATKOVICH	700 E		MEDALLIST	DR		PASADENA	CA	92253
40	5723-029-057	SUSAN CHERNEY	700 E		UNION	ST	304	PASADENA	CA	91101
41	5723-029-058	KENNETH T BURLES	700 E		UNION	ST	#401	PASADENA	CA	91101
42	5723-029-059	MOE AMADPOUR	6750 N		MAMARONICK	DR		TUCSON	AZ	85718
43	5723-029-060	RICHARD W TAPPEY	700 E		UNION	ST	#403	PASADENA	CA	91101
44	5734-030-023	DAYTON HUDSON CORP	700 E		UNION	ST	#404	PASADENA	CA	91101
45	5734-012-002	OLIVE PROPERTIES LP	1624 W		P O BOX 9456	AVE	#A	MINNEAPOLIS	MIN	55440
46	5734-013-001	760 E COLORADO BLVD LLC	1613 E		OLIVE	BLVD	#A	BURBANK	CA	91506
					GLENOAKS			GLENDALE	CA	91206

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	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	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	10171	PO BOX A 3879	CT	CHICAGO	IL	60690
54	5734-014-001	JERRY & RITA PIKOVER	2001 E	BAYWOOD	WAY	LOS ANGELES	CA	90077
55	5734-014-002	JOHN F WATKINS	115 S	FINANCIAL	AVE	GLENDORA	CA	91741
56	5734-014-003	SEAN J KENNALLY	127 S	EL MOLINO	AVE	PASADENA	CA	91101
57	5734-014-004	WALTER HOVING HOME INC	2275	EL MOLINO	AVE	PASADENA	CA	91101
58	5734-023-022	YING ENTERPRISES	3665	HUNTINGTON	DR	SAN MARINO	CA	91108
59	5734-023-027	JULIUS FELDSTEIN	690	EDGEVIEW	DR	PASADENA	CA	91107
60	5734-023-028	COURTLANDT G CRABTREE	61	MIRA MONTE	PL	PASADENA	CA	91101
61	5734-023-036	CAROL AND GAIL RENTALS LLC	710	CORINTHIAN	WALK	LONG BEACH	CA	90803
62	5734-023-041	CYNTHIA Z CHAVEZ	704	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	9914	MIRA MONTE	PL	PASADENA	CA	91115
65	5734-024-006	AUYANG REALTY LIMITED PTNSHP	726 E	PO BOX 50423	DR	PASADENA	CA	91115
66	5734-024-007	MARLENE CAGATAO	726 E	MILBURN	ST	SUN VALLEY	CA	91152
67	5734-024-012	HAROUT & SYLVIA BACHIAN	726 E	GREEN	ST	PASADENA	CA	91101
