#### ATTACHMENT L HISTORICAL RESOURCE ASSESSMENT AND CEQA IMPACTS ANALYSIS

# 253 South Los Robles Avenue, Pasadena, California

Historical Resource Assessment and CEQA Impacts Analysis

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





**OUR COMMITMENT TO SUSTAINABILITY** [ESA helps a variety of public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA is a registered assessor with the California Climate Action Registry, a Climate Leader, and founding reporter for the Climate Registry. ESA is also a corporate member of the U.S. Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision and Policy Statement and a plan to reduce waste and energy within our operations. This document was produced using recycled paper.

# TABLE OF CONTENTS

253 South Los Robles Avenue Historical Resource Assessment and CEQA Impacts Analysis

#### <u>Page</u>

1.	Executive Summary	1
2.	Project Summary and Location	2
3.	Research and Field Methodology	2
4.	Regulatory Framework         A. National Register of Historic Places         B. State Register and Eligibility Criteria         C. City Level	5 7
5.	Property History         A. Neighborhood Context         B. Property History         C. Architectural Description         D. Historic Contexts	
6.	Previous Evaluations	
7.	<b>Evaluation of Eligibility</b> A. Significance Evaluation B. Integrity Analysis C. Conclusion	
8.	Impacts Analysis A. Project Description B. Analysis of Project Impacts C. Secretary of the Interior's Standards Review D. Impacts Analysis Conclusion	45 45 49
Ref	ferences	

#### **List of Figures**

1	Regional and Project Vicinity Map	3
2	Aerial Photograph of Subject Property and Vicinity	
3	Panoramic View of Pasadena's Orange Groves, circa 1874	
4	Excerpt of Map of the Mary F. Burton Property, subdivided in 1886, with a	
	portion of the subject property outlined in red	15

#### <u>Page</u>

5	Excerpt of Bennett's Subdivision subdivided in 1884, with a portion of the subject property outlined in red	.16
6	Excerpt of the 1910 Sanborn fire insurance map, Volume 2, sheets 183 and 162	
7	Excerpt of the 1931 Sanborn fire insurance map, Volume 1, sheets 129, 130, 135, 136	
8	Excerpt of the 1970 Sanborn fire insurance map, Volume 1, sheets 129, 130, 135, 136	
9	Excerpt of a 1983 aerial photograph with the subject property outlined in green	.18
10	Excerpt of a current aerial photograph with the subject property outlined in red	
11	South (primary) façade and east (side) elevation prior to alteration in 2014	
12	South (primary) façade, as it appears today after the 2014 alterations	
13	Rendering of the subject property in 1970	.21
14	Rendering of the subject property in 1974	.21
15	Ambassador College Sciences and Arts Buildings	.27
16	Children's Chapel of the Neighborhood Church	.28
17	Aerial of the subject property, outlined in red	.30
18	South (primary) façade, view facing northwest	
19	South (primary) façade, view facing northeast	
20	West (side) elevation, view facing northeast	
21	East (side) entrance, view facing west	
22	East (side) elevation, view facing northwest	
23	Case Study House No. 20 by C. Buff, C. Straub, D. Hensman	
24	The site plan of the proposed project	.46
25	Rendering of proposed project facing Los Robles with 245 Los Robles to the north and the proposed project located at 399 E. Del Mar located to the	
	south, view facing northwest	.47
26	East elevation of the proposed project	.47

#### List of Tables

1	253 South Los Robles Avenue Pasadena Department of Planning &	
	Community Development	.22
2	Historic Resources within 0.24 Miles of the Project Site	.48

#### Appendices

Appendix A – Professional Qualifications

- Appendix B Sanborn Maps
- Appendix C Tract Maps
- Appendix D Building Permits
- Appendix E DPR Form
- Appendix F Project Plans

# 253 SOUTH LOS ROBLES AVENUE

# Historical Resource Assessment and CEQA Impacts Analysis

## 1. Executive Summary

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

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

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

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

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

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

# 2. Project Summary and Location

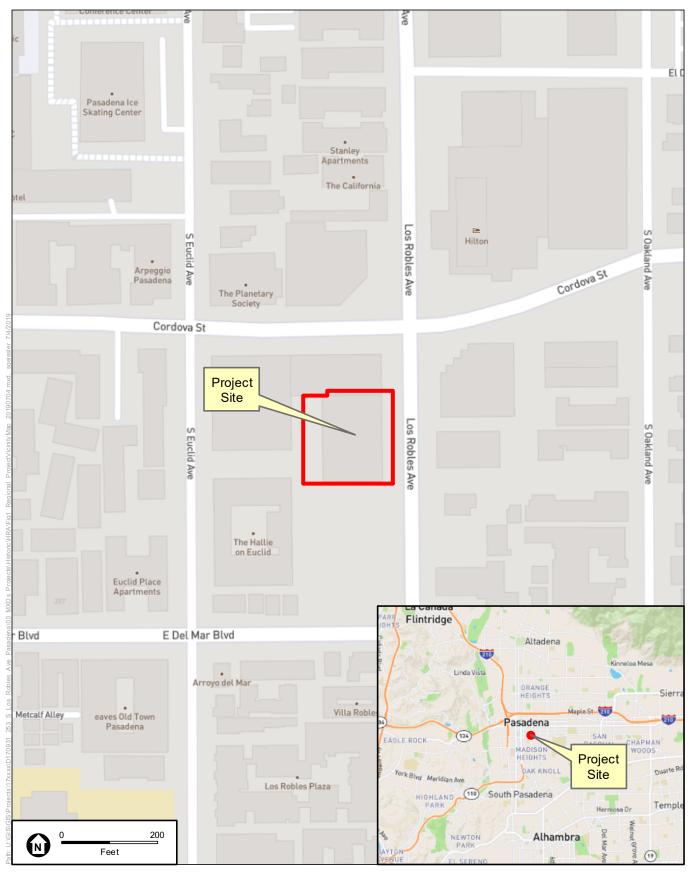
The subject property is located at 253 South Los Robles Avenue in the Old Pasadena neighborhood of the City of Pasadena (City), California, on Assessor Parcel Number (APN) 5722-030-163 (formerly 5722-030-162) ("941-945 N. Martel Avenue," or "subject property") as demonstrated in **Figure 1**, *Regional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

# 3. Research and Field Methodology

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

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

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

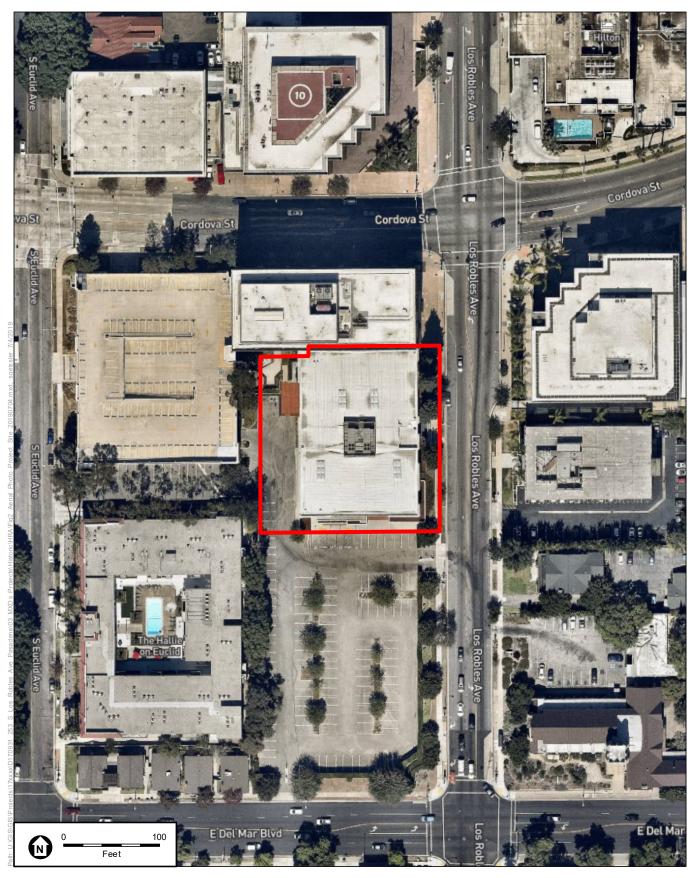


SOURCE: Open Street Map, 2019.

253 S. Los Robles Ave, Pasadena

Figure 1 Regional and Project Vicinity Map





SOURCE: Open Street Map, 2019.

253 S. Los Robles Ave, Pasadena

Figure 2 Aerial Photograph of Project Site

ESA 4

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

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

# 4. Regulatory Framework

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

## A. National Register of Historic Places

The National Register was established by the NHPA as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>2</sup> The National Register recognizes properties that are significant at the national, state, and/or local levels.

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

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

<sup>&</sup>lt;sup>2</sup> 36 CFR Section 60.2.

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

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

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

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

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

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

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

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

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

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

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

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

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

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.<sup>6</sup> Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.<sup>7</sup> For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation ("National Register Bulletin 15")* explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."<sup>8</sup> In assessing the integrity of properties that are considered significant under National Register Criteria a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."<sup>9</sup>

## B. State Register and Eligibility Criteria

## California Register of Historical Resources

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

<sup>&</sup>lt;sup>5</sup> National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/ publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.

<sup>&</sup>lt;sup>6</sup> The National Register defines a property as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\_appendix\_IV.htm, accessed June 1, 2013.

<sup>&</sup>lt;sup>7</sup> National Register Bulletin 15, p. 44.

<sup>&</sup>lt;sup>8</sup> "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid, p. 46.

<sup>&</sup>lt;sup>9</sup> "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.

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

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

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

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

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

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

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

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

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

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

<sup>13</sup> Ibid.

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

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

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

## C. City Level

### City of Pasadena Zoning Code

#### Historic Preservation

Pursuant to Chapter 17.62 of the Pasadena Zoning Code, the City of Pasadena has established a historic preservation program in order to promote "the identification, evaluation, rehabilitation, adaptive use, and restoration of historic structures."<sup>16</sup> The criteria for the designation of historic monuments, landmarks, historic signs, landmark trees, or landmark districts are applied "according to applicable National Register of Historic Places Bulletins for evaluating historic properties."<sup>17</sup> These criteria are further discussed below.

#### **Historic Monuments**

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

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

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

<sup>&</sup>lt;sup>17</sup> Chapter 17.62.040 – Criteria for Designation of Historic Resources, Part A. Evaluation of Historic Resources (https://library.municode.com/ca/pasadena/codes/code\_of\_ordinances?nodeId=TIT17\_ZONING\_CODE\_ART6LAUSDEPEPR\_ CH17.62HIPR\_17.62.040CRDEHIRE, accessed 7/8/2019).

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

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

#### Landmarks

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

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

#### **Historic Signs**

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

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

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

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

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

#### Landmark Trees

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

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

#### Landmark Districts

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

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

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

<sup>&</sup>lt;sup>21</sup> Chapter 17.62.040 – Criteria for Designation of Historic Resources, Part E. Landmark Trees, (https://library.municode.com/ca/pasadena/codes/code\_of\_ordinances?nodeId=TIT17\_ZONING\_CODE\_ART6LAUSDEPEPR\_ CH17.62HIPR, accessed 7/8/2019).

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

# 5. Property History

## A. Neighborhood Context

## City of Pasadena

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

In 1848, gold was discovered in California, leading to a huge influx of people from other parts of North America, and in 1850, California became part of the United States of America. In 1859 the land east of the subject property was sold to Benjamin D. Wilson and Dr. John S. Griffin. Wilson and Griffin found the land to be unsuitable for raising livestock. In 1862, the men began selling portions of the land to interested buyers. They sold 262 acres to Eliza Johnston who built a small wood framed residence on the property, naming it Fair Oaks after her childhood home in Virginia.<sup>25</sup> Mrs. Johnston left Fair Oaks in 1865, selling it to Benjamin Eaton. Eaton, who had arrived in Los Angeles on horseback in 1851, would contribute significantly to the establishment of Pasadena.

#### Early Residential Development

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

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

<sup>&</sup>lt;sup>23</sup> Henry Markham Page, *Pasadena: Its Early Years* (Los Angeles: Lorrin L. Morrison Printing and Publishing, 1964), 1.

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

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

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

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



SOURCE: University of Southern California Digital Archive 253 South Los Robles Avenue Multi-Family Project / D170931.00

Panoramic View of Pasadena's Orange Groves, circa 1874

#### Pasadena Becomes a City

Pasadena had a huge population boom due to the building of the Atchison, Topeka and Santa Fe Railway line in 1886.<sup>28</sup> Pasadena was incorporated in 1886. During the next decade, the city built amenities such as sewers, paved streets, and electric street lighting. In 1890, the Valley Hunt Club began a mid-winter festival where there was a procession of horses and carriages decked out in flowers. In 1898, it was formally sponsored by the Tournament of Roses Association.<sup>29</sup>

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

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

<sup>&</sup>lt;sup>28</sup> Pamela O'Connor and Urban Conservation Section Planning Division, Architectural/Historical Development of the City of Pasadena, January 13, 1933, pg. 14.

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

<sup>&</sup>lt;sup>30</sup> "Heritage: A Short History of Pasadena," *City of Pasadena*, accessed July 12, 2018, https://ww5.cityofpasadena.net/main/visitors/about/history-of-pasadena/.

<sup>&</sup>lt;sup>31</sup> Pamela O'Connor and Urban Conservation Section Planning Division, Architectural/Historical Development of the City of Pasadena, January 13, 1933, pg. 20.

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

#### Early Suburban Development

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

#### Pasadena after World War II

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

In the late 1950s and early 1960s, many companies began moving out of Pasadena due to the limited space to expand. In 1959, the Chamber of Commerce commissioned an economic survey of the city, which resulted in the formation of a redevelopment agency with a major goal to attract new industry. The Chamber of Commerce established a set of guidelines for the type of industry they wanted to attract called the "Pasadena Standard," guidelines included nonpolluting industries that would not detract from the quality of the residential neighborhoods. The first major success of this program was the opening of the Bankamericard Center on the southeast corner of Green Street and Arroyo Parkway, designed by Edward Durell Stone in 1975.<sup>34</sup>

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

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

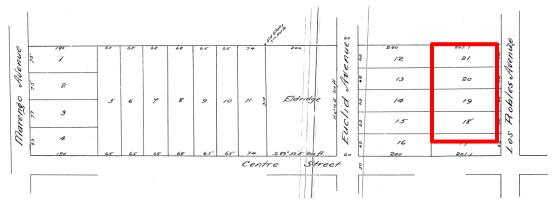
<sup>&</sup>lt;sup>32</sup> Pamela O'Connor and Urban Conservation Section Planning Division, Architectural/Historical Development of the City of Pasadena, January 13, 1933, pg. 21.

<sup>&</sup>lt;sup>33</sup> Pamela O'Connor and Urban Conservation Section Planning Division, Architectural/Historical Development of the City of Pasadena, January 13, 1933, pg. 43.

<sup>&</sup>lt;sup>34</sup> Pamela O'Connor and Urban Conservation Section Planning Division, Architectural/Historical Development of the City of Pasadena, January 13, 1933, pg. 36.

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

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

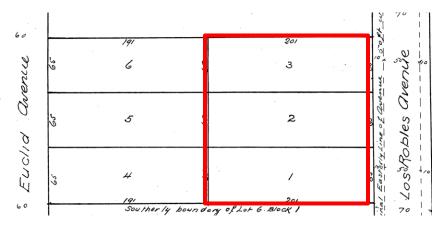


SOURCE: Los Angeles County Public Works

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

#### Figure 4

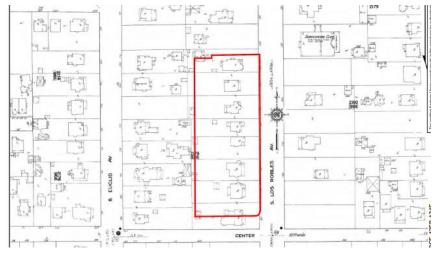
Excerpt of Map of the Mary F. Burton Property, subdivided in 1886, with a portion of the subject property outlined in red



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

SOURCE: Los Angeles County Public Works

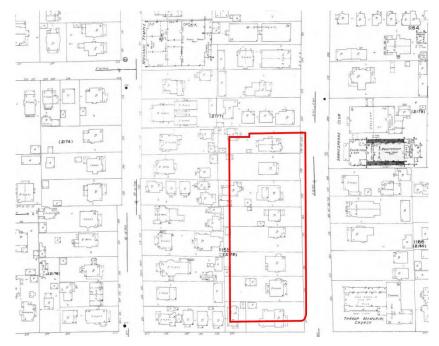
Figure 5 Excerpt of Bennett's Subdivision subdivided in 1884, with a portion of the subject property outlined in red



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

SOURCE: Los Angeles Public Library

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

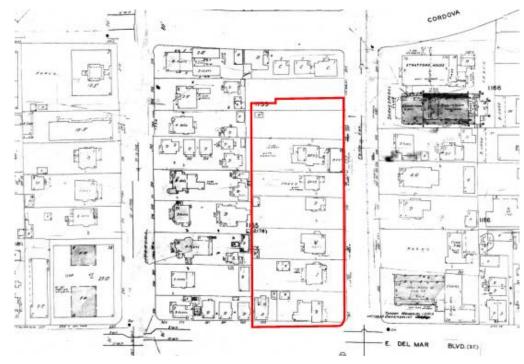


- 253 South Los Robles Avenue Multi-Family Project / D170931.00

#### Figure 7

SOURCE: Los Angeles Public Library

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



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

SOURCE: Los Angeles Public Library

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

Figure 8



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

Figure 9

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



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

SOURCE: Google Maps

SOURCE: EDR Lightbox

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

ESA / D170931.00 July 2019

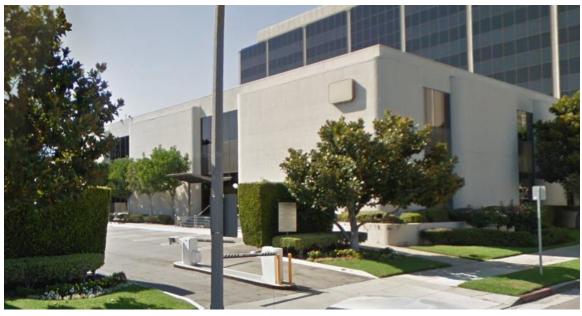
## B. Property History

## **Construction History**

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

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

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



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

SOURCE: Google Street View 2014

Figure 11 South (primary) façade and east (side) elevation prior to alteration in 2014

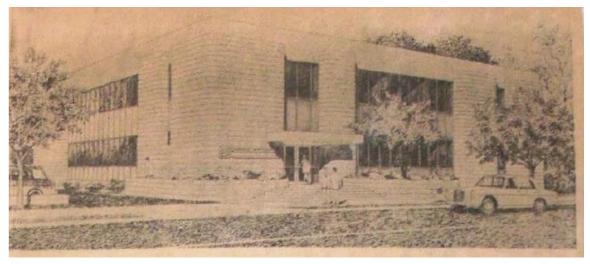


20

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

Figure 12 South (primary) façade, as it appears today after the 2014 alterations

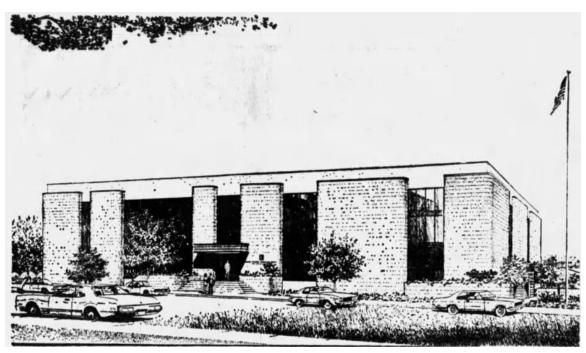
SOURCE: ESA, 2019



SOURCE: Pasadena Star-News, 22 March 1970

253 South Los Robles Avenue Multi-Family Project / D170931.00 Figure 13

Rendering of the subject property in 1970



SOURCE: Los Angeles Times, 8 September 1974

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

Figure 14 Rendering of the subject property in 1974

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

# TABLE 1 253 South Los Robles Avenue PASADENA DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT<sup>35</sup>

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

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

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

#### Architect Peter J. Holdstock

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

Holdstock was born on August 10, 1929 and spent his childhood in Sittingborne, Kent, England, where he exhibited an early interest in studying architecture and was exposed to the works of master architects Sir Christopher Wren and Inigo Jones, and the great Gothic cathedrals. He received his architectural education at the Medway School of Art, Department of Architecture, at Rochester, Kent. During his time at school he was exposed to modern architecture and subscribed to John Entenza's *Arts and Architecture* that led him to appreciate "the transplanted Bauhaus architects and the humanistic architecture of the West Coast."<sup>37</sup> Among the younger firms illustrated in the journal was Smith and Williams of Pasadena whose roots were in the Greene and Greene houses and whose work "was warmer and more human than that of the ex Bauhaus Architects."<sup>38</sup> He later completed supplemental studies at the post graduate level and in City Planning, Engineering and Law at Oxford, Cambridge, Paris, University of Southern California, and the University of British Colombia.<sup>39</sup>

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

<sup>&</sup>lt;sup>36</sup> Obituary, Orrin Kinsley Earl Jr., Pasadena Star-News, January 23, 2004 (https://www.legacy.com/obituaries/pasadenastarnews/obituary.aspx?n=orrin-kinsley-earl&pid=1833416&fhid=2681, accessed 7/9/2019).

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

<sup>38</sup> Ibid.

<sup>&</sup>lt;sup>39</sup> Ibid.

<sup>40</sup> Ibid.

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

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

Among Holdstock's major projects are included design of the buildings on the Ambassador College campus, developed under the modern 1963 master plan envisioned by Daniel, Mann, Johnson, and Mendenhall (DMJM), and unified by a modern campus landscape by Garrett Eckbo.<sup>43</sup> In 1969, the Sciences and Fine Arts Buildings at Ambassador College (demolished) received an award of distinction from the Concrete Industry for its innovative use of pre-stressed concrete.<sup>44</sup> The project was one of ten buildings chosen by the concrete industry for awards of distinction. The awards were part of the building awards program initiated in Southern California in 1965 by the Portland Cement Association and co-sponsored in 1969 by the Southern California Ready-Mixed Concrete Association. The associations noted, "Classically sculptured pre-cast concrete panels highlight the design of the distinctive twin fine arts and science halls at Ambassador College."<sup>45</sup>

During this period Holdstock designed the subject building at 253 S Los Robles for Marble Mortgage, a unit of United California Bank. A *Pasadena Star-News* article from March 22, 1970, identifies O. K. Earl Corporation of Pasadena as the designer and contractor, and Holdstock as the project architect, and includes an architect's sketch of the \$1 Million Headquarters Building for Marble Mortgage Company.<sup>46</sup> According to the building permit record, Jan Wojciechowski, O.K. Earle's structural engineer, collaborated with Holdstock on the project. The newspaper article describes the headquarters building as constructed of "pre-cast concrete elements and steel enclosed by exterior masonry and glass curtain walls."<sup>47</sup> The building was initially designed "to house a staff of 92, which was expected to expand to 140 within three years."<sup>48</sup> On-site parking was to be provided for over 100 cars. Demolition of existing structures on the site was scheduled for late March, 1970. Completion was scheduled for early September.

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

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

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

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

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

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

<sup>47</sup> Ibid.

<sup>48</sup> Ibid.

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

undertook the controversial "modernization" of the James Culbertson house by Greene and Greene.  $^{50}$ 

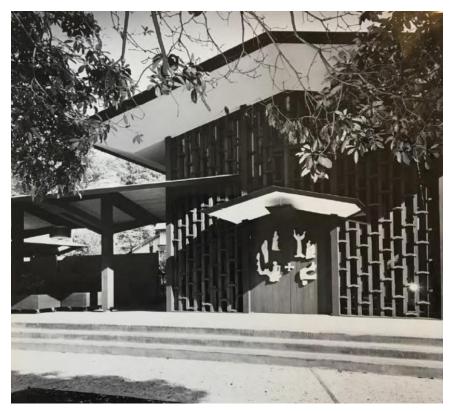
However prolific he may have been, Holdstock is not a well-known architect and his work is not included in important architectural guides such as David Gebhard and Robert Winter's *An Architectural Guidebook to Los Angeles* (2003), which includes eight chapters of discussion on significant architecture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



SOURCE: Julius Shulman

Figure 15 Ambassador College Sciences and Arts Buildings

<sup>&</sup>lt;sup>50</sup> Anne F. Scheid, Letter to Board of Zoning Appeals, City of Pasadena, April 2, 2019.



SOURCE: Julius Shulman

– 253 South Los Robles Avenue Multi-Family Project / D170931.00 Figure 16 Children's Chapel of the Neighborhood Church

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

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

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

### **Occupancy History**

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

## C. Architectural Description

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

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

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

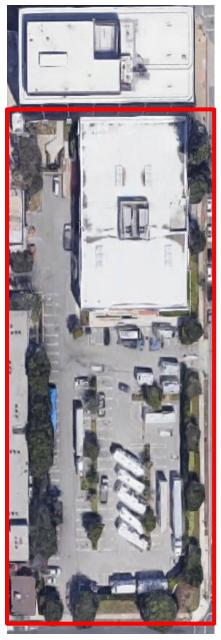
<sup>&</sup>lt;sup>53</sup> "Heritage: A Short History of Pasadena." City of Pasadena. Available at: https://ww5.cityofpasadena.net/main/visitors/about/history-of-pasadena/

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

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

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

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



SOURCE: Google Maps

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

Figure 17 Aerial of the subject property, outlined in red



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

SOURCE: ESA, 2019

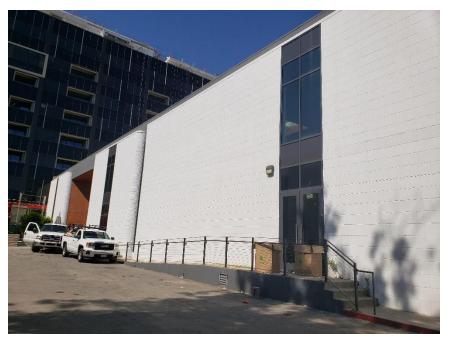
Figure 18 South (primary) façade, view facing northwest



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

Figure 19 South (primary) façade, view facing northeast

SOURCE: ESA, 2019



SOURCE: *ESA, 2019* 

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

Figure 20 West (side) elevation, view facing northeast



SOURCE: ESA, 2019

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

Figure 21 East (side) entrance, view facing west



SOURCE: ESA, 2019

253 South Los Robles Avenue Multi-Family Project / D170931.00 Figure 22 East (side) elevation, view facing northwest

# D. Historic Contexts

## Context: Corporate Modernism

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

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

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

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

## **Context: Modernism in Pasadena**

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

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

magazine, Arts and Architecture, edited by John Entenza. A local example, Case Study House #10 at 711 South San Rafael Avenue was completed in Pasadena by Kemper Nomland and Kemper Nomland, Jr., published in 1945 and constructed in 1947. As historical precedents of architecture were abandoned in lieu of the modern styles,<sup>57</sup> the "Pasadena" or USC Style" of modernism became a prominent in Pasadena. It was a style fostered in the University of Southern California School of Architecture where many prominent architects including Arthur B. Gallion, Gregory Ain, and Richard Neutra taught many classes and fostered a unique style of modernism that flourished in Pasadena into the early 1970s.<sup>58</sup> Among the most influential architects in Pasadena during this period were the firms of Buff, Straub & Hensman; Smith & Williams; and Ladd & Kelsey. Pasadena architects Conrad Buff (B. Arch. 1952), Calvin Straub (B. Arch. 1943), and Donald Hensman (B. Arch. 1952), studied and taught at USC and through their prolific careers epitomized the "Pasadena style."<sup>59</sup> Other important graduates of the USC program included Thornton Ladd (B. Arch. 1952) and John Kelsey (B. Arch. 1954), whose partnership flourished for over twenty years and was characterized by total design control, orderly articulation of space, and fully integrated structure, landscape and interior, as exemplified by the Pasadena Museum of Art (now the Norton Simon Museum) competed in 1969.60



SOURCE: Dossiers: Les villas expérimentales du case study house program, 20 Mai 2014 - 253 South Los Robles Avenue Multi-Family Project / D170931.00

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

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

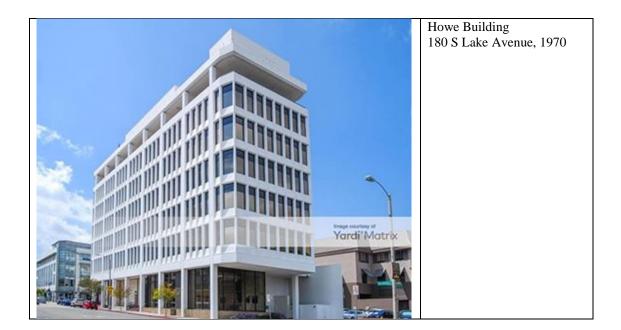
<sup>&</sup>lt;sup>58</sup> Ibid, 30.

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

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

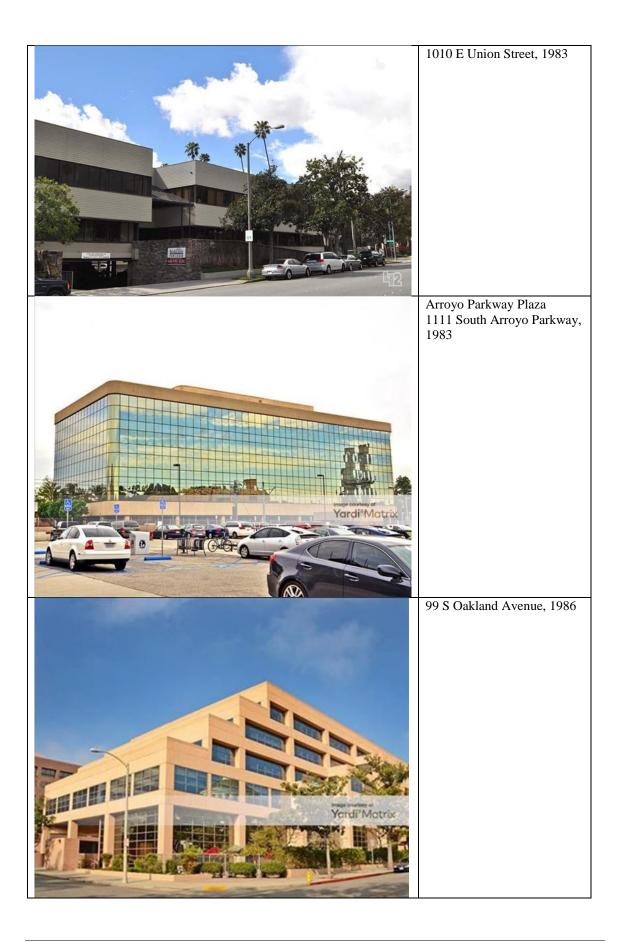
### Sub-Context: Late Modernism 1969-1990

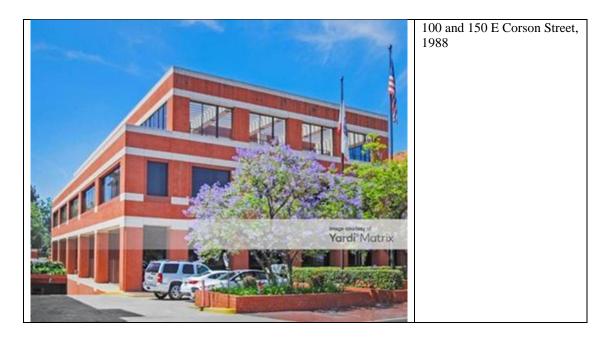
Late Modernism in Pasadena started in roughly 1969. The repudiation of the International Style of the 1950s and early 1960s was manifested in a new building language adopted for corporate identity. No more hiding under glass curtain walls, no ephemerality. Instead, Late Modernism began to strive for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



<sup>61</sup> Alexandra Lang, "What is Late Modernism?," *Curbed*, January 5, 2017, https://www.curbed.com/2017/1/5/14165394/late-modernism-architecture-alexandra-lange.

	Bank of America 101 S Marengo Avenue, 1974
<image/>	747 Locust Street, 1976
With the second se	141 S Lake Avenue, 1978





# 6. Previous Evaluations

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

# 7. Evaluation of Eligibility

## A. Significance Evaluation

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

## **Broad Patterns of History**

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

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

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

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

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

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

### **Significant Persons**

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

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

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

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

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

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

## Architecture

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

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

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

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

The two story corporate building was constructed in 1970 in the Corporate Modern style and more specifically in the Late Modernism style (1969-1990). Like many buildings in the Late Modernist style, it has bold beefy shapes wrapped in a singular material. It also has geometric order and grids covered in brick veneer and a glass curtain wall. However, it has rounded corners rather than sharp corners often found in Late Modernist styles. Another building with rounded corners in the Late Modern style is Arroyo Parkway Plaza, 1111 South Arroyo Parkway (1983). Examples of Late Modern architecture with stepped floors and sharp corners include 99 South Oakland Avenue (1986), 100 and 150 E Corson Street (1988). However, the subject building's association with Late Modernism has been substantially compromised by numerous alterations over the years including tenant improvements that have entirely altered the interior, the addition of an 8-story annex on the north façade in 1981 that entirely obscures the original north elevation of the building, and the south (primary) façade was completely altered in around 2014 when a new larger main entrance was installed in a completely different style. A similar entrance was installed on the west (side) elevation as well. Due to these alterations, the building does not retain any integrity of design, workmanship, or materials. Further, it was not designed by an acknowledged master architect. While architect Peter J. Holdstock and engineer Jan Wojcechowski are credited for designing the building, neither of them are considered a master architect or engineer in Pasadena or in the Southern Californian region. They are not mentioned in important architectural guides such as David Gebhard and Robert Winter's An Architectural Guidebook to Los Angeles (2003), which includes eight chapters of discussion on significant architecture in the greater Pasadena area. In addition, the subject property is a modest example of Holdstock's work as compared to the Ambassador College buildings (Figure 15) or the Children's Chapel of the Neighborhood Church (Figure 16). Review of Holdstock's career suggests that his work as Senior Architect with TOKTEC in 1961-1970 represents his most productive period in Pasadena when he achieved professional maturity and was managing complex projects involving innovative pre-stressed concrete structural systems. The subject property was completed at the end of this period just before he emigrated to Canada, and it appears as though Holdstock may have achieved greater prominence in Canada after leaving Pasadena. The subject property is substantially altered and does not retain its integrity of design, workmanship, or materials.

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

## Archaeology

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

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

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

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

## B. Integrity Analysis

The National Register and California Register recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Eligible properties should retain several, if not most, of these aspects. Both registers require that a resource retain sufficient integrity to convey its significance, and the property must retain the essential physical features that enable it to convey its historical identity. Integrity is based on significance and understanding why a property is important. *National Register Bulletin 15* states that "only after significance is fully established can you proceed to the issue of integrity."<sup>62</sup> As stated in the previous section, the subject property does not have significance under any of the criterion. The following Integrity Analysis is provided as additional information regarding the subject property's current condition.

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

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

*Setting:* The subject property was one of the first new developments in the general neighborhood as a result of the growth of corporations in Pasadena during the 1970s and 1980s. As such, since its construction, many of the existing surrounding buildings were constructed after the date of the subject property, as discussed above and illustrated in Figures 9 and 10. However, in 1981 an 8-story annex was constructed abutting the north façade of the subject property and a 4-level parking structure was built to the west. The 1981 annex is currently undergoing substantial renovation, and the parking lot situated south of the subject building is now a building site. **Therefore, the subject property does not retain its integrity of setting.** 

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

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

<sup>&</sup>lt;sup>62</sup> National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/ publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.

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

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

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

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

## C. Conclusion

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

# 8. Impacts Analysis

# A. Project Description

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

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

# B. Analysis of Project Impacts

## **Direct Impacts**

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

## Indirect Impacts

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



SOURCE: Tyler Gonzalez Architects, Inc., 2017

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

Figure 24 The site plan of the proposed project



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

Figure 25

SOURCE: Tyler Gonzalez Architects, Inc., 2017

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



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

Figure 26 East elevation of the proposed project

SOURCE: Tyler Gonzalez Architects, Inc., 2017

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

# TABLE 2 HISTORIC RESOURCES WITHIN 0.24 MILES OF THE PROJECT SITE

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

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

# C. Secretary of the Interior's Standards Review

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

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

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

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

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

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

# D. Impacts Analysis Conclusion

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

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

# References

36 CFR Section 60.2.

- "3 Pasadena Buildings Picked for Distinction," Pasadena Independent Star-News, March 23, 1969.City of Pasadena. "About Historic Preservation," (https://ww5.cityofpasadena.net/planning/planning-division/design-and-historicpreservation/historic-preservation/, accessed 7/8/2019).
- "City of Pasadena," *California Historical Resources Inventory Database*, accessed July 3, 2019, http://pasadena.cfwebtools.com/search.cfm.
- City of Pasadena Department of Planning & Community Development building records.
- City of Pasadena Municipal Code, Chapter 17.62.040
- California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at http://ohp.parks.ca.gov
- "Concrete Award Winners." The Los Angeles Times (Los Angeles, CA). March 30, 1969.
- "Case Study House No. 20 by C. Buff, C. Straub, D. Hensman." *Dossiers: Les villas expérimentales du case study house program*, 20 Mai 2014.
- "Former architect left mark on City", The StarPhoenix (Canada, Saskatoon), January 10, 2002, page 3.
- General Banking Division of Faulkner & Gray. United States Banker Volume 88. 1977.
- Guide for Professionals Using the Historic Context Statement for Property Evaluations, http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using %20the%20Historic%20Context%20Statement\_Jan%202016\_0.pdf, accessed January 5, 2017.
- Guidelines for Completing National Register Forms in National Register Bulletin 16, U.S. Department of Interior, National Park Service, October30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.
- "Heritage: A Short History of Pasadena." *City of Pasadena*. Accessed July 12, 2018. https://ww5.cityofpasadena.net/main/visitors/about/history-of-pasadena/.
- Historic Resources Group & Pasadena Heritage. "Cultural Resources of the Recent Past." *Historic Context Report*. October, 2007.
- Holdstock, Peter. "From Pillar to Post and Back, My Life in Architecture." Manuscript provided by Ann Scheid from the architect's family archives.
- Lang, Alexandra. "What is Late Modernism?," *Curbed*. January 5, 2017. https://www.curbed.com/2017/1/5/14165394/late-modernism-architecture-alexandralange.

#### Los Angeles Times.

- Los Angeles Conservancy. "Ambassador College." (https://www.laconservancy.org/locations/ambassador-college, accessed 7/9/2019).
- "Marble Plans \$1 Million Building," *Pasadena Star-News*, March 22, 1970 (Pasadena Public Library clippings file).

- National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.
- Obituary, Orrin Kinsley Earl Jr., *Pasadena Star-News*, January 23, 2004 (https://www.legacy.com/obituaries/pasadenastarnews/obituary.aspx?n=orrin-kinsleyearl&pid=1833416&fhid=2681, accessed 7/9/2019).
- O'Connor, Pamela and Urban Conservation Section Planning Division Architectural/Historical Development of the City of Pasadena. January 13, 1933.
- Page, Henry Markham. *Pasadena: Its Early Years*. Los Angeles: Lorrin L. Morrison Printing and Publishing, 1964.

Pasadena Star-News.

Polk's City Directory 1972. Polk's City Directories: Los Angeles.

PRC Section 5024.1(a).

PRC Section 5024.1(b).

PRC Section 5024.1(d).

PRC Section 5024.1(e)

Sanborn Fire Insurance Company Maps.

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

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

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

# Appendix A Professional Qualifications





#### EDUCATION

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

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

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

B.A., Art History, Oberlin College

#### 30 YEARS EXPERIENCE

#### AWARDS

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

2014 Westside Prize, The Dunbar Hotel, Westside Urban Forum

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

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

#### PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Santa Monica Conservancy

Society of Architectural Historians, Life Member

American Institute of Architects (AIA), National Allied Member

# Margarita Jerabek, PhD

Historic Resources Director

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

### **Relevant Experience**

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

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

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





#### EDUCATION

MSc Historic Conservation, Oxford Brookes University

BA, European Studies, Brigham Young University

3 YEARS OF EXPERIENCE

PROFESSIONAL AFFILIATIONS

The Society for the Protection of Ancient Buildings

Historic England

National Trust for Places of Historic Interest or Natural Beauty

# Hanna Winzenried

# Architectural Historian

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

### **Relevant Experience**

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

Universal Hilton Environmental Impacts Report and Historic Resources Technical Report for 555 W Universal Terrace Parkway, Los Angeles, CA. *Contributor.* ESA prepared an Environmental Impacts Report including a Historic Resources Technical Report. The Universal Hilton Hotel was designed by master

architect, William L. Pereira in 1983 in the postmodern style. The hotel was designed to accommodate visitors to the Universal Theme Parks. The hotel management wants to expand the number of rooms by building a large addition. Hanna performed research and assisted in the preparation of the report.

361 Myrtle Street Peer Review Letter for the residence at 361 Myrtle Street,

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

**Nestor Way Affordable Housing Project Historical Resources Technical Report, San Diego, CA.** *Contributor.* ESA prepared a Historical Resources Technical Report for 1120 and 1130 Nestor Way on behalf of the Federal Housing Administration. The site is improved with a Methodist church built in 1896 in the Gothic Revival architectural style and multiple ancillary buildings. The City of San Diego is planning on constructing permanent supportive housing containing 100 units, consisting of multi-family affordable housing for formerly homeless seniors 55 years of age and older. Hanna performed research and assisted with the preparation of the reports.

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

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

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

#### **Previous Work Experience**

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

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

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

### **Publications and Presentations**

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

# Appendix B Sanborn Maps

253 South Los Robles Avenue 253 S Los Robles Ave Pasadena, CA 91101

Inquiry Number: 5702551.3 June 28, 2019

# **Certified Sanborn® Map Report**



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

Certified Sanborn® Map Report 06/28/19				
Site Name:	Client Name:			
253 South Los Robles Avenue 253 S Los Robles Ave	ESA 626 Wilshire Blvd	EDR		
Pasadena, CA 91101	Los Angeles, CA 90017			
EDR Inquiry # 5702551.3	Contact: Hanna Winzenried			

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

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

Certified Sanbo	orn Results:	
Certification #	89CF-42FB-A34E	
PO #	D170931.00	
Project	253 South Los Robles Avenue	
Maps Provided	:	SEAL OF AUTOTUTUT
1970		Sanborn® Library search results
		Certification #: 89CF-42FB-A34E
1950		
1931		The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris &
1910		Browne, Hopkins, Barlow and others which track
		historical property usage in approximately 12,000
1903		American cities and towns. Collections searched:
1894		Library of Congress
		University Publications of America
		EDR Private Collection
		The Sanborn Library LLC Since 1866™
Limited Permission	To Make Copies	

ESA (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

#### **Disclaimer - Copyright and Trademark Notice**

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provide in this Report is not to be construed as legal advice.

Copyright 2019 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

#### Sanborn Sheet Key

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



#### **1970 Source Sheets**



Volume 1, Sheet 135 1970

#### **1950 Source Sheets**





Volume 1, Sheet 136

1970

Volume 1, Sheet 130 1950



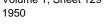
Volume 1, Sheet 129 1970



Volume 1, Sheet 130 1970



Volume 1, Sheet 136 1950



#### **1931 Source Sheets**



Volume 1, Sheet 129 1931



Volume 1, Sheet 130 1931



Volume 1, Sheet 135

1950

Volume 1, Sheet 135 1931



Volume 1, Sheet 136 1931

**1910 Source Sheets** 



Volume 1, Sheet xxxx 1910



Volume 2, Sheet 162 1910



Volume 2, Sheet 183 1910

#### Sanborn Sheet Key

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



#### **1903 Source Sheets**





1903

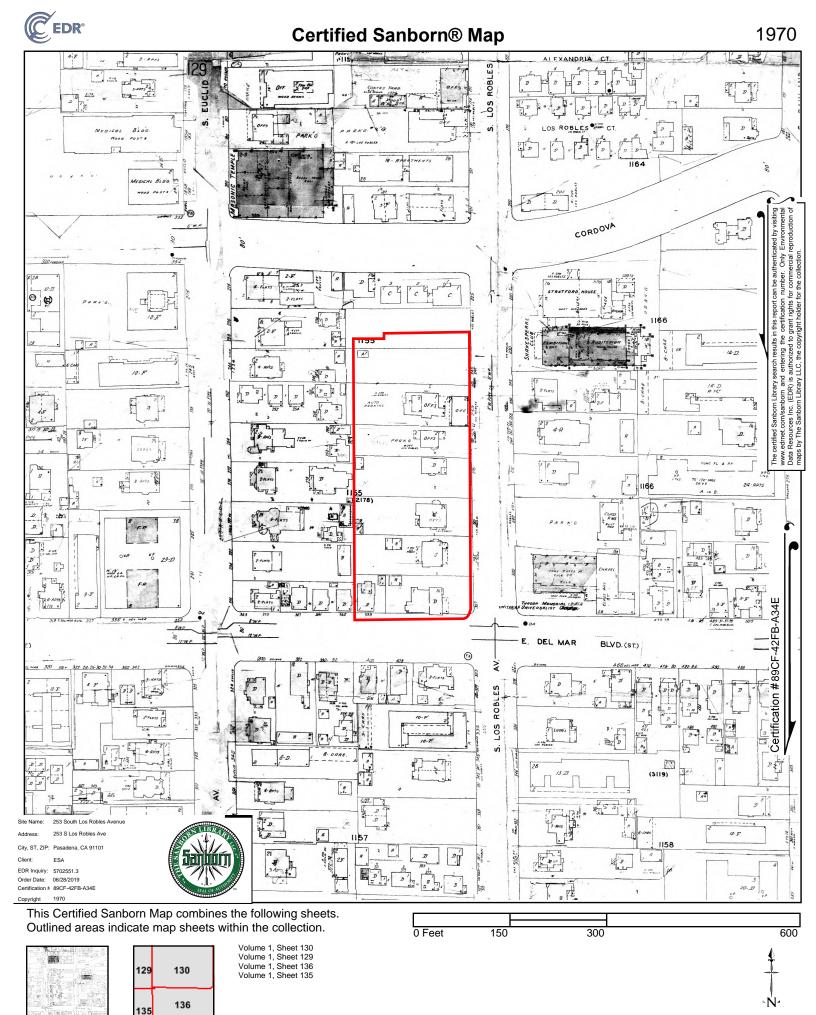
Volume 1, Sheet 46 1903

### **1894 Source Sheets**

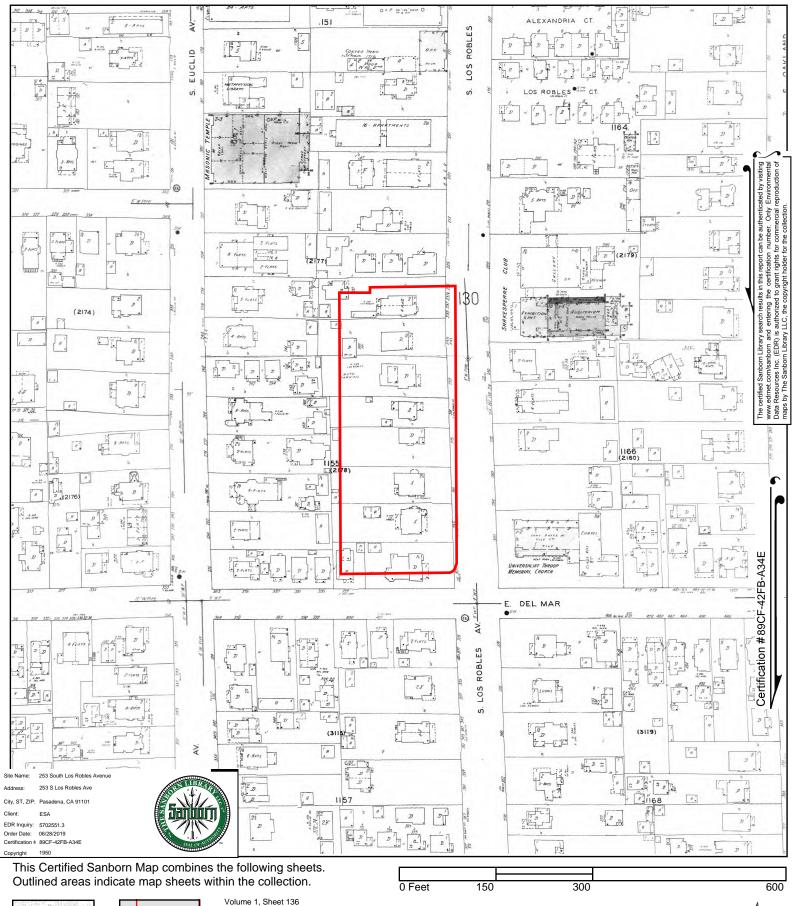


Volume 1, Sheet 24 1894





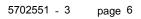








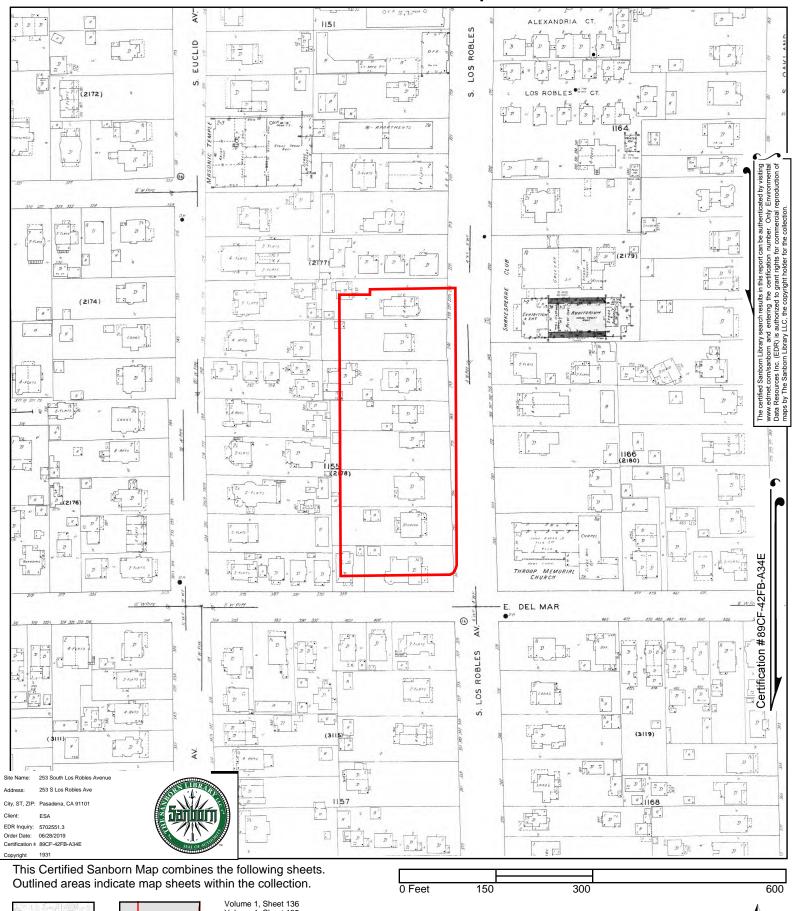




۰Ń۰

1950



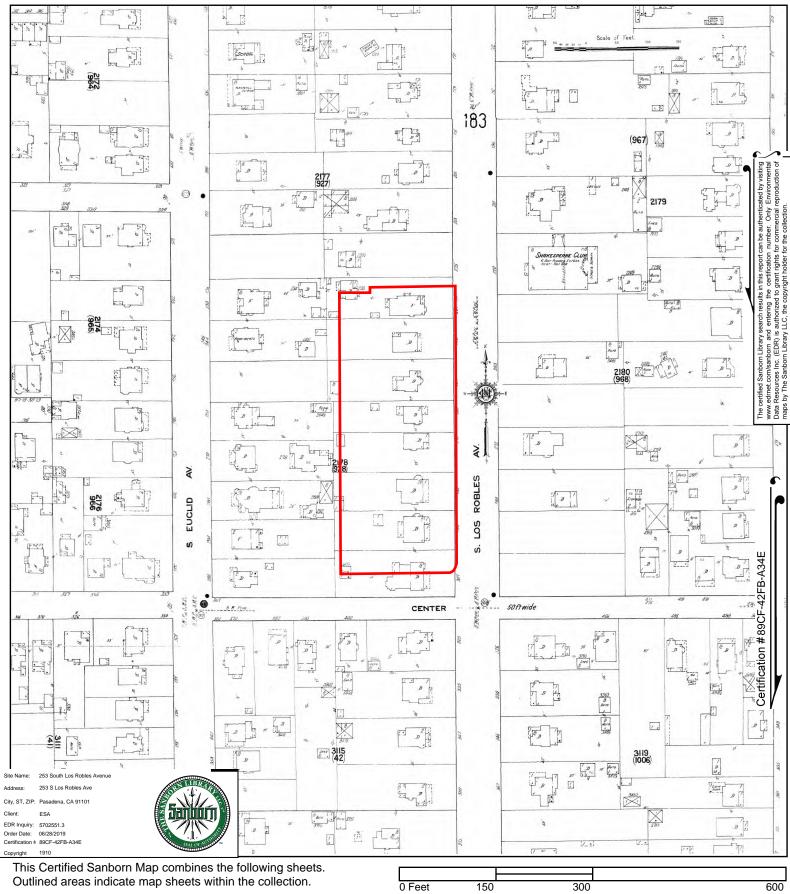




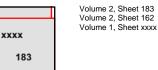
Volume 1, Sheet 136 Volume 1, Sheet 135 Volume 1, Sheet 130 Volume 1, Sheet 129

۰Ń۰

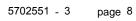








162

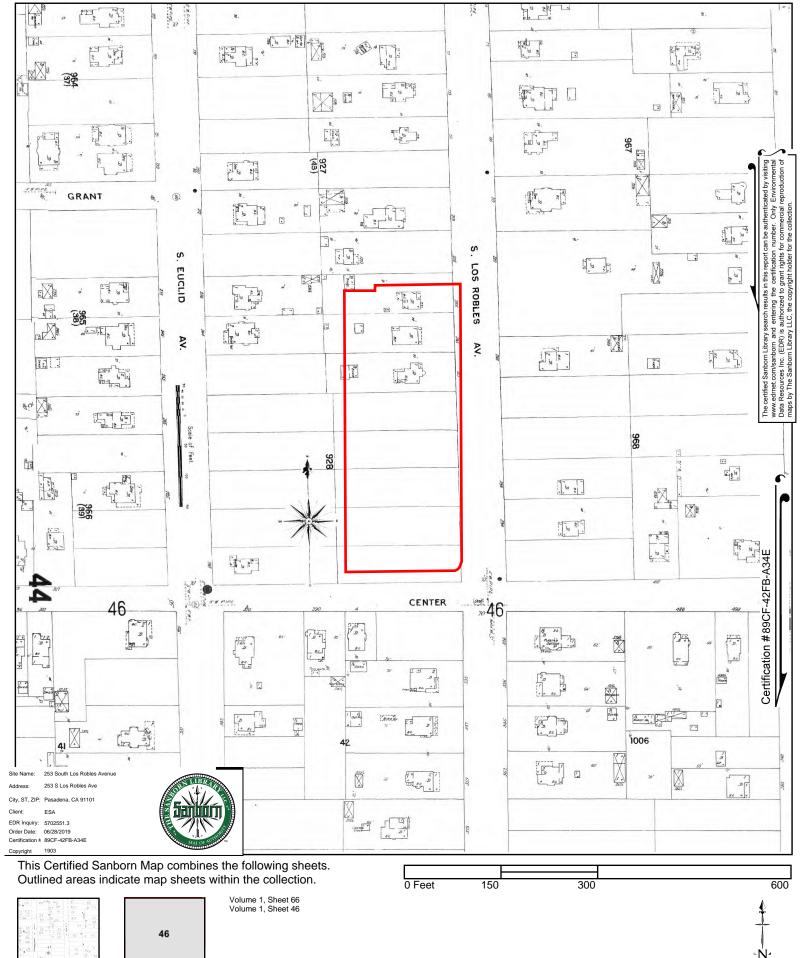


۰Ń۰

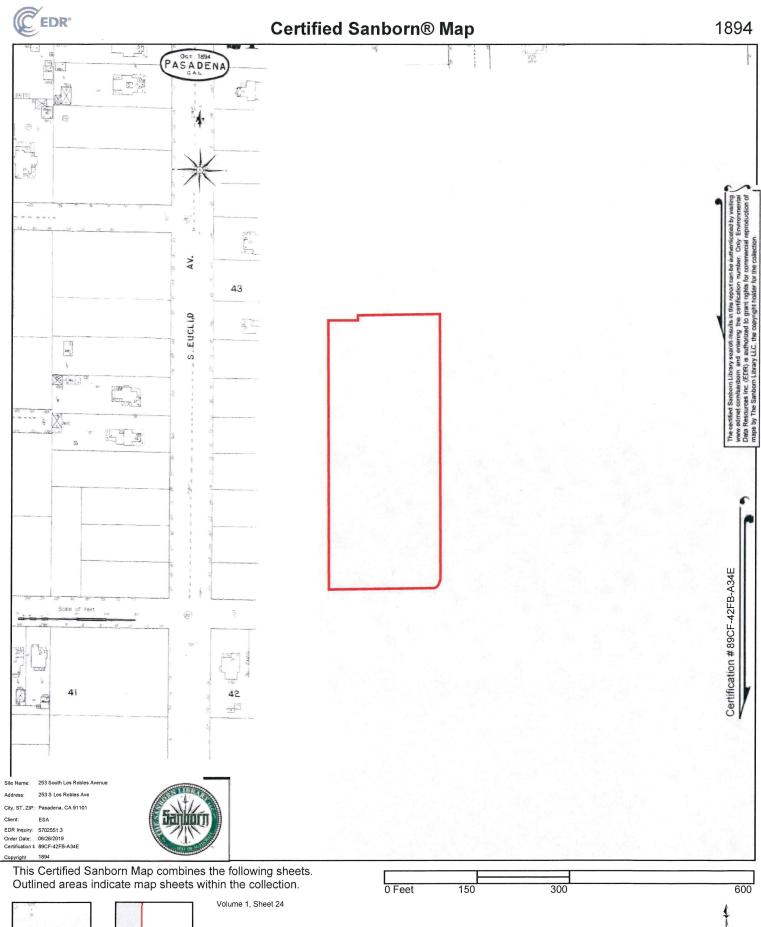
1910

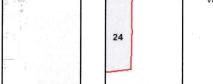


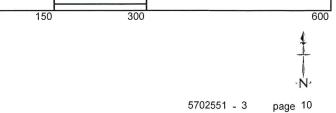












# Appendix C Tract Maps

Map showing property of Mary F. Burton Part of Lots 18 8, Block I San Pasqual Tract, Pasadena. Surveyed January 1886 by B. BASSELL, Surveyor Scale bofeet to 1 inch . (Reduced one half) 60 venue 200 200 Avenue 65 74 1 12 13 2 Eldridge Marengo 7 8 5 6 9 11 14 10 0 3 20 15 4 16 589.30 2 200 63-65 74 200 201 Street Centre A full true and correct cop: at 10 3 A.M. at request y F. Burton Frank & Silson

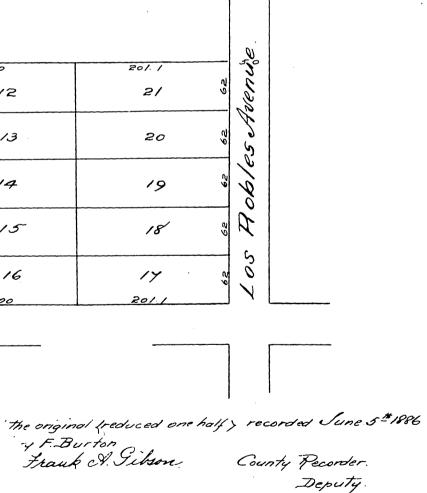
 $\overline{\infty}$ 

.....

•••••••

••••

·:··



Bennett's Subdivision

of part of 22/22 acres in Lot nº6 in Block I, Son Posqual Tract described in deed recorded march 1st 1884 in Book 119 Page 267 Records Losangeles Co Cal.

### Pasadena, Cal

Dec 21st 1886 WE W. mills Surveyor Scale 50 feet = linch

60 201 191 rence 6 З ور 5 2 Robles EUCID 050 4 65 60 Southerly boundary of Lot 6 Block 1 70

a. full, true and correct copy of the original recorded March 7. 1887 at 20 min past 9 a m at request of B.D. Bennett

Fronk a Gibson County Recorder By the Bugber Sepuly

144

78

-E.

14

- ·

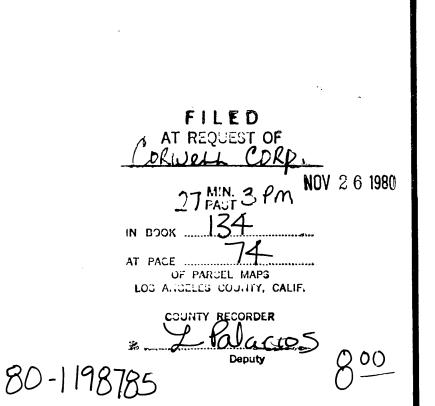
## 800K 134 PAGE 74

# PARCEL MAP NO. 13356

### IN THE CITY OF PASADENA- COUNTY OF LOS ANGELES

### STATE OF CALIFORNIA

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



SHEET I OF 2 SHEETS

Mollenhauer, Higashi & Moore Inc.

### OWNER'S CERTIFICATE

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

United California Bank Realty Corporation, a California Corporation, Owner

irei

Vice President R. H. Lederer

Kanshall

Howard Marshall - Assistant Secretary

### SURVEYOR'S CERTIFICATE

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

Mallenhauer

ROBERT L. MOLLEHAUER - L.S. 2996 MOLLENHAUER, HIGASHI & MOORE, INC.

TRUSTEE

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

D.H. Denison - VICE President

V.E.LOVE – Assistant Secretai

The bearings shown hereon are based on the bearing N D° OO' IO" E of the centerline of Los Robles

BASIS OF BEARINGS

Avenue as shown on Tract No. 35732, M.B. 939, Pg 35 \$ 36.

CITY ENGINEER'S CERTIFICATE This map conforms with the requirements of the Subdivision Map Act and local ordinance.

Dated 11/11/80

Arthur A. Krieger, City Engineer, City of Pasadena

State of California ]55 County of Los Angeles (

On this 11th day of sept., 1980 before me \_ Deborah A. Lewy R. H. Lederer a Notary Public in and for said State, personally appeared. Howard Harshall known to me to be the <u>Vice</u> President and \_\_\_\_\_ known to me to be the Assistant Secretary of United California Bank Realty Corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same as owner.

Auborah Q. Leury Notary Public



State of California 55 County of Los Angeles

On this 11th day of Sept. , 1980 before me \_\_\_\_ Deborah A. Lewy D. H. Denison a Notary Public in and for said State, personally appeared \_\_\_\_ V.E. Love known to me to be the \_\_\_\_\_ President and \_\_

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

<u> Deborah Q. Leury.</u> Natary Public



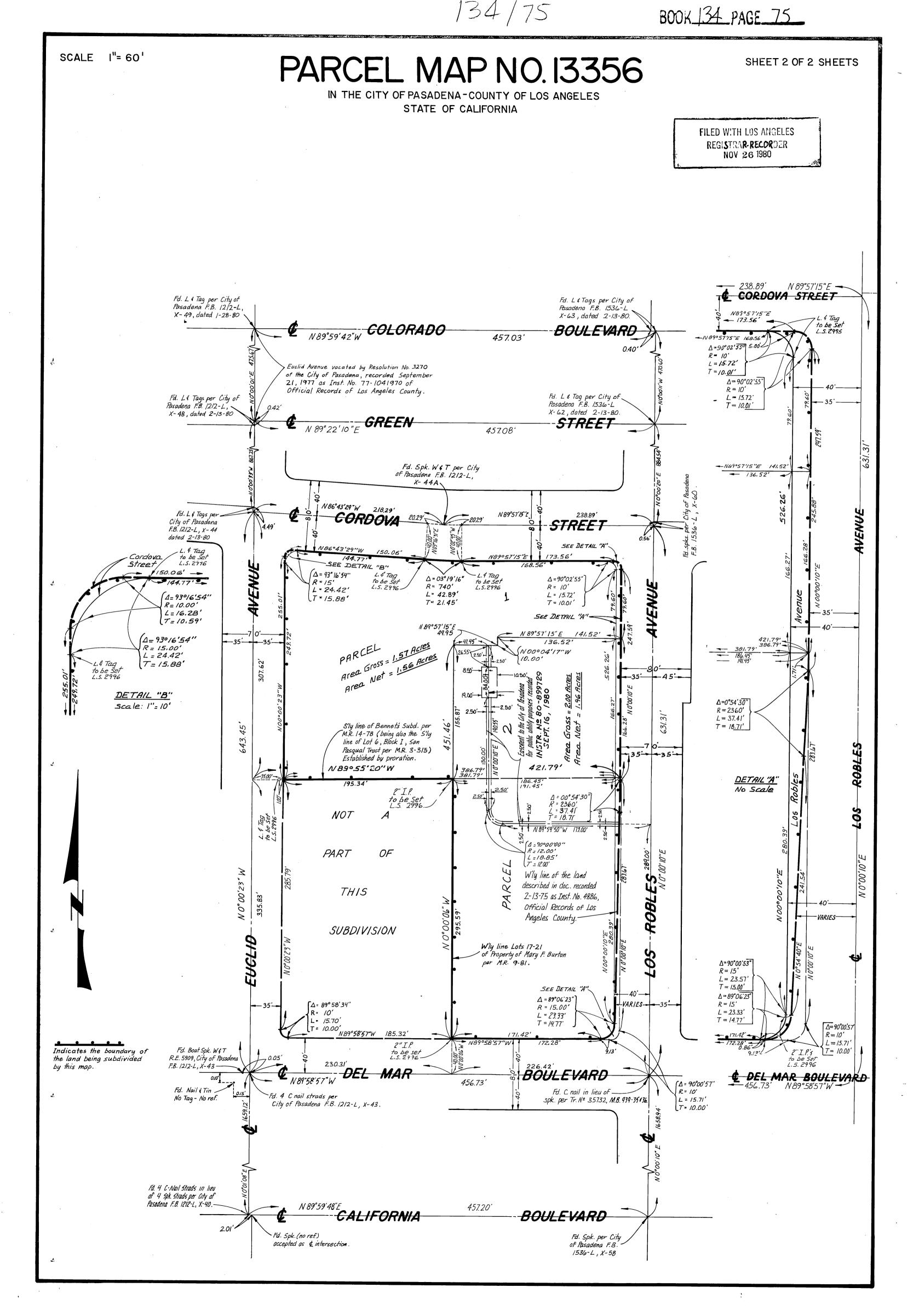
CITY CLERK'S CERTIFICATE

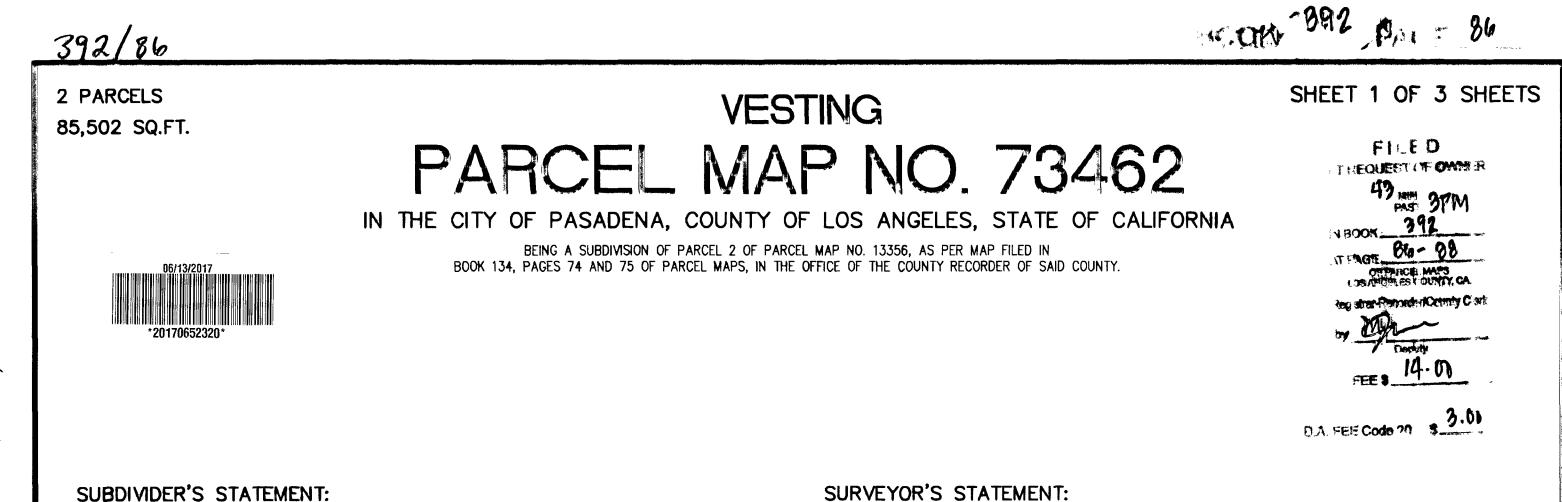
I hereby certify that the Board of Directors of the City of Pasadena, by Resolution No. 4197 passed on the 18TH day of NOVEMBER, 1980, approved the attached map and accepted on behalf of the public all streets, highways, and other public ways offered therein for dedication.

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

City Clerk, City of Masadena

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





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

CHANGNI CHONG

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

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

5/19/17 L. USELTON. EXPRES 12/31/17

### NOTARY ACKNOWLEDGMENTS:

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

STATE OF CALIFORNIA

COUNTY OF LOS Angeles )

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

PERSONALLY APPEARED <u>Changni Zhong</u> WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EMDENCE TO BE THE PERSON(8) WHOSE NAME(8) IS/ARE SUBSCRIBED TO

THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR-

### **BASIS OF BEARINGS:**

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

### CITY ENGINEER'S CERTIFICATE:

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

AUTHORIZED CAPACITY (JES), AND THAT BY HIS/HER/THEIR SIGNATURE (S) ON THE INSTRUMENT, THE PERSON (S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS IS

PRINTED NAME TONY G. LEE

IN Los Angeles COUNTY. MY COMMISSION EXPIRES: JAN 02, 2000 2139081 MY COMMISSION NO.

6/25/2017 M. KRIS MARKARIAN CITY ENGINEER, CITY OF PASADENA

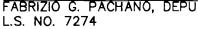
R.C.E. NO. 57442 EXPIRES: 12/31/17



### COUNTY SURVEYOR'S CERTIFICATE:

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

COUNTY SURVEYOR 6/13/2017 FABRIZIO G. PACHANO, DEPUTY





### EASEMENT NOTE:

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

245 LOS ROBLES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HOLDER OF NONEXCLUSIVE EASEMENTS FOR ACCESS, VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS, AS DISCLOSED BY RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED AUGUST 1, 2016 AS DOCUMENT NO. 20160901167, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

> I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ 326,250 00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF PARCEL MAP NO. 73462 AS REQUIRED BY LAW.

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

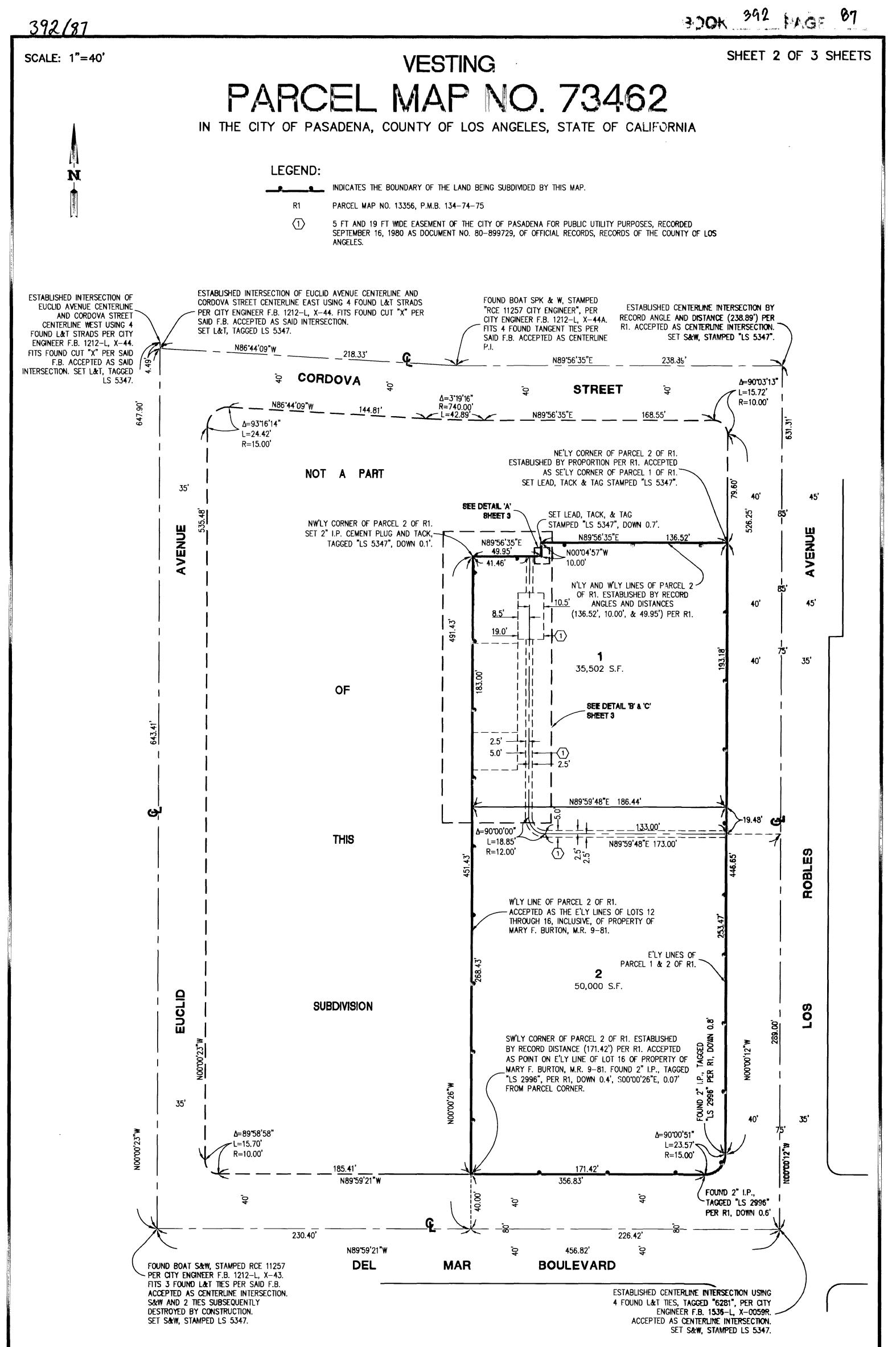
6/13/2017 BY DEPUTY

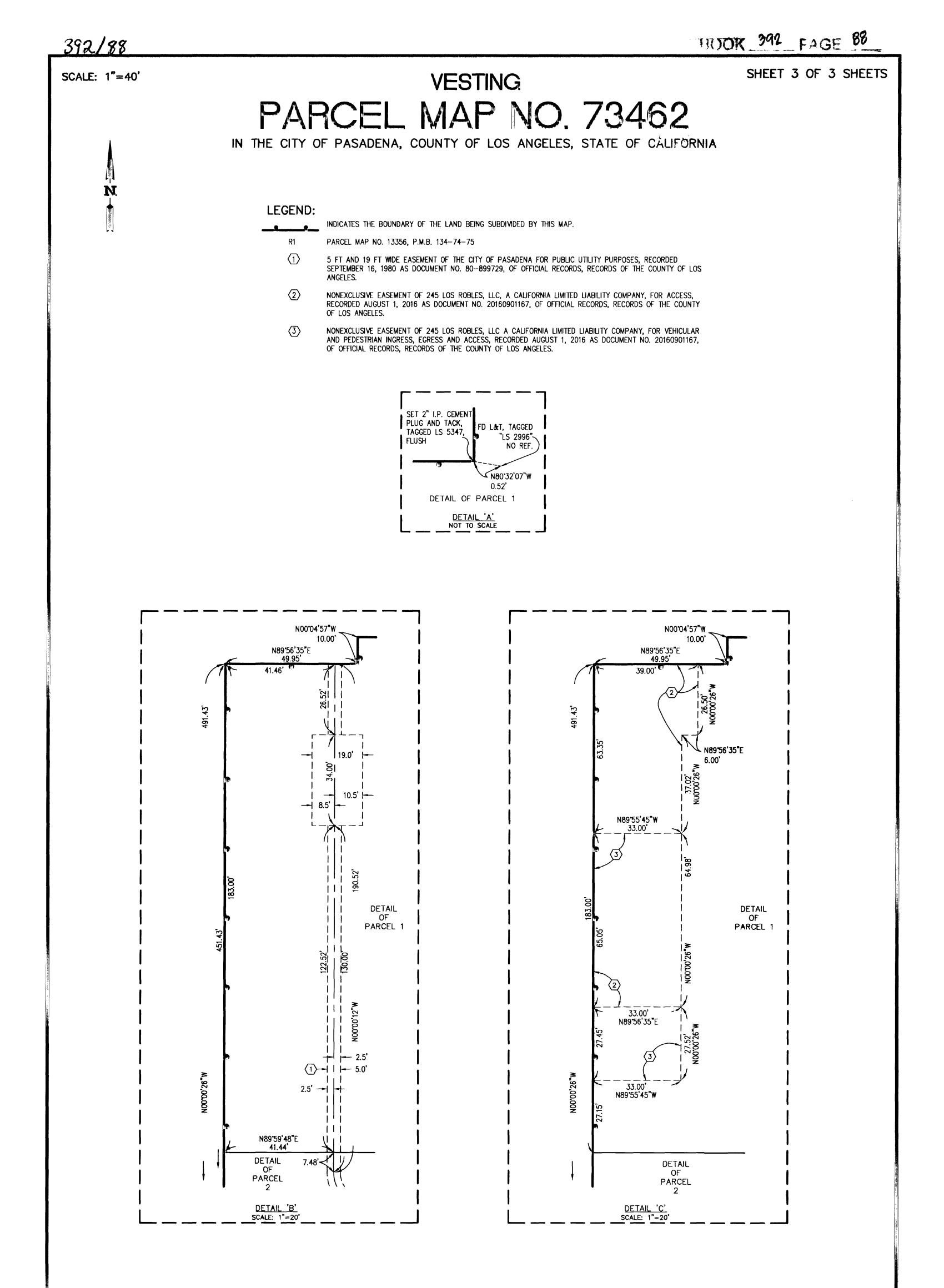
I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILFD AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