68	5734-024-013	HAROUTIOUN & SYLVIA BACHIAN	690 E	GREEN	ST	PASADENA	CA	91101
69	5734-024-016	LON S & ESTHER L YATMAN	690 E	GREEN	ST	PASADENA	CA	91101
70	5734-024-017	LON S & ESTHER L YATMAN	690 E	GREEN	ST	PASADENA	CA	91101
71	5734-024-020	MURRAY B & MARY G MARSH	1332	WAVERLY	RD	PASADENA	CA	91101
72	5734-024-021	LON & ESTHER YATMAN	690 E	GREEN	ST	SAN MARINO	CA	91108
73	5734-024-022	LON S & ESTHER L YATMAN	690 E	GREEN	ST	PASADENA	CA	91101
74	5734-024-023	JOAN CHAKSHUVEJ	116 S	EL MOLINO	ST	PASADENA	CA	91101
75	5734-024-026	PETER F & MARIE JACOY	111 S	OAK KNOLL	AVE	PASADENA	CA	91101
76	5734-024-027	TUNGZONG JOHN & MONA H SU	2070	ROBIN	AVE	PASADENA	CA	91101
77	5734-024-028	KUEI CHIEN HSUAN	2114	LEAFWOOD	RD	SAN MARINO	CA	91108
78	5734-024-029	JERRY & EMILY SUNG	14669	TANGLEWOOD	LN	ARCADIA	CA	91007
79	5734-024-030	BERNARD D SALTER	820 S	CALVADOS	LN	CHINO HILLS	CA	91709
80	5734-024-031	TRACY H KING	1295	ROANOKE	AVE	COVINA	CA	91723
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	RD	SAN MARINO	CA	91108
83	5734-024-034	CHRISTOPHER DOWDELL	111 S	OAK KNOLL	ST	SAN DIEGO	CA	92103
84	5734-024-035	SIMON YU	6831	LOTUS	AVE	PASADENA	CA	91101
85	5734-024-036	CAROL J GORENBERG	111 S	OAK KNOLL	AVE	SAN GABRIEL	CA	91775
86	5734-024-037	LAURELA ADLER	111 S	OAK KNOLL	AVE	PASADENA	CA	91101
87	5734-024-038	THOMAS JAGIELSKI	111 S	OAK KNOLL	AVE	PASADENA	CA	91101
88	5734-024-039	SUSANN C LARA	16159	HOFFMAN	AVE	PASADENA	CA	91101
89	5734-024-040	APRIL A WONG	111 S	OAK KNOLL	CT	CHINO HILLS	CA	91709
90	5734-024-041	YEN P YANG	415	ALHAMBRA	AVE	PASADENA	CA	91101
91	5734-024-042	CHRISTIAN J TESORO	111 S	OAK KNOLL	RD	SAN GABRIEL	CA	91775
92	5734-024-043	CHING W TSANG	111 S	OAK KNOLL	AVE	PASADENA	CA	91101
93	5734-024-044	NOBUKO SUGAMOTO	111 S	OAK KNOLL	AVE	PASADENA	CA	91101