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

2017 DEPUTY









# Appendix D Building Permits

IOE 2 124 IOB ADDRESS 1257 -**S** -245 405 Kobles NUMBER BUILDING PERMIT STREET APPLICATION FOR A HOUSING AND CODE ENFORCEMENT DIVISION PASADENA, CALIF. 91109 BUILDING PERMIT DEPAR HENT OF BURDING "N" SAFETY, PASADENA, CALIF PACIE CONINA TOR STATE UK Russ NO. 94114 The O.K. Zork Wep. 54 66101 MAILING ADDRESS UK NO 199 S. Huckson AVE UTY BUS õ ARCH A 6 7 ADAS ARCH ENGA CL ARCH a Jaw Wal SE 3 MANIAS 19 4 DWNER ADONES Δ ser l 15 M.G. FLAN COROS VALIDATION Unitach Calis Reak 6 3111 CATH & O MAY CHILL VAUDANCH MAILING AUDRESS Saring And Anath ADDALLS None TODIESS NEW [] ADD'N ALTER P REPAIR DENOLISH ..... NEW 🔀 REPAIR TO MEMORY IN ADD N ALTER FLOOP ARFA NO OF DWELLING NC OF HOON AREA THE OF DWELDING 10 11: 2.6 2 00 UP all's PRESENT BLOG CESCAINE W 3 DESCERAT W 2 Cons + . ال<sup>1</sup> ä BARARD ð Oli . : CTAINO 7 252 alim A LEANC Lice Stee ß rich Wine ۲ HILT. NO OF EXISTING NUDIN, NO OF LUSING MEGS ON LOT - OT DEPTH. 101 DEPIN VALUATION WITH PLUME HEAT LETC S NOTE HICLUS (ARCS NAT WIRDIG PUT & MEAT ST VALUATION 5.1 PITORMATION PROVIDED BY ENDY. - ST LEGAL OF SCRIPTION\_ Benne #+ 60+5 1-3 IGAL DESCRIPTION INFORMATION PROVIDED BY BLOG. SECTION 5.1 divis PROPERTY VALIDATION 5 t s 2 3 use Zome <u>-</u> Fills ZONE Burtons Subdivision INFORMATION FFOR REO D 31 HXK57 SECTION 1011 1111 尴 0(0 89 3. 2 2011 R - Q i kane Liziopae OCC: IN A7+1 AJ USE PERMIT OR PARE SPACES SN eto u set Lacas HON HEAT OF Support 16.8 Ż POYEDAY PLAN CHECH FEG R APVEAL USE REMAIL CO SPACET -PENANT **#19.0** 14.50 PIG -VARIANCE NO 121.00 PEPA PLATE 2 P Cale e 4 00 N CONST TAX CHU PLAP1 A CHAR 50 G 5 M / P. TAX UNIONIO W O MAN PEGALIT rë: ŗ 10 Ö ΝŪ PERMANENT PERMANENT FLED

· · · · · · 4 1 1 INSPECTION RECORD 28 12 ALL 36 PA:8 NOVECICA SET BAG ican Alof @ 10 help 10-7-10 EXCAVA Hear 8-110-70 POANS Marrie FTG Wil DEPTIS. F thing and served ETC. - . e e SUX PRAN 104444402 MASONIN MASSING COLOR unt perimeter P/L wait flyst stil I rash area auf west P/L für w. Perimeter P/L woasp flys with male leave at The woasp flys with REINFORC INSULATIO let at 5-13-70 SPAME 10 and Bal as ROOF THE FRAME البدي بمع بالمطرف 17 7-30 CATH 4004 Streaments 7-9-20 INTERIOR IAT VNO TH all'aim Wellow 1 EXTERIOR 411129-124 MASTER tx traines SCRATCH PLASIER RADWA 101A1CH PAAR NIA 12CONTA SPECIAL Fin 103 CONDETENS SPACIAL FINAL STADING AS FINAL CORRECTIONS SOK COHPAN FIFCOT FINAL

108 ADDRESS Restes 145 JOB ADDRESS NUMBER. 245 S. STREET LOS ROBLES APPLICATION FOR NUMBER STARET APPLICATION FOR A BUILDING PERMIT SUILDING AND TAPETY DEPARTMENT, PASADENA, CAUP. BUILDING PERMIT COMIRALICA TAILUC NO DEPARTMENT OF BURDING AND SAFETY, PASADENA, CAUF. 274427 CROWELL CORP. CONTRACTOR 11-04-14 74114 The O.K. Earl MALINO ADDIESS Corp CITY AUS LIC EQ14 150 So Los Roglas NO. 6612! MAILING ADDIESS 54 STATE DE 124 S. Hudson AUS HE HE 199 ANCH Ave. ENGA ROAD T. ADAY SE 13 10 6.91.11 BSGESE ARADIO PRICE A RADIO PEKE 449-1553 Kor Jan Wajeiechowsk 6... MANUNG 199 5416101 9 S. Hads 71 NAN ONCE VALIBATION 578 7600 OVERN MAILING ADURESS United Colif. Bauch 245 ye Los Realiz PAR 624 - 3111 CATH M G. M.M. CHECT VAUDATION MAILING ADDRESS CONSTRUCTION LENDER AND BRANCH Sm GAA S S SHOW CU W Nº ZIZ ALDER'S awaria ADDRESS NEW [] ADD H ( ALTER . REVAIR ) DEMOLISH The ist owilling 19. CUD STOLIES FLOCK APLA - MIER 🗍 NEW 💥 ADD H 🔁 APPAN CONSIST 74 KA FTS TEDUN AKEA ATESTAL BUDG. USE COLLECT LINES OF DWELLING TICAPS मुनुमुख्यत Z. 26.000 PULLENI BIDG USE CESCIPIE WIDE FRONT "ADDITION TO EAST DESCRIPT MORE FOONDATION ONLY Su Sion EANST'C .2 DF 8 NEW OFACE BLOG FUE OILY - CONST. TO MATCH CAISFING mm BRICK - COLASS Heap IND. OF EXISTING 101 01-11-200 wonresit AND NO PAR MACK THE N MOTE MCLUB WAR WI S 521,000 VALUATION 100000 1111 serais in the colorest mathin led DA PROVIDED BY ENDS. ST. DEPF LEGAL DESCRIPTION days - days - days - days TAL DESCRIPTION 60 F.S. 1-3 Renne Panoits uspice when used is not CONTRACTOR FOR THE SUPER TO BUS TO THE Lats Sul Livisian CADE & BOTE MARK THOMERY VALUATED Ł 29 2 Bong frank Sie hele vision !! Condition of the state of the state 11:1 15 RO 10th -1 ē CCCU EZ NOT ieft Joht KCU 1-2-1 Partie alignice and Ca 115-15 **MAR** AN ON SALE 00 Mer SEC. T NACL S WILSCO the Lity of .ith 14 APPEAL UNE PERMIT OF PAR STACES ALO'U 2 Werezpanso, ¥ð. 1114 LE ..... 6 FERM  $\bigcirc$ đ AP4ROVID  $c\gamma$ **x** Ĩ **∧**‡ Ş ທ **B**a R O AUTYONYED AGAIN 10 NENT PERMI PERMANENT PLANS FLED BIASE PERMANENI 6. S. A. M. FLAME FILLED IN BINS #127

TO BE ADDINESS TO ANY AND Seren Line OS ROPEL NUMBER APPLICATION FOR A DEPARIMENT OF AULDING AND SAFETY, PASADIDIA, CAUP euc. N. CONTRACTOR N all col Ú 0 ALOR 3 û S 24 34 ECK VAUDAOTA 1970日 STAVERO 121121 ADDAL! THE WOR X HODIN REPAIR OUXIX:94 ALIEN [] 2 HOUR ARY ZEIGHT 17. 17 NO (# 11/12 FIL 245 UPHT HC WIES COLSCIME WORK SONATUC BULLO DEEKE ENTERVOR WALL MATERIAL . 15 1 600 BRILLEGGASS 2 NO. OF DUSTING BLOGS, ON LOV 101 LOI DIATH \$ 10D\* NOTE NOUDE LANCE MAT. WIRDLE PILLAS MEAT. ETC \$ 500,000 VALUATION UNCOMATION PROVIDED BY ENGR. - SI, DEPT. CENNET. 10 SAL UPSCENTON LOTS 1.3 20 92 05.3 BL.VISIMI PORTS SUBDIUSION SUPTON'S 8 101 OC.CU PLINCT 18 R. 02 18 . 2 WFE UP NOA 873 AND THEY 105 125.3.1 2 PAPE SPACES NHA USE PEDAT OF TAPPOPULATION YAMARICE NG EIO: JAN 1 PERM 0.20 3:AN **PLAN** CHICK THE APPIQUE) PE34 FEF .00 WITH PLATE CO AUTHONLYD AGENT 10 110 207 PERMANENT

APRICATION FOR A 0.51 20 OF ASWERT OF BURDING AND SAVETY, PANADENA, CALI M) CONTRACICA ~ CO( 0 ÷ ALC:N ÓĽ. Ü 9 3 ANTI £ R. 10.8 MULLINK ALLAN IO **(**); MAD SHANCH TAN ඩු **ISSERT** Ę REPAIR [] DEMOLISH NEW X ADUN [] ANTER [] ž n NO CH OF FICCA APTA 2 LANDE 140 -7 đ CORCEAS WORL CONSTRUCT EULPI OFACE-BILL SAL SALS NO ON PERTINO 291 101 181014 NOGS ON LOT \*\*24 Π ATION WITH ONCIDE LASCE MAL \$ 500,000 VAIUATION CENNEY USA DESCEPTION LOTS 1-5 20 \$ 2.1 11 s 1:15 CVV SINGS BURTOW S SUSSI US NO. Y 080 tas Terre OCCU MARCH YON B.O. IFF TOE KAL WHE SOF NACES D 11.2.1 FARE HEARES USE HEAVIT OF APPEAL BIO'D ...... ARWAR NO NO ..... 232 and the second ANG ON D AY **C**] PERM 0.20 PLAN HAN CHECK. F280 WARGING [] PENM 00 221 -----A MACAVED AGENS 21 57 (10 ALINA HIUS PERMANENT

	PENANAL ST.	(iA:0)	Instector
SET BACKS		-	-
RACAUATIONIL ROBINS FTIS WILLING & CAPTIN, ATG REINE FTIS			
NUZ PRANE		1	1
MATCHET CONFRITE			
INIULATION			1
FRANK SHCATHING			
LATH		•	
ENTERION MASILE CENATEN			
SIOWN			
Arcms			
Piùni Demonis	•	second 1	
INAL		1876	m
PC	R DEMOLITIONS ON		
HI COME			

Ř	Section in a match of the set in a			THE REAL PROPERTY OF
	Printer work   Justician Company	ANSPECTION RECORD	and the second second re-	Strephone -
		Heater .	A MONT	
	avillaces .	1.12 100 100		
1	tecavalans	A second s	1.	
	reads			
	eas east a	A. M. S. Salar	1.1.1	i si dati
	5-991, 2-3 MY23			
	1.12 			
-	1/10/14204	1. Same	12. 61	
	MATCHAR CONCIDENT		1. 199	
	lanne Chinne -			
	↓ 1.2%	1. 出版		
	No an		1.5	CONTRACTOR IN
	1. P.			LAN SEC
	Cherry Cherry			
	Lide WEADOW			
1				Harden .
	y de	1. 1. 1. 1. 1. 1. 1.	1. 11	
, . i	s. rition	terrente Arazonaria ( año Astroph Reportante		ACCESSION AND AND AND AND AND AND AND AND AND AN
	TUTAT.			A REAL PROPERTY OF
	ALASSAN THE			
	Within and			A CONTRACTOR AND A
	- MANY			AND ADDRESS OF
1	V&R.(+4)	3	and the state	
1	TANCON:	and the second second	1.1	WO, BA
1	CONCILATION		Sell?	
	FINAL		16.18	
1		CORACTIONS		Tree beauty
				-00
	e e e e e e e e e e e e e e e e e e e	1		a start and
			1.2.1	的。
	1. No. 17 81. 14			
		and the second		and the second second

.

CORIDOUA AVE (10) 380 EAST LOB ADDRESS 380 E. NUMBER NUMBER STREET APPLICATION FOL A BUILDING PERMIT HOUSING AND CODE DUCACEMENT DATSION FASADEVA, CALF, 91109 BUILDING PERAIT ION STATE LIC NO. 6-1 21447 11. NO -449 -04-14 CIVE NO. LIC NO. -449 -04-14 CIVE NO. LIC NO. CROWELL 374427 274427 1479010414 07903.15 40. 041231 3711.15 49 16.11.15 49 171.40 Chow EL GRP - Coll õ 5. LOSLOBLES Q. Los Rodas -ASA DENA PASSOZNA CA. ARCH E MIGH EDWALD T ARAM MAILING ADDELLA OWNES CALIFYO CAL. BRANK MAILING ADDELLS SOLOTSS SPALAN ST. CONSTRUCTION LENDLE AND BRANCH ADDRESS NATE OF C ENGR ROLLET, ADAY 154 "2494155 10.18 - (555 PARKEYO PERD. PASA. 614 - 300 116A-474 WHITED CA. SANK RANK Li angle VALIDA TOT AATLING ADDRESS JACO DE STATUS LA 90014 LA VALIDAT CIMPON ADDRESS Service Servic NEW ADOW. ALTER DEPARE DEMOLISH NEW ADO'H. ALTE'. REPAIR DEMOLISH MO, NAN - 10 - W FLOOR AREA 197. 463 NO. OF B NO. OF DWENNIG FLOOR AREA 2, STOT NO OF B INO OF DWELLING NESENT BLOG USI PROPOSED BLOC USE Inter DESCRIBE WORK REDISIONS TO B STONY DESCRIBE WORK FOUNDATION 9.7 Curra <u>ANO</u> đ STRUCTURE FOR OFFICE BLOG PASSint & NEN B STORY TYPE I BURCHING SE FLOOR -DAIDE -THAN PAGI, TWO l FACILITIES THE PAGE TT LOT NO. OF DOSTING BUTN DEFIN RUDS, ON LOT VALUATION WIEING, PLUME, HEAT, ETC S SOLATOR NOT 156 LOT 038 NO. OF EXISTING NONE =24Bil. LOT WIDTH, PROFILITY VALIBATIES IN THIS PERMIT TO DO THE WORK PERKE LEGAL DESCRIPTION, LEGAL DESCRIPTION a salvent Amarona 214\*\*\*\*23904578 INFORMATION PROVIDED BY M.PG. SECTION INFORMATION PROVIDED BY SLDG. LICTOR 100 USE CA SHE 2 PARCE B2 USE FIEE ZONE PANCY FRONT PER UP. 1099 ie.ii ACKS SIO D SLOCKS BOHT SIDE LEFT SIDE **BEAR** FRONT USE PERMIT OF 109 LEO'D APPEAL NO PARK SPACES APPEAL NO. USE PERMIT OR VARIANCE NO. OVED BY NOIL, WWW. APPROVED BY CHECK FEE CHECKFEE 613 .61 1601.51 CII, CASH M. O. MOTEI WHEN PORM CONSTRUCTS A BURGANG Min. CONST. TAX 1140.00 3,340.44 APTROVID S.M.P. TAX S.M.P. TAX MIT a PERAL PLAN ont APPROVED ALL P AT I Ξœ. ١. 1000 DI - La D.W. 181 2 7 AGENT 2 h 0 TIBW PERM PERMAN

(Page 2 of 57 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

میں میں میں ایک ایک ا ایر اور مشامیر کر ڈرام ا	INSPECTION RECOR	D	1		INSPECTION RECOR	0	-
176.4	NUMARKS	OATE	INSPECTOR	ITEM	BEMARKS	DATE	1145
ILT MOLS	•			SET BACKS	1993.0		Г
DICAVATIONS FORMS FTG. WIDI'N & DIFOX, FTG. REIMF. FTC.				ERCAVATIONS FORMS FTG. WOTH & DEPOI, FTG. REINF. ETC.	SPCING TOP Columns to bu Shout walls	12 9- 57: 512 512	10
SUS FRAME	-	100		SUB-FRAME	1.1.1.1	-	Г
EIN/ORCHG	Expire 1010	20	-	MASONEY CONCIETE	2nd Dect. 12d Dect.	soun sour	1-
NULLATION	10-1	White the		INSULATION	1.5.5.2		+
ROOF SHEATHING	- W		W	PRANE ROOF SHEATHING	Sm 9	24-8	1
CARLES OF THE OF		Y		INTEBOS			
ENTROL	11 - 12 - 12 - 12 - 12 - 12 - 12 - 12 -	0	a participation	TATE DOLLAR	at de la		ŀ
RASINE A				PLASTER ECHATCH		12.6	
	Test Area in the	1. 1. 1. 1. 1.	1	BROWN		1.1	
Altoned States	報告書的		· * . Tare	PABEING	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		Ι
CONDIDONS					+1 - 24	9	
FINAL	Alt Change and a			FINAL	SAC	12-4	1
	FOR DEMOLITIONS	ONLY		1 Viens	FOR DEMOLITIONS O	NLY	
SOIL COMPACTION?	A PERSONAL PROPERTY	2 700	2.16.25				
UNAL		1	6	FINAL	1	(1.4	t
1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	NOTES			IK FROM	notes on 9-2-LELS	will	F

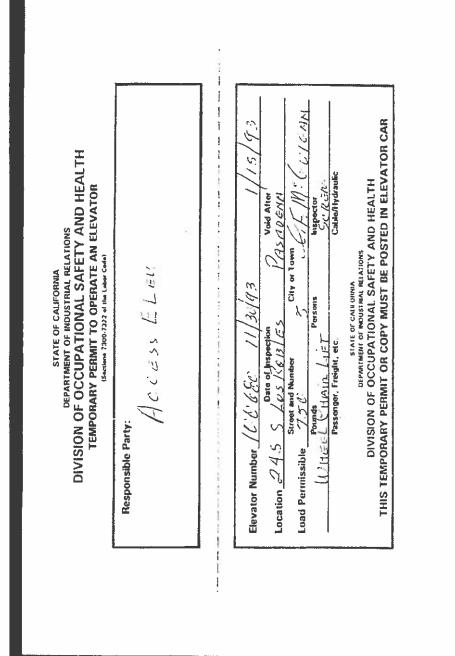
(Page 3 of 57 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

JOE ADDRESS	JOB ADDRESS	
80 East Cordova	380 East Cordova	ור
	NUMBER	- 11 -
ANTICATION FOR A	APPLICATION FOR A	
BUILDING PERMIT.	BUILDING PERMIT	H
HOUSING AND CODE ENFORCEMENT DIVISION PASADENA, CALIF. P1109	PASADENA, CAUF, 91109	4
PASADONA, CALF. PHOP	CONTRACTOR Crowell Planning STATE UC NO	-
ANTEACTOR Crowell Planning STATELIC NO.	5 Construction Corp. B-1 274427	C 2
Construction Corp. 8-1 274427	MAILING ADDIESS SEA 400 LEE NO	11
SO S.LOR Robles Ave. #400 449-0414	150 S. LOB Robles Ave. 449-0414	
OTV BUS. U.C. NO.	UTY EUS. UC. NO. 1	
Pasadena, CA 91101 04231	Pasadena, CA 91101 04231	
ANCH. STATE LIC. NO.	C INCERCONALD T. Aday, Inc. C-3734	
ENCE Ronald T.Aday, Inc. C-3734	MAILING ADDRESS	
ANUNG ADDRESS 135 S. ATTOYO PRYAV. Pag 449-1553		
WHEE COTD. TEL NO.	Corp. TEL NO.	14 1
Mited Calif.Bank Realty 614-5006	United Calif, Bank Realty 614-5006	· · · · 2
LAILING ADDRESS	AANING ADDRESS 500 S. SDTING St. LOS ADDRESS 90014	1
00 S. Spring St., Los Angeles 90014	CONSTRUCTION LENDER AND BRANCH	< ₹
ione	None	0.2
COMPANY AND A	ADDRESS	C C XIII
		Ele R.Y. 2.∩ 317 An concrevation 
EN 🔽 ADO'N. 🗌 ALTER. 🛄 REPAIR 🛄 DEMOLISH		CU 2
LOOR AREA 132.000 NO OF B NO. OF DWELLING	PEODI ATEA	12
	TO PRESENT BLOG, USE PROPOSED BLOG, USE	U e
RESERV BLDG, USE PROPOSED BLDG, USE		
NSCHORE WORK	COESCHEE WORK	_ uig
OBLOOME B-Story Office Building	NS FORE S 4-Level, Above Grade	
	Parking Structure for United Calif	181
for United Calif. Mortgage Pasadena	78	
Card and a second s	Mortgage Pasadena Expansion	
Expansion		- 주말에 :
		01 -
	ELOT LOT NO. OF EXISTING	
INDTH		· · 대 5 6
VALUATION WISING, PLUME, HEAT, ETC. 500.000	VALUATION WIDING, MUNB., HEAT., ETC. \$1 500,000	- a g 🖓 🗄
		N REE
LEGAL DESCRIPTION 6719-70	D CE TE DESCRIPTION.	0.8
	ET E E INFORMATION PROVIDED ET BLOG. SACTION	김물리
	JUSE DAILE A OCCUPA	여왕분이
The Rayle Prote 3 parts 82 me I	The second by a second se	[ ☆ ≩ ģ ]
A DOW - FEONT   ANCHINGE OFT BOOM REAR		
ACTIVITY PROMY	I ACIS I ACIS	
	T 10 5 T PARE APPEAR USE NUMBER OF 10 102 & PARE SPACES	a 21
ANTEAL STATES USE PERMIT OF UP 104 M PARIC SPACES	VARIANCE NO. VI LUT L. ROU.	11.65
APPOVED BY		) <b>(</b>
CHECKTE \$14/237.51	FEAT 5307.53 4	
Filmer PESAL VI		
PLAN T	CONST. TAX / 5/84 80 = 20644.92 PLAN 60	a 24
CONST. TAX SU 079 60 = 68864 M AVROVED		
		16 15
· I have grightly rand and experient the story spatianties and had be addition		IV IE
		:N. 38
The second se		9 - F
եր հաղուսակությունը հարցաները հայորները հայորները հայորներին են արկել	IN A THE WORLD' AND MADE THE LOAD' THE WORLD' AND THE	
to the standard the	NOT IN THE IM IN WILLINGO	
	EN DEATU EN DEATU EL OF COMMER OF A DEPORTED AGENT	1 (7
and being the last	EN DEATU EN DEATU EL OF COMMER OF A DEPORTED AGENT	

(Page 4 of 57 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

and the second se	SPECTION RECOR	D				14
-	L REMARKS	DATE	INSPECTOR	-	INSPECTION RECOR	D
MACKS					REMARKS	DATE
AVATIONS				SET BACKS	FOOTINT PL	144.0
EMAS	FUOTIES OR		8-10-57	CALANATIONS POLAS	> come	
G. WIDTH &	Complete.	TSAL	1+1550	FTG WIDTH &	5 18-1	17-8
<u>ş</u> ;		1120	0	nc	1 87	2600
S-FRAME				SUB-FRAME	1	
SONRY CONCRETE				A. Y-CONCELTE REIN JNG	FLe. mot	L 50
SULADON			17 - 18 - 18 - 18 - 18 - 18 - 18 - 18 -		STRUCTOR	1.5-
LANE	SPL	7-1	<u>F/</u>	INSULATION		
OF SHEATHING -	SAL 9	-15-8		FRAME ROOF SHEATHING	Moscinay.	
	SAL	0-21-	81	LATH	Siter "	376
DATEBOR	SOL I	-27-1		EXTEROS		
SCIATON				PLASTER		
AROWN S.		117 - 21		SCRATCH		1.1.1.
	Martin Santa		- 4	SROWN		
				PARKING		14
ICAL					Burken ou	5-6-
NAL	SAL 2	882		FINAL	SAC 2	0.00
SERVICE F	OR DEMOLITIONS ON	ar			in the second second	0.02
Non Steam	The second	•	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	SOR COMPACTION	OR DEMOLITIONS ON	LY
the states of the states	And the second second	1997 - 1997 -	1 - 11 - 11 - 11 - 11 - 11 - 11 - 11 -	ИРОП	Contraction Carl	1.1.1
a second second	NOTE	-G	100	FINAL	C BY CONNER	12.00

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



(Page 7 of 7 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML menual for further information)

(Page 1 of 16 This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

	SADENA CA 91109-7215	PHONE: (818	AENT DIVISION ) 405-4200	P O BC		UNG ADDRESS	1109.721
I tersike offen inst i here a cent cent Condensation instructure on a cent field Carried cop, i hereity forhubad Carried cop, i hereity forhubad Carried cop, i hereity forhubad Carried cop, i hereity for CAR of a COMMAN (Date of the context of a COMMAN (Date of the CAR) of the context of a comman context of the context of a Date NOTES for APRICAN), if ofter meri- cities to a date of the beneficial of a later of a date of the context of the object of the set of the text of the context of the context of the context of the object of the set of the beneficial of the set of the set of the set of the beneficial of the set	foor ferred (Sec 3800 Loo C)     foor ferred (Sec 3800 Loo C)     Company     Company     Company     Company     Applicar     Company     Compan	(\$100) or eas j stal, it dull not annonon-laws requestions and fibering anti-Section anti-Sectio	Internet of the periment for each periment for each periment for each periment for the first or each periment in the first of the periment in the first or each periment of the periment of the periment of the periment for the periment to the perime	Inst. an exempt how a service have 21 Balance and Professor 21 Balance and Professor 21 Balance and Professor 20 Balance 2000 (J Bhar 2000 (J Bhar 2000 (J Bhar 2000 (J Bhar 2000 (J Bhar 2000 (J Bhar 2000 (J Bhar 2000 (J Bhar 2000 (J Bhar 2000 (J Bhar 2000 (J Bhar 2000 (J Bhar 2000 (J Bhar 2000 (J Bhar 2000	manufactor or traje manufactor or traje the Construction of the Construction of the Construction of the Construc- tion of the Construction of the Polycene or the Construction of the Construction of the Construction of the and which construction of the construction of the Construction of the Construction of the Instruction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construc- ond State head of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Construction of the Con	i berse lan la my siyo or const publications siyo or const publications siyo or const publications of accomptons. Any p a applications is a crust and Profassion is a crust publication of the accompton is a signification and accomptons is a signification of the signification accomptons in the signification of the signification of the signification of the signification of the signification of the signification of the signification of the sig	near to add isbort to us isbort to us control to control permettion, of permettion, is deniver of permettion, is deniver of isboard bas deniver of isboard bas denisboard bas deniver o
JOB AUDIAEST		· •	<u>/) ·</u>	Y	1	Der	_
245 S LOS ROBLES USE OF PERMIT RENOU. 1ST FL LOBE	AU BLOG	TALL .6TH	FL ELEV LO		0RK Yr	93 00149 Bit 1976	<b>1</b> -
OWNER	DE CALIFORNIABAN	IK		TRACT NAME	and a second	149	
ADDRESS	AV BLOG	PHONE	19680	HAP TO A	LOT	ZONE	
PASADENA	GTATE ZIP CODE CA 91101	PHONE	2	F\$8 S-1	52 6	ISB MOD	CENS.1
APPLICANT EIRST INTERSTATE ( CONTRACTOR	DE CALIFORNIABAN	K		BUILDING	Per	\$5,409	,98
ILLIG CONSTRUCTION	<u>v co.</u>	9.32		5. M. L. TAZ	2 ****** ·*·	\$206	. 43
ADDRESS 3577 N.FIGUEROA	ST STATE ZIP CODE		空间的风	CONST TAX	<u>.</u>	\$17,792	.30
LOS ANGELES	CA 90065	PHONE 213-2	27-1411	MANUE	8 SM		
125852				818- 68	3-300		
ARCHITECT/ENGINEER	×						
CITY	STATE ZIP CODE	PHONE	-	COUNTER APP	PAID BY	REES: \$23,40F	
81	JILDING PROJECT	C O 11 11 Comment	ENTS				
Data Departmer 01/26/93 ANGELA LL 01/26/93 ANGELA LL 02/23/03 ANGELA LL	UCER FINISHES DE	MOLITON A	•		0 STRUC	TURAL.	
01/26/93 ANGELA LU 01/26/93 ANGELA LU 02/23/93 BETH MOLM	UCER FINISHES DE UCER & EXTERIOR NAR SCHOOL DIST	MOLITON A SITE WORK RICT FEES	PAID 3278		0 STRUC	TURAL.	
01/26/93 ANGELA LU	UCER FINISHES DE UCER & EXTERIOR NAR SCHOOL DIST	MOLITON A SITE WORK RICT FEES	PAID 3278	Sector 1	10 STRUC	5409,96	
01/26/93 ANGELA LU 01/26/93 ANGELA LU 02/23/93 BETH MOLM	UCER FINISHES DE UCER & EXTERIOR NAR SCHOOL DIST	MOLITON A SITE WORK RICT FFES TATION FL	PAID 3278	- TOTA	L FEE t Fee g Fee n Fee		
01/26/93 ANGELA LU 01/26/93 ANGELA LU 02/23/93 BETH MOLN 02/23/93 BETH MOLN BUILDING VALUATION	UCER FINISHES DE UCER & EXTERIOR NAR SCHOOL DIST NAR COUNTY SANI	MOLITON A SITE WORK RICT FFES TATION FL	PAID 3278 ES EXEMPI	1074 Permi Processin Valuatio	L FEE t Fee g Fee n Fee	5409,96	

	DATE	INSP.	ELECTRICAL INSPECTIONS-CONT.	DATE	INS
1) SETBACK	-				
2) FOOTING & FORMS		<b> </b>			
3) STEEL	_		FINAL ELECTRIC		
) PROGRESS			CORRECTIONS.		
5) BOND BEAM					
) ROOF DECK ALL FRAMING W/4./9.	3 (0,-		·		
7) FRAMING Pation wat elemen	- Ash	P Or	-		
B) INSULATION	1	[ ]			
9) SPEC INSPECTION			MECHANICAL INSPECTIONS	DATE	] IN:
0) ASSEMBLY			(38) VENT SYSTEM		1
1) HIREPLACE			39 PLENUM & DUCT		<u> </u>
2) EXTERIOR LATH	-	1	(40) GAS TEST		1
3) DRY WALL A. 1		•	(41) FURNACE		┢
4) FINAL GRAD LAND		1	42 SAVE FUEL	1	╈
<u></u>		t	(43) INLETS-OUTLETS		-
a set of the second second	P = 2 - 3	1900	A COMBUSTION AIR	2	+-
3) FINAL BUILDING USA			(45) COMPRESSOR		+
DRRECTIONS:	122.53		×		
					+-
			AT FIRE DAMPER		+
			(48) SMOKE DETECTOR	ļ	-
			(1) HOOD		
	_		50 PROGRESS		
PLUMBING INSPECTIONS	DATE	INSP.			1
6) SEWER/GROUND LINE					+
7) ROUGH PLUMBING			(5) FINAL MECHANICAL		+
B ROUGH GAS PIPING			CORRECTIONS		
9 FIXTURE	T				
20) SEWAGE DISPOSAL					
×					
21) SEWER					
2) SEWER 2) WATER HEATER					
2) SEWER 2) WATER HEATER			OCCUPANCY/SPECIAL INSPECTIONS	DATE	11
2) SEWER 23) WATER HEATER 23) PROGRESS 24) WATER SERVICE			3 FINAL INSPECTION	DATE	IN
2) SEWER 23) WATER HEATER 3) PROGRESS 24) WATER SERVICE			FINAL INSPECTION     G3) FIRE PREVENT	DATE	115
2) SEWER 23) WATER HEATER 3) PROGRESS 24) WATER SERVICE			(3) FINAL INSPECTION         (3) FIRE PREVENT         (4) OCCUPANCY/TEMP	DATE	
2) SEWER 23) WATER HEATER 23) PROGRESS 24) WATER SERVICE 23) ROOF DRAIN SCUP			(3) FINAL INSPECTION         (3) FIRE PREVENT         (3) OCCUPANCY/TEMP         (3) REQUESTED	DATE	IIN
2) SEWER 2) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 20) FINAL PLUMBINO			(3) FINAL INSPECTION         (3) FIRE PREVENT         (4) OCCUPANCY/TEMP	DATE	II
2) SEWER 2) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 20) FINAL PLUMBINO			(3) FINAL INSPECTION         (3) FIRE PREVENT         (3) OCCUPANCY/TEMP         (3) REQUESTED	DATE	115
2) SEWER 2) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 20) FINAL PLUMBINO			Signal Inspection     Signal Inspection     Signal Inspection     Signal Inspection     Requested     Signal Inspection     Sig	DATE	
2) SEWER 2) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 20) FINAL PLUMBINO			Signal Inspection     Signal Inspection	DATE	
2) SEWER 2) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 20) FINAL PLUMBINO			Signal Inspection     Signal Inspection	DATE	
1) SEWER 2) WATER HEATER 2) PROGRESS 2) WATER SERVICE 2) WATER SERVICE 2) FINAL PLUMBINO 20 FINAL PLU					
2) SEWER 2) WATER HEATER 2) PROGRESS 2) WATER SERVICE 23) ROOF DRAIN SCUP 20) FINAL PLUMBING CORRECTIONS ELECTRICAL INSPECTIONS	DATE				
2) SEWER 2) WATER HEATER 2) PROGRESS 2) WATER SERVICE 2) WATER SERVICE 2) ROOF DRAIN SCUP 2) FINAL PLUMBINO CORRECTIONS 2) FINAL PLUMBINO CORRECTIONS 2) POWER POLE TEMP	DATE				
2) SEWER 23) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 26) FINAL PLUMBING CORRECTIONS 27) FOWER POLE TEMP 28) UNDERGROUND	DATE		(3) FINAL INSPECTION           (3) FIRE PREVENT           (3) OCCUPANCY/TEMP           (5) REQUESTED           (6) OCCUPANCY/FINAL           (7) OCCUPANCY/FINAL           (8) OCCUPANCY/OTHER           (8) COMPLAINT/ZONE           (9) COMPLAINT/BIDG           (9) COMPLAINT/OTHER		
2) SEWER 23) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 26) FINAL PLUMBING 27) FINAL PLUMBING 27) FINAL PLUMBING 27) FOWER POLE TEMP 29) UNDERGROUND 29) CONDUIT	DATE				
2) SEWER 23) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 26) FINAL PLUMBINO CORRECTIONS 27) FOWER POLE TEMP 29) POWER POLE TEMP 29) UNDERGROUND 29) CONDUIT 30) ROUGH ELECTRIC	DATE				
2) SEWER 23) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 26) FINAL PLUMBING 27) FINAL PLUMBING 28) FINAL PLUMBING 29) FOWER POLE TEMP 29) UNDERGROUND 29) CONDUIT 30) ROUGH ELECTRIC 31) WIRING	DATE	LINSP.			
20 SEWAGE DISPOSAL 21 SEWER 22 WATER HEATER 23 PROGRESS 24 WATER SERVICE 25 ROOF DRAIN SCUP 26 FINAL PLUMBINO CORRECTIONS 27 FINAL PLUMBINO CORRECTIONS 29 POWER POLE TEMP 29 UNDERGROUND 29 CONDUIT 30 ROUGH ELECTRIC 31 WIRING 32 GROUNDING WIRE	DATE				

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

- P	LEASE PRINT	G			City o Buildi	f Pus					DRINT	
	DJECT 10. 509	57	35		Garfield, Ro	om 103 ) 405-4	, Pasade 200		109	PLEASE	7 Z	
	RMIT ADDRESS 245 B. LOS SCRIPTION OF WORK TENAINT			ie. Pas	ADENA					AUND	9/101	
									PAL.	ATION Pha	29.51.00	ורט י סל
GK	ADMONE DNING ADDRESS 125 S F1 GUER				488-9702			FICIAL		SSING	¥85,0	5
	NER COL ADRA	MEST		STATE CA PHONE (8(8)	307-8005		OR NO.		LOT	BLK	IFLACT	BUILDI
APPLIC	ALLYG ADDREDS AND 245 3. LOS YABLES AND ASANDONA CONTRACTOR		STATE CA PHONE	31P 11101	ASSIGN				Ď	ATE	BUILDING PERMIT APPLICATION	
	DRESS	KUCII	(BN)	( つイシ)_   STATE	227-141]  ZIP	REQD	FRONT	SET REAR	BACKS SIDE DIR	SIDE	SIDE	T APPLIC
			BUSINES	SS LICENSE I	NO.	ACT.	LLING UNITS	BETROOMS	PND TPACE	PECJO PUL	SPACE PHONOLD	TION
ADO	DRESS Y	STATE	ZIF	STATE LICE	ENSE NO.		l		10.	St	·	
	JINEER DRESS			PHONE ()			4	f 8.	10 .			
NAM	Y ME OF OCCUPANT	STATE	ZIP	STATE LICE	ENSE NO.			-71				
REA	MARKS:			1()								
80	NATURE		272									2.5
0.0									DATE	_/	/	
	Mailii				IPLETE x 7115,				09-721	5		

(Page 5 of 7 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

(Page 6 of 7 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

WOF	RKERS' COMPENSATION DE	CLARATION
I hereby affirm that I have a ce Insurance, or a certified copy to		r a certificate of Workers' Compensation
Police No.	Company	
Certified copy is hereby furn Certified copy is filed with the	nished he city building inspection departmen	nt
Date	_ Applicant	
CERTIFICATE OF EXE	MPTION FROM WORKERS'	COMPENSATION INSURANCE
(This section need not be com	pleted if the permit is for one hundre	d dollars (\$100) or less.)
manner so as to become subje	ect to the Workers' Compensation La	sued, i shall not employ any person in any tws.
Date	_ Applicant	
NOTICE TO APPLICANT; II, a	ifter making this Certificate of Exemp sions of the Labor Code, you must for	ption, you should become subject to the thwith comply with such provisions or Ihls
	ENSED CONTRACTORS DEC	CLARATION
I hereby affirm that I am licensed		nencing with Section 7000) of Division 3 of
License Number	License Cla	156
Contractor		Date
acting in my protessional c	apacity (Section 7051, Business and	hitector a registered professional engineer F Professions Code).
Lic. or Reg, No		Dato
the second s	OWNER-BUILDER DECLAP	
ness and Professions Code):	from the Contractor's License Law for	the following reason (Section 7031.5, Busi-
structure is not intended or	r offered for sale (Section 7044, Busi im exclusively contracting with license	ole compensation, will do the work and the iness and Professions Code). d contractors to construct the project (Sec-
3	CONSTRUCTION LENDING	AGENCY
		prmance of the work for which this permit is
Lender's Name		
	······································	
I certify that I have read this app	plication and state that the above infor	mailon is correct. I agree to comply with all
to enter upon the above-menti	relating to building construction, and t ioned property for inspection purpose	nereby authorize representatives of this city 65.
	E OF APPLICANT OR AGENT	
SIGNATUR	IE OT APPEICANT OR AGENT	DATE

. .

CITY OF PASA	DENA - C	ODE ENFORCEM PHONE: (818)		P.O. e	MAILING	ADDRESS
Ibereit will in ihre i bane accessory Consignation in ihre i bane accessor Porten i fai Certhiel copy is prevery for the Certhiel copy is free and the e Certhiel copy is free and the e Certific Carlo Certific Carlo Certif	In build ing sincertain apparts and Applicant. Applicant. B JS WHICH INSURANCE INSURANCE INTERNET SINCHING AND AND AND ME SPINI TO SINCHING AND AND AND ME SPINI TO SINCHING AND AND Applicant Applicant And Andread Sinchi Andread Internet Sinchi Andread Sinchi Andread Applicant Andread Sinchi Andread Andread Sinchi Andread Sinchi Andread Andread Sinchi Andread Sinchi Andread Ambres Insurant Andread Sinchi Andread Ambres Insurant Andread Sinchi Andread Ambres Insurant Andread Sinchi Andread Ambres Insurant Andread Sinchi Andread Sinch	(\$100) or mail (m). Is shall not multiple least thought become multiple least of a might least for a might med	provide to Longress Anomal parameter I foromore any anomalies foromore any anomalies foromore any any any any list of the work of and Productions (Imp property who build) the data work of the state with have the build the data work of the state work	or II on a surperty of () Buriness and Prog the state applicant for surplus and program is state provisions tection (2000) of US may applicant for a may applicant for a the formation of the state of The Commercial the property on 1 the prop	LDFR DICLANATION The Gamactor's Licer- demstable, or repair any demstable, or repair any demstable, or repair any demstable, or repair any demstable, or repair any resource the Gamactor's Lin methods and the Banness of the Gamactor's Lin methods and the Banness in Honded or offeed for the Gamactor and the Banness in Honded or offeed for the Gamactor and the Banness in Honded or offeed for the Honder and the Banness in Honded or offeed for the Honder and the Banness in Honded or offeed for the Honder and the Banness in Honder and the Banness CHI INDICA Active CHI INDICA Active CHI INDICA Active and foote hort for debut of the Honder and the Banness CHI INDICA Active and foote hort for debut of the Honder and the Banness and foote hort for debut and foote hort for debut and sole in the Abbert and Stable Hort for debut and sole in the Abbert and Stable Hort for Abbert and for Abbert	Interface, proof to list interface, proof to list interface list (Chapter 3) interface list (Chap
245 S LOS ROBLES	AU ANNEX	25 W	14 A	092592	93710/93	01115U950
11SE CHEPERANT	- 1ST FLOOR (PH	ASE 110,				t 1976
OWNER	BANK			TRACT NAME	1	
245 S LOS ROBLES	AV ANNEX			MAP	LOT#	ZONE
PASADENA	CA 91101	PHONE		FSB 51	\$ 2 R\$8	MOD 46 CENS TR
FIRST INTERSTATE	BANK		8	WILDING	Rev	\$968.00
CONTRACTOR					5	
ADORESS			8 <	$q^{\sim}$	5 GA	
CITY LA CCCO	STATE ZIP CODE	PHONE		10	_	
Incertes 4282 2		90 <sup>14</sup> 90	<			
ARCHITECT/ENGINEER			-			
ADDRELS						
CITY	STATE ZIP CODE	PHONE		COUNTER APP	CHECK	<sup>5:</sup> \$968.00
UN BUILDING	LUATION 10000 Plan	REVIE	ч W :	lan Revio	ow Fee	968.00
			Rental Art that			ORGINIA

UILDING INSPECTIONS	DATE	INSP_	ELECTRICAL INSPECTIONS-CONT.	DATE	INSP
) SETBACK					
POOTING & FORMS				•	
) STEEL			37 FINAL ELECTRIC	12	
) PROGRESS			COPPECTIONS		
5) BOND BEAM					
6) ROOF DECK		I			
7) FRAMING			······		_
B) INSULATION					
9) SPEC. INSPECTION				DATE	Line
0) ASSEMBLY		-	MECHANICAL INSPECTIONS	DAIL	IN\$
)) FIREPLACE	·				
	-		39 PLENUM & DUCT		
2) EXTERIOR LATH			(40) GAS TEST		
3) DRY WALL			(41) FURNACE		
4) FINAL GRAD/LAND			(42) SAVE FUEL		
(114M 00400 - 2100)		-	(43) INLETS-OUTLETS		
			(4) COMBUSTION AIR		
3 FINAL BUILDING			COMPRESSOR		
CORRECTIONS			(6) ROUGH HVAC		
			(7) FIRE DAMPER		
			(48) SMOKE DETECTOR		
			AN HOOD		
			(50) PROGRESS		
PLUMBING INSPECTIONS	DATE	INSP.	OU PRODRESS		
a) SEWER/GROUND LINE		10 9.47			-
77) ROUGH PLUMBING					<u> </u>
( ) ROUGH GAS PIPING			(51) FINAL MECHANICAL		
9) FIXTURE			CORRECTIONS		
<u>×</u>					
20) SEWAGE DISPOSAL	1	1 1			
21) SEWER					
22) WATER HEATER					
2) WAIER HEATER 3) PROGRESS			OCCUPANCY/SPECIAL INSPECTIONS	DATE	
23) WAIER HEATER 23) PROGRESS 24) WATER SERVICE			OCCUPANCY/SPECIAL INSPECTIONS	DATE	IN
2) WAIER HEATER 3) PROGRESS			50 FINAL INSPECTION	DATE	IN
23) WAIER HEATER 23) PROGRESS 24) WATER SERVICE			53 FINAL INSPECTION 53 FIRE PREVENT	DATE	IN
23) WAIER HEATER 23) PROGRESS 24) WATER SERVICE			(3) FINAL INSPECTION         (3) FIRE PREVENT         (3) OCCUPANCY/TEMP	DATE	IN
23) WAIER HEATER 23) PROGRESS 24) WATER SERVICE			FINAL INSPECTION     G3) FIRE PREVENT     G4) OCCUPANCY/TEMP     G5) REQUESTED	DATE	IN
23) WAIER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP			FINAL INSPECTION     G3) FIRE PREVENT     G4) OCCUPANCY/TEMP     G3) REQUESTED     G0 OCCUPANCY/FINAL	DATE	
23) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 26) FINAL PLUMBING			FINAL INSPECTION     G3) FIRE PREVENT     G4) OCCUPANCY/TEMP     S5) REQUESTED     G0 OCCUPANCY/FINAL     G2) OCCUPANCY/FINAL		IN
23) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 26) FINAL PLUMBING			FINAL INSPECTION     G3) FIRE PREVENT     G4) OCCUPANCY/TEMP     S5) REQUESTED     G5) OCCUPANCY/FINAL     S7) OCCUPANCY/FINAL     G9) COUPLAINT/ZONE		IN
23) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 26) FINAL PLUMBING			G) FINAL INSPECTION     G) FIRE PREVENT     G) OCCUPANCY/TEMP     G) REQUESTED     OCCUPANCY/FINAL     G) OCCUPANCY/FINAL     G) OCCUPANCY/FINAL     G) OCCUPANCY/OTHER     G) COMPLAINT/ZONE     G) COMPLAINT/ZONE     G) COMPLAINT/BLDG.		
23) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 26) FINAL PLUMBING			FINAL INSPECTION		
2) WAIER MEATER 2) PROGRESS 2) WATER SERVICE 23) ROOF DRAIN SCUP 20) FINAL PLUMBING CORRECTIONS:			G) FINAL INSPECTION     G) FIRE PREVENT     G) OCCUPANCY/TEMP     G) REQUESTED     OCCUPANCY/FINAL     G) OCCUPANCY/FINAL     G) OCCUPANCY/FINAL     G) OCCUPANCY/OTHER     G) COMPLAINT/ZONE     G) COMPLAINT/ZONE     G) COMPLAINT/BLDG.		
23) WATER HEATER 23) PROGRESS 24) WATER SERVICE 25) ROOF DRAIN SCUP 26) FINAL PLUMBING	DATE		FINAL INSPECTION		
	DATE		FINAL INSPECTION		
2) WATER MEATER 2) PROGRESS 2) WATER SERVICE 23) ROOF DRAIN SCUP 20) FINAL PLUMBING CORRECTIONS 20) FOWER POLE TEMP 20) UNDERGROUND	DATE		FINAL INSPECTION		
2) WATER HEATER 2) PROGRESS 2) WATER SERVICE 23) ROOF DRAIN SCUP 20) FINAL PLUMBING 20) FINAL PLUMBING 20) FINAL PLUMBING 20 21) FOWER POLE TEMP 20) UNDERGROUND 20) CONDUIT	DATE		FINAL INSPECTION		
2) WATER MEATER 2) PROGRESS 2) WATER SERVICE 23) ROOF DRAIN SCUP 20) FINAL PLUMBING 20) FINAL PLUMBING 20) FINAL PLUMBING 20) FORECTIONS 20) FOWER POLE TEMP 20) UNDERGROUND 20) CONDUIT 20) ROUGH ELECTRIC	DATE		FINAL INSPECTION		
2) WATER MEATER 3) PROGRESS 3) WATER SERVICE 23) ROOF DRAIN SCUP 23) FINAL PLUMBING CORRECTIONS 24) FINAL PLUMBING 25) FINAL PLUMBING 26) FINAL PLUMBING 27) POWER POLE TEMP 28) UNDERGROUND 29) CONDUIT 30) ROUGH ELECTRIC 31) WIRING		INSP.	FINAL INSPECTION		
2) WATER MEATER 3) PROGRESS 3) WATER SERVICE 23) ROOF DRAIN SCUP 23) FINAL PLUMBING CORRECTIONS 20) FINAL PLUMBING ELECTRICAL INSPECTIONS 20) DOWER POLE TEMP 20) UNDERGROUND 20) CONDUIT 20) CONDUIT 20) ROUGH ELECTRIC 31) WIRING 22) GROUNDING WIRE		INSP.	FINAL INSPECTION		
			FINAL INSPECTION		
			FINAL INSPECTION		
2) WATER MEATER 3) PROGRESS 3) WATER SERVICE 23) ROOF DRAIN SCUP 23) FINAL PLUMBING CORRECTIONS 24) FINAL PLUMBING 25) FINAL PLUMBING 26) FINAL PLUMBING 27) POWER POLE TEMP 28) UNDERGROUND 29) CONDUIT 30) ROUGH ELECTRIC 31) WIRING		INSP.	FINAL INSPECTION		
2) WATER MEATER 2) PROGRESS 24) WATER SERVICE 23) ROOF DRAIN SCUP 26) FINAL PLUMBING 27) FINAL PLUMBING 27) FINAL PLUMBING 27) FORERCHONS 27) POWER POLE TEMP 28) UNDERGROUND 29) CONDUIT 20) ROUGH ELECTRIC 30) WIRING 30) BONDING 30) FIXTURES 30) FIXTURES 30) FIXTURES			FINAL INSPECTION		

(Page 4 of 6 - This print header can be changed using the printHeader HTML log - see the viewONE HTML manual for further information

PLEASE PRINT			100 North (	artield, Ro	ng Div	ision , Pasadei	na. CA 91	e		E PRINT
PERMIT ADDRESS 245 S. LA DESCRIPTION OF WORK TEN		ES A		IG PER		APPL	UNIT OR S	- <u> </u>	3/9	219 2191101
APPLICANT CAPPLICANT	1 m02		PHONE	100 0-0		FOR		۲USE	ISE I-	100,000
MAILING ADDRESS 725 3. FIGUER		<u>KIU</u>	STATE	2112 2112 1900/7			FICIAL	ADDRE	SSINC	
MAILING ADDRESS	C/O NOVA	GMT.	CA PHONE (BIS)	304-90	1	or no.		LOT	BLK	TRACT
	UES KIE		STATE CA PHONE	21P 91/01	ASSIGN					DATE
ADDRESS	WCRON		STATE	227-1411 ZIP	REQTO	FRONT	REAR	BACKS SIDE DIR	ŞIDE	SIDE
CITY STATE LICENSE NO ARCHITECT		BUSINES	S LICENSE N	1	ACT.		REWDONS		E HOD A	is meemore
ADDRESS CITY	STATE ZIP		STATE LICE	NSE NO.			ō.		<u>(1)</u>	
ENGINEER ADDRESS	I		PHONE ()			Ť	191	68.	00	
CITY NAME OF OCCUPANT	STATE ZIP		STATE LICE	NSE NO.		4,				
REMARKS:			<u>( )</u>		L		·	<u> </u>		
	l part an a	1974 (B)		ni Sere					2	an agama
SIGNATURE				-				DATE	1	1
	PI	LEAS	E COM	IPLETE	REV	ERSE	SIDE			

(Page 5 of 6 - This print header can be changed using the printHeader HTML lag - see the viewONE HTML manual for further information)

(Page 6 of 6 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

P

	WORKERS' COMPENSATION DECLARATION	39
	I hereby affirm that I have a certificate of consent to sell insure, or a certificate of Workers' Compensation insurance, or a certified copy thereof (Sec. 3800, Lab, C.).	\$
	Police No Company	
	Certified copy is hereby furnished	
	Certifled copy is filed with the city building inspection department     Date Applicant	
	CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE	
	(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)	
	I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.	
	Date Applicant	
	NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith compty with such provisions or this permit shall be deemed revoked.	
	LICENSED CONTRACTORS DECLARATION	1
	I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.	
	License Number	
	Contractor Date	
	I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).	
	Lic. or Reg. No Date	
	OWNER-BUILDER DECLARATION	
	Thereby affirm that 1 am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code);	
	<ul> <li>I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).</li> <li>I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).</li> </ul>	
	CONSTRUCTION LENDING AGENCY	
	I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).	
	Lender's Name	
	Lender's Address	
15	I certify that I have read this application and state that the above information is correct, I agree to comply with all city ordinances and State laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.	
	SIGNATURE OF APPLICANT OR AGENT DATE	

(Page 1 of 6 + This p	I header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further Information	on)
-----------------------	--	-----

OF PASADENA		E ENFORCE/AE HONE (818)		P.O. BO)	MAILING /	ADDRESS
Product of control of the set of th	Ino e un central de un cel 3000 tan C I aeparte ant AnoRAIPS: E underd de las as (\$100 mighter to the second physics to the second terration of the second terration of the second de sales AnoN AnoN Terrate un terrate	Diportent Stantinet Historia Historia Interna ne Instantia Instantia Instantia Instantia Instantia Instantia Instantia	permit as confirms (Krossouf permitted) (Krossouf permitted) (Commoning table (Commoning table) (Common (2013) September (Common (2013) Septem	hall are an even the most 1. other, angenes, den 1. other, angenes, den 1. other, angenes, den 1. other previously and 1. other previously den 1. other previously den 1. other and the second 1. other and the secon	notable, or replace any herbody, or replace any loss 1 of abor Bhavinesus for the altoped exem- mit subjects the applicit $\beta_i\beta$ there are not incoded thermal Laws does nech usor med suba does nech usor med suba does nech usor thermal any most incoded and subin one year of a bod did as to hild or answhile tooknowing and the did as to hild or answhile tooknowing and the did as tooknowing and the dis tookno	•
245 S LOS ROBLES AV ANNE	x	15 des tine	CONTRACTOR OF THE	1 0073995	04226795	PROJECT
TENANT IMPROVEMET - 1ST F	LOUR (PHA	1 1 1 1 A 1 4	S. Sec. 1	1 MALALLA		1t 1976
FIRST INTERSTATE BANK	107 O.A. 04		1	TRACT NAME		150950
245 S LOS ROBLES AU ANNE				MAP	LOT#	ZONE
PASADENA CA	2/PCODE 91101	PHONE		FS8 5-1	5-2 RS8	MOD CENS IR
FIRST INTERSTATE BANK		ЦC —		BUILDING	Per	\$996.63
LLLIG CONSTRUCTION CO.				5.M.I. TAX	{	\$21.00
ADDRESS N FIGUERUA ST		NI 8 9	6535	CONST TAX	12	\$1,810.00
LOS ANGELES CA	21P COOK 9 U 0 6 5	213-21	27-1411		-	
Incenses 125852 Architect/enginter						
ADDRESS						·
CITY STATE	2IP CODE	PHONE		COUNTER APP.	LPAID BY FEES	
1					CHECK	\$2,827.63
ยบม.อาคย คนบ.อาคย องเยย	1 N G			Permi	L FEE t Fee	496.63
VALUATION	Current	ua l	10000	Processir Valuatio	g Fee 6 Fee	924.63
				3.93 <i>8</i> (1)		
						ORIGINAL

BUILDING INSPECTIONS	DATE	INSP	ELECTRICAL INSPECTIONS CONT.	DATE	
1) SETBACK					
2) FOOTING & FORMS					
3) SIEEL			J7 FINAL ELECTRIC	·	
PROGRESS			CORRECTIONS.		and a
5) BOND BEAM					
6) ROOF DECK DOWN TO MOULE WIL	52 0				
7) FRAMING STATIS STORE (	4				
8) INSULATION	0				-
9) SPEC. INSPECTION			MECHANICAL INSPECTIONS	DATE	INSP.
10) ASSEMBLY			38 VENT SYSTEM		
1) FIREPLACE		╋╍╌┥	39 PLENUM & DUCT		
12) EXTERIOR LATH	+		40 GAS TEST	-	
3 DRY WALL DEL . A. 4 24-98 (	695.		AT FURNACE		
14) FINAL GRAD LAND	<u> </u>		(42) SAVE FUEL	+	-
	<u>                                     </u>	+	A HINLETS-OUTLETS		
		+	COMBUSTION AIR		-
	-	<u>+</u>	X	+	
S FINAL BURDING     OPRECIONS	12.7-	<u>13</u>	45 COMPRESSOR		
connections.	)		(46) ROUGH HVAC		-
			47) FIRE DAMPER	2	-
		]	(1) SMOKE DETECTOR		
J. 6			HOOD		
		_	50 PROGRESS		
PLUMBING INSPECTIONS	DATE	INSP.			
6 SEWER / GROUND LINE				1	1
ROUGH PLUMBING			(SI) FINAL MECHANICAL	-	-
(8) ROUGH GAS PIPING	9		CORRECTIONS.		
19 FIXTURE					
20 SEWAGE DISPOSAL					
21) SEWER					
22) WATER HEATER	1				
(23) PROGRESS					-
24) WATER SERVICE	1		OCCUPANCY/SPECIAL INSPECTIONS	DATE	INSP.
25) ROOF DRAIN SCUP	+	1	2) FINAL INSPECTION		-
<u> </u>			(53) FIRE PREVENT		-
			SA OCCUPANCY TEMP		
20 FINAL PLUMBING			55 REQUESTED		
CORRECTIONS			56 OCCUPANCY/FINAL		
			57 OCCUPANCY/OTHER		
			(58) COMPLAINT / ZONE		
			59 COMPLAINT/BLDG.		
			60 COMPLAINT/OTHER		
	0.495	14.150	CORRECTIONS / ADD TIONAL CONVENTS		
ELECTRICAL INSPECTIONS (27) POWER POLE TEMP	DATE	INSP.			-
(28) UNDERGROUND	+				
***	+				
	+				
(30) ROUGH ELECTRIC					
	+				
(32) GROUNDING WIRE					
(33) BONDING					_
(34) FIXTURES					
(33) SERVICE					
(36) PROGRESS				0.000.000	
CONTINUED IN NEXT COLUMN					

(Page 2 of 6 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

(Page 1 of 4 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

CITY OF PASADE		CODE ENFORCEM		P.O. BC		G ADDRESS DENA, CA. 91109-72 5
Indext of the function of the on set of top of Comparison of the company of the compan	Company	et a succel Lindon regis is Genzensen en tures is Cenzensen en tures is con toristicate en tures is con toristicate en tures is con toristicate en tures is con tures in the second is contracted to ture tures to ture ture tures tu	foremark in der trees bestehenden in der treesen foremarken foremarken in der sonnen eine sonnen	Ibol 3 om a senger from 53 Banses and Profession S Banses and Profession S Banses and Profession 1 of the Procession 5 Section 2000 (J of Dave 5 Section 2000 (J of Dave 5 Section 2000 (J of Dave 1 the Profession 2 Section 2 1 the Profession 2 1 the Profesion 2 1 the Profession 2 1 the Professi	militar, ser rejean (i ber Gentreter) sion 3 of the Bane sion 3 of the Bane sion 3 of the Bane representation of the same representation	ranse low for the following or or consts, hinds require a day insulated, prive to its any insulated, prive to its Electronic Tawa (Chapter 2) are add Professione Code) or emperior. Any input phase add professione Code) or emprise the article penalty of so that to a code penalty of so that code to a code of phase to a code of any of employed to the phase or the code of the code of the Code of the code of profession of the code of the code of the code of phase to the code of the code of the code of the the the code of the code of the the to the code of the code of the the to the the code of the the code of the the the the code of the code of the
245 S LOS ROBLES	OU ONNEY "	progi.	1 1.91	NACHIPT NO. 0073986	04/26/	
LUSE OF PERANT	- 1ST FLOOR	(PHASE 110.	Sala St	1.401.3400		Bit 1976
FIRST INTERSTATE	BANK	1. S. A. S. S.	M. M. Martin	TRACT NAME	1045	150950
245 S LOS ROBLES	AU ANNEX	Second Second	10 20	MAP	101#	ZONE
PASADENA	SIAN ZIPCOC	YE PHONE	an an Madi	F\$8 5-1	5-2 958	MOD 463
ATTICANT FIRST INTERSTATE CONTRACTOR AIR-TEC	BANK	<u> </u>		1ECHANICA	L Per	\$142.00
ADDRESS P G 80X	5 <b>-</b>	3.6° - 5.6	10.0052526	- L. 37	.48	14 X
CARSON	STATE ZIP CODE CA 9074	9 213-	549-1698		N	
420650	***e		9 - 38 a.c		Joy 1	
ARCHITECT/ENGINEER		്ന അത് 👘	9		Fp 911	8 T 11
ADDRESS			114		¥1	
СЛУ 	STATE ZIP COI	DE PHONE	20 20	domanap.	PARCK	HEES: \$142.00
M F	CHANE	CAL		101	AL FEC	142.00
				Perm Processi	it Eaa ng Eaa	120.00
6 U BOX W2DU	CT 10	DUCT SYSTEM			·	120.00
l						ORGINAL

.

(Page 2 of 4 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

(1) SETBACK	DATE	INSP	ELECTRICAL INSPECTIONS CONT.		JA IE	IN5P
X						
2) FOOTING & FORMS					•	
3) STEEL			(37) FINAL ELECTRIC CORRECTIONS:			
4) PROGRESS		╇╼╌┥	CONCORDE:			
5) BOND BEAM						_
6 ROOF DECK						0.
7) FRAMING						
9 SPEC. INSPECTION			MECHANICAL INSPECTIONS	1	ATE	INSP.
(0) ASSEMBLY			(38) VENT SYSTEM			
1) FIREPLACE			39 PLENUM & DUCT			
2 EXTERIOR LATH			GAS TEST			
3 DRY WALL			(1) FURNACE			
1 FINAL GRAD /LAND			2 SAVE FUEL			
		167	(3) INLETS-OUTLETS			
			4 COMBUSTION AIR			
5 FINAL BUILDING			(45) COMPRESSOR			
CORRECTIONS		-L	(46) ROUGH HVAC			
			(47) FIRE DAMPER			
			(48) SMOKE DETECTOR			<u> </u>
			(I) HOOD			
			(50) PROGRESS			
PLUMBING INSPECTIONS	DATE	INSP.	DU PROGRESS			
				1		
~						
6 SEWER/GROUND LINE					1/	
SEWER/GROUND LINE     O     SEWER/GROUND LINE			(3) FINAL MECHANICAL	9/24	193	X
SEWER/GROUND LINE     TO ROUGH PLUMBING     ROUGH GAS PIPING			(5)) FINAL MECHANICAL CORRECTIONS	9/74	193	X
SEWER/GROUND LINE     ROUGH PLUMBING     BOUGH GAS PIPING     FIXTURE			<u> </u>	9/24	193	X
SEWER/GROUND LINE     ROUGH PLUMBING     BOUGH GAS PIPING     FIXTURE     SEWAGE DISPOSAL			<u> </u>	9/24	193	X
SEWER/GROUND LINE     ROUGH PLUMBING     BOUGH GAS PIPING     FIXTURE     SEWAGE DISPOSAL     SEWER			<u> </u>	9/24	<i>1</i> 93	X
SEWER/GROUND LINE     ROUGH PLUMBING     BROUGH GAS PIPING     FIXTURE     SEWAGE DISPOSAL     SEWER     WATER HEATER			<u> </u>	9/24	193	X
EWER/GROUND LINE     SEWER/GROUND LINE     ROUGH PLUMBING     BOUGH GAS PIPING     OF FIXTURE     SEWAGE DISPOSAL     SEWER     WATER HEATER     PROGRESS			<u> </u>		DATE	
					ATE	INSP
EWER/GROUND LINE     SEWER/GROUND LINE     ROUGH PLUMBING     BOUGH GAS PIPING     OF FIXTURE     SEWAGE DISPOSAL     SEWER     WATER HEATER     PROGRESS			OCCUPANCY/SPECIAL INSPECTIONS		DATE	
			OCCUPANCY/SPECIAL INSPECTIONS		DATE	INSP
SEWER/GROUND LINE     SEWER/GROUND LINE     ROUGH PLUMBING     SeWAGE DISPOSAL     SEWAGE DISPOSAL     SEWER     WATER HEATER     PROGRESS     WATER SERVICE     SROOF DRAIN SCUP			CORRECTIONS OCCUPANCY/SPECIAL INSPECTIONS (2) FINAL INSPECTION (3) FIRE PREVENT		DATE	INSP
			CORRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS (2) FINAL INSPECTION (3) FIRE PREVENT (4) OCCUPANCY/TEMP		DATE	
SEWER/GROUND LINE     SEWER/GROUND LINE     ROUGH PLUMBING     SeWAGE DISPOSAL     SEWAGE DISPOSAL     SEWER     WATER HEATER     PROGRESS     WATER SERVICE     SROOF DRAIN SCUP			CORRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS (2) FINAL INSPECTION (3) FIRE PREVENT (4) OCCUPANCY/TEMP (5) REQUESTED		DATE	
			CCRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS GO FINAL INSPECTION GO FIRE PREVENT GO OCCUPANCY/TEMP GO REQUESTED GO OCCUPANCY/FINAL		DATE	
			CCRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS SFINAL INSPECTION SFIRE PREVENT COCUPANCY/TEMP SREQUESTED COCUPANCY/FINAL COCUPANCY/FINAL COCUPANCY/OTHER		DATE	
			CCRECTIONS. OCCUPANCY / SPECIAL INSPECTIONS SO FINAL INSPECTION SO FIRE PREVENT COCUPANCY / TEMP SO CCUPANCY / TIMAL SO OCCUPANCY / TIMAL SO OCCUPANCY / OTHER COMPLAINIT / UNE		DATE	INSP
			CCRECTIONS. OCCUPANCY / SPECIAL INSPECTIONS SO FINAL INSPECTION SO FIRE PREVENT COCUPANCY / TEMP SO OCCUPANCY / TIMAL SO OCCUPANCY / TIMAL SO OCCUPANCY / OTHER COMPLAINT / JUNE SO COMPLAINT / BLOG.		DATE	
			CCRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS SO FINAL INSPECTION SO FIRE PREVENT COCUPANCY/TEMP SO CCUPANCY/FINAL SO OCCUPANCY/OTHER COMPLAINT/CONE SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL		DATE	
	DATE	INSP.	CCRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS SO FINAL INSPECTION SO FIRE PREVENT COCUPANCY/TEMP SO CCUPANCY/FINAL SO OCCUPANCY/OTHER COMPLAINT/CONE SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL		DATE	
	DATE	INSP.	CCRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS SO FINAL INSPECTION SO FIRE PREVENT COCUPANCY/TEMP SO CCUPANCY/FINAL SO OCCUPANCY/OTHER COMPLAINT/CONE SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL		DATE	INSP
	DATE	INSP.	CCRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS SO FINAL INSPECTION SO FIRE PREVENT COCUPANCY/TEMP SO CCUPANCY/FINAL SO OCCUPANCY/OTHER COMPLAINT/CONE SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL		DATE	INSP
	DATE		CCRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS SO FINAL INSPECTION SO FIRE PREVENT COCUPANCY/TEMP SO CCUPANCY/FINAL SO OCCUPANCY/OTHER COMPLAINT/CONE SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL		DATE	
	DATE	INSP.	CCRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS SO FINAL INSPECTION SO FIRE PREVENT COCUPANCY/TEMP SO CCUPANCY/FINAL SO OCCUPANCY/OTHER COMPLAINT/CONE SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL		DATE	
	DATE		CCRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS SO FINAL INSPECTION SO FIRE PREVENT COCUPANCY/TEMP SO CCUPANCY/FINAL SO OCCUPANCY/OTHER COMPLAINT/CONE SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL		DATE	
<ol> <li>SEWER/GROUND LINE</li> <li>ROUGH PLUMBING</li> <li>ROUGH CAS PIPING</li> <li>FIXTURE</li> <li>SEWAGE DISPOSAL</li> <li>FIXTURE</li> <li>WATER HEATER</li> <li>PROGRESS</li> <li>WATER SERVICE</li> <li>ROOF DRAIN SCUP</li> </ol> ELECTRICAL INSPECTIONS POWER POLE TEMP UNDERGROUND CONDUIT ROUGH ELECTRIC WIRING GROUNDING WIRE BONDING	DATE	INSP.	CCRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS SO FINAL INSPECTION SO FIRE PREVENT COCUPANCY/TEMP SO CCUPANCY/FINAL SO OCCUPANCY/OTHER COMPLAINT/CONE SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL		DATE	
<ol> <li>SEWER/GROUND LINE</li> <li>ROUGH PLUMBING</li> <li>ROUGH GAS PIPING</li> <li>FIXTURE</li> <li>SEWAGE DISPOSAL</li> <li>FIXTURE</li> <li>WATER HEATER</li> <li>PROGRESS</li> <li>WATER SERVICE</li> <li>ROOF DRAIN SCUP</li> </ol> ELECTRICAL INSPECTIONS POWER POLE TEMP UNDERGROUND CONDUIT ROUGH ELECTRIC WIRING GROUNDING WIRE BONDING FIXTURES	DATE	INSP.	CCRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS SO FINAL INSPECTION SO FIRE PREVENT COCUPANCY/TEMP SO CCUPANCY/FINAL SO OCCUPANCY/OTHER COMPLAINT/CONE SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL		DATE	
<ol> <li>SEWER/GROUND LINE</li> <li>ROUGH PLUMBING</li> <li>ROUGH GAS PIPING</li> <li>FIXTURE</li> <li>SEWAGE DISPOSAL</li> <li>FIXTURE</li> <li>SEWER</li> <li>WATER HEATER</li> <li>PROGRESS</li> <li>WATER SERVICE</li> <li>ROOF DRAIN SCUP</li> </ol> ELECTRICAL INSPECTIONS ELECTRICAL INSPECTIONS OPWER POLE TEMP UNDERGROUND CONDUIT ROUGH ELECTRIC WIRING GROUNDING WIRE BONDING	DATE	INSP.	CCRECTIONS. OCCUPANCY/SPECIAL INSPECTIONS SO FINAL INSPECTION SO FIRE PREVENT COCUPANCY/TEMP SO CCUPANCY/FINAL SO OCCUPANCY/OTHER COMPLAINT/CONE SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL SO COMPLAINT/FINAL		DATE	

(Page 1 of 4 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

ON GARFIELD AVE - RM.	SADENA 103 pasadena, ca. 91			AENT DIVISIO			AIIING ADDRESS PASADENA, CA. 91109-7
I hereby officer their lines of compensation insurance, or of Palicy. No	Compony_ minipad mi	ure, or centri-tipe of 3800, loc, C 1 department ORI(85) his permit a strated 1 b Worker Companies to Work	) or less ) shait not an Laws I become force and force and orte and	promiser to the formation of the formati	Item that I am a sense asserted, aller, deproved asserted, aller, deproved used to the provided work devides and the provided work devides and the part therefore, and the part therefore, and the sense of the property, and the provided that such a sense of the property, and the provided that such a sense of the property, and apply the property, and apply the property and provided that such a sense of the property, and apply the property and provided that such a sense of the property. Sense of the sense of the sense of the property and provided the construction of the sense of the construction of the sense of the	w. perspective, or provide the second sec	an's tenno Low far the follow- any error are construction, private the sparse any interchard, private the sparse and Professional Codel ged aremptions. Any celasions the applicant to a cid privation. And the sparse of the sparse of the sparse of the sparse such work heating for the parge socies of the sparse of the sparse socies of the sparse of the parge socies of the sparse of the sparse socies of the sparse of the sparse tend particular to the Contractor the sparse of the sparse of the sparse set of the sparse of the sparse tend particular to the Contractor tend particular to the Contractor tend particular to the Contractor
		and the second store			Warrow notices	N ASIAN	7-1-1 Date
245 S LOG ROP	LES AU TH	280 0	ndova	and the sufficient effective	1007566	DATE	7/93 DD15260
FULL FLOOR TE	NANT IMPROVE	MENT ON 5	1H FLOO	<u>R 14500</u>	SF TRACT NAME		Yr 81t 1976
FRECAL ASSOCI	ATES LTD				MAP		ZONE
245 S LOS ROE	STATE	ZIP CODE	PHONE		F58 5-1		RS6 MOD CEN
PASADENA PRICANI	CA	91101 _	<u>1918-</u>	<u>304-8025</u>			463
LOS ANGELES ENERS ENERS ECHTECT/ENGENEER DOORESS IV		21P CODE 500010 N F	PHONE 818- PHONE PHONE	<u>304-8025</u>  Е: ш	CODATER A	APAID BY CHECK	fees: \$3,650.1: 3650.12
		3	<u>*6</u>				

BU105382

City of Pasadena

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



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

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

Dear Ms. Ciminelli:

Subject: Assignment of Official Address

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

Official Address: 376 Cordova Street

Address of Existing Buildings: 380 Cordova Street (8-Story Tower Building) 245 S. Los Robles Ave. (2-Story Annex Building)

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

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

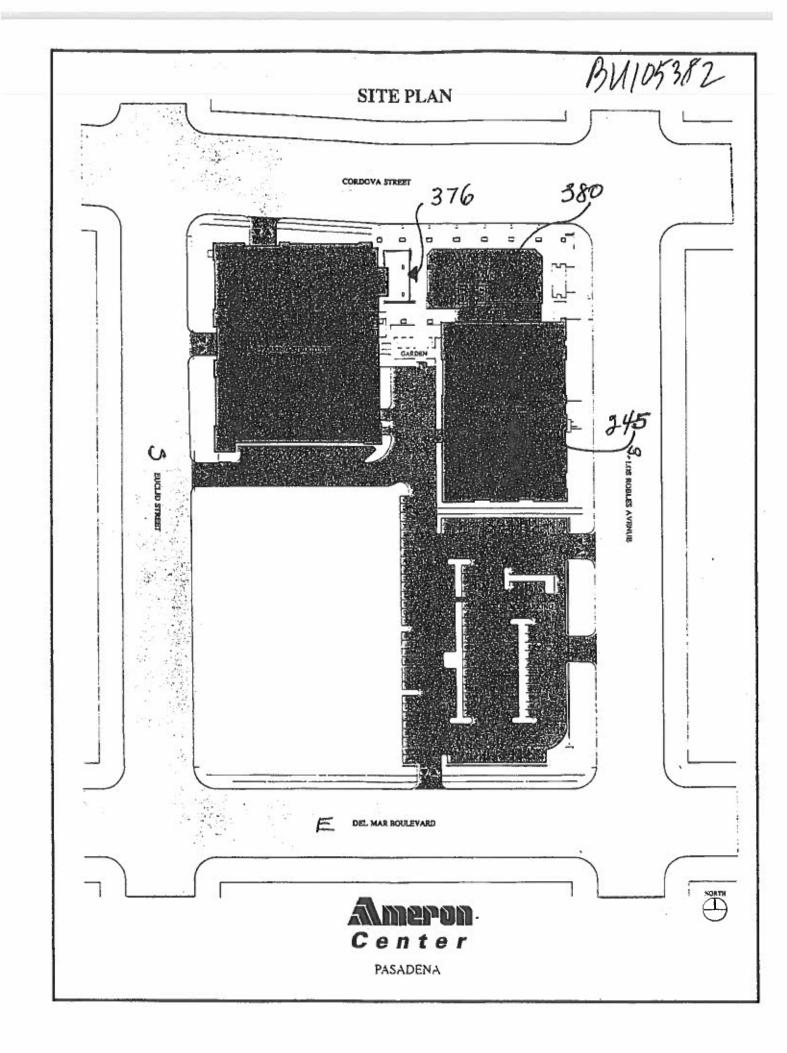
If you have any questions about addressing, you may contact me at (818) 405-4200.

.

Sincerely,

Sally Beer Address Coordinator Building Division Planning, Building and Neighborhood Services Department

Encls.