94	5734-024-045	MENG CHING LAN	111 S	OAK KNOLL	AVE	#207	PASADENA	CA	91101
95	5734-024-046	LIN & YUAN CHUN HUANG YUNCHENG	814 E	RUBY LACE	WAY		AZUSA	CA	91702
96	5734-024-047	KEN C & HUI CHING CHIEN HONG	2225	CALLE PUEBLA			WEST COVINA	CA	91792
97	5734-024-048	KANJANA WATANACHAI LAINE	4442 N	LEE	CIR		ROSEMEAD	CA	91770
98	5734-024-049	JERRY C CHAO	14246	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	J J & SHOUYU WANG	168 E	CENTER	ST		MOAB	UT	84532
101	5734-024-052	MICHAEL IRWIN		PO BOX 53222			LOS ANGELES	CA	90053
102	5734-024-053	YUN 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	WEN H TUAN	108 S	EL MOLINO	AVE	#104	PASADENA	CA	91101
107	5734-024-059	JATINDER S & GURINDER K DHILLON	3514	EAGLE POINT	RD		PASADENA	CA	91101
108	5734-024-060	HAREL HAKAKHA	968	MARINER	ST		LAFAYETTE	CA	94549
109	5734-024-061	COLEEN C TESSEMA	108 S	EL MOLINO	AVE	#107	CARLSBAD	CA	92011
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	AVE	302	PASADENA	CA	91101
114	5734-024-066	MARGUERITE COOPER	108 S	EL MOLINO	AVE	#303	PASADENA	CA	91101
115	5734-025-024	YING ENTERPRISES	2275	HUNTINGTON	DR	#318	SAN MARINO	CA	91108
116	5734-025-027	FOOTHILL FAMILY SERVICE	118 S	HUNTINGTON	AVE		PASADENA	CA	91101
117	5734-025-030	YING ENTERPRISES	2275	HUNTINGTON	DR	#318	PASADENA	CA	91108
118	5734-036-008	M & A GABAE		PO BOX 5357			SAN MARINO	CA	90211
119	5734-036-014	GREENOAK INVESTMENTS LLC	9171	WILSHIRE	BLVD	#PH	BEVERLY HILLS	CA	90210
120	5734-036-018	GREENOAK INVESTMENTS LLC	9171	WILSHIRE	BLVD	#PH	BEVERLY HILLS	CA	90210
121	5734-037-001	URTH PASADENA DEVELOPMENT LLC	1307 W	PICO	BLVD		LOS ANGELES	CA	90015
122	5734-037-002	GROUP COLORADO	600 E	COLORADO	BLVD		PASADENA	CA	91101
123	5734-037-003	RICHARD W JOHNSON		PO BOX 189010 PMB 223			CORONADO	CA	92178
124	5734-037-004	MICHAEL C & KAREN L SHARP	44 E	MONTECITO	AVE		SIERRA MADRE	CA	91024
125	5734-037-005	E COLORADO LLC	508 N	ELM	DR		BEVERLY HILLS	CA	90210
126	5734-037-006	WAI LING LEW	3147	HOLLYBURNE	CT		GLENDALE	CA	91206
127	5734-037-007	JACOB & CLARA MAARSE	310 E	HIGHLAND	AVE		SIERRA MADRE	CA	91024
128	5734-037-009	CITIZENS BUSINESS BANK TR	701 N	HAVEN	AVE		ONTARIO	CA	91764
129	5734-037-010	JEROME S & ROCHELLE A KAPLAN	597 E	GREEN	ST		PASADENA	CA	91101
130	5734-037-011	601 E GREENTN STREET LLC	1795	SHARON	PL		SAN MARINO	CA	91108
131	5734-037-012	EDWARD E & MARCIA J NUNNERY	603 E	GREEN	ST		PASADENA	CA	91101
132	5734-037-013	DONALD D FLANDERS	1326 E	MEDA	AVE		GLENDORA	CA	91101
133	5734-037-016	MMV PROPERTIES LLC	2832	MAIDEN	LN		ALTADENA	CA	91741
134	5734-037-022	MMV PROPERTIES LLC	2832	MAIDEN	LN		ALTADENA	CA	91001
135	5734-037-023	MMV PROPERTIES LLC	2832	MAIDEN	LN		ALTADENA	CA	91001
136	5734-037-024	MCD ARCADE LANE LLC	116 S	EUCLID	AVE		PASADENA	CA	91101
137	5734-037-025	FLOW SCIENCE INC	723 E	GREEN	ST		PASADENA	CA	91101
138	5734-037-026	CURTIS FIELD	715 N	CENTRAL	AVE	#300	GLENDALE	CA	91203
139	5734-037-031	PASADENA PLAYHOUSE LLC	309 N	LAS CASAS	AVE		PACIFIC PALISADES	CA	90272
140	5734-037-033	ASN PASADENA LLC	9200 E	PANORAMA	CIR		ENGLEWOOD	CA	80112