(Page 1 of 4 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

DIN GARFELD AVE - RM. 103 PASADENA, CA. 91109-7215	PHONE: (818	1405-4200		P.O. BO	(7115	PASADE	NA, CA	91109-72
WORKLE'S COMPINISATION DECLARATION Interest offlive that have a certificate of censent to set incure, or a certificat Compension Invariance, or a "Unit lied on primeres" (Sec. 1800, Lab. C. 1 ) official copy is field with the city building inspection deportment Office 10.  CERTIFICATE OF EXAMPTICAL PROVINCESES' CONTRACTOR Of the set of a which is a SUBARAE Interest of the set of a which a SUBARAE Interest of the set of a which a SUBARAE Interest of the set of a which is a SUBARAE Interest of the set of a which is a SUBARAE Interest of the set of a which is a SUBARAE Interest of the set of a which is a SUBARAE Interest of the set of a which is a SUBARAE Interest of the set of a which is a SUBARAE Interest of the set of a which is a Subara 1 which is a Subarae 1 which is a Suba	OWNER-BUILDPR OPCLARATION Increase, affinite how a low assessed from the Gamma of a local factor in the series in a low assessed from the Gamma of a local series in a low assessed from the Gamma of a local series in a low at the series in th					prior to it in that he is (Chapter 9 consciole) on violation of it penalty of motion of the penalty of motions of it penalty of the penalty of the penalty of the the it penalty of the penalty of the the it penalty of the the it penalty of the penalty of the penalty of the penalty of the wor		
DE ADDRESS 380 CORDOVA ST 5TH	Rentary of the second	Grand and all	0112	ND. 7123	DATE 09/	14/95	PROJEC 001	7 52602
FULL FLOOR TENANT IMPROVEMENT UN	51H FLOO	R 14500 SF	TRACT			Yr BJ	11.19	82
245 5 LOS ROBLES AV 51H			MAP		LOT	99 II	ZONE	$=8\epsilon$
TY STATE ZIPCODE PASADENA CA 91101	818-	504-8025	FSB	S-1	5-2	RSB	WOD	403
FRECAL ASSOCIATES LTO			BULLI	DING		Per	\$3.6	51.04
CANNON CONST., INC. 20055 3760 S ROBERTSON BL			<u>6.m.</u>	1. TAX	٢	1122	\$11	<u>05.00</u>
ENSES 561568 501568 500RESS TY STATE ZIP CODE	PHONE		cours	A.		1125	ر 13,1	06.04
BUILDING			,		I AL FER		8651.	
VALUATIUN Curren VARIANCE REVIEW	t Ual	ទាមមេ	Ua	Paras DASSI Uatio Revie	n tee		9627.9 23.9 9627.7	46 12 46
en e va erreg					10		55	

(Page 2 of 4 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual (or further information)

BUILDING INSPECTIONS	DATE	INSP.	ELECTRICAL INSPECTIONS-CONT.	DATE	INSP
1) SETBACK	1			+	
2 FOOTING & FORMS					
3 STEEL			37 FINAL ELECTRIC		1
PROGRESS			CORRECTIONS:	****	
5 BOND BEAM	1				
6 ROOF DECK					
7 FRAMING					
B INSULATION					
9 SPEC. INSPECTION			MECHANICAL INSPECTIONS	DATE	INSP.
(10) ASSEMBLY	1		(38) VENT SYSTEM		in wor .
TI FIREPLACE			39 PLENUM & DUCT	1	
(12) EXTERIOR LATH	+		40 GAS TEST	-	<u>†                                    </u>
(13) DRY WALL	1	<u>                                     </u>	(41) FURNACE		+
(14) FINAL GRAD/LAND		111110.0	(42) SAVE FUEL	-	
			(3)INLETS OUTLETS	+	
		1	(4) COMBUSTION AIR		
(15) FINAL BUILDING	2.17-	//	(45) COMPRESSOR		
CORRECTIONS:	<u>[] v[]</u>	17	(46) ROUGH HVAC	+	
V			(47) FIRE DAMPER		
				-	
					<u> </u>
			(1) HOOD		ļ
			(50) PROGRESS		
	DATE	IN\$P.			
(16) SEWER/GROUND LINE					
TOUGH PLUMBING		<u>                                     </u>	(51) FINAL MECHANICAL		
(18) ROUGH GAS PIPING			CORRECTIONS		
(19) FIXTURE					
(20) SEWAGE DISPOSAL		$\left  \right $			
(21) SEWER					
22 WATER HEATER		$\square$	······		
(23) PROGRESS			OCCUPANCY/SPECIAL INSPECTIONS	DATE	INSP.
(24) WATER SERVICE			(52) FINAL INSPECTION		-
25 ROOF DRAIN SCUP	_ <b>_</b>	$\square$	53) FIRE PREVENT		1
		$\square$	(54) OCCUPANCY/TEMP		<u> </u>
			(53) REQUESTED		<u> </u>
(20) FINAL PLUMBING			(56) OCCUPANCY/FINAL	+	<u> </u>
CORRECTIONS:			(57) OCCUPANCY/OTHER		
			(58) COMPLAINT/ZONE		<b></b>
TTT T T T T T T T T T T T T T T T T T			(59) COMPLAINT/BLDG.		1
			60 COMPLAINT/OTHER		+
			CORRECTIONS/ ADDITIONAL COMMENTS:	1	1
ELECTRICAL INSPECTIONS	DATE	INSP.			
27) POWER POLE TEMP		$\vdash$			
(28) UNDERGROUND					
30 ROUGH ELECTRIC	-				
(3) WIRING	1				
32 GROUNDING WIRE					
					÷
(34) FIXTURES					
(STINIORES					
33 SERVICE					
<u> </u>					0.5

(Page 1 of 8 - This print header can be changed using the print Header HTML tag - see the viewONE HTML manual for further information)

	ADENA D3 PASADENA, CA. 91 109-72	CODE ENFORCEM PHONE: (818)		P.O. BOX		<u>G ADDRESS</u> DENA, CA. 911	09.721
I here for many it have a cert Comparison husance, or a co Pala. No Cart had cony is hereary for a cart had cony is hereary for the cart had cony is hereary for the cart had cony is hereary for Cart for a new for the performance employ any period had be complet Losify that is the performance employ any period had be complet Date MOTICE TO APPI (CAN) it, data - Losify the Worker's Compari- comety with such granisms of Date UCENS I hereary allium that here 2000 al dhorisons of the Business effect. Usame humber Confractor	In the second se	and Automatic States and States (States States) of the states of the sta	und da the unot, or and Programma Capacity to be build and an angletopera, pro- barover, 154 build have to a solution of the second of the second second content the pro-sec- content the pro-sec- content the pro-sec- tor second of the second content the pro-sec- bate	OWNER-BUILDE Del Lam asampi fran M 21 Dutiens and Professio (1) offer, improve, down rest her uphan for test Sertien 7000) of Divities Sertien 7000) of Divities Santra della de pout f any opplicant for a pou- bound de della (8 pout f any opplicant for a pou- bound de la test and the set of test of approve therean an the an outser of pouper, the test oppurt, on actual of her toppurt, on actual the construction of the provide the construction the an outser of pouper, CONSTRUCTION 1 of a standa (Sec. 2007, Cl	R DECLARATIK In Contractor's Live of the Contractor's Live of the set Coder. Ave of the set Coder. Ave of the set of the attended on is and the set of the set of the attended on the attended on the set of the set of the set of the	Ni lew for the fi encounter website run or rounter website run or rounter website run for rounter website run farmer fam fam fam exemption, day vela fammer fam fam fam exemption and the fammer of any set of the set apply to an o or sole fam fam fam of any set of the set apply to an o or sole fam fam fam of any set of the set apply to an o or sole fam fam fam of the set of	Allowing guiless a r to ich hus do a pater 97 ander 98 anter 97 mality of mality of mality of mality of mality of the second the sec
ADD ADDRESS	an and an about the gas have been		the state of the state of the state of the	profers of Applicant or Agent		Deve	·
with a start design of the local data and the local	19 AV-100 374	and the second s	Stationers & Stationers and succession	8685281	06729/94	Transferred Transferred	16
	T CAFE AMERON		RMS	TRACTNAME	Ye E	lit 1970	-
FIRST. INTERST		ATTA SA	NAME AND A	NAP	IN COLUMN	Libra	25,21
245 S LOS ROBUL		the local division of	CALCUSE -	/S8 [5-)	LOT #	C0384€	kina a
PASADENA	PA" pilt	F. J. R. S.		A TANK & TRUE	CADEX 1 Date	MC0 46	
FIRET. INTERST			COLUMN TWO IS NOT	BUILDING	Ràn	\$1,233.	1000
CANADA CONST		and the second second	South my Mr. Stole 7 75	M.L. TAX	EURADIA	\$22.	1.000
1920 S ROBERTS		OLATION.	the second se	CONST TAX	RE25 RF	\$1,963.	50
CUEVER CTIY	5CA 96231	0  213-2	04-5500		CAREFORM		1 Barriel
STELES B	all a reaction of the second	A	11.11.27.15	1.1.0.5.6362	A CARDINAL PROPERTY	1.74 P. 218	12.20
ADORFSS	Terres and states		State of the		165 at 54	57.9	-63-6M
CITY	STATE ZIP CO	ODE THOME	Constantish	COUNTER APP.		HS	-
and the rest of the second	利用的利用的基本的公司	12020-0020-0020-0020-0020-0020-0020-002	24210-0453	and a prove of	ARCK	#\$\$3,218.	13
BUILDING	BULLDING	G		TOTAL Permit		1233.18 1209.72	1
				Procession	Fee		1
VALUATION	e Curi	rent Val	105000	Processing Valuation	Fee	23.46 1209.72	
VALUATION	<u>Cur</u>	rent Vel	107000		Fee	1209:92	

#### (Page 1 of 6 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

_	Thereby defines that I have a confinence of concord to cell insure, or a contribution of Work or Comparisation insurance, or a confided copy thereof (Sec. 3800, Lub. C.)	Institut (300, 1031 3) initials and Projestions Codes Any permit to construct, aller, improve, densolith, ar repa instructor who reconstruct the stability of the stability of the	itty of county which requires a dr. any thruchers, prior to the
_	Control copy is filed with the fire backing impochant choremony Applicant Copy in the second state of the	Loss for U Ligning ( pergene and see pass for lise arrange Section 7031.5 by any application (1600), angewer show fire handred deline (1600), U to conner of the property, or my employees with we will do the work, and the structure is not intended or other	e exemption. Any consider of explaces to a crisi penalty of cost or their sole conservation. of for nois /Sec 7044) Rusiaess
	Date Applicant NOTICE HD APRICANTI H, after making the Certificate of Economics, yet should become should be the theory of theory of the theory	I know Lou A	reg with the encode contractors to Coder The Contractor's Licenser
- 6	Charaby offirm that figm licensed under provisions of Chapter 9 (commencing with Section 2000) at Detroin 2nd the Excloser and Excloser Pade lead of Characteristic Enternance of Enternance	reuson	and the second s
	License number Kr. Lices Continues orDate Tam exampt from the licets on resourcement as form a licensed architect or n resoleced	i namecy offurn mol inter is a construction tenting opency t for which this parme is itsued (Sec. 3097, Cir. C.). Lender's Note- lander's Address	or the performance of the work
		a 81. VIIII di UNA 111 a a conserva esta a conserva esta a conserva esta di UNA di	
	a Birth of Births and a state of the second states parameters where yet, by where the	and a subscription of the second state of the	ina on a constant and an an and an and an and
-			
	COLVER CT IY SCA. 70290 21	3+204-5580	
		的名词复数 人名英格兰德	2.25%的问题的注意性好
		AND GARDING APP	PEPS, and a second s
	BILL DING	ICOUNTS ADD	
		Processing Fee 105000 Valuetion Fee	
	RILLNTNG.	Processing Fee	
	RILLNTNG.	Processing Fee	1209.72 <u>1</u>
	RILLNTNG.	Processing Fee	
	RILLNTNG.	Processing Fee	
	RILLNTNG.	Processing Fee	1203.92
	RILLNTNG.	Processing Fee	
	BILLININ Current Vel	Processing Fee 105000 Valuetion Fee	
	BILLININ Current Vel	Processing Fee	
	BILLININ Current Vel	Processing Fee 105000 Valuetion Fee	
	BILLININ Current Vel	Processing Fee 105000 Valuetion Fee	
	BILLININ Current Vel	Processing Fee 105000 Valuetion Fee	

		a second	10 20 20	az 1. sylázsvíl i	192.0		r information)
	1						
1.	PERMER	Red Sec. X	Se lette		100	たい時	
	CENTER		DA CA	DENA			
PLEASE PRINT	- Chi	PERMIT		Same tyren	and the month and the	271.1	4. P EASE PRINT
C TELISE PRINT	- 175 NORTH	GARFIELD	VENUE, PA	SADENA, C	CA 91109	206	
10.00 M	1. 10 Marcia	(818)	3)105-4200	ster is	-16-4-2 	1 2000	Xe
ACTIVITY . 15-61719	BUILD	ING PER	MIT AI	PPLICAT	ION	DATE	41-12-950
PEDIOT ADDRESS	So LOS RE	BLETS	PASADE	NAMATIOI	PARKING 5	דתט בו	an 9/101
DESCRIPTION OF WORK	not an	a. in s	nersm	ne f	Lipconão,	inte	DARH
B. Stisne .	wan Como	Frank	<u> </u>	<u></u>	VALUATION 15		
A STRUGET BA	Section of the Sta			S. P. S. S.	The second secon	125,	MEONE
	MINELLI 3	HONE BIS	FIPST IN		TE BANK OF	CA	504,4026
	as poblas	Ste 100.	1V245	Sen Los	AUBLES,	,565	2 100
CTT DASADENA	2 STC A	311010	PASA D			A :2	PHONE
MIC CORMICK C	AM ROUNSON	843-2010	ERK	564.611	<u>054765</u>	A THE R LAND	310-278-813
STOT SMP	and the second sec	200 100 21	MABING ADDI 920-	Sense T	Sun an	410	200 29
STATELICINE	CA BUS LICENSE #	สีเธอุษ์	STATE UCENS	LI Choresteria	FUS LICENS		7.0067
2415 75 7	173641 -	80	1785875 1664 1973-1952-19	- 01 - 12 - 12 - 12 - 12 - 12 - 12 - 12	100	THONE	ROLLING LAND
PLEASE INDICATE	PROJECT TYPE; R(RI	Sector Star	LAL.	机构的复数	NDUS) ** U(	ידויודי	Y) M(MIXED)
PLEASE INDICATE PE	RMIT TYPE:	BUILDI	ÑG PE			i inter Carlos Duntas	
PLEASE INDICATE PEI	RMIT TYPE: REMODEL CONVE	BUILDI	NG PE			UTILITY	Y) M(MIXED)
	RMIT TYPE: REMODEL CONVE	BUILDI	ÑG PE		CED MASONIN	i inter Carlos Duntas	
PLEASE INDICATE PEI	RMIT TYPE: REMODEL CONVE	BUILDI	NG PE			i inter Carlos Duntas	
PLEASE INDICATE PER	RMIT TYPE: REMOTEL CONVE		NG PE		077 - [* 955	grande Altra	OTHER Carlos
PLEASE INDICATE PEI	RMIT TYPE: REMOTEL CONVE		NG PE		000 HUSONA ( ) . 1999	grande Altra	OTHER Carlos
PLEASE INDICATE PEI	RMIT TYPE: REMOTEL CONVE		NG PE		200 HANGON () 1 200 HANGON () 1 201 - ( + 295) 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	ALLER ST	OTHER Carlos
PLEASE INDICATE PEI NEW ADDITION PLEASE SPECIPY THE THE OF CONTRUCTION	RMIT TYPE: REMOTEL CONVE		NG PE		200 HANGON () 1 200 HANGON () 1 201 - ( + 295) 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	grande Altra	OTHER Carlos
PLEASE INDICATE PER	RMIT TYPE: REMORE CONVE POILOWING SQUARE POOTAGE	BUILDI Pasion rou Pastinic sa		CRMIT	CED MASONA () 1 CED MASONA ()	grade:	OTHER ABSA
PLEASE INDICATE PER New ADDITION PLEASE SPECIFY THE PLEASE SPECIFY THE THE OF CONTRUCTION REMARKS: SIGNATURE (FOR OFFICE	RMIT TYPE: REMOTEL CONVE FOILOWING SQUARE POOTAGE USE ONLY) DEF				CED MASONA () 3 CED MASONA () 3 CED MASONA () 3 CED MASONA () 4 CED MASONA ()	20040 Altra Altra 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2	отива //25-00 / 25-00 /
PLEASE INDICATE PEI NEW ADDITION PLEASE SPECIFY THE TYPE OF CONTRUCTION REMARKS: SIGNATURE (FOR OFFICE	RMIT TYPE: REMORE CONVE FOILLOWING SCHLARK POOTAGE	BUILDI Pasion rou Pastinic sa			CED MASONA () 1 CED MASONA ()	20040 Altra Altra 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2	OTHER ABSA

. . .

CITY OF PASADENA PERMIT CENTER, 100 N. GARFIELD, ROOM #103 PASADENA, CA 91109-7215 • PHONE: (818) 405-4200 Permit No: 95-01719 BUILDING PERMIT ob Address: 245 5 LOS ROBLES AV Issued Date: 05/10/1995 Parcel No: 9722-030-033 Expire Date: 11/06/1995 \*TR=PARCEL MAP AS PER BK 134 P 24-25 DF REPAIR CRACKS IN CONCRETE PARKING STRUCTURE MC CORMICK CONSTRUCTION CO. MC CORMICK CONST. CO., 2507 EMPIRE AV, BURBANK CA 91504 MC CORMICK CONSTRUCTION CO. MC CORMICK CONSTRUCTION CO. MC CORMICK CONST. CO., 2507 EMPIRE AV, BURBANK CA 91504 FRECAL ASSOCIATES LIMITED PARTNE APPLICANT CONTRACTOR DWNER 1777 NE LOOP 410 \$1250, SAN ANTONIO TX 78217 Factor Sq. Faat Total Valuation: Valuation: 25,000.00 BUILDING DATA Occupancy Type Table Date: 04/01/1993 Sq. Feet Valuation . 00 Existing Sq Ft: New Sq Ft: Demo'd Sq Ft: TQTAL: LICENSE O CONTRACTORS DECLARATION ſ Thereby efform that Term Reneed under provisions of Chapter 3 (5 commences) and Section 700(3) of Diverse 1 3 of the Business and Protessons Code and my scarry (a) is "yill bride and page. Lakebe Lic Class Š \_ Chu Corrate PLAN REVIEW FEES 23.00 423.50 26.23 .00 50.82 OWNER BUILDER DECLARATION Process Fee....1 Building.....t Zoning....: Code Compliances Fire Dept..... Design/Hat Pres: 21.18 I as some of Paperconfe of the sectors and maps at 2447 soils comparisons will be the man, and the structure and interaction of attracts for sales (Exc., Total, Excepts and Posteriors, Good or "Recomposite Structures Landows from physical parts of the posteriors (Good or Tech Comparisons) and a soils when and heread's here it at the postery and antiformation provide that an employments are not interact here it at the poster is and antiformation provide that an employments are not interact here it at the poster build and on provide that an employments are not interact here the attracts. Concerned builded with the the here day of provide that the other posterioral as reposter in the building is interacted building of provide the here. PERMIT FEES Process Fee....: Building Fees...: Flat Fees..... Misc Fees..... 23.00 AMAC 423.50 .00 .00 Misc Fees.....t Reinsp/React...t S.M.I.P......t Const. Tax....t Dev. Impact....t Inspections...t After-Hour Inspi Rec Mgmt Fee...t L sa owner of the property, an autocavity contractory with loarneed contractory to output the project (Sec. 2014, Sources) and Preventions Gode. The Contractors & Loande Lan dura no approx & And Source of property and builds to learney and source and who contractors to such projects while anyted another (Second Source to the Contractors) is contract. . 80 5.25 467.50 eam exempt under Sec B & P C for Pus reason .00 .00 Curry Curry Work Errs Collinghisa tion declarations . 00 20.82 Double Fee..... .00 CALCULATED FEES: Additional Fees: TOTAL FEES..... 1,534.80 Daw\_\_\_\_\_Autor .00 1,934.80 CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION REUTANCE (This section reveal not be completed if the permit is for one hundred dollars (\$ rithers less) I constig that in the performance of the work for which the permit is resuld; the not enter any constraint any mattern to as to become subject to the Watter's Companying to Lewis is Companying \*THIS PERMIT EXPIRES IN 180 DAYS finta\_\_\_\_\_\_Applcant INDIGE TO APPUCANT & whe making that Centrificate of Exemption to should propagate subject to the Ministry's Companyation providence of the Labor Codes, you are the provide and professional professional subject to descript involved and professional constraints and the descript involved and CohesTributChON LENDING AGENCY Plansby Mitron The Encode & spendt utt on Windows powicy law the partice manual of the work for when Londer's Name 3 C ..... Constant

(Page 1 of 4 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

10.000			The	
1			÷	
1				
10.0				
1	-	Parate Not Stars		
1		111000 10100 US		
	444	1 Bineb tated backs: Diservit faiter annexi	VA COBURCES AV	l'isconttà d
	0.00		ERZI-Q50-033 ERZENDER MORIAR FER FOLIZIE	Parant Mat
			and the second second second	
			TRAID MUNARY TORADO NI ST	Party Links Carl
831	10000000	SIM INCOM		
1.4	4 Q	C.V.B. PONRYDE . H. HALMEN	UP DEMONSTRATE ADDRESS OF A CONTRACT OF A	INDELINIA
	THE REPORT OF A DESCRIPTION OF A DESCRIP	6 6 EGG N	and the first from it a Million and the second state of the second	9010001000
2		CTANTER W. BURGHAR DA ATS	PRECEDIANCE CRASH, CONTROL 2010	
		STARK ST DIDDHA	The roots are strated with	"ALK"
	no testel	that . set index t	801.1	
	1161 e	Incres Universions	CARLUISED TRAN	4006000000 9 9133
		Catework 29,000.01 BORD/DBB DATE		
1993		Extating boilt.		
12.23		ាំមី 🖗 សេង។ ស្រុក ២ ដែលគេបី		
10		144101		
	0.0210000	2334 Warrash Ise of		
100	00.12 00.122	ipai eessai'i		
100	24.22			
100	ou. Noide	'sonesidmod'ebak		
	61.1%	Constantional entry Constantional const		
	00.55	8500011 - 6659 1		
	100. 100.	· · · · · · · · · · · · · · · · · · ·		
	646.	うしょうしょうかいかう うみよう うしょうしゃゆうう つとがた		
12	90. CS. 2	HaldsorMeeting		
1	Red States	torioritettettettettettettettettettettettettet		
	0.0 . 90 .	Figure 1 Descent Livered		
	500 L	LBoostoader: Kasai anda-isilia		
	1147 - 412 114	100 Mart 1881		
1	42.	Lis sound of dumps Lissing where there		
	45.20			
	NS,65-,5 60.	interroration Fears		
	06155979	1		
	25%-C 1983	HERE'S TIMES AND A PROVIDED AND		
				1
				1
				L
				1998 85
				6526

(Page 1 of 3 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

#### **Permit Center**

#### in di General d 175 N. Garfleld Ave. Pasadena, CA 91109-7215 (626) 744-4200

(Call before 5:00 p.m. for next day inspections)

100 T 100	(Can before 5:00 p.n	. for next day inspections)	
Job Address : Parcel No : Project Name:	245 S LOS ROBLES AV 2-STORY ANNEX BLD 5722-030-033	G	Permit No.: BLD2000-00389 BUILDING PERMIT Issued Date: 11 / 29 / 00 Expire Date: 05 / 28 / 01
Description of Work:	TENANT IMPROVEMENT (INTERIOR NON-BEA	ARING PARTITION WALLS) EXIST	ING CEILING TO REMAIN -
Applicant:	JAIME CANEZ 2901 MANITOU ALHAMBRA CA		Phone: 213-219-3518
<u>Owner</u> :	E Z G LTD PARTNERSHIP PO Box 63931 San Francisco, CA 94163		Phone:
Contractor:	OLTMANS CONSTRUCTION COMPANY 10005 MISSION MILL RD WHITTIER, CA 9060	<u>Llconse #</u> : 86393 8	Phone: 562-946-4242
() A solution of Constant and		N	
Architecl/Engineer:		License # :	Phone:
LICEN	SED CONTRACTORS DECLARATION	BL	JILDING DATA
T7000) of Dhiston 3 of the D offect	usiness and Protestions of Character & Commencing with Section. Usiness and Protestimus Code and thy license is in full torce and <u>393</u> Us. Class. <u>A. R. B</u>	Current Valuation : Original Valuation :	\$30,000.0 \$30,000.00
Contractor	Mayo Const. Ex. Date 2001	emodel	2,300.00 Sq.Ft.
O I hereby aftern that I are as (Bec.700.1.8, Business and construct, sitar, improve, de) applicant for such parmit ( provisions of the Contractor)	WNER-BUILDER DECLARATION ampti from the Contractor's Ucanes Law for the following reso breakshoe Code: Any City or county which requires a parent limited or code in this taituace, also reddring the limited or code in the taituace and the code code limited or code of the taituace of the statistical limited or code of the horizon taituace of the horizon to liston Code of the horizon taituace of the reddring of the tait also of doctor 7813 by any applicant for a parmit subjects in metomore taituace the horizon taituace (1891);	New Units : Plan PLAN	Damo Units
alleged exemption. Any visi applicant to a civil penalty of	income Coolegier und compare a scampe meriore and participation of Section 7813.5 by any applicant for a permit subjects the net more than five hundred datase [\$553]\$	Current Planning Plan Cl Design & Historic Plan Cl	
L as owner of the prog thework, and the structure is Code: The Contractor's Moon thereon, and who does such such improvements are not I is sold within one yimr of cos did not build or improve for 8	Harty, car my a mpskywait with w agas so that r sole componentation, will fr mod intended of orbitrations and (Sac. 7844, Business s and Antifestor as Law dees net apply to se conter of property who builds as importer work humait hers all ar brough bisher own amploy eac, provided the employed as of and for a sale. It, beavers, it he building or ingervenant employed as of and for a sale. It, beavers, it he building or ingervenant and the component of the sale.	Building Plan Check Fire Department Plan Che Plan Review Fees Subto	\$512.00 ack \$25.60
	Nerty, any exclusively contracting with licensed contractors to constru c	*	
Qwwer:	Date:		
heraby a time under penalty	ERS COMPENSATION DECLARATION of perjuny one of the following:	Dependenting East	<u>MIT FEES</u> \$23.00
I have and will maintain provided for by Section 379- permit in feetned; or	a cartificale of consent to self insure for workers' compensation, a 6 of the Labor Code, for the partormance of the work for which th	Building Pormit Fee	\$512.00
			\$576.00
companyalion insurance car	workers' composes show insurance, as required by decision 3708 of the matrix of the work for which the parameter is receal, by worker if and palay matrix are: $\beta - \beta + \beta - \beta + $	SMIP: Commercial Fire Inspection, regular hrs	\$6.30 \$79.00
Carrier V + C2/125// 7	completed if the permit being based by the City is for see hundra	Records Mgmt 3%	\$34.25
dollars (1990) er tet t); or	comprised is the particle being served by the Cety is for see monoral	Fammages Subtotal:	\$1,230.55
Any person in any manner so and agree that if is tould be of the LetterCode, is hall for	rmanes of the work for which this permit is its used, i shall not ample at to become subject to the worker's comparisation in we of Californi owne subject to the worker's comparisation providions of Saction 370 herein comply with shoas providions.	9 9	
Appleant: WARNING: PACINE TO ED BHALL BURNET- AN ENPI- HUNDRED THOUSAND DOL DAMAGES AS PROVIDED ATTORNEYS FEES.	CALLAS DHE //-29-00 CHE WORKER COLPENATOR COVERAGE IS UNLAWFUL, AN OVER TO CRUMINAL PENALTES AND CORE FINES UP TO ON LABE GISLAGON IN ADDITION TO THE CASE OF COLPENATOR FOR IN SECTION STOR OF THE LABOR COOP, INFERENT, AN	0 8 9	
CO	NSTRUCTION LENDING AGENCY construction fending agency for the performance of the work of which If Cov. C.)		
Lendsr's Hame	· · · · · · · · · · · · · · · · · · ·	Total Calculated Fees:	1,862.87
Lender's Address i certify that I have read correct. I agree to con building construction, a	d this application and state that the above information is not well all dity ordinances and state laws relating to and bareby authorize representatives to enter upon the my prinspection purposes.	Waived Fees Subtetal:	
above mentioned prope	enty for inspection purposes.	Total Fees :	
Page Annual A			
Com Com	ractor Owner		
PERMIT EXPIRATION THIS PERMIT SHALL EXPIRE WORK AUTHORIZED BY THIS PERMITS FOR WORK IN RES X PERMITS FOR WORK IN RES X PERMIT IN A RESIDENTIAL A PENOD OF KOT LESS THAN	IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCE PERMIT IS SUFFECTED OR ASANDONED AT ANY TIME AFTER THE OPENTAL COMES SHALL BECOMPLETED WITHIN A MAXBUILD OF 18 ZONE EMPRIES, THE THAN THE SHALL POLLUM THE REJURCED AND WEAR AT WHICH TIME A NEW PERMIT AND PERS NAV BE APPLIE IN 1 YEAR AT WHICH TIME A NEW PERMIT AND PERS NAV BE APPLIE	D WITH HIS DAYS FROM THE DATE OF THE WORK IS COMMENCEDFOR A PERIOD OF 100 1 AOTHS FROM DATE OF ISSUARCE, UNLESS A WIS SS BET FURTH IN COMMANCE B/74 SECT ID FOR.	PERMIT AND VERBILL BY WEPECTION, OR IF TH DAYS, U.B.C. SECTION 106.4 () PROVAL GO STANLED FOR AN EXTENSION. WHE TON D. WORK DAY NOT CONTINUE ON RESULTE PO

CONSTRUCTION HOURS FINS INCLUCT IS IN ORIGINAL SIDE FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TA SUNDAY NOT PERMITTED (SEE MUNICIPAL CODE FOR EXCEPTIONS - P.M.C. 5.6.119)

USE OF STREET OR SIDEWALK THE FUBLIC SIGNI-DEVIATINGLE DE OCCUPED FOR THIS PROJECT. A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (SN) 7444195. (P. N.C. 12.1204)

11

Case, F.B. 200	<u>v-</u> 09389				
iob Address	LOS ROBLES Description of Work TT WORK EXISTS CELL OALLY	NTOR	REMAIN	10/ Date BOAR F	10/6/00 ARITITON METE LITE
Proposed Use		Square Footage		Valuation \$30	000.
BUILDING SA	BÜILDING MINOF     ROOF (BMN)     FENCE / WALL (BMN	PAVIN	CCESSORY		MITS (FIR)
Remodel Conversion	CHIMNEY (BMN) POOL (BMN)	Front y SIGN (		Monitors Suppressi	on
Foundation only Unreinforced masonry	Public / Private Elect Fixtures (qty)	Type (\ Fixture	Vall / Pole) s (qty)	Sprinklers Undergrou	and Sprinklers
After the fact GRADING (BLD)	Motor <1hp (qty) Motor <5hp (qty)		escent (qty) Transformers(qty)	GRAND Seats for s	TANDS (TUP) sale (qty)
Hillside / Non-hillside SOLAR (BMN)	Pool Heater Backwash Disposal	DEMO	LITION (DEM) artial	Seats not Total toilet	for sale (qty) is (qty)
If yes, please indicate Electrical: 600 or gr Mechanical: 500,00	R PROJECT INCLUDE e which one(s) with a (*): reater amps OR 600 or greater 00 or greater BTU's (Heating or uired if any of the above thr	volts	Plumbing: 2" or gro Gas:2" or greater ga	pater water line	'es 🔲
Contact Retepit Agentoon		3 219351	Fax No.	E-Mail Address	t be submitted.
2901 MAN ITOU	IMIE.	CITYA		State	Zingorsi
REPORTED MAN	ACTEMENT Bhone	No. 204-80	Fax No.	E-Mail Address	
Contractol	oTSLES & Construction S62		Fax No.	E-Mall Address	24/10/
Mailing Address	lission Will Rd.	City al	21 h, H; CR s Licenze No. 138639.	State	210 90608
		No	Fax No.	E-Mall Address	
State License No. 663	Phone	10.			
		City		State	Zip
State License No. 563 Englinegi		155	8	State	Zip

(Page 2 of 3 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

 Signature of Applicant or Agent
 Date

 BUILDING APPROVAL
 OVER - THE - COUNTER APPROVALS
 (for office use only)

 BUILDING APPROVAL
 n/c
 FIRE APPROVAL
 n/c

 FIRE APPROVAL
 FIRE APPROVAL
 n/c
 FIRE APPROVAL

 FIRE APPROVAL
 FIRE APPROVAL
 N/c
 FIRE APPROVAL

 FIRE APPROVAL
 FIRE APPROVAL
 FIRE APPROVAL
 FIRE APPROVAL

 FIRE APPROVAL
 FIRE APPROVAL
 FIRE APPROVAL
 FIRE APPROVAL

 FIRE

(Page 3 of 3 - This print header can be changed using the print Header HTML tag - see the view ONE, HTML manual for further information)

LICENSED	CONTRACTORS	DECLARATION
----------	-------------	-------------

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number: \_\_\_\_\_

License Class:

Contractor:

Date:

Date:

I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting my professional capacity (Section 7051, Business and Professions Code).

License/Registration Number:

Date:

#### **OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

□ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

□ 1, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

Applicant:

#### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following:

□ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for bySection 3700 of the Labor Code, for the performance of the work for which this permit is issued; or

L have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permits is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy Number:

(This section need not be completed if the permit being issued by the City is for one hundred dollars (\$100) or less); or

□ I certify that in the performance of the work for which this permit is issued, I shall not employ any person In any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date:

Applicant: \_\_\_\_

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

#### CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued [sec. 3097, Civ. C.).

Lender's Name: \_

Lender's Address:

I certify that I have read this application and state that the above information is correct, I agree to comply with all city ordinances and State laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

APPLICANT OR AGENT 0 SIGNATURE OF

A. 11-29-00

(Page 3 of 4 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)



PASADENA PERMITCENTER

BL02004 .00387

EASE FILL OUT COMPLE	S. Los Robles	City: Pasadena Case	BUD 2004-00 386 *
11/Floor: 100 \$ 200		Date: 3/29/04	× ///
		NSTITUTIONAL Proposed Use: Of	FILE A20
nange of User [] YES BENO		2.000 Valuation	10.
• •			11
	r. Now Non Ban	ing factitions (M	lillwork.
Area of W	01K2 2,000 B		
lame of Tenant:	on & Company	Telephon	He: [ ]
UILDING	BUILDING MINOR	ACCESSORY	MISCELLANEOUS
NEW	ROOF (BMN)	PAVING (EHN)	FIRE PERMITS (FIR)
ADDITION	FENCE /WALL (BMH)	PARKING LOT IMPROVEMENT	ALANHS
NEHODEL	CHIMNEY (BHN)	FRONT YARD PAYING / DRIVEWAY	HONITORS
CONVERSION	POOL (BMN)	SIGN (BHN)	SUPPRESSION
FOUNDATION ONLT	PUBLIC / PRIVATE REECT PIXTURES (QTY)	FTTPE (WALL / POLE)	SPRINKLERS
AFTER THE FACT PERMIT/OTHER	HOTOR < IHP (QTT)	INCANDESCENTS (QTY)	UNDERGROUND SPRINKLERS GRAND STANDS ()
GRADING (ELD)	NOTOR < SHF (QTI)	BALLAST / TRANSPORTERS (QTY)	SEATS FOR SALE (QTY)
HILLSIDE / NON-HILLSIDE	POOL HEATER	DEHOLITION (DEH)	SEATS NOT FOIL SALE (Q11)
SOLAR (BHIN)	BACKWASH DISPOSAL	FULL / PARTIAL	TOTAL TOALETS (OT 1)
	TELY IN INK.		
DNTACT PERSON/AGENT:	uce A. Miller & Asuco		12 Fax [20] 625.0635
ONTACT PERSONVAGENT:	uca A. Miller & Asoco		
ONTACT PERSONAGENT: BE	uco A. Hiller & Asoca Dring 54 #415	Cry	
ontact personvagent: Br Main: 354 5 57 Roperty owner: Mox (i	a Mgmt. Co.	Cry Zy: <u>900213</u> inst. Resphone: [626] <u>304</u> . &0	
ontact personvagent: <u>Br</u> Main: <u>354 5.57</u> Roperty owner: <u>Morli</u> Mari: <u>245 3. Lo</u>	a Mgmt. Co.	Cry Zy: <u>90013</u> Ernet  Telephone: [626] <u>304-80</u> CryPa	26 Pax ( 1
ONTACT PERSONAGENT: BE Marke: 354 5. 57 ROPERTY OWNER: Morthi Marke: 245 5. 60 * <u>91101</u> Erek	nce A filler & Asocc Dring 54 \$415 a Mymt. Co. 3 Robles	Cry Zy: <u>90013</u> Ernet Resphone: [626] <u>304-80</u> Cry. <u>Pe</u> Cry. <u>Pe</u> Tenant Name: <u>Bal TONNE</u>	26 Fix ( 1 26 Fix ( 1 25adenasour Ca. OMDRMY
ontact personvagent; <u>Br</u> Main: <u>354 5.57</u> Roperty owner. <u>Mortij</u> Main: <u>245 5. Los</u> # <u>91101</u> Emit Ontractor: <u>Corputat</u>	uce A filler & Asocc Dring 54 #415 a Mgmt. Co. S Pobles F. Contractors	Cay Zy: <u><u><u><u></u></u><u><u></u><u><u></u></u><u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u>	
ontact personvagenti, <u>Br</u> Main: <u>354 5.57</u> Roperty owner. <u>Mortij</u> Main: <u>245 5. Los</u> # <u>91101</u> Emit Ontractor: <u>Corputat</u>	uce A filler & Asocc Pring 54 #415 a Mgmt. Co. S Pobles Fr. Contractors	Chy:	
ONTACT PERSONVAGENT: BC MARKIN: 354 5.57 ROPERTY OWNER: Morili MARKIN: 245 3. 60: 41101 Emet ONTRACTOR: COLPARAT CONTRACTOR: COLPARAT CONTRACTOR: COLPARAT	uce A filler & Asocc Pring 54 #415 a Marnt. Co. S Pobles the Contractors The Place Switte	Chy:	
ONTACT PERSONVAGENT: BC MARKI: 354 5.57 ROPERTY OWNER: Morili MARKI: 245 3. 60 41101 Emet ONTRACTOR: COLPARA CONTRACTOR: COLPARA MARKE No: 60440	uce A filler & Asvec Pring 54 #415 a Marnt. Co. S Pobles Fr Contractors The Place Switter 17	Cry	24 Fix ( 24 Fix ( 24 Fix ( 25 adama sure Ca. 26 Fix ( 26 Fix ( 23 ) 263.3667 United Park sure CA 14 John tan Ban Dan May
ONTACT PERSONVAGENT: BC MODERTY OWNER: Morli MODERTY OWNER: Morli MITEL: 245 3. Lo 41101 Emile ONTRACTOR: COIPERION ADDIE: COIPERION ADDIE: 60440 ADDIE: CITY 370	uce A filler & Asocc Pring 54 #415 a Marnt. Co. S Pobles the Contractors The Place Switte 27 acces	Cry Zy: <u><u><u><u></u></u><u><u></u><u><u></u></u><u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u>	24 Fix ( 24 Fix ( 25 Fix ( 24 Fix ( 24 Fix ( 23 ) 263, 3657 UNITED PA(K- Sour CA 14 (ph/r ten Ban paper, Nef 2 fix (624 ) 449-2775
ONTACT PERSONVAGENT: BC MARKI: 354 5.57 ROPERTY OWNER: Morili MARKI: 245 3. 60 41101 Emet ONTRACTOR: COLPARA CONTRACTOR: COLPARA MARKE No: 60440	uce A filler & Asocc Pring 54 #415 a Marnt. Co. S Pobles the Contractors The Place Switte 27 acces	Cry	24 Fix ( 24 Fix ( 24 Fix ( 25 adama sure Ca. 26 Fix ( 26 Fix ( 23 ) 263.3667 United Park sure CA 14 John tan Ban Dan May
ONTACT PERSONVAGENT: BE MULL: 354 5.57 ROPERTY OWNER: Morili MULL: 245 3. 60 4101 Emile ONTRACTOR: COLPACING 40000: RSI COLPACING 40000: RSI COLPACING 40000: City Spec 40000: 234 5.001	uce A filler & Asocc Pring 54 #415 a Mgmt. Co. S Pobles F Contractors ME Place Switten 27 2005 erado Blud. #	Cry Zy: <u><u><u><u></u></u><u><u><u></u></u><u><u></u><u><u></u></u><u><u></u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u>	24 Fix ( 24 Fix ( 25 Fix ( 24 Fix ( 24 Fix ( 23 ) 263, 3657 UNITED PA(K- Sour CA 14 (ph/r ten Ban paper, Nef 2 fix (624 ) 449-2775
ONTACT PERSONVAGENT: BE MULL: 354 5.57 ROPERTY OWNER: Morili MULL: 245 3. 60 4101 Emile ONTRACTOR: COLPACING 40000: RSI COLPACING 40000: RSI COLPACING 40000: City Spec 40000: 234 5.001	uce A filler & Asocc Pring 54 #415 a Mgmt. Co. S Pobles F Contractors ME Place Switten 27 2005 erado Blud. #	Cry	24 Fix ( 24 Fix ( 25 Fix ( 24 Fix ( 24 Fix ( 23 ) 263, 3657 UNITED PA(K- Sour CA 14 (ph/r ten Ban paper, Nef 2 fix (624 ) 449-2775
ONTACT PERSONVACENT: BE Mark: 354 5. 57 ROPERTY OWNER: Morthi Mark: 245 5. 60 # 1101 Emet ONTRACTOR: COLPUTAT MARKENG: CITY SPO MARKENG: CITY SPO MARKENG MARKENG: CITY SPO MARKENG MARKENG MAR	uce A filler & Asocc Pring 54 #415 a Mgmt. Co. S Pobles F Contractors ME Place Switten 27 2005 erado Blud. #	Cry Zy: <u><u><u><u></u></u><u><u><u></u></u><u><u><u></u></u><u><u></u></u><u><u></u></u><u><u></u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u>	24 Fix ( 24 Fix ( 25 Fix ( 24 Fix ( 24 Fix ( 23 ) 263, 3657 UNITED PA(K- Sour CA 14 (ph/r ten Ban paper, Nef 2 fix (624 ) 449-2775
ONTACT PERSONVACENT: BE Mark: 354 5. 57 ROPERTY OWNER: Morthi Mark: 245 5. 60 # 1101 Emet ONTRACTOR: COLPUTAT MARKENG: CITY SPO MARKENG: CITY SPO MARKENG MARKENG: CITY SPO MARKENG MARKENG MAR	uce A filler & Asocc Pring 54 #415 a Mynt. Co. S Pobles F. Contractors NE Place Suite 17 2000 Bluch. #	Cry Zy: <u><u><u><u></u></u><u><u><u></u></u><u><u><u></u></u><u><u></u></u><u><u></u></u><u><u></u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u>	24 Fix ( 24 Fix ( 25 Fix ( 24 Fix ( 24 Fix ( 23 ) 263, 3657 UNITED PA(K- Sour CA 14 (ph/r ten Ban paper, Nef 2 fix (624 ) 449-2775
ONTACT PERSONVACENT: BE Marke: 354 5. 57 ROPERTY OWNER: Morili Marke: 245 5. 60 1001 Emet 00178ACTOR: COIPLEAT Market OR: COIPLEAT MARKENG: CITY 572 MARKENG: CITY 572 MARKENGE	uce A filler & Asocc 21. 19 54 \$4415 a Mgmt. Co. S Pobles E. Contrarchers ME Place Switt 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 20 20 20 20 20 20 20 20 20	Cry Zy: <u><u><u><u></u></u><u><u><u></u></u><u><u><u></u></u><u><u></u></u><u><u></u></u><u><u></u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u>	24 Fix ( 24 Fix ( 25 Fix ( 24 Fix ( 24 Fix ( 23 ) 263, 3657 UNITED PA(K- Sour CA 14 (ph/r ten Ban paper, Nef 2 fix (624 ) 449-2775
ONTACT PERSONVAGENT: BE MATURE: 354 5 57 ROPERTY OWNER: Morili Mature: 245 5. 60 1000 TRACTOR: 607 LUTOTI 4000000: 3550 CUTOTI 4000000: 000: 607 40 RCHENG: CITY 5720 400000: 000: 001 5720 4000000: 000: 001 5720 400000: 000: 000: 000 400000: 000: 000: 000 400000: 000: 000: 000 400000: 000: 000: 000 40000: 000: 000: 000: 000 40000: 000: 000: 000: 000 40000: 000: 000: 000: 000: 000 40000: 000: 000: 000: 000 40000: 000: 000: 000: 000: 000 40000: 000: 000: 000: 000 40000: 000: 000: 000: 000 40000: 000: 000: 000: 000: 000: 000 40000: 000: 000: 000: 000: 000: 000: 00	uce A filler & Asocc 21. 19 54 \$4415 a Mgmt. Co. S Pobles E. Contrarchers ME Place Switt 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 20 20 20 20 20 20 20 20 20	Cry Zy: <u><u><u><u></u></u><u><u><u></u></u><u><u><u></u></u><u><u></u></u><u><u></u></u><u><u></u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u>	24 Fix ( 24 Fix ( 25 Fix ( 24 Fix ( 24 Fix ( 23 ) 263, 3657 UNITED PA(K- Sour CA 14 (ph/r ten Ban paper, Nef 2 fix (624 ) 449-2775
ONTACT PERSONVAGENT: BC MARKIN: 354 5.57 ROPERTY OWNER: Morili MARKIN: 245 5. 657 (Markin: 245 5. 657 (Markin: 245 5. 657 (Markin: 245 5. 657 (Markin: 257) (Markin: 60440 Markin: 60540 Markin: 60540 (Markin: 605400 (Markin: 60540 (Markin: 605400 (Markin: 60540 (Markin: 605400 (Markin: 6054000 (Markin: 6054000 (Markin: 6054000 (Markin: 6054000 (Markin: 6054000 (Markin: 6054000 (Markin: 6054000 (Markin: 60540000 (Markin: 60540000 (Markin: 605400000 (Markin: 605400000000000000000000000000000000000	uce A filler & Asocc 21. 19 54 \$4415 a Mgmt. Co. S Pobles E. Contrarchers ME Place Switt 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 20 20 20 20 20 20 20 20 20	Cry Zy: <u><u><u><u></u></u><u><u><u></u></u><u><u><u></u></u><u><u></u></u><u><u></u></u><u><u></u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u>	24 Fix ( 24 Fix ( 25 Fix ( 24 Fix ( 24 Fix ( 23 ) 263, 3657 UNITED PA(K- Sour CA 14 (ph/r ten Ban paper, Nef 2 fix (624 ) 449-2775
ONTACT PERSONVAGENT: BE MARIE: 354 5. 57 ROPERTY OWNER: Morili Marie: 245 5. 60 1000 TRACTOR: COIPLICAT CONTRACTOR: COIPLICAT CONTRACTOR: COIPLICAT CONTRACTOR: COIPLICAT CONTRACTOR: COIPLICAT CONTRACTOR: COIPLICAT OR /	uce A filler & Asocc 21. 19 54 \$4415 a Mgmt. Co. S Pobles E. Contrarchers ME Place Switt 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 27 20 20 20 20 20 20 20 20 20 20	Cry Zy: <u><u><u><u></u></u><u><u><u></u></u><u><u><u></u></u><u><u></u></u><u><u></u></u><u><u></u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u>	
ONTACT PERSONVACENT: BE MARIE: 354 5 57 ROPERTY OWNER: Morili MARIE: 245 5 60 1001 Email: 245 5 60 1001 Email: 245 5 60 1001 Email: 245 5 60 1001 Email: 60440 1001 Email: 60440 1001 Email: 60440 1001 Email: 60440 1001 Email: 6044 1001	uce A filler & Asocc Pring 34 \$4415 a Myrnt. Co. S Pobles F. Contractors ME PLACE SuitE 17 Cress errado Blud. # 7 ton completely and source the shows but hacents.	Cry Zy: <u><u><u><u></u></u><u><u><u></u></u><u><u></u><u><u></u></u><u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u></u>	
ONTACT PERSONVAGENT: BE MANDER: 354 5 57 MANDER: MOLEN: MOLEN: MOLEN: # 1101 Emet ONTRACTOR: COIPLEAT MANDER: 2350 COIPCT MANDER: 234 E. COI MANDER: 234 E. COI	uce A filler & Asocc Pring 34 \$4415 a Myrnt. Co. S Pobles F. Contractors ME PLACE SuitE 17 Cress errado Blud. # 7 ton completely and source the shows but hacents.	Cry Zy: <u><u><u><u></u></u><u><u><u></u></u><u><u></u><u><u></u></u><u><u></u><u><u></u></u><u><u></u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u></u>	
ONTACT PERSONVAGENT: BE MARKEN STATES STATES STATES MARKEN STATES STATES MARKEN STATES STATES MARKEN STATES	uce A filler & Asocc Pring 34 \$4415 a Myrnt. Co. S Pobles F. Contractors ME PLACE SuitE 17 Cress errado Blud. # 7 ton completely and source the shows but hacents.	Cry Zy: <u><u><u><u></u></u><u><u><u></u></u><u><u></u><u><u></u></u><u><u></u><u><u></u></u><u><u></u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u></u>	

(Page 4 of 4 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

	<u>د</u> ر
ONTRACTOR - PLEASE FILL OUT COMPLETELY IN INK.	
ICENSED CONTRACTORS DECLARATION	
hereby affirm that I am licensed under provisions of Chapter 9 (communcing with Sec nd my license is in full force and effect.	uon 7000) of Division 3 of the Business and Profess are Doce
icense Number:	License Class
Contractor:	Date.
I am exempt from the licensing requirements as I am a licensed architect or a registe section 7051, Business and Professions Code)	red professional engineer acting my professional capitory
icense/Registration Number:	Date:
WNER - PLEASE FILL OUT COMPLETELY IN INK.	
OWNER-BUILDER DECLARATION	
hereby affirm that I am exempt from the Contractor's License Law for the following re	eason (Section 7031.5, Business and Professions Code
<ol> <li>I, as owner of the property, or my employees with wages as their sole compensation or sale (Section 7044, Business and Professions Code).</li> </ol>	, will do the work and the structure is that interface or offerer
1, as owner of the property, am exclusively contracting with licensed contractors to Code).	construct the project (Section 7044, $\mathbb{B}_{ud}$ nets and $\mathbb{B}_{ud}$ less and
IGN BELOW	Date:
ψματικ	UNR
ONTRACTOR - PLEASE FILL OUT COMPLETELY IN INK.	
WORKER'S COMPENSATION DECLARATION	
hereby affirm under penalty of perjury one of the following.	
I have and will maintain a certificate of consent to self insure for workers' compensa in performance of the work for which this permit is ussued, or	tion, as provided for by section 3700 of the Labor Cook, for
ne perioritative of the work for which this permit is issued_or	
1 Environmentation of the section	
Larvier:	Policy Number
this section need not be completed if the permit being issued by the City is for one hundred dollars	(\$100) or less); or
I savetify that is the endower man of the work for which this examine a bound I sholl a	S
I certify that in the performance of the work for which this permit is issued. I shall not be Workers' Compensation Laws of California, and agree that if I should become su if the Labor Code, I shall forthwith comply with those provisions.	ot employ any person in any marker to as in person elabert bject to the workers' compensation provisions of Sector 2000
IGN BELOW pplicant	Date
WAANING FILLURE TO SECURE WORKERS COMPRISATION COVENAGE IS UNLAWFUL AND SHALL SUBJ UNDRED THOURAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPRISATION, DAHAGES ITORNETS HES.	BOTAN BARLOYER TO CRIMINAL PENALTES AND DULLINES OF TO DIRE AS PROVIDED FOR IN SECTION STOLOG THE URBOR TO DIRE AT PETER AND
ONSTRUCTION LENDING AGENCY	
areby affirm that there is a construction lending agency for the performance of the wor	is for which this permit is issued (sec. $3767, C)$
ender's Name:	
onder's Address:	
certify that I have read this application and state that the, above information is correct elating to building construction, and hereby authorize representatives of this city to en urposes.	
IGN BELOW	
SIGNATURE OF APPLICANT OR AGENT:	DATE:

PPC003

(Page 1 of 4 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

6.15

## CITY OF PASADENA Permit Center

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

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

Permit # BL02004-00386

				BUILD	ING PERMIT
Job Address;	245 S LOS ROBLES AVE ANNEX 1ST 100			issued D	late: 07/29/64
Parcel No	5722-030-033			Expire 0	atg: 01/25/05
Protect Name.	PRJ2004-00326				
Description of Work	INTERIOR TENANT IMPROVEMENT @200 S/	: (NON-BEAR	ING PARTITIONS	& MILLWORK)	
Applicant:	BRUCE MILLER 354 S SPRING ST #415 LOS ANGELES CA	90013		Phone	213-625-0635
Owner	MORLIN MANAGEMENT COMPANY 245 S LOS ROBLES PASADENA, CA 91101			Phone	626-304-8026
Contractor	CORPORATE CONTRACTORS INC 2550 CORPORATE PLACE SUITE C-111 MO	License #: NTEREY PAP	604407 RK, CA	Phone:	323-263-3685
Architect/Findinger	CONNSARJEANT	License #_	C18637	Phone	626-449-6222
	234 E COLORADO BL SUITE #850 PASADEI	A, CA 9110	1		

		filler.	DING DATA		
Current Valuation : Original Valuation;	\$5,400.00 \$5,400.00	Remodel	COM	NON	200.00 54 FL
New Units	Demo Unita : PLAN REVIÉW FEES		Processing Fee	PERMIFEES	\$23.00
Building Plan Check Current Planning Pl Design & Historic P Plan ReviewFeee Sutto	lan Check Ian Check	\$153.60 \$22.30 \$6.15 \$102.25	Construction Tax Building Permit Fee SMIP: Commercial Processing Fee Fire Inspection Fee Records Mgmt 3% 3 Permit Fees Subtotal		\$103.68 \$103.68 \$153.80 \$1.13 \$23.00 \$87.00 \$11.46 \$403.07
			Total Calculated Fees: Walved Fees Subtotal:		\$585.32 \$0.00
			Total Fors 1		\$585.32

PERMIT BUPHATION THIS POINT BHALL COP IBAITED ВАЦЕСКИИ В ТЕК МОКАЦКНО КЕБО ВУ ТНА МАНИ I ЗНОТ СОМИЙНОЕ ИЛТНИ ИН ОХУТ РИХИ ТНЕ ОТ Т.С. РЕСКИТ АЛО УСИЛЕДВУ НИРЕСТОР. ОК Р. НЕ МОККАЛТНОЛЫЕ В УТ ПИР ЛИТНА Я АДАЛОВЕРАТ АНУ ТЕК АЛГЯ РЕ ФОКК И СОМЕНСЕР ГОЛА ЯКЛОО ОГ ИН РАКУ, ЦА 5. В СТОИХ ВИ 4. МОЖЕН И РЕПОРМАТИ. ХОЕД ИНИЦИ С СОДИСТЕНИТИКИ НА МИТИТИК РИС ОЛИГИ РЕЛИКИИ С ЛИЦИИ И РОГОЛЫ, В ОТДИНО РАЛИ КОТО И КОЛТИКИ И ПОЛИТИКИ. ХОЕД ИНИЦИ С СОДИСТЕНИТИКИ НА МИТИТИКИ И И ИЛТИКИ РИС ОТИЧИСИ И ИЛИ И ИЛИ ВО ОТО ОТИЧИСА 1. ТИ И ЕЛЬМИТКЕ ЗИМА, РОДОНТЕ И СОДИСТВИ ИЛИ НА МИТИТИКИ В И ИЛИТИКИ РОСТОИ ИЛИ РАЗИМИ И ИЛИ ВО ОТИЧИТИ НА НЕВОИМИ. 1. ТИ И ЕЛЬМИТКЕ ЗИМА, РОДОНТЕ И СОДИСТВИ ИЛИ ВО ОТО ИЛИ ИЛИ РОСТИИТИКИ И ИЛИ ВО ОТОЧНИКИ ГО ИЛИ ВО ОТОЧНИКА ОТ ВИМИ И ИЛИ ВО ОТО ОТО И СОДИТИСИ ИЛИ ВА ВЕГ ГОТИНИ ООДИАЛЕ. ВТА, МОТИ ИЛИ ВО ОТОЧНИКЕ ОТ ИЗАНИЕ ГОЛА И ВОЛОГО И ПОТИВАТИ И И ИЛИ ВО ОТОЧНИКАТИ НА И ИЛИ ВО ОТОЧНИКАТИ В И И ИЛИ ИЛИ БО ОТО ОТО И СОДИЛИТИТИ ИЛИ ОТОЧНИКЕ ВТА ВООТО И ИЛИ ВО И КОТО И ОТОЧНИКЕ ОТ ИЗШИТИ БО ОТОЧНИКИ ТИ В И И ИЛИ ВО ОТО ОТО ОТОЧНИТИ ОТОЧНИКИ ОТОЧНИКЕ И ИЛИ ВО ОТОЧНИКЕ ОТ ИЗИНИЕ И И ВОЛОГИ И ОТОЧНИКЕ ОТ ИЗШИТИ С YUE

TRUCTION HOURS PROJET IS NOT WITHIN BO FED OF A READELIFUL DISTINCT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION COMPART SHULL TARS PLACE GIAL Y DURING THE FOLLOWICH HOURS BORDAY TO AN INDOX 78 AM INDOX 100 AND INC. TO AN INC. TO AN INC. TO AN INC. THE OPERATION OF CONSTRUCTION COMPARENT SHULL TARS PLACE GIAL Y DURING THE FOLLOWICH HOURS BURDAY

INTERPORT OR SOMMAK INTERO INTERO

UTBATY BEAVED CUTS IN PLOLIC STREETS REARED INFORMEDING THE CITY OF INADERS AND A MORATORIAN ON EXCANITION IN RECENTLY PAND STREETS. THE OPPARTMENT OF PUBLIC WORDS WILL ALLOW CUTTING OF A MORATORIAN ON EXCANITION OF EXCANITION OF THE MISS RECENT OF THE MISS RECENT OF THE MISS RECENT OF THE MISS RECENT OF THE RECENT OF A MORATORIAN ON EXCANITION OF EXCANITION OF A MORATORIAN ON EXCANITION OF THE MISS RECENT OF

REASE CHEEN THE TELEVISION MORNING AND ADDRESS AND ADDRESS AND THE MARK SHOT TO DETERMINE IF YOUR LOCATION IS AFRECTED

IF YOURAVE ARY QUESTICIAL RECORDING THIS POLICY, CONTACT, THE DEPARTMENT OF PUBLIC WORKS PERMIT COLUTER AT \$250 1944 195.

(Page 2 of 4 - This print header can be changed using the printHeader HTML tag - see the viewONE HTML manual for further information)

nereby shinh that I shi tokstee order proveding of Chapter 9 (commencing web Sec Iophae Humber: 60 4 40 7	tion 2000) of Division 3 of the Business and Professory, Code, and my impres a st full times and albeit.
	License Class
ureens <u>(orpeinte (enstructurs</u>	000 <u>10/31/011</u>
<sup>211</sup> Fem examplifions the loansing sequirements as I am a loansed architect or a reg	intered professional angineer acting my professional capacity (Section 7051, Buenass and Professions Code
cense/Registration Humber	Date:
OWN	ER-BUILDER DECLARATION
needly affein that I am assimpt from the Contractor's Litense Law for the following ma	man (Section 7031.5, Business and Professions Code).
<ul> <li>It, as ourser of the property, or my simplicytees with mages as their sole compariso ode).</li> </ul>	tion, will do the work and the structure is not internated or offered for such (Election 7044. Business and Projektion
] L as owner of the property, are exclusively contracting with lotensed contractors to	o contribuct the project (Section 7044, Business and Professioners Code)
wręc	Outer
	COMPENSATION DECLARATION
hereby aftern under penalty of partury end of the following:	
ompeneation insurance carrier and policy number are	action 3700 of the Labor Code, for the performance of the work for which the permits is labural. My worker
I have and will maintain workers' compensation insurance, as required by Sumpensation insurance caries and policy mambes are:	action 3700 of the Labor Code, for the performance of the work for which the permits is labural. My worker
I have and will maintain worker's companiation insurance, as required by Be companiation trutering carding markers are array	ection 3700 of the Labor Code, for the performance of the work for which the permits is insure. My worker Paday Number <u>16/14/SS3d 3</u>
I have and will maintain workers' compensation insurance, as required by Sk	ection 3700 of the Labor Code, for the performance of the work for which the permits is becade. Wy worker Paday Number <u>16/14/SS3d 3</u>
In two and will manifely society's comparation insurance, as required by Bi answ <u>STATE</u> (completion 4 by <u>Divis</u> ), the social need not be completed if the permit being lasared by the Cey is for one has I carity that in the performance of the work for uningenitie permit is assumed, it also	ection 3700 of the Labor Code, for the performance of the work for which the permits is issued. My worker Policy Hamber <u>1614/SSSG/3</u> named dollars (\$100) or teak, wr il not employ any permit in a memore to its to become subject to the Workers Comparation Law, of Californ action 2700 of the Labor Code, I shall forth-th comply with those prevaions.
I have and will maintain worker's compensation insurance, sa required by Bi propensation Yourstone sorties and policy number any answ <u>JTATE</u> (propPerSid + bits) This section need not be completed if the permit being issued by the Cey is for one has	ection 3700 of the Labor Code, for the performance of the work for which the permits is issued. My woney Policy Number <u>1614/SS3of 3</u>
I have and will maintain worker's compensation insurance, so required by Expension Two-strop carties and policy number are     answ	ection 3700 of the Labor Code, for the participance of the work for which the permits is based. My wonker Policy Number <u>16/14/5533/3</u> indeed dollars (\$100) or task, at if not employ any person in any manner to as to baccare subject to the Workers. Comparation Laws of California action 3700 of the Labor Code, I shall berg-with scored with those previous. Date: <u>7429-444</u> Law AMEL Status FET AME Table To Chambian Policies Fee AME Code Feater Links
I have and will maintain worker's compensation insurance, so required by Bu magnetation Yourstone carties and policy number are: answ: <u>STATE</u> ( <u>perspectantian</u> ) <u>DUS</u> . This section need not be completed if the permit bang issued by the Cey is for one has a section need not be completed if the permit bang issued by the Cey is for one has a section rule and the permit bang issued by the Cey is for one has a section rule and the permit bang issued by the Cey is for one has a section rule and the permit bang issued by the Cey is for one has a section rule and the permit bang issued by the Cey is for one has a section rule and the permit bang issued by the Cey is for one has a section rule and the complete and the permit bang issued by the a section rule and the complete and the complete and the permit bang issued by the a section rule and the complete and the complete and the complete and the a section rule and the complete and the complete and the complete and the a section rule and the complete and the complete and the complete and the a section rule and the complete and the complete and the complete and the a section rule and the complete and the complete and the complete and the complete and the a section rule and the complete and the complete and the complete and the complete and the a section rule and the complete and	ection 3700 of the Labor Code, for the participance of the work for which the permits is based. My wonker Policy Number <u>16/14/5533/3</u> indeed dollars (\$100) or task, at if not employ any person in any manner to as to baccare subject to the Workers. Comparation Laws of California action 3700 of the Labor Code, I shall berg-with scored with those previous. Date: <u>7429-444</u> Law AMEL Status FET AME Table To Chambian Policies Fee AME Code Feater Links
I have and will maintain worker's compensation insurance, so required by Bio morenation Yoursence carlie and picky number are answ <u>STATE</u> (ampleted + the permit barry barry BDCS). This section need not be completed + the permit barry	ection 3700 of the Labor Code, for the participance of the work for which the permise is lasted. My worker Policy Number <u>16/145533/3</u> Indeed dollars (\$100) or bask, at if not empty any person in any memory to all to become subject to the Workers Comparation Last, of California action 3700 of the Labor Code, is shall forther to comply all these prevalence. Date: <u>7-22999</u> Instantful, SMA Select AN EMPLOYER TO CREMENT, PONUTIES AND CARE, FREES UP TO CA Selections 3700 of The Labor. Code, and the selection 3700 of The Labor. Code, intElevent AN DearDrishTow, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR. CODE, INTEREST, AN TRUCTION LEMOING AGENCY
In here and will maintain worken' compensation insurance, as required by Six answ	ection 3700 of the Labor Code, for the performance of the work for which the permits is based. My woney Policy Namber <u>141455303</u> indeed dollars (\$100) or basis, w if not employ any person in any minimer to its to become subject to the Workers Comparation Laws of California action 3700 of the Labor Code, I shall fortunit comply with those providers. Date: <u>229 29 29 29 29 29 29 29 29 29 29 20 20 20 20 20 20 20 20 20 20 20 20 20 </u>
In the and will matchin socker's compensation insurance, as required by Second and Second Secon	ection 3700 of the Labor Code, for the participance of the work for which the permits is based. My worker Putcy Number
In two and will maintain worker's compensation insurance, as required by Bit     morestation twusteric cartie and polar number are     answ	ection 3700 of the Labor Code, for the parlameness of the work for which the permits a laward. May worker Podry Humber
I have and will maintain worker's compensation insurance, as required by Se morenation two-store carlies and policy number are: answ: <u>JTATE</u> ( <u>prov/DetSTTATE</u> ) <u>DUS</u> . This section need not be completed if the point being issued by the Cey is for one has locately that in the performance of the work to independe permit is result. I den denses had if Space are completed if the work to independe permit is result. I den denses had if Space are completed if the work to independe permit is result. I den denses had if Space are completed if the work to independe permit is result. I den denses had if Space are completed in the work of the permittion of the provide the completed in the permittion of the work of the performance of the work 1106HeV 15 perfect. The performance of the space performance of the sectore of the performance of the sectore's performance of the sec- the performance of the space performance of the sectore's denses methods after the scientification include agency for the performance of the sec- methods after the specification and starte that the information completed the sectore's denses performance of the application and starte that the information completed the sectore of the sectore's denses performance of the sectore's denses of the sectore's denses performance of the sectore's denses of the sectore's denses performance of the sectore's denses	Indeed dollars (\$100) or taxe), and af not employ any person in any memore to bit to become subject to the Workers Comparision Law, of California action 3700 of the Lator Ceac, I shall fairfully comply with those providers. Dev
In the and will matchin socker's compensation insurance, as required by Second and packy number are     STATE CompRest Abov DDCS.  This section need not be completed if the parmit being laward by the City is for one has     I cardly that in the performance of the work to information provides a discussion.     I cardly that in the performance of the work to information provides a discussion.     I cardly that in the performance of the work to information provides a discussion.     I cardly that in the performance of the work to information provides a discussion.     I cardly that in the performance of the work to information provides a discussion.     I cardly that in the performance of the work to information provides a discussion.     I cardly that in the performance of the work to information provides a discussion.     I cardly that in the performance of the work to information provides a discussion of the performance in the card provides a discussion.     I cardly that in the performance of the work to information provides a discussion.     Constant address a discussion of the performance of the performance of the meter's target.	ection 3700 of the Labor Code, for the parlameness of the work for which the permits a laward. May worker Podry Humber

Note: For faster inspection scheduling, use our automated system by calling (626) 744-4200 with your permit number and four digit inspection code number listed below. Your permit number and inspection code may contains letters. Press the key that corresponds to that letter (Example: <u>BLD</u> 2001-00001 = <u>253</u> 2001 00001 Inspection code <u>E120</u> = <u>3120</u> & <u>G010</u> = 4010).

	Building (BLD)		<u>Demolition (DEM)</u>		Flumbing (PLN)
F050 F110 F120 F130 F140 F160 F170 F180 F210 F210 F220 F220 F220 F220 F220 F230 F230 F23	Gracing Handicap Setbeck Footoga / Steel Chimmy Bond (Berm Stab Grout Lin 1 Grout Lin 2 Grout Shaehing Food Shaehing Rood Shaehing Anchors / Hold Gowns Installion	G010 F420 F440 F450 F470 F470 F480 F480 F500	Electrical (ELE) Electrical (ELE) Temporary Power Lifer Ground Underground / floor Rough Dechoel Above T-Bar Bonding Math Electrical Service Sub Panel	F810 F820 F820 F840 F850 F850 F800 F800 F800 F800 F900 F950 F950 F950	Classification Beneric Lina Underground Weter piping Rough Cas Rough Punctang Shower Pen / Tub Underground / show farm Water Heater Rod Drains Classifier Leven Spitnider Valve Gas Test Pool Drain Piping Underground / floor gap piping
F320 F330 F340 F360	Drywall Exterior Leth Y-Bar Celling Parapat Anchors/Bracing	F510 F520	Transformer Underground Flectric	G940 G400	Final Gas Test Impedian Plumbing Final Impedian
6005	Gradion Final Inspection	G300	Electrical Final Inspection		

Mechanical (MEC)

G015 G010 Accessibility Final Inspection Building Final Inspection

#### Building Minor (BMN)

	Constant Million Towners		HERE DEFINE THE COLOUR		
F130 F135 F140 F145 F160 F170 F185 F205 F210 F220 F220 F220 F300 F310 F310 F310 F330	Footings / Steel Chrimey / Steel Chrimey / Steel Stab Good Like Bonding Stab Good Lik Good Lik Good Lik Good Lik Finung Shan Shan Shan Shan Shan Shan Shan Shan	F610 F620 F630 F640 F660 F660 F660 F660 F700 F710 F750 F760 F760 F940	Rough Mechanical Underground Underground Underground Rough Vall or Roor Fumece Furston Compressor Commercual Hood Gromes Oud Shaft Prefab. Finglace Explormer Location Gas Test		
G010 G600 G700	Building Final Inspection Pool Final Inspection Sign Final Inspection	G500	Mechanical Final Inspection		

200083

SIM Scott Fazekas & Associates, Inc. Building Safety for Government	ALDONIU ONES
LETTER OF TRANSMITTAL	BLD20/4-01451
Panala	Date: 2-2-15
To: asadena	Date: $228 - 14$
······································	SFA P.C. No .: 238-14
	Agency P.C. No.: 2014-1457 Description: 245 S. 2 Rod
ldl	Description: $210$ $3$ $210$
Attention:	we
Via: 🛛 Messenger 🖓 Express 🖓 Pickup 🖓 Mail	SELLES C Other
We are forwarding herewith:	
V Plans B P M E Energy Calcs	NPDES-BMP
Correction List Soils Report	_ Truss Calcs
Structural Calcs Acoustical Report	Other
Special items to note:	
Special Inspection Required	INSPECTION CATEGORIES Program Listed on Pg.
Arch./Engr. Signature Pending	Soils
Additional P.C. Fee Due: \$	Concrete
Unreasonable Hardship Approval Required	Welding
Health Department Approval Required	Bolting Masonry
Verify Code Interpretation by City/County on	
Flood Plane Regulations Apply	
Hazardous Material Identified by Designer	
Other	
The following items have been verified:	
	ction List in SFA File
	ook Entry Made
Initial Turnaround Time was Working Days	that the parmet
Remarks: <u>Approved on andum</u>	1 to 1 the Arm
appreciation is public	1 - D stow we feel
	Wolf To pe 11; 121-
	· · · · · · · · · · · · · · · · · · ·
The enclosed instruments of record have been packaged and a permit(s) pending the approval of any other applicable County/(not as listed above, please notify us at once.	
From: /Scott Fazekas & Associates, Inc.	
Date: Date: Date:	. 2-2-15
RECEIVED BY: Date:	· ·



#### PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT BUILDING & SAFETY DIVISION

### **Assignment of Official Address**

May 12, 2016

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

Dear Mr. Prabhu:

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

253 S. Los Robles Avenue

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

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

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

Please keep this letter with the records for the property.

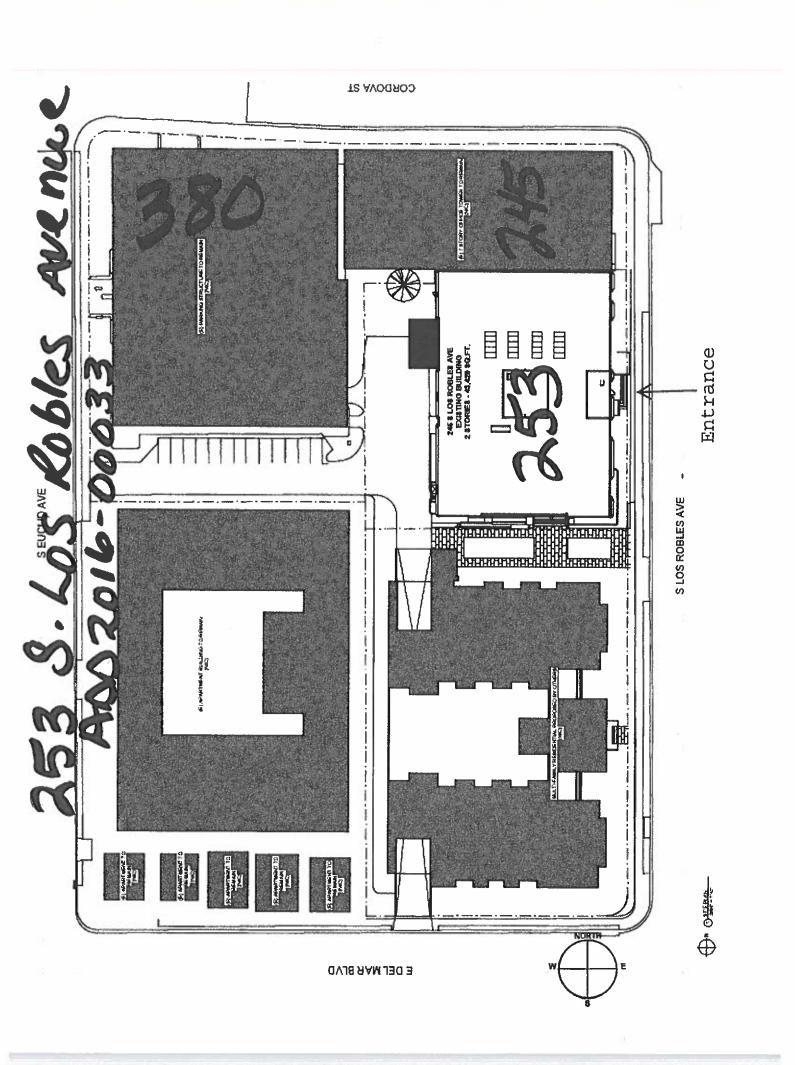
Sincerely,

Angie Jackson, Address Coordinator Planning & Community Development Department Building & Safety Division

> 175 North Garfield Avenue, 1st Floor • Pasadena, CA 91101-1704 (626) 744-4200 • Fax (626) 744-3979 www.cityofpasadena.net

#### Enclosure

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

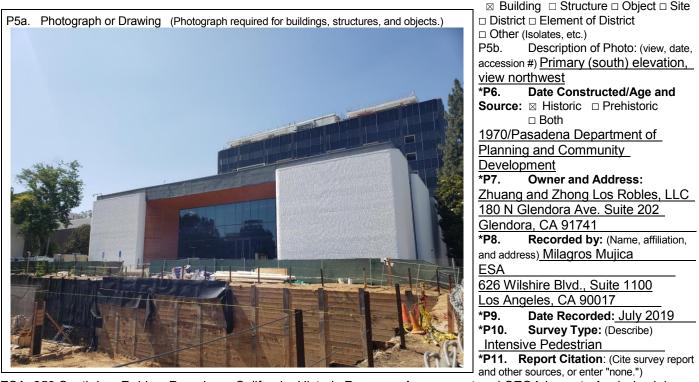


# Appendix E DPR Form

State of California 🛛 The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
PRIMARY RECORD	Trinomial
	NRHP Status Code 6Z
Other	
Listings	
Review Code	Reviewer Date
Page 1 of 8 *Resource Name or #: (Assigned by rea	corder) 253 South Los Robles Avenue
P1. Other Identifier: 245 South Los Robles Avenue	
*P2. Location:  Not for Publication  Unrestricted	
*a. County Los Angeles	and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Date 1	「; R; _ □ of _ □ of Sec _;B.M.
c. Address 253 South Los Robles Avenue	City Pasadena Zip 91101
d. UTM: (Give more than one for large and/or linear resource	s) Zone, mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resour	ce, elevation, decimal degrees, etc., as appropriate)
APN: 5722-030-163 (formerly 5722-030-162)	

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

#### **\*P3b.** Resource Attributes: (List attributes and codes) <u>HP6 (Commercial building – under three stories)</u> **\*P4. Resources Present:**



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

\*Attachments: □NONE □Location Map ⊠Continuation Sheet ⊠Building, Structure, and Object Record □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record □Other (List): \_\_\_\_\_

State of California  The Resources Agen DEPARTMENT OF PARKS AND RECREAT	· · · · · · · · · · · · · · · · · · ·		
BUILDING, STRUCTURE, A	-		
*Resource Name or # (Assigned by recorder) _ Page _2_ of _8_	253 South Los Robles Avenue	*NRHP Status Code	<u>6Z</u>

B1. Historic Name: 245 South Los Robles

B2. Common Name:

B3. Original Use: <u>Commercial two-story</u> B4. Present Use: <u>Commercial two-story</u>

\*B5. Architectural Style: Late Modern Style

**\*B6.** Construction History: (Construction date, alterations, and date of alterations)

The original address of the subject property was 245 Los Robles, but it was changed to 253 Los Robles following the subdivision of the property. The first permit on file is for the construction of the subject building issued on February 26, 1970 designed by Peter J. Holdstock. It appears as though the first permit was refunded. A second permit for the construction of the building was issued on April 17, 1970. Jan Wojcechowski of the O.K. Earl Corporation was named as the architect. Jan Wojcechowski is usually credited as a structural engineer, so it is possible that Peter J. Holdstock was the architect. [See Continuation Sheets]

*B7.	Moved?	⊠No	□Yes	□Unknown	Date:	Original Location:
*B8.	Related F	eatures	:			

B9a. Architect: <u>Peter J. Holdstock and Jan Wojcechowski</u> b. Builder:

\*B10. Significance: Theme Corporate Modernism: Late Modernism (1969-1990) Area <u>Pasadena</u> Period of Significance 1970 Property Type Commercial Applicable Criteria

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) ESA evaluated the subject property under the following historical and architectural themes: Corporate Modernism: Late Modernism (1969-1990). ESA also conducted research on the subject property's construction and occupancy history. ESA identified one period of significance for the subject property: 1970, the original construction date of the Commercial building. As explained below, ESA recommends the subject property ineligible under all of the applicable federal, state, and local criteria due to a lack of significance. The subject property does not appear to be associated with significant events or the productive lives of historic personages and lacks architectural merit. Moreover, the subject property has not yielded, and is not likely to yield, information important in prehistory or history.