141 5734-037-900  
142 5734-037-902

PASADENA CITY  
PASADENA CITY

50 S  
50 S

MADISON  
MADISON

AVE  
AVE

PASADENA  
PASADENA

CA  
CA

91101  
91101

1  
PLAYHOUSE OFFICE LLC  
515 S FIGUEROA ST 16TH FL  
LOS ANGELES CA 90071

2  
PASADENA PRESBYTERIAN CHURCH  
24 GREENWAY PLZ #850  
HOUSTON TX 77046

3  
UNION VILLAGE LLC  
686 E UNION ST  
PASADENA CA 91101

4,8  
VROMAN S PLAZA INC  
695 E COLORADO BLVD  
PASADENA CA 91101

5  
VROMANS ATRIUM INC  
695 E COLORADO BLVD  
PASADENA CA 91101

6  
MILL CREEK DEVELOPMENT  
COMPANY LLC  
686 E UNION ST  
PASADENA CA 91101

7  
MILL CREEK DEVELOPMENT CO LLC  
790 FAIRFIELD CIR  
PASADENA CA 91106

9  
PASADENA COLORADO LLC  
9990 SANTA MONICA BLVD  
BEVERLY HILLS CA 90212

10  
LAEMMLE PASADENA LIMITED  
PARTNER SHIP  
11523 SANTA MONICA BLVD  
LOS ANGELES CA 90025

11,12  
621 COLORADO ASSOCIATES LLC  
26840 ALISO VIEJO PKWY #100  
ALISO VIEJO CA 92656

13  
EDGAR E & ALVEY PETERS  
700 E UNION ST #101  
PASADENA CA 91101

14,17,18,24,26,29  
GRANADA COURT INC  
790 FAIRFIELD CIR  
PASADENA CA 91106

15  
ROGER & MARJORIE LINDBECK  
700 E UNION ST 103  
PASADENA CA 91101

16  
FREDERICK W & NANCY WEBKING  
700 E UNION ST 104  
PASADENA CA 91101

19  
JEFFREY T & JODY L PERLMUTTER  
700 E UNION ST  
PASADENA CA 91101

20  
PAUL J & MARGARET D  
DESRUISSEAU  
700 E UNION ST #108  
PASADENA CA 91101

21  
VICTOR K BROWN  
700 E UNION ST 109  
PASADENA CA 91101

22  
MARC A WARE  
816 N PATENCIO RD  
PALM SPRINGS CA 92262

23  
LAWRENCE E & JACQUELINE R  
FEALY  
21959 PARVIN DR  
SAUGUS CA 91350

25  
STEVEN & KELLY LOPEZ  
700 E UNION ST 113  
PASADENA CA 91101

27  
ANTHONY CARACCILO  
2240 LOOKOUT CIR  
LA VERNE CA 91750

28  
CHRISTOPHER T BORGESON  
700 E UNION ST 203  
PASADENA CA 91101

30  
JOHN W VITULLO  
700 E UNION ST 205  
PASADENA CA 91101

31  
ROBERT S ACKERMAN  
80 DEKALB AVE #25E  
BROOKLYN NY 11201

32  
EDWARD VAN LUINEN  
700 E UNION ST #207  
PASADENA CA 91101

33  
CHEN C CHEN AMY  
700 E UNION ST #208  
PASADENA CA 91101

34  
WANDA CHAN  
700 E UNION ST #209  
PASADENA CA 91101

35  
ERIC R FOSSUM  
198 FOREST RD  
WOLFEBORO NH 3894

36  
GREG GUNTHER  
700 E UNION ST #301  
PASADENA CA 91101

37  
SHARON G HIGUERA  
700 E UNION ST #302  
PASADENA CA 91101

38  
RICHARD & EVELYN TAPPEY  
55615 MEDALLIST DR  
LA QUINTA CA 92253

39  
STEPHEN RATKOVICH  
700 E UNION ST 304  
PASADENA CA 91101

40  
SUSAN CHERNEY  
700 E UNION ST #401  
PASADENA CA 91101

41  
KENNETH T BURLES  
6750 N MAMARONICK DR  
TUCSON AZ 85718

42  
MOE AMADPOUR  
700 E UNION ST #403  
PASADENA CA 91101

43  
RICHARD W TAPPEY  
700 E UNION ST #404  
PASADENA CA 91101

44  
DAYTON HUDSON CORP  
P O BOX 9456  
MINNEAPOLIS MN 55440

45  
OLIVE PROPERTIES LP  
1624 W OLIVE AVE #A  
BURBANK CA 91506

46,48  