B11.       Additional Resource Attributes: (List attributes         *B12.       References:         [See Continuation Sheets]	and codes)
B13. Remarks:	(Sketch Map with north arrow required.)
*B14. Evaluator: Milagros Mujica *Date of Evaluation: July 2019	Chool of Anesthesia     School of Anesthesia     Pasadena loe     Skating Center     Pasadena Water and El Dorade     Power Department
	Arpeggio Pasadena Apartments Cordosta Shadana Cordosta Shadana Apartments Cordosta Shadana Apartments Cordosta Shadana Cordosta Sha
(This space reserved for official comments.)	Place Dental Care  Place Dental
DPR 523B (9/2013)	Hallie Strender FC.

State of California 
Natural Resources Agency 
DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

#### CONTINUATION SHEET

Property Name: Page <u>3</u> of <u>8</u>

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

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

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

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

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

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

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

#### National Register and California Register

#### a. Broad Patterns of History

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

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

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

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

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

#### b. Significant Persons

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

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

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

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

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

#### c. Architecture

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

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

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

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

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

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

#### d. Data

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

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

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

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

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

#### 36 CFR Section 60.2.

- "3 Pasadena Buildings Picked for Distinction," Pasadena Independent Star-News, March 23, 1969.City of Pasadena. "About Historic Preservation," (https://ww5.cityofpasadena.net/planning/planningdivision/design-and-historic-preservation/historic-preservation/, accessed 7/8/2019).
- "City of Pasadena," California Historical Resources Inventory Database, accessed July 3, 2019, http://pasadena.cfwebtools.com/search.cfm.

City of Pasadena Department of Planning & Community Development building records.

City of Pasadena Municipal Code, Chapter 17.62.040

- California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at http://ohp.parks.ca.gov
- "Concrete Award Winners." The Los Angeles Times (Los Angeles, CA). March 30, 1969.
- "Case Study House No. 20 by C. Buff, C. Straub, D. Hensman." Dossiers: Les villas expérimentales du case study house program, 20 Mai 2014.

"Former architect left mark on City", The StarPhoenix (Canada, Saskatoon), January 10, 2002, page 3.

General Banking Division of Faulkner & Gray. United States Banker Volume 88. 1977.

- Guide for Professionals Using the Historic Context Statement for Property Evaluations, http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the %20Historic%20Context%20Statement\_Jan%202016\_0.pdf, accessed January 5, 2017.
- Guidelines for Completing National Register Forms in National Register Bulletin 16, U.S. Department of Interior, National Park Service, October30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.
- "Heritage: A Short History of Pasadena." City of Pasadena. Accessed July 12, 2018. https://ww5.cityofpasadena.net/main/visitors/about/history-of-pasadena/.
- Historic Resources Group & Pasadena Heritage. "Cultural Resources of the Recent Past." Historic Context Report. October, 2007.
- Holdstock, Peter. "From Pillar to Post and Back, My Life in Architecture." Manuscript provided by Ann Scheid from the architect's family archives.
- Lang, Alexandra. "What is Late Modernism?," Curbed. January 5, 2017. https://www.curbed.com/2017/1/5/14165394/late-modernism-architecture-alexandra-lange.

Los Angeles Times.

- Los Angeles Conservancy. "Ambassador College." (https://www.laconservancy.org/locations/ambassador-college, accessed 7/9/2019).
- "Marble Plans \$1 Million Building," Pasadena Star-News, March 22, 1970 (Pasadena Public Library clippings file).
- National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.

- Obituary, Orrin Kinsley Earl Jr., Pasadena Star-News, January 23, 2004 (https://www.legacy.com/obituaries/pasadenastarnews/obituary.aspx?n=orrin-kinsleyearl&pid=1833416&fhid=2681, accessed 7/9/2019).
- O'Connor, Pamela and Urban Conservation Section Planning Division Architectural/Historical Development of the City of Pasadena. January 13, 1933.
- Page, Henry Markham. Pasadena: Its Early Years. Los Angeles: Lorrin L. Morrison Printing and Publishing, 1964.

Pasadena Star-News.

- Polk's City Directory 1972. Polk's City Directories: Los Angeles.
- PRC Section 5024.1(a).
- PRC Section 5024.1(b).
- PRC Section 5024.1(d).
- PRC Section 5024.1(e)
- Sanborn Fire Insurance Company Maps.
- Scheid, Ann. Letter to Board of Zoning Appeals, February 6, 2019.
- Scheid, Ann. Letter to Board of Zoning Appeals, April 2, 2019.
- "UC Mortgage Change." The Desert Sun (Palm Springs, CA). June 27, 1973.

Appendix F Project Plans

AREA SUMMARY	PROGRAM SUMMARY	UNIT SUMMARY
		UNIT SCHEDULE
Gross Floor Area	TOTAL UNIT COUNT	Name Occupancy Net Area
Gross Area Net Residential Area	1 Dedreem C1	6th Floor
1st Floor 16133 SF 11135 SF	1-Bedroom642-Bedroom28	Unit 601 1-Bedroom 695 SF Unit 602 2-Bedroom 1044 SF
2nd Floor 16573 SF 13457 SF	92	Unit 603 1-Bedroom 782 SF
4th Floor 16571 SF 13457 SF		Unit 604         1-Bedroom         781 SF           Unit 605         1-Bedroom         781 SF
5th Floor16571 SF13457 SF6th Floor11748 SF9095 SF		Unit 606 2-Bedroom 1397 SF
94165 SF 74060 SF		Unit 607         1-Bedroom         775 SF           Unit 608         2-Bedroom         1345 SF
	UNITS LESS THAN 650 SF	Unit 609 1-Bedroom 611 SF Unit 610 2-Bedroom 884 SF
BASEMENT AREA CALCULATIONS	1-Bedroom 11	9095 SF
Gross Area	11	5th Floor
		Unit 501         2-Bedroom         970 SF           Unit 502         2-Bedroom         979 SF
B1         23157 SF           B2         23157 SF		Unit 502         2-Bedroom         979 SF           Unit 503         1-Bedroom         644 SF
B3 23353 SF 69668 SF		Unit 504         1-Bedroom         704 SF           Unit 505         1-Bedroom         655 SF
	SIXTH FLOOR	Unit 506 1-Bedroom 784 SF
		Unit 507         2-Bedroom         1056 SF           Unit 508         1-Bedroom         782 SF
	1-Bedroom62-Bedroom4	Unit 509         1-Bedroom         781 SF           Unit 510         1-Bedroom         746 SF
6th Floor	10	Unit 511 1-Bedroom 781 SF
11748 SF	FIFTH FLOOR	Unit 512         1-Bedroom         778 SF           Unit 513         1-Bedroom         775 SF
		Unit 514 1-Bedroom 663 SF
	1-Bedroom122-Bedroom5	Unit 515         2-Bedroom         865 SF           Unit 516         1-Bedroom         610 SF
	<u>17</u>	Unit 517 2-Bedroom 884 SF 13457 SF
5th Floor	FOURTH FLOOR	4th FloorUnit 4012-Bedroom970 SF
16571 SF	1-Bedroom 12	Unit 402 2-Bedroom 979 SF
	2-Bedroom 5	Unit 403         1-Bedroom         644 SF           Unit 404         1-Bedroom         704 SF
	17	Unit 405         1-Bedroom         655 SF           Unit 406         1-Bedroom         784 SF
		Unit 407 2-Bedroom 1056 SF
	THIRD FLOOR	Unit 408         1-Bedroom         782 SF           Unit 409         1-Bedroom         781 SF
4th Floor	1-Bedroom 12	Unit 410 1-Bedroom 746 SF
16571 SF	2-Bedroom 5 17	Unit 411         1-Bedroom         781 SF           Unit 412         1-Bedroom         778 SF
		Unit 413         1-Bedroom         775 SF           Unit 414         1-Bedroom         663 SF
		Unit 415 2-Bedroom 865 SF
	SECOND FLOOR	Unit 416         1-Bedroom         610 SF           Unit 417         2-Bedroom         884 SF
	1-Bedroom 12	13457 SF
	2-Bedroom 5 17	3rd Floor
3rd Floor 16571 SF		Unit 301         2-Bedroom         970 SF           Unit 302         2-Bedroom         979 SF
		Unit 303 1-Bedroom 644 SF
	FIRST FLOOR	Unit 304         1-Bedroom         704 SF           Unit 305         1-Bedroom         655 SF
	1 Podroom (South) 9	Unit 306         1-Bedroom         784 SF           Unit 307         2-Bedroom         1056 SF
	1-Bedroom (South)82-Bedroom4	Unit 307         2-Bedroom         1056 SF           Unit 308         1-Bedroom         782 SF
	1-Bedroom (North) 2 14	Unit 309         1-Bedroom         781 SF           Unit 310         1-Bedroom         746 SF
2nd Floor		Unit 311 1-Bedroom 781 SF
16573 SF		Unit 312         1-Bedroom         778 SF           Unit 313         1-Bedroom         775 SF
		Unit 314         1-Bedroom         663 SF           Unit 315         2-Bedroom         865 SF
		Unit 316 1-Bedroom 610 SF
		Unit 317 2-Bedroom 884 SF 13457 SF
1st Floor		2nd FloorUnit 2012-Bedroom970 SF
16133 SF		Unit 202         2-Bedroom         979 SF           Unit 203         1-Bedroom         644 SF
		Unit 204 1-Bedroom 704 SF
		Unit 205         1-Bedroom         655 SF           Unit 206         1-Bedroom         784 SF
		Unit 207 2-Bedroom 1056 SF
		Unit 2081-Bedroom782 SFUnit 2091-Bedroom781 SF
		Unit 210         1-Bedroom         746 SF           Unit 211         1-Bedroom         781 SF
B1		Unit 212 1-Bedroom 778 SF
23157 SF		Unit 213         1-Bedroom         775 SF           Unit 214         1-Bedroom         663 SF
		Unit 215         2-Bedroom         865 SF           Unit 216         1-Bedroom         610 SF
		Unit 217         1-Bedroom         810 SF           Unit 217         2-Bedroom         884 SF
		13457 SF
		1st Floor South
		Unit 101         2-Bedroom         970 SF           Unit 102         2-Bedroom         978 SF
		Unit 1031-Bedroom643 SFUnit 1041-Bedroom704 SF
23157 SF		Unit 105 1-Bedroom 654 SF
		Unit 106         1-Bedroom         784 SF           Unit 107         2-Bedroom         1056 SF
		Unit 108 1-Bedroom 782 SF
		Unit 109         1-Bedroom         781 SF           Unit 110         1-Bedroom         781 SF
		Unit 111         1-Bedroom         782 SF           Unit 112         1-Bedroom         726 SF
		Unit 113 1-Bedroom 611 SF
<u>B3</u>		Unit 114 2-Bedroom 884 SF 11135 SF
23353 SF		Grand total: 92 74060 SF

Assessor's Parcel Number:	5722	-030-162	
General Plan Land Use Designation:	Medi	um Mixed Use	
Zoning District:	CD-2	/ Mid Town Civic Au	ıditorium
Existing Buildings to be Removed:	43,5	44 sf 2-Story Office	Building
Proposed Building(s):	6 A	New Building: Above-grade Habital Below-grade Parking	
Lot Area:	35,50	)2 sf	
Base Density Allowed:	87 D	welling Units/ Acre	= 71
29.6% Density Bonus Propose	∍d	Market Rate Very Low Income Total	= 84 = 8 = 92
Designated Very Low Income Units	2 BR 1 BR	204,	415 305, 316 505, 516

Building Area, Height, Open Space Su	ummary	Parking:	
	x 35,502 sf = 79,879 sf x 35,502 sf = 94,165 sf	1-Bedroom Units 64 Units x (1 spa 2-Bedroom Units 28 Units x (2 spa Visitor	56 Spaces
	60 (75) Height Averaging Allowed (no averaging)**		(0.10 spaces per Unit)]
**Heights not including appertenances, for more information	See Sheet A-2.3	Proposed Basement 1 Basement 2 Basement 3	41 43 47
Open Space Coverage:	· · · · · ·	Total	131
	.3 x 74,060 sf = 22,218 sf	Tandem Stalls	12
Proposed Common Courtyard Add'l Front	2,432 sf 963 sf (Courtyard & Drive Excluded)	Max. Allowed Proposed	30% 9%
North Yard Patio Easmt South Yard 6th Floor	2,556 sf 2,037 sf East Terrace	Loading: Required Proposed	None None
6th Floor Subtotal Common Open Space	2,092 sf Sundeck 15,382 sf		
Private Balconies (Max 35 1st Floor 2nd Floor 3rd Floor 4th Floor 5th Floor 6th Floor Subtotal Balcony Open Space	<ul> <li>3%) (Minimum Dimension = 6'-0" Typ.)</li> <li>2,180 sf (Patios)</li> <li>899 sf (Balconies)</li> <li>899 sf (Balconies)</li> <li>899 sf (Balconies)</li> <li>899 sf (Balconies)</li> <li>1,163 sf (Balconies)</li> <li>6,938 sf (= 31.1% &lt; 35% - OK)</li> <li>22,320 sf &gt; 22,218 sf (OK)</li> </ul>		

VIEW FROM THE SOUTHEAST



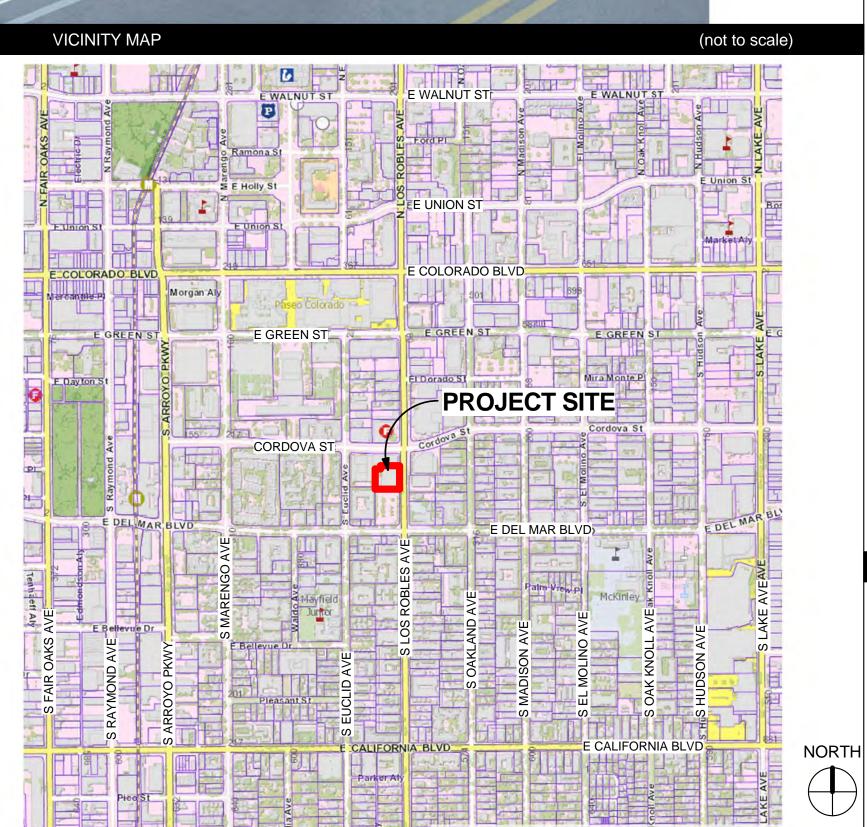
ZONING SUMMARY

<u>Owner:</u> Zhuang & Zhong Los Robles, LLC c/o Robert Artura, agent 180 N. Glendora Avenue Glendora, CA 91741

<u>Architect:</u> Tyler Gonzalez Architects 139 South Hudson Street, Suite 300 Pasadena, CA 91101 Contact: Rob Tyler Phone: 626.396.9599 Email: Rob@TGArchitects.net

# Landscape Architect: Tyler Gonzalez Architects

139 South Hudson Street, Suite 300 Pasadena, CA 91101 Contact: Robert Martin Phone: 626.396.9599 Email: RMartin@TGArchitects.net



A-4.1	BUILDING SECTION E-W
G-0.0	TITLE SHEET
G-0.1	PERSPECTIVES
G-0.2	SITE CONTEXT
G-0.3	SITE CONTEXT
G-0.4	SURVEY & TREE INVENTORY
G-0.5	OPEN SPACE DIAGRAMS
A-1.0	SITE & LANDSCAPE PLAN
A-2.0	GROUND FLOOR PLAN
A-2.1	FLOOR PLANS 2-5
A-2.2	6th FLOOR PLAN
A-2.3	ROOF PLAN
A-2.4	B1 BASEMENT PLAN
A-2.5	B2 BASEMENT PLAN
A-2.6	<b>B3 BASEMENT PLAN</b>
A-3.0	EAST ELEVATION
A-3.1	NORTH ELEVATION
A-3.01	EAST ELEVATION - CONTEXT
A-3.2	WEST ELEVATION
A-3.3	SOUTH ELEVATION
A-4.0	BUILDING SECTION N-S

SHEET INDEX

## BUILDING CODE SUMMARY

Applicable Building Codes:

	of the Pasadena Municipal Code 2016 California Building Code 2016 California Mechanical Code 2016 California Plumbing Code 2016 California Electrical Code 2016 California Fire Code 2016 California Residential Code 2016 California Residential Code 2016 California Energy Code 2016 Green Building Standards Energy Conservation regulations specified in Title 24 of the California Code of Regulations California Disabled Access			
Type of Construction:	Levels B1/ B2 Type IA Floor 1 Type IA Floors 2-6 Type IIIA Sprinklered Throughout Vertically & Horizontally Separated			
Occupancy/ Building Types:	S-2: (Type IA) Sub Garages R-2: (Type IA) Ground Floor R-2: (Type IIIA) Floors 2-6			

Building regulations specified in Title 14

#### **GENERAL NOTES**

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

### FIRE DEPARMENT NOTES

- Buildings shall be fully sprinklered per City of Pasadena Fire Department Multi-Family Dwelling Sprinkler Standards.
- The Fire Lane shall be marked with red curbing and signage. Signage beyond the fire lane shall be provided shwowing the weight capacity of the driveway.
- Minimum 2A: 10BC fire extinguishers shall be provided showing on the exterior. Max. travel distance from any unit to an extinguisher shall be 75 feet.

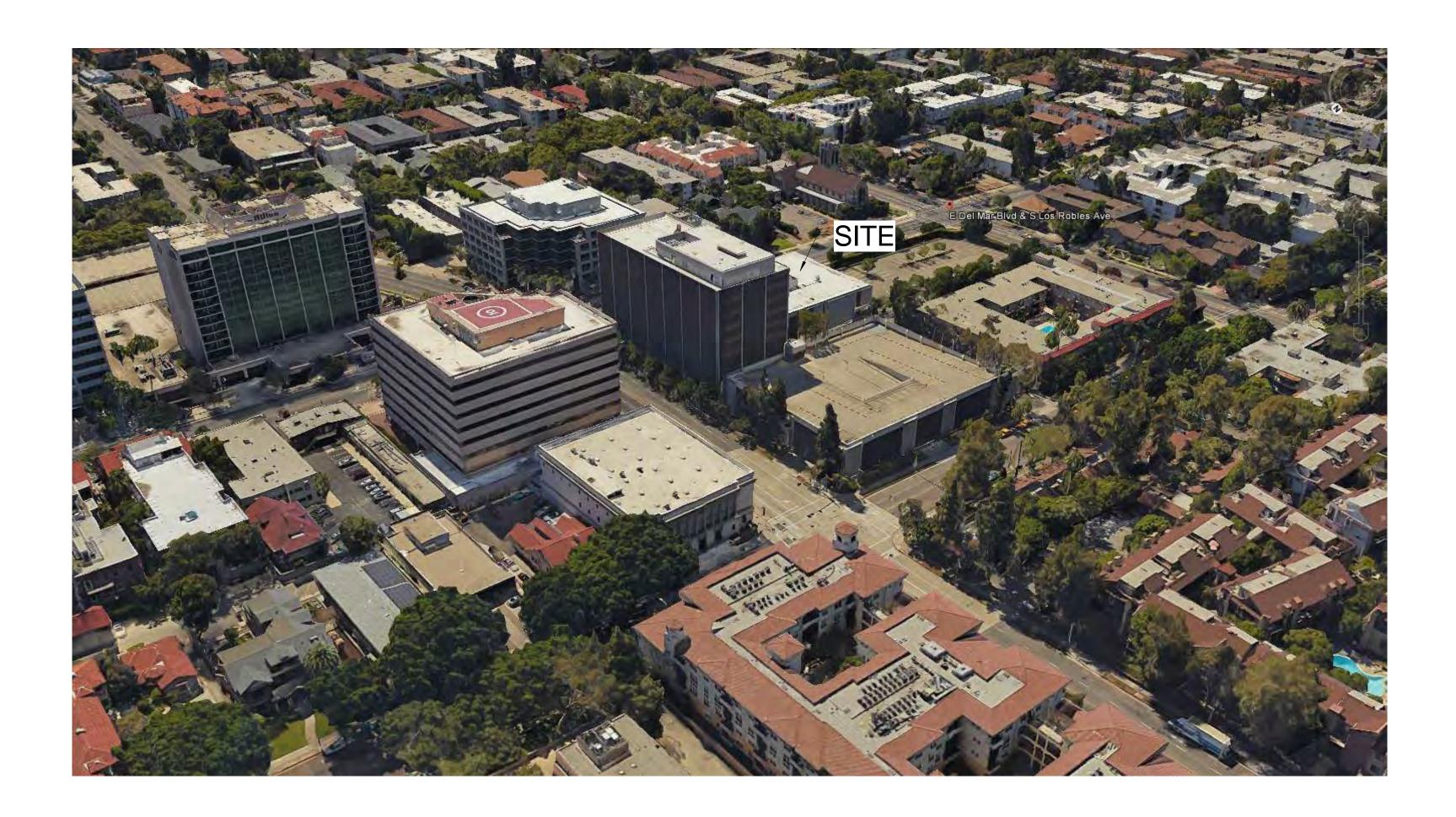


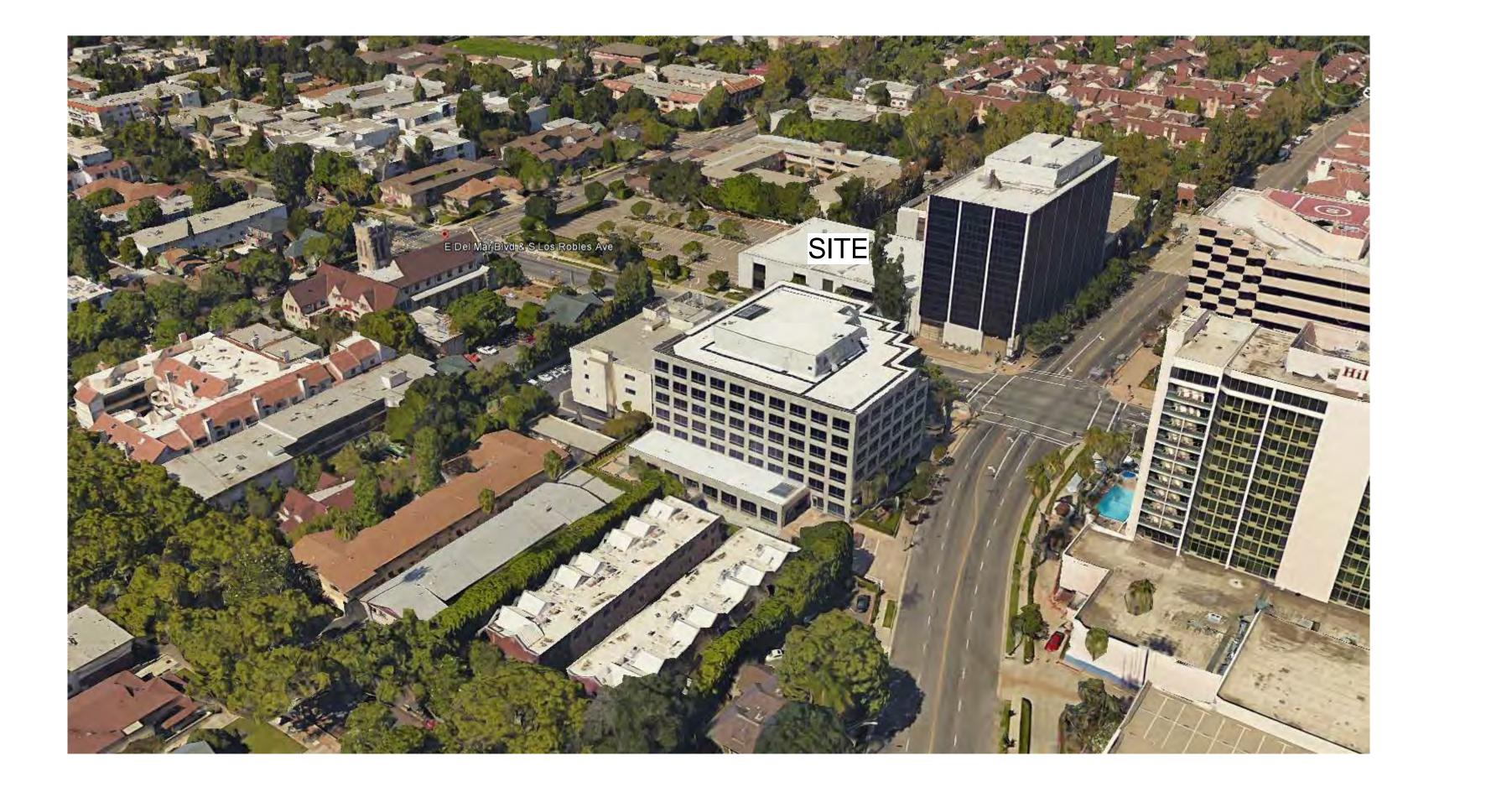


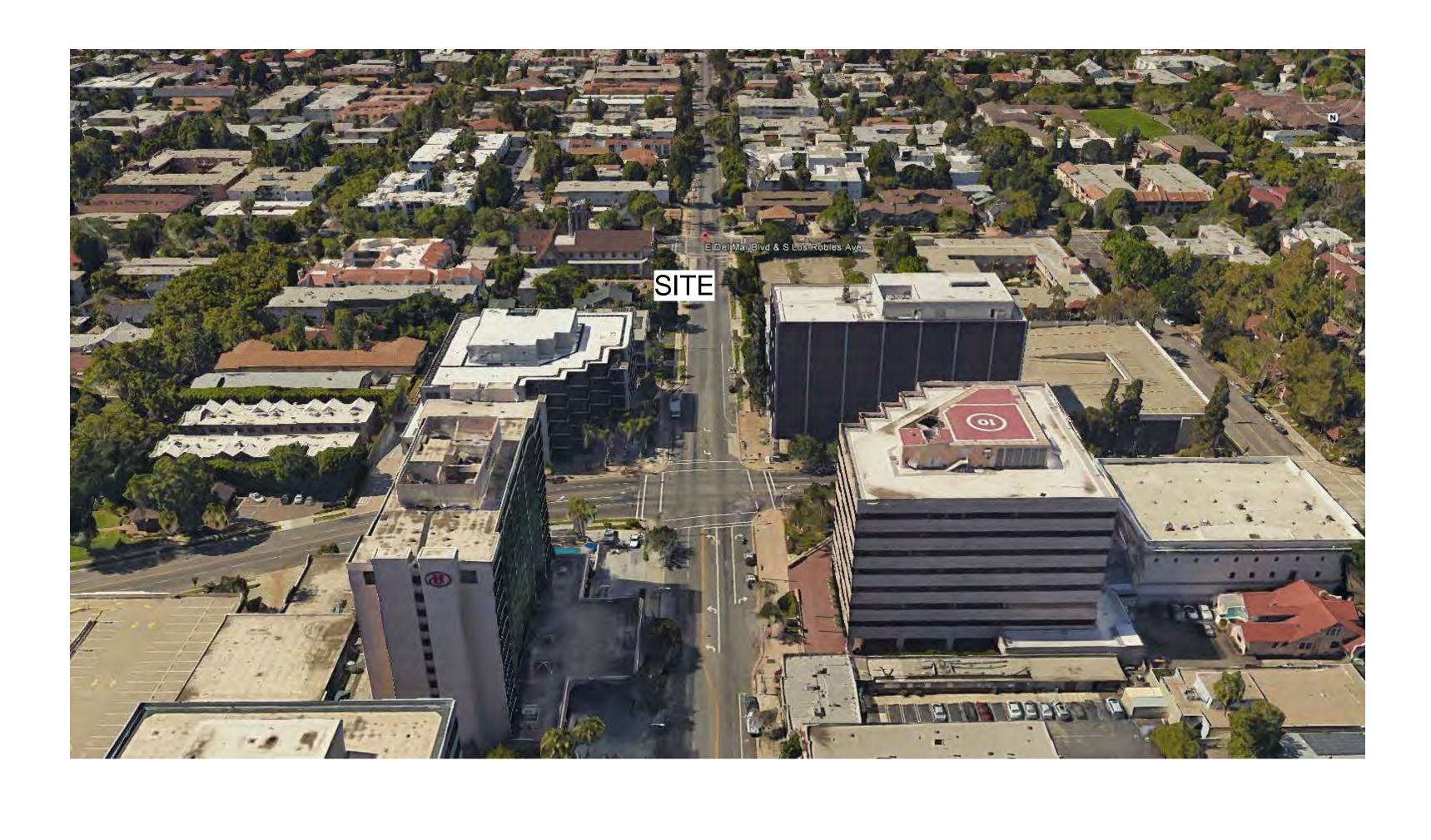


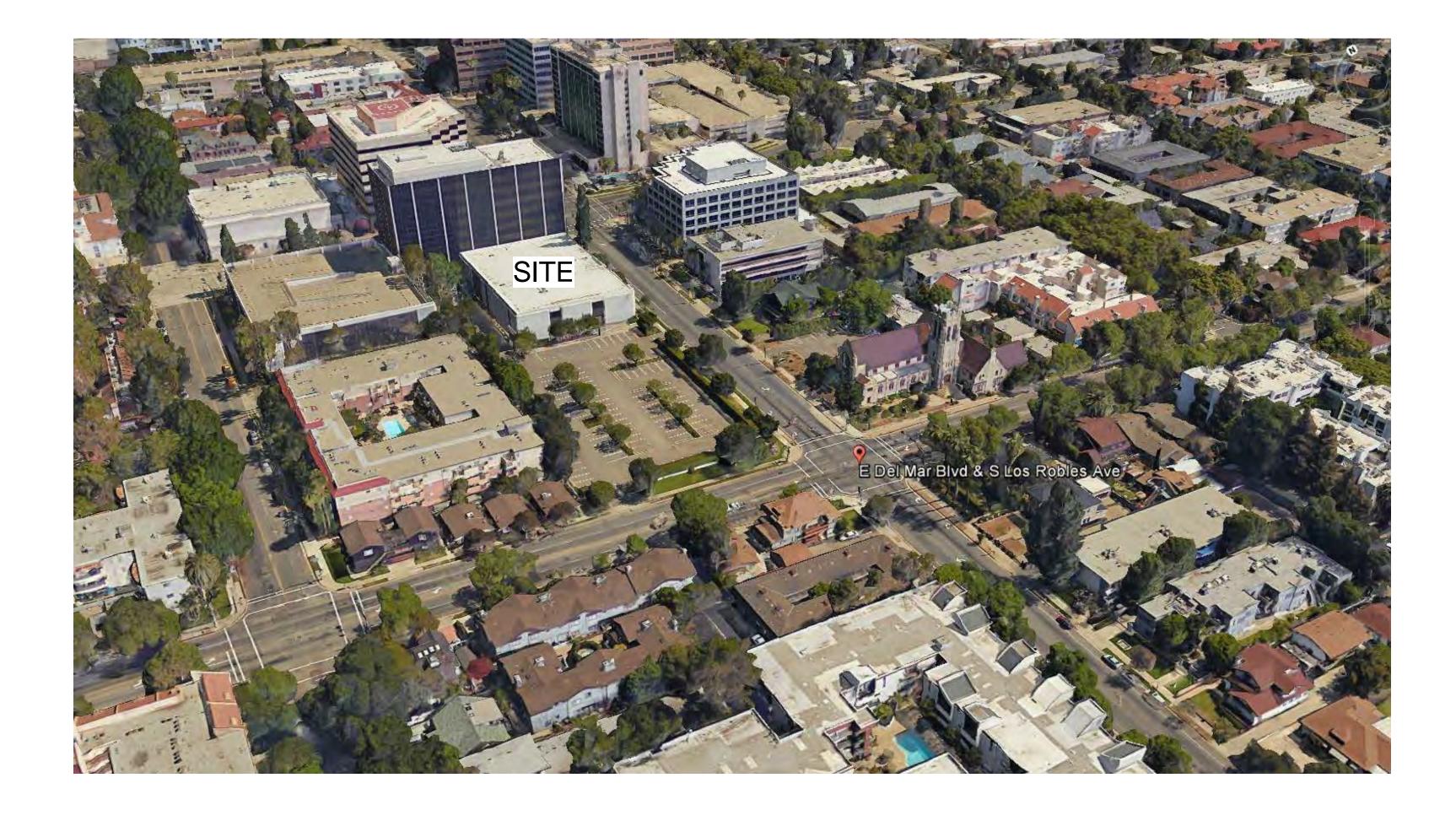


h			
	GONZALEZ AF	RCHITECTS, II	NC
	South Hudson A Pasadena, CA 626.396.9	Ave., Suite 300 A 91101	
	www.TGArchit		
	Robert G. T Robert G. T No. C188 Exp. 8-31-	12 -17	
No.	Issue Da		
	LOS RODIES CondominiumS 253 South Los Robles Avenue, Pasadena CA 91101		
Do not and conc	scale drawings. Cor be responsible for all litions on the site and	ntractor shall verify I dimensions and d Tyler Gonzalez	
Archite any con Drawing includir the Arch Instr respec Archit aut Instr comr rights, i the	to his of the ane and variations from the or ditions indicated on t gs, specifications, and g those in electronic intect and the Archite uments of Service for t to this Project. The ect's consultants sha hors and owners of t uments of Service ar non law, statutory an ncluding copyrights. se documents constit acceptance of these	fied immediately of dimensions and these drawings. d other documents, c form, prepared by ect's consultants are or use solely with e Architect and the all be deemed the their respective and shall retain all nd other reserved Visual contact with tute prima facia e conditions.	
	heet No.	Project No.	
	-0.1	Date 12/14/17 Reviewed	
	Author Description	Checker	
	PERSPECT	TIVES	
	Scale		









TGA	
TYLER GONZALEZ ARCHI 139 South Hudson Ave., S Pasadena, CA 9110 626.396.9599	uite 300
www.TGArchitects.r Architect of Reco	
USED ARCH	
Robert G. Tyler: No. C18812 Exp. 8-31-17	R.
SA OF CALIFOR	N. S.
Issue Dates	
No. Description	Date
Los Robles Condominiums 253 South Los Robles Avenue, Pasadena CA 91101	
G-0.2	shall verify sions and Gonzalez mediately of ons and rawings. documents, orepared by nsultants are olely with ect and the semed the spective retain all reserved contact with ma facia ons.
Drawn By	12/14/17 Reviewed Checker
Description	Т