760 E COLORADO BLVD LLC  
1613 E GLENOAKS BLVD #A  
GLENDALE CA 91206

47  
ELIZABETH H LIM  
750 E COLORADO BLVD  
PASADENA CA 91101

49  
747 GREEN STREET LLC  
747 E GREEN ST  
PASADENA CA 91101

50  
ALLEN BENYAMIN  
10724 WILSHIRE BLVD #1203  
LOS ANGELES CA 90024

51  
MARILYN J OTT  
6309 BRADLEY BLVD  
BETHESDA MD 20817

52  
KENNETH L & WANDA L JUNG  
3018 SURRY ST  
LOS ANGELES CA 90027

53  
EQUITY OFFICE PROPERTIES TRUST  
PO BOX A 3879  
CHICAGO IL 60690

54  
JERRY & RITA PIKOVER  
10171 BAYWOOD CT  
LOS ANGELES CA 90077

55  
JOHN F WATKINS  
2001 E FINANCIAL WAY #102  
GLENDDORA CA 91741

56  
SEAN J KENNALLY  
115 S EL MOLINO AVE  
PASADENA CA 91101

57  
WALTER HOVING HOME INC  
127 S EL MOLINO AVE  
PASADENA CA 91101

58,115,117  
YING ENTERPRISES  
2275 HUNTINGTON DR #318  
SAN MARINO CA 91108

59  
JULIUS FELDSTEIN  
3665 EDGEVIEW DR  
PASADENA CA 91107

60  
COURTLANDT G CRABTREE  
690 MIRA MONTE PL  
PASADENA CA 91101

61  
CAROL AND GAIL RENTALS LLC  
61 CORINTHIAN WALK  
LONG BEACH CA 90803

62  
CYNTHIA Z CHAVEZ  
710 MIRA MONTE PL  
PASADENA CA 91101

63  
MIRA MONTE INVESTMENTS  
704 MIRA MONTE PL  
PASADENA CA 91101

64,65  
AUYANG REALTY LIMITED PTNSHP  
PO BOX 50423  
PASADENA CA 91115

66  
MARLENE CAGATAO  
9914 MILBURN DR  
SUN VALLEY CA 91352

67,68  
HAROUT & SYLVIA BACHIAN  
726 E GREEN ST  
PASADENA CA 91101

69,70,73  
LON S & ESTHER L YATMAN  
690 E GREEN ST 300  
PASADENA CA 91101

71  
MURRAY B & MARY G MARSH  
1332 WAVERLY RD  
SAN MARINO CA 91108

72  
LON & ESTHER YATMAN  
690 E GREEN ST #300  
PASADENA CA 91101

74  
JOAN CHAKSHUVEJ  
116 S EL MOLINO AVE  
PASADENA CA 91101

75  
PETER F & MARIE JACOY  
111 S OAK KNOLL AVE #101  
PASADENA CA 91101

76  
TUNGZONG JOHN & MONA H SU  
2070 ROBIN RD  
SAN MARINO CA 91108

77  
KUEI CHIEN HSUAN  
2114 LEAFWOOD LN  
ARCADIA CA 91007

78  
JERRY & EMILY SUNG  
14669 TANGLEWOOD LN  
CHINO HILLS CA 91709

79  
BERNARD D SALTER  
820 S CALVADOS AVE  
COVINA CA 91723

80,81  
TRACY H KING  
1295 ROANOKE RD  
SAN MARINO CA 91108

82  
STEVEN L & SUSAN E DAVIS  
4415 CONDE ST  
SAN DIEGO CA 92103

83  
CHRISTOPHER DOWDELL  
111 S OAK KNOLL AVE #109  
PASADENA CA 91101

84  
SIMON YU  
6831 LOTUS AVE  
SAN GABRIEL CA 91775

85  
CAROL J GORENBERG  
111 S OAK KNOLL AVE #111  
PASADENA CA 91101

86  
LAUREL A ADLER  
111 S OAK KNOLL AVE 112  
PASADENA CA 91101

87  
THOMAS JAGIELSKI  
111 S OAK KNOLL AVE 113  
PASADENA CA 91101

88  
SUSANN C LARA  
16159 HOFFMAN CT  
CHINO HILLS CA 91709

89  
APRIL A WONG  
111 S OAK KNOLL AVE #202  
PASADENA CA 91101

90  
YEN P YANG  
415 ALHAMBRA RD  
SAN GABRIEL CA 91775

91  
CHRISTIAN J TESORO  
111 S OAK KNOLL AVE #204  
PASADENA CA 91101

92  
CHING W TSANG  
111 S OAK KNOLL AVE #205  
PASADENA CA 91101

93  
NOBUKO SUGAMOTO  
111 S OAK KNOLL AVE #206  
PASADENA CA 91101

94  
MENG CHING LAN  
111 S OAK KNOLL AVE #207  
PASADENA CA 91101

95  
LIN & YUAN CHUN HUANG  
YUNCHENG  
814 E RUBY LACE WAY  
AZUSA CA 91702

96  
KEN C & HUI CHING CHIEN HONG  
2225 CALLE PUEBLA  
WEST COVINA CA 91792

97  
KANJANA WATANACHAI LAINE  
4442 N LEE CIR  
ROSEMEAD CA 91770

98  
JERRY C CHAO  
14246 VALLEY BLVD  
LA PUENTE CA 91746

99  
KENJI HINO  
111 S OAK KNOLL AVE #212  
PASADENA CA 91101

100  
J J & SHOUYU WANG  
168 E CENTER ST  
MOAB UT 84532

101  
MICHAEL IRWIN  
PO BOX 53222  
LOS ANGELES CA 90053

102  
YUN J HA  
111 S OAK KNOLL AVE #215  
PASADENA CA 91101

103  
CONSTANCE S GOLDEN  
108 S EL MOLINO AVE #101  
PASADENA CA 91101

104  
YI MEI CHUNG  
108 S EL MOLINO AVE 102  
PASADENA CA 91101

105  
JOSEPH D & LINDA J CARTWRIGHT  
108 S MOLINO AVE #103  
PASADENA CA 91101

106  
WEN H TUAN  
108 S EL MOLINO AVE #104  
PASADENA CA 91101

107  
JATINDER S & GURINDER K DHILLON  
3514 EAGLE POINT RD  
LAFAYETTE CA 94549

108  
HAREL HAKAKHA  
968 MARINER ST  
CARLSBAD CA 92011

109  
COLEEN C TESSEMA  
108 S EL MOLINO AVE #107  
PASADENA CA 91101

110  
SABRINA KONG  
108 S EL MOLINO AVE #108  
PASADENA CA 91101

111  
MARA K KONRAD  
108 S MOLINO AVE 201  
PASADENA CA 91101

112  
CHUN CHUN HSIEH  
108 S EL MOLINO AVE 301  
PASADENA CA 91101

113  
WILLIAM L MOORE  
108 S EL MOLINO AVE 302  
PASADENA CA 91101

114  
MARGUERITE COOPER  
108 S EL MOLINO AVE #303  
PASADENA CA 91101

116  
FOOTHILL FAMILY SERVICE  
118 S OAK KNOLL AVE  
PASADENA CA 91101

118  
M & A GABAE  
PO BOX 5357  
BEVERLY HILLS CA 90211

119,120  
GREENOAK INVESTMENTS LLC  
9171 WILSHIRE BLVD #PH  
BEVERLY HILLS CA 90210

121  
URTH PASADENA DEVELOPMENT  
LLC  
1307 W PICO BLVD  
LOS ANGELES CA 90015

122  
GROUP COLORADO  
600 E COLORADO BLVD  
PASADENA CA 91101

123  
RICHARD W JOHNSON  
PO BOX 189010 PMB 223  
CORONADO CA 92178

124  
MICHAEL C & KAREN L SHARP  
44 E MONTECITO AVE  
SIERRA MADRE CA 91024

125  
E COLORADO LLC  
508 N ELM DR  
BEVERLY HILLS CA 90210

126  
WAI LING LEW  
3147 HOLLYBURNE CT  
GLENDALE CA 91206

127  
JACOB & CLARA MAARSE  
310 E HIGHLAND AVE  
SIERRA MADRE CA 91024

128  
CITIZENS BUSINESS BANK TR  
701 N HAVEN AVE  
ONTARIO CA 91764

129  
JEROME S & ROCHELLE A KAPLAN  
597 E GREEN ST  
PASADENA CA 91101

130  
601 E GREETN STREET LLC  
1795 SHARON PL  
SAN MARINO CA 91108

131  
EDWARD E & MARCIA J NUNNERY  
603 E GREEN ST  
PASADENA CA 91101

132  
DONALD D FLANDERS  
1326 E MEDA AVE  
GLENORA CA 91741

133,134,135  
MMV PROPERTIES LLC  
2832 MAIDEN LN  
ALTADENA CA 91001

136  
MCD ARCADE LANE LLC  
116 S EUCLID AVE  
PASADENA CA 91101

137  
FLOW SCIENCE INC  
723 E GREEN ST  
PASADENA CA 91101

138  
CURTIS FIELD  
715 N CENTRAL AVE #300  
GLENDALE CA 91203

139  
PASADENA PLAYHOUSE LLC  
309 N LAS CASAS AVE  
PACIFIC PALISADES CA 90272

140  
ASN PASADENA LLC  
9200 E PANORAMA CIR  
ENGLEWOOD CO 80112

141,142  
PASADENA CITY  
50 S MADISON AVE  
PASADENA CA 91101

**SECTION  
VIII**

This page is part of your document - DO NOT DISCARD



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



LEAD SHEET

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:

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.



20070042300

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 w/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

5 154 - 37 - 21, 30.

6A6047474-X59

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 Susan D. Williams,  
Trustee

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

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

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

EXECUTED IN COUNTERPART

W W Z C A F W W L L W

4

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

2000 09 20

CARDINAL PROPERTY ASSOCIATES

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

NELSON & MARJORIE MILLS TRUST

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

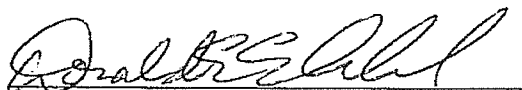
By \_\_\_\_\_  
Marjorie B. Mills, Trustee

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

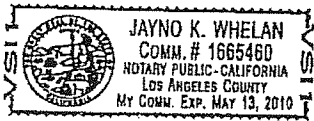
WFE COUNCIL ID

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

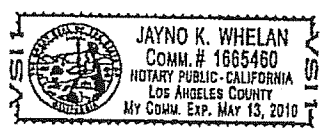
07 0642500

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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.

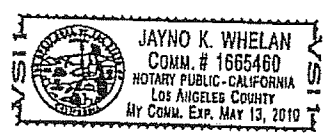


Jayno K. Whelan  
Notary Public in and for said State

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

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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.

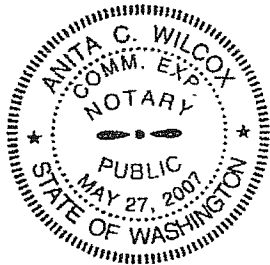
WITNESS my hand and official seal.

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

~~STATE OF CALIFORNIA~~ )  
~~COUNTY OF LOS ANGELES~~ ) ss.  
WASHINGTON )  
KING )

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

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EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

07 0940 300

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.

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**SECTION  
IX**

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

<i>For office use only</i>	
Assigned Planner: _____	PLN#: _____
Attached Address: _____	<input type="checkbox"/> No Attached Address
Appealed <input type="checkbox"/> Yes <input type="checkbox"/> No    Appealed PLN# _____	Application Withdrawn <input type="checkbox"/>
Final Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied    Decision Date: _____	Decision Maker: _____
Votes in favor (please print): _____ _____ _____	