Scale



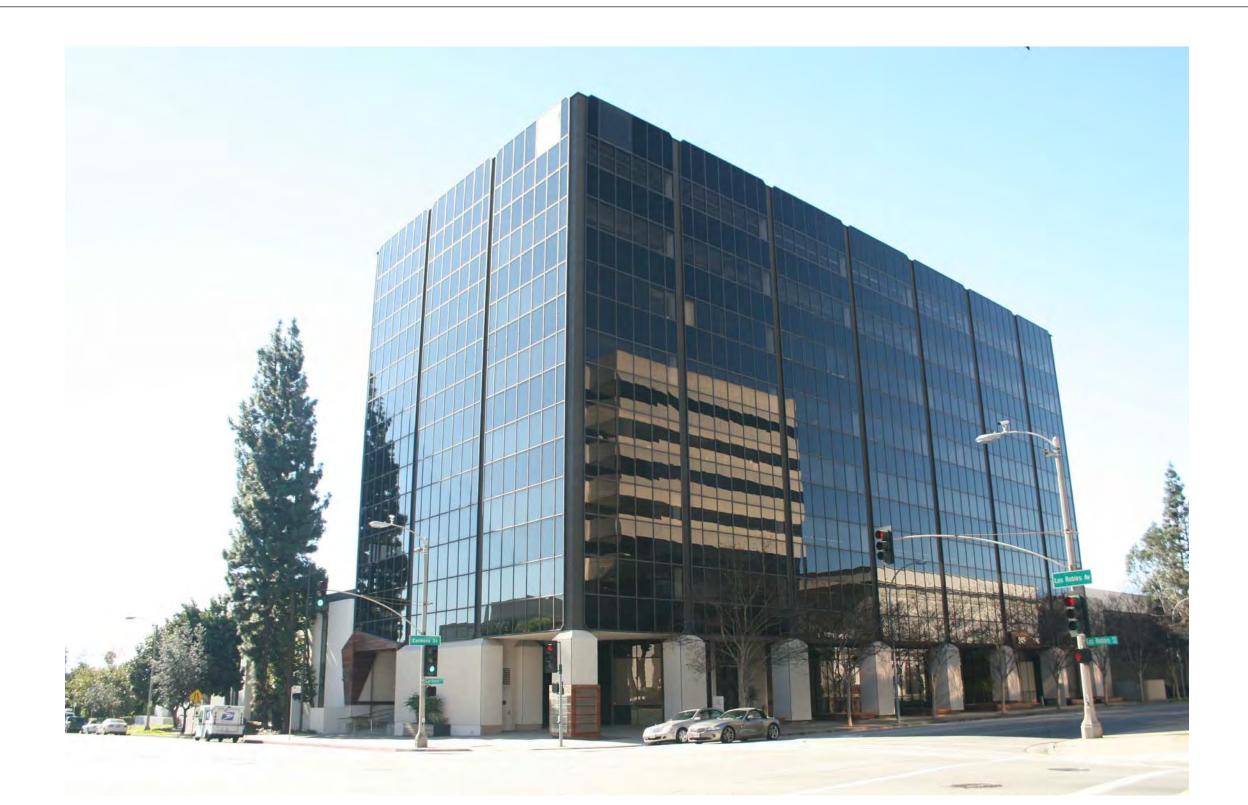


245 W. CORDOVA STREET & 253 S. LOS ROBLES AVENUE



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

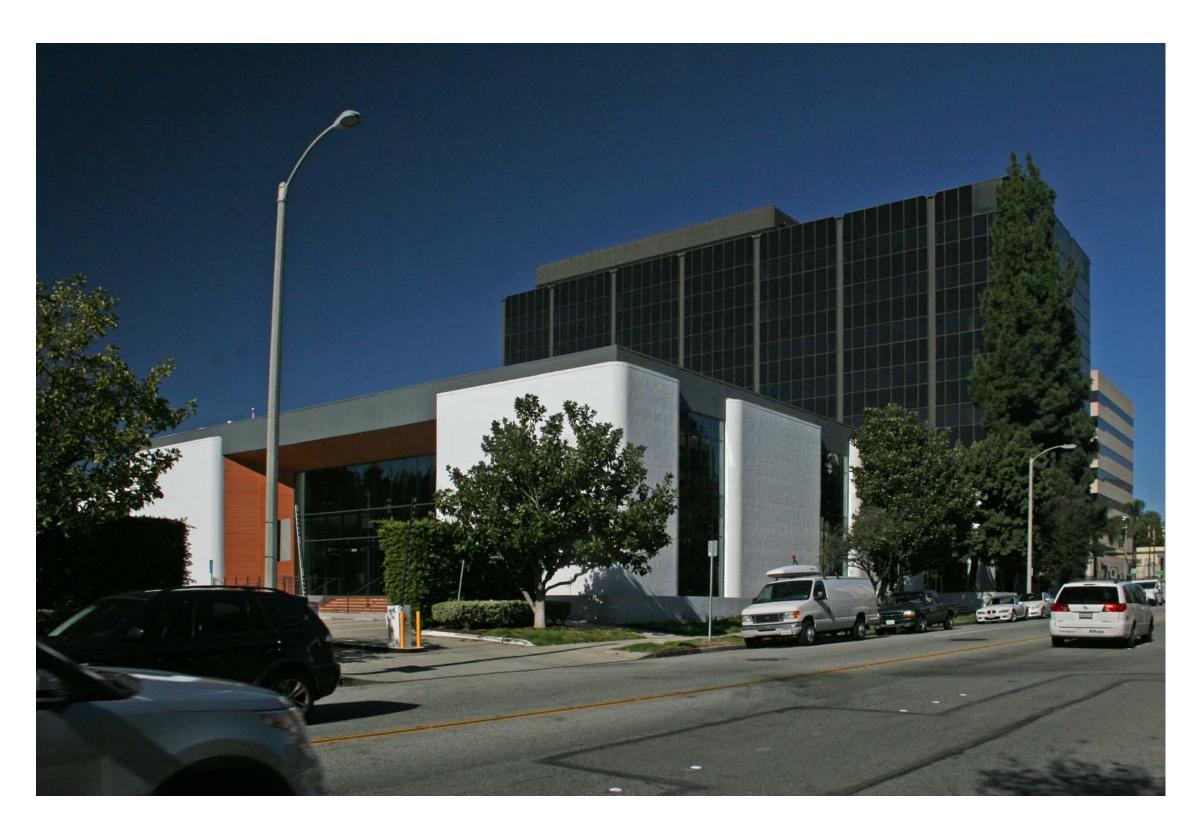
245 W. CORDOVA STREET



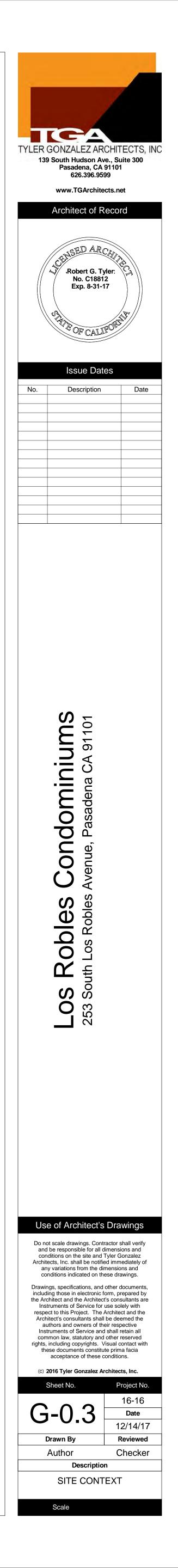
245 W. CORDOVA STREET

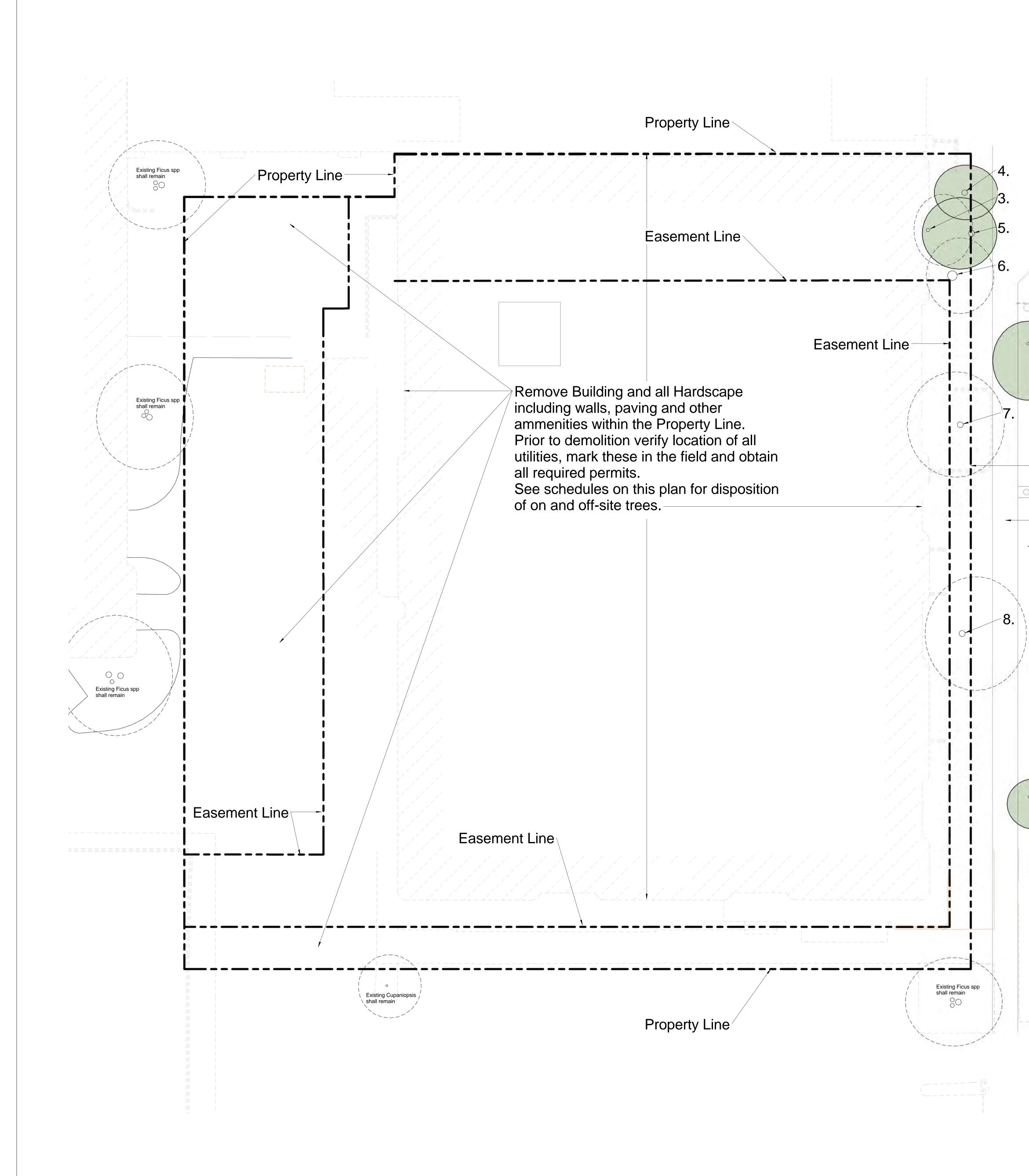


253 S. LOS ROBLES AVENUE

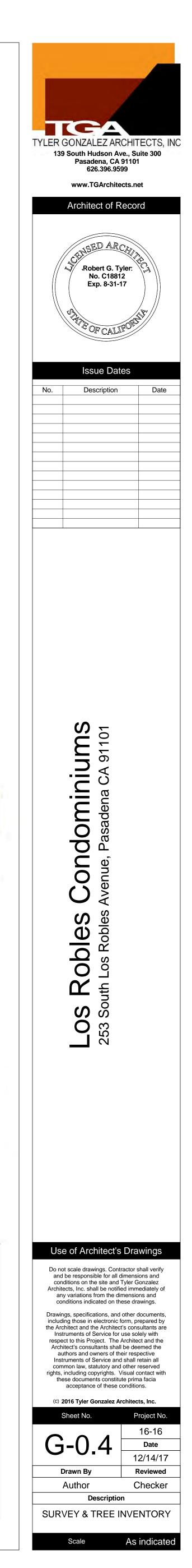


253 S. LOS ROBLES AVENUE





	1.		S. LOS ROBLES AVE.											
				<ul> <li>Right-of-Way</li> <li>Street Light</li> <li>6 foot wide Sid</li> <li>5 foot wide plate</li> </ul>	dewal									
		(For App	hillside	Quercus englemannii	RTY LOC eter of 4 inch ee Invento	es or more. For	E all oth	nvir e or if	RONME lects, inclu left blar	NTA	L ASSESS		r more.)	E" r public = No,
5	2.	-	2 3 4 5 6 7 8	Pasadena Oak, Mesa Oak Quercus engelmannii Pasadena Oak, Mesa Oak Cinnamomum camphora Camphor Tree Pinus canariensis Canary Island Pine Pinus canariensis Canary Island Pine Pinus canariensis Canary Island Pine Pinus canariensis Canary Island Pine Podocarpus gracilior Fern Pine Magnolia grandiflora Southern Magnolia, Bull Bay				- 16 - 11 - 20 - 17 - 17	0.5" 0.5" 8" 6" .25" 8"	24' 45' 85' 80' 100' 32' 35'	13' 18' 14' 17' 18' 24' 24'	R X R R X X X	Y N N N N N	
7. E.		1 2	Diamete Estimate PG 5	mber should match number on the s r at breast height (DBH) measured a e the tree height and spread of cano	at 4 1/2 feet at	ove the point wh	nere th	plan. I	" " Include all meets th	e groun EA - En	d.	ssment Form (updated 2		10g
			Botanio <i>Comm</i>	ventory cal Name on Name		DBH in Inches	Height (Feet)	: Protected Size	Protected		d (N-E-S-W)	Health	Structure	Disposition
		2 3 4 5	Pasade Quercu Pasade Cinnan Camph Pinus c Canary Pinus c Canary	is engelmannii (Street Tree) ena Oak, Mesa Oak is engelmannii (Street Tree) ena Oak, Mesa Oak nomum camphora for Tree canariensis i Island Pine canariensis i Island Pine		7.75" 6" 10.5" 16.5" 18"	28' 24' 40' 85' 80'	None None 18" 25" 25"	Yes Yes No No	2 7'- 6 9	'-8'-12'-8' 4'-6'-8'-7' -11'-12'-3' 5'-8'-7'-7' '-11'-8'-5'	Good Average Good Good Good	Average Average Constricted Columnar Columnar	Save Protect Save Protect Remove Save Save
		7	<i>Canar</i> y Podoca <i>Fern P</i> Magno	anariensis <i>Island Pine</i> arpus gracilior <i>ine</i> lia grandiflora <i>rn Magnolia, Bull Bay</i>		26" 17.25" 18"	100' 32' 35'	25" 20" 20"	Yes No No	9'	-10'-12'-6' -15'-16'-8' ''-18'-14'6'	Good Good Good	Columbar Good Good	Remove Remove



	Area	a Schedule (I	Private Open S	pace)			Area	a Schedule (I	Private Open S		
Name	Number	Area	Area Type	Comments	Level	Name	Number	Area	Area Type	Comments	Leve
1st Floor So	outh					Balcony	Private	86 SF	Building	Private	4th Floo
Patios	Private	845 SF	Exterior Area		1st Floor South				Common Area		
Patios	Private	1051 SF	Building		1st Floor	Balcony	Private	116 SF	Building	Private	4th Floo
1 4105	Tivate		Common Area		South				Common Area		
Patios	Private	119 SF	Building		1st Floor	Balcony	Private	116 SF	Building	Private	4th Floo
			Common Area		South				Common Area		
Patios	Private	164 SF	Building Common Area		1st Floor South	Balcony	Private	116 SF	Building Common Area	Private	4th Floo
1st Floor So 2nd Floor	outh: 4	2180 SF				Balcony	Private	116 SF	Building Common	Private	4th Floo
Balcony	Private	86 SF	Building	Private	2nd Floor	Dalaansi	Daixasta	140.05	Area	Duinente	
			Common Area			Balcony	Private	116 SF	Building Common Area	Private	4th Floo
Balcony	Private	116 SF	Building Common Area	Private	2nd Floor	Balcony	Private	116 SF	Building Common	Private	4th Floo
Balcony	Private	116 SF	Building	Private	2nd Floor	Palaany	Drivete	116 85	Area	Driveto	Ath Flor
<u> </u>		4.46.87	Common Area			Balcony	Private	116 SF	Building Common Area	Private	4th Floo
Balcony	Private	116 SF	Building Common	Private	2nd Floor	4th Floor: 8	3	899 SF		1	1
			Area			5th Floor	Private	86 SF	Building	Private	5th Floo
Balcony	Private	116 SF	Building Common Area	Private	2nd Floor	Balcony	Privale	00 35	Common Area	Private	
Balcony	Private	116 SF	Building Common Area	Private	2nd Floor	Balcony	Private	116 SF	Building Common Area	Private	5th Floo
Balcony	Private	116 SF	Building Common Area	Private	2nd Floor	Balcony	Private	116 SF	Building Common Area	Private	5th Floo
Balcony	Private	116 SF	Building Common Area	Private	2nd Floor	Balcony	Private	116 SF	Building Common Area	Private	5th Floc
2nd Floor: 8	3	899 SF	71100			Balcony	Private	116 SF	Building	Private	5th Floo
3rd Floor									Common Area		
Balcony	Private	86 SF	Building Common Area	Private	3rd Floor	Balcony	Private	116 SF	Building Common	Private	5th Floo
Balcony	Private	116 SF	Building Common	Private	3rd Floor	Balcony	Private	116 SF	Area Building Common	Private	5th Floo
Balcony	Private	116 SF	Area Building	Private	3rd Floor				Area		
Dalcolly	Tivate		Common Area	Tilvace		Balcony	Private	116 SF	Building Common	Private	5th Floo
Balcony	Private	116 SF	Building	Private	3rd Floor	5th Floor: 8	3	899 SF	Area		
			Common Area			6th Floor	-				
Balcony	Private	116 SF	Building Common	Private	3rd Floor	Balcony	Private	85 SF	Building Common	Private	6th Floo
			Area						Area		
Balcony	Private	116 SF	Building Common Area	Private	3rd Floor	Balcony	Private	116 SF	Building Common Area	Private	6th Floo
Balcony	Private	116 SF	Building Common Area	Private	3rd Floor	Balcony	Private	116 SF	Building Common Area	Private	6th Floo
Balcony	Private	116 SF	Building Common	Private	3rd Floor	Balcony	Private	116 SF	Building Common Area	Private	6th Floo
3rd Floor: 8		899 SF	Area			Balcony	Private	322 SF	Building	Private	6th Floo
4th Floor		099 07						0	Common Area		
						Balcony	Private	116 SF	Building Common Area	Private	6th Floo
						Balcony	Private	292 SF	Building Common Area	Private	6th Floo



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

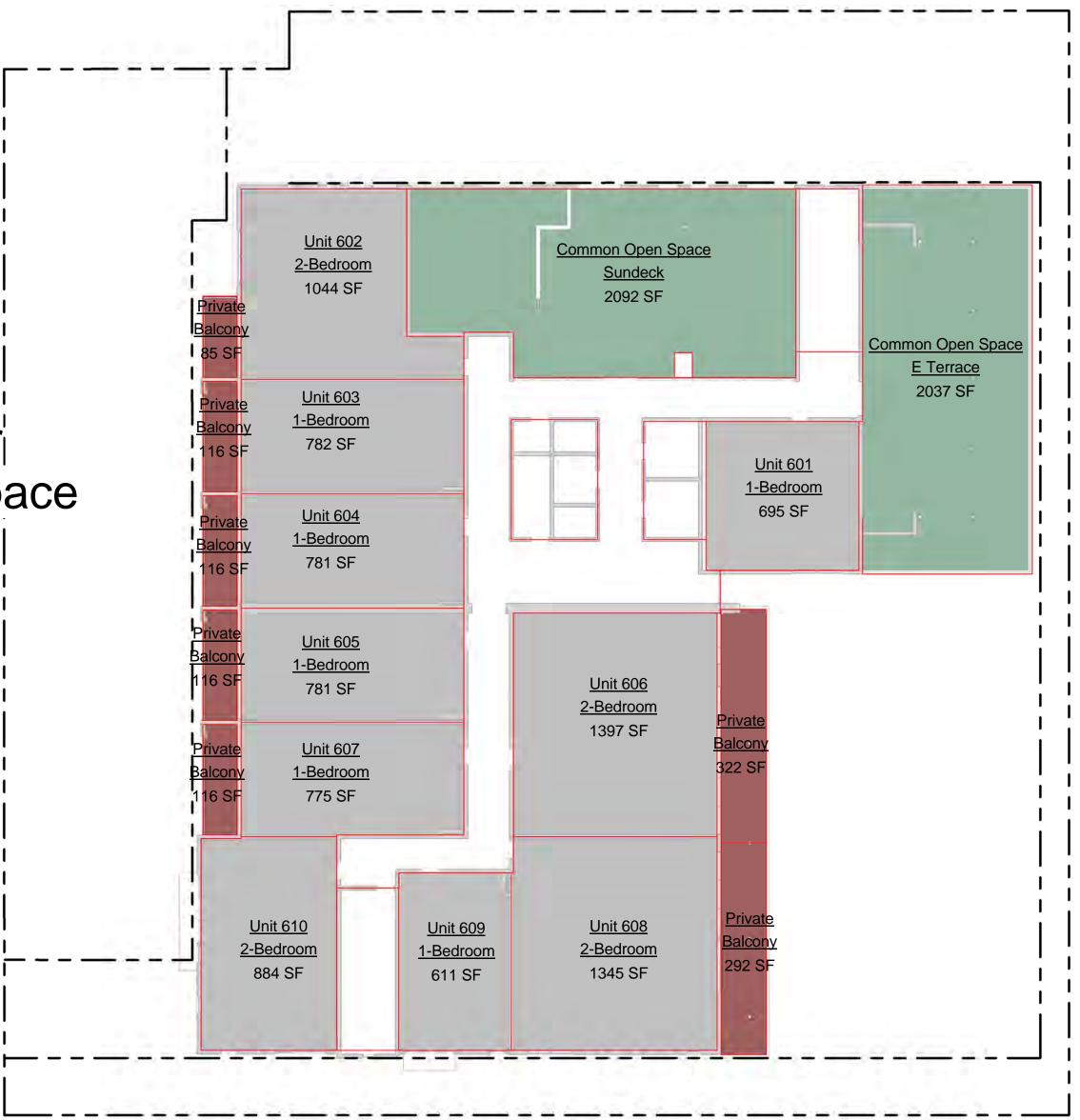


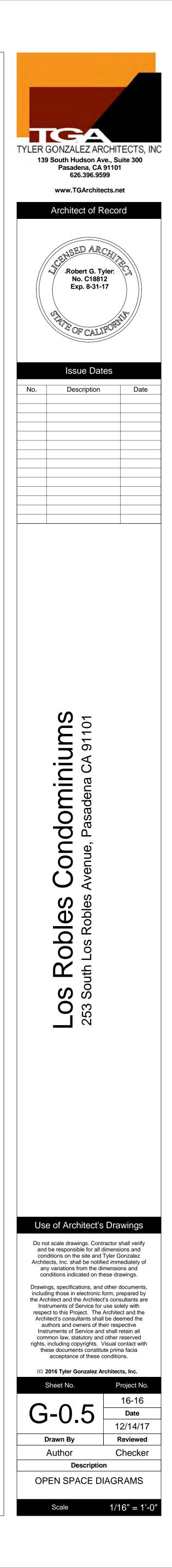
	Area Sc	hedule (Cor	nmon Open Sp	bace)	
Name	Number	Area	Area Type	Comments	Level
Sundeck	Common Open Space	2092 SF	Building Common Area	Open Space	6th Floor
Courtyard	Common Open Space	2432 SF	Building Common Area	Open Space	1st Floor South
E Terrace	Common Open Space	2037 SF	Building Common Area	Open Space	6th Floor
South Yard	Common Open Space	2556 SF	Building Common Area		1st Floor South
North Yard	Common Open Space	3051 SF	Building Common Area		1st Floor South
Add'l Front Open Space	Common Open Space	963 SF	Building Common Area		1st Floor South
Patio Easement	Common Open Space	2251 SF	Building Common Area		1st Floor South

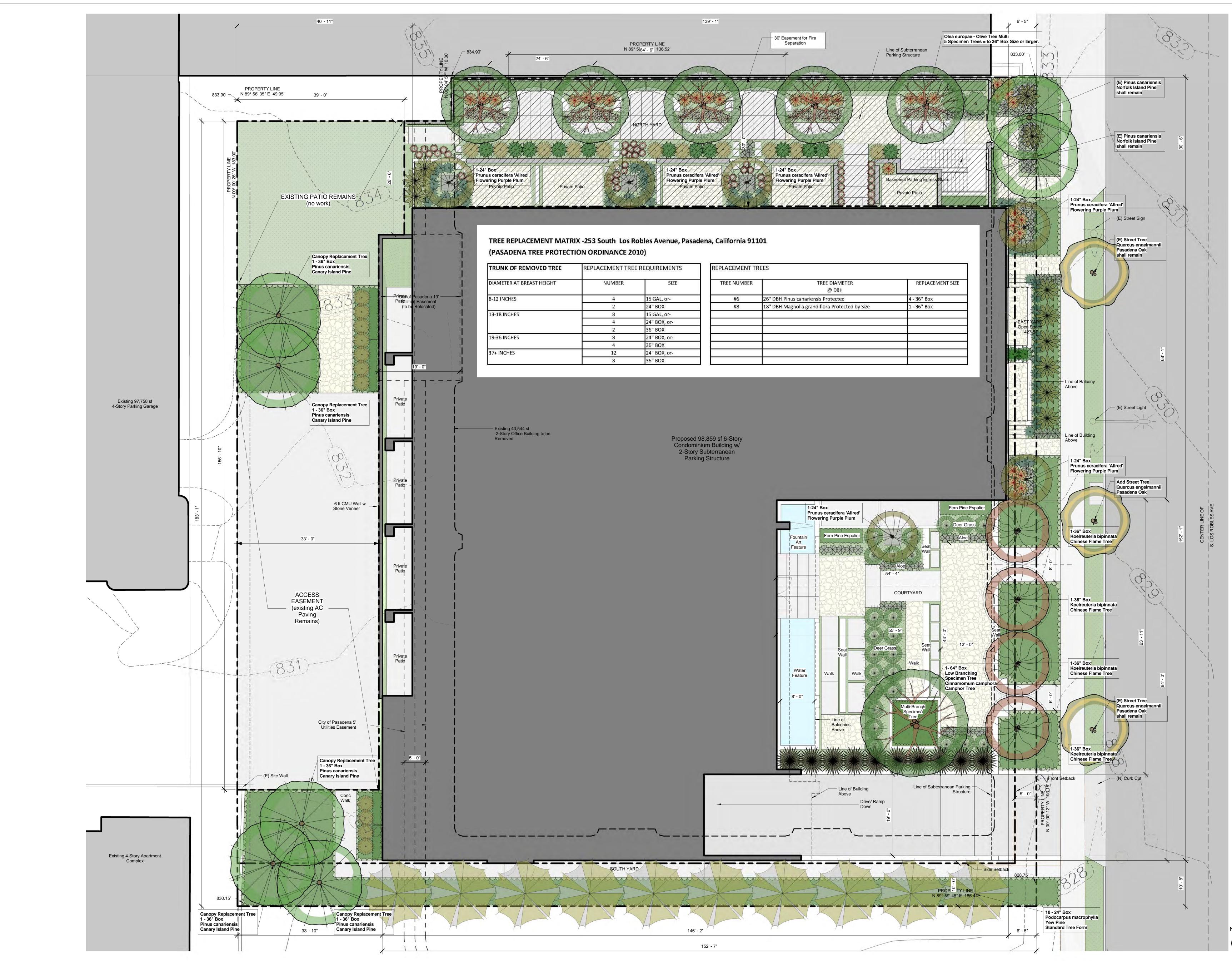
# 6th Floor Open Space



Ground Floor Open Space







TRUNK OF REMOVED TREE	REPLACEMENT TREE REQUIREMENTS		REPLACEMENT TREE REQUIREMENTS		
DIAMETER AT BREAST HEIGHT	NUMBER	SIZE	1		
8-12 INCHES	4	15 GAL, or-			
	2	24" BOX			
13-18 INCHES	8	15 GAL, or-			
	4	24" BOX, or-	1		
	2	36" BOX			
19-36 INCHES	8	24" BOX, or-			
	4	36" BOX			
37+ INCHES	12	24" BOX, or-			
	8	36" BOX			

REPLACEMENT T	REES
TREE NUMBER	T
#6	26" DBH Pinus canarien:
#8	18" DBH Magnolia grand



NORTH 

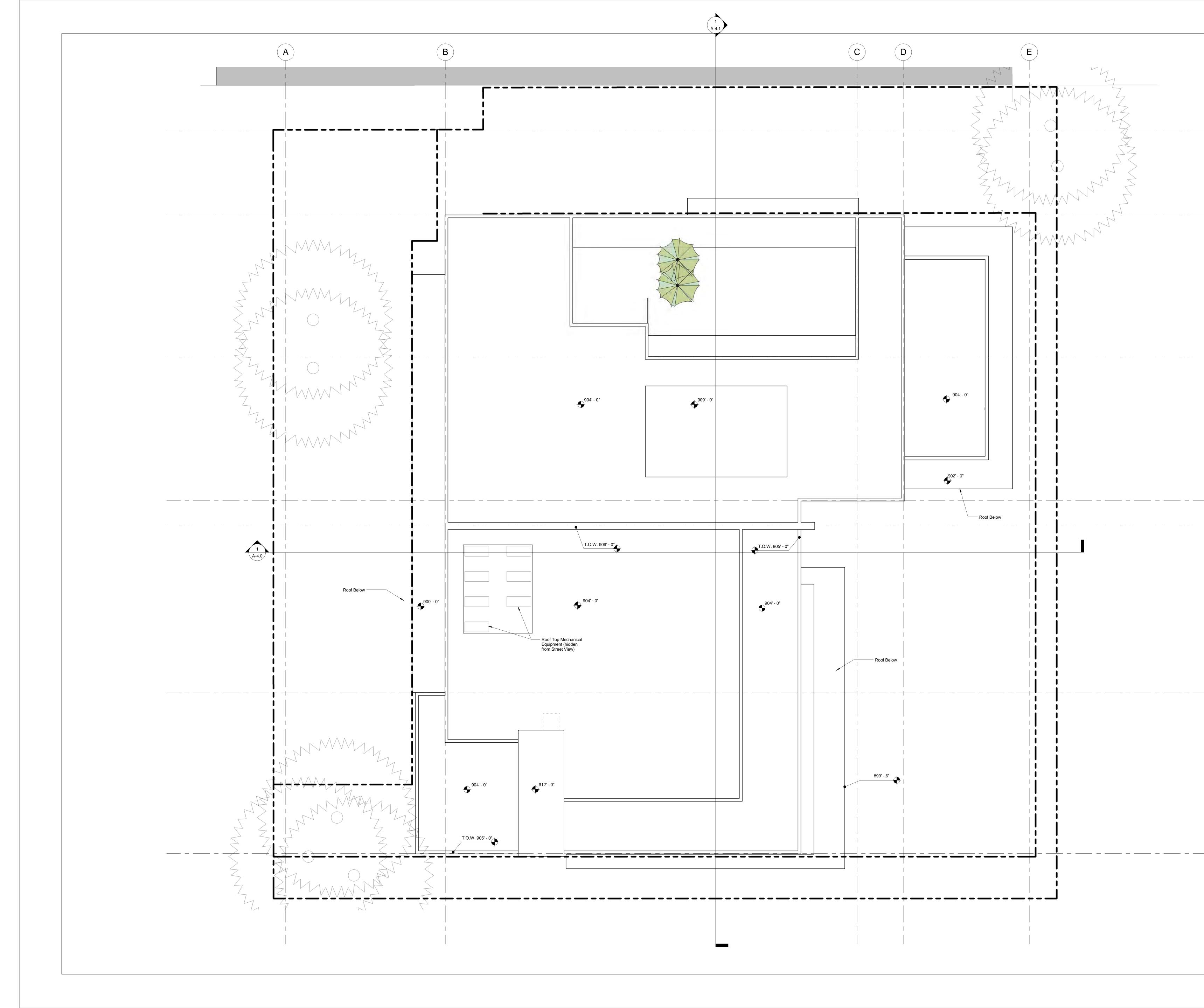




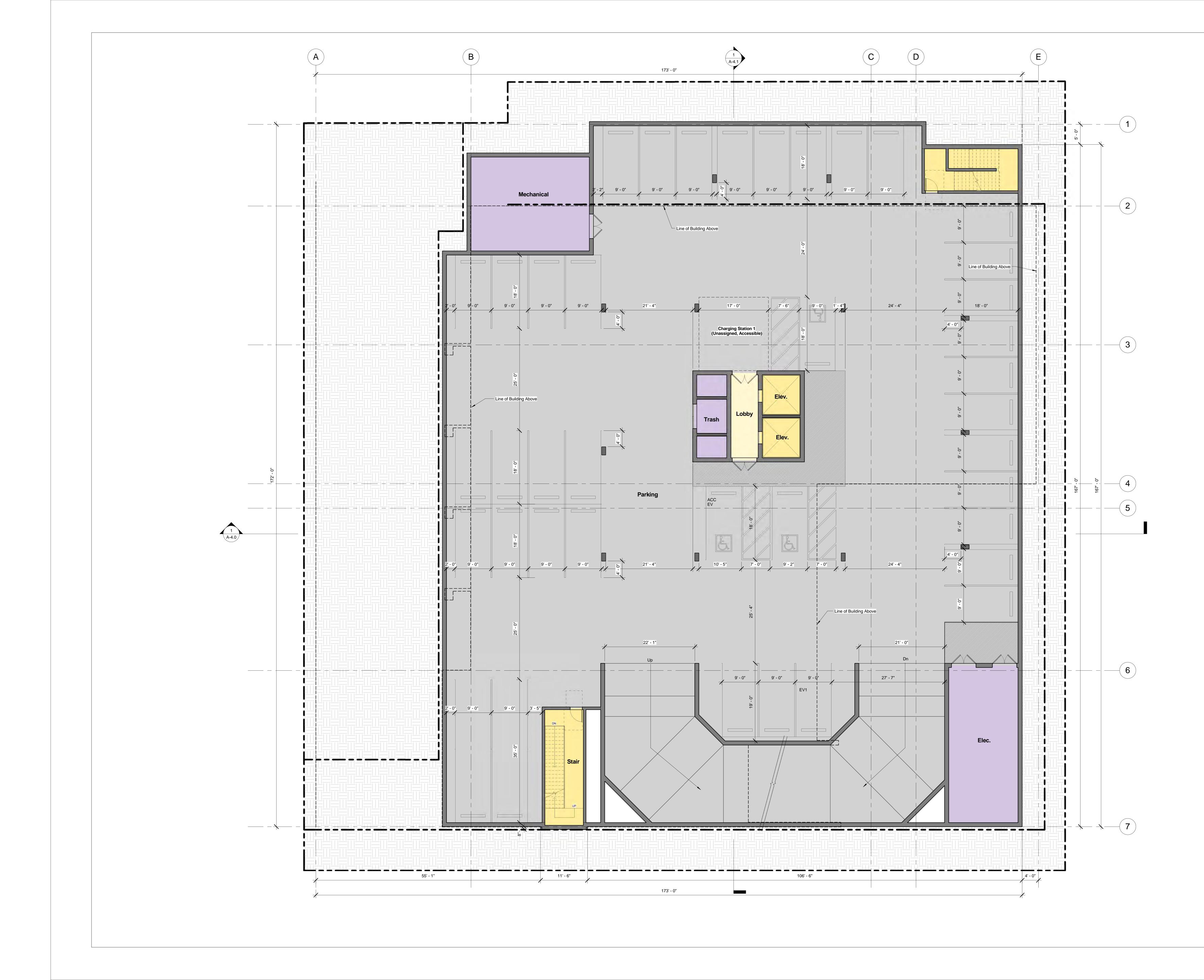
TYLER GONZALEZ ARC 139 South Hudson Ave Pasadena, CA 9 626.396.959 www.TGArchited	e., Suite 300 1101 9	
Exp. 8-31-17		
No. Description	Date	
any variations from the dim	actor shall verify mensions and yler Gonzalez d immediately of ensions and	
<ul> <li>Architects, Inc. shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.</li> <li>Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved</li> </ul>		
common law, statutory and c rights, including copyrights. Vis these documents constitute acceptance of these co (c) <b>2016 Tyler Gonzalez Arc</b>	sual contact with e prima facia nditions.	
Sheet No.	Project No. 16-16	
A-2.1	Date 12/14/17 Reviewed	
Author Description		
FLOOR PLAN Scale	S 2-5 1/8" = 1'-0"	



1		139	South Hudson Av Pasadena, CA 626.396.955 www.TGArchite Architect of R Robert G. Ty No. C1881 Exp. 8-31-1	e., Suite 300 91101 99 cts.net ecord
		No.	Issue Date	Date
3				
			Los Robles Condominiums 253 South Los Robles Avenue, Pasadena CA 91101	
6			o of Architact's	Drawings
7		Do no and con Archit an co Drawir includ the Arc Inst respe Arch au Inst com rights, the (c) 2	e of Architect's at scale drawings. Contr be responsible for all d ditions on the site and T ects, Inc. shall be notifie y variations from the dir nditions indicated on the ags, specifications, and ing those in electronic for thitect and the Architect ruments of Service for ct to this Project. The A itect's consultants shall thors and owners of the ruments of Service and including copyrights. V ese documents constitut acceptance of these c 2016 Tyler Gonzalez Ar Sheet No.	actor shall verify imensions and Fyler Gonzalez d immediately of nensions and ese drawings. other documents, orm, prepared by 's consultants are use solely with Architect and the be deemed the eir respective shall retain all other reserved isual contact with te prima facia onditions.
	NORTH		Drawn By Author Description 6th FLOOR F	
			Scale	1/8" = 1'-0"

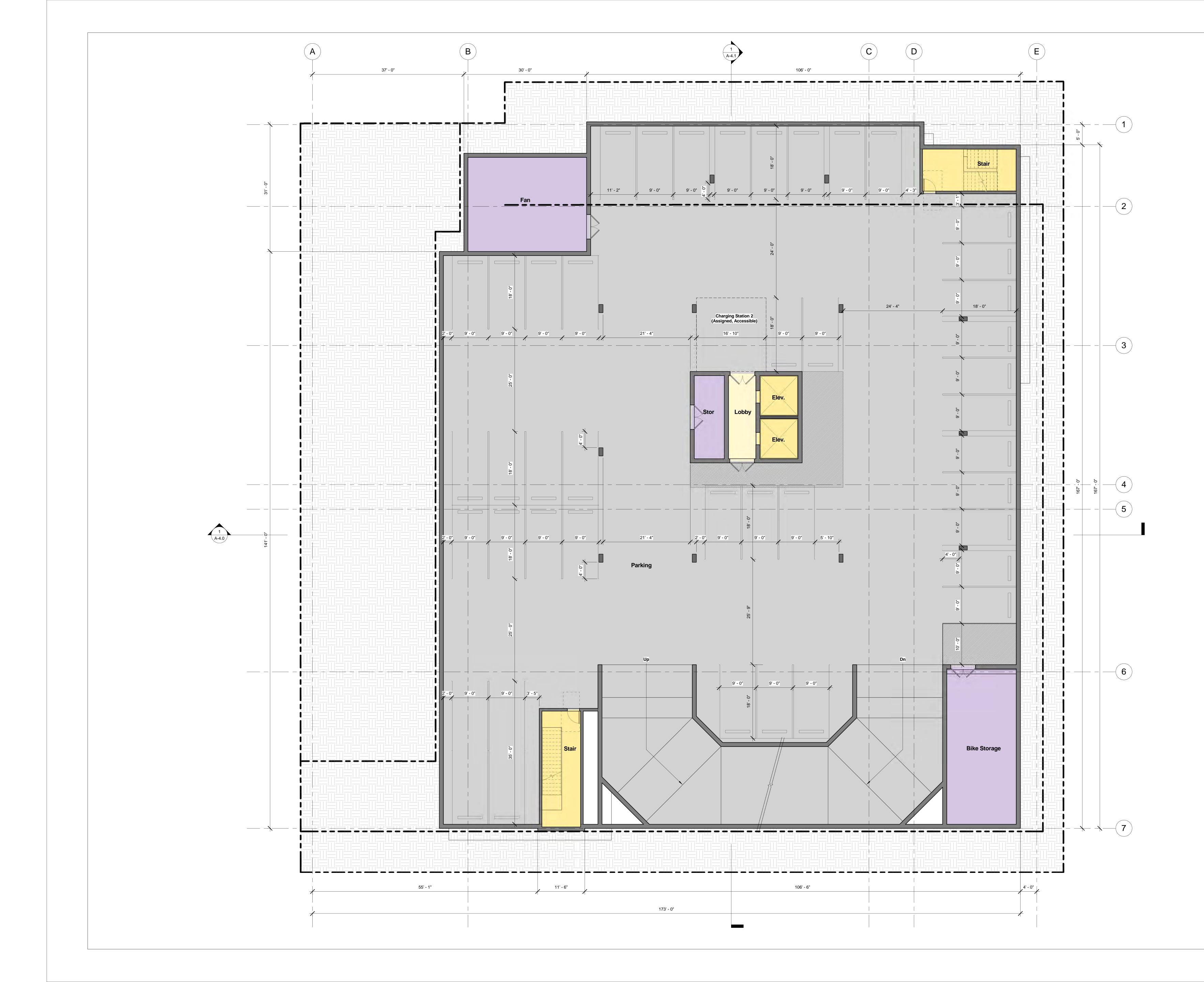


1	<image/> <text><text><text><text></text></text></text></text>
2	Issue Dates       No.     Description     Date
3	
	OS Robles Condominums 53 South Los Robles Avenue, Pasadena CA 91101
6	ΥΥ Υ
	<section-header><text><text><text></text></text></text></section-header>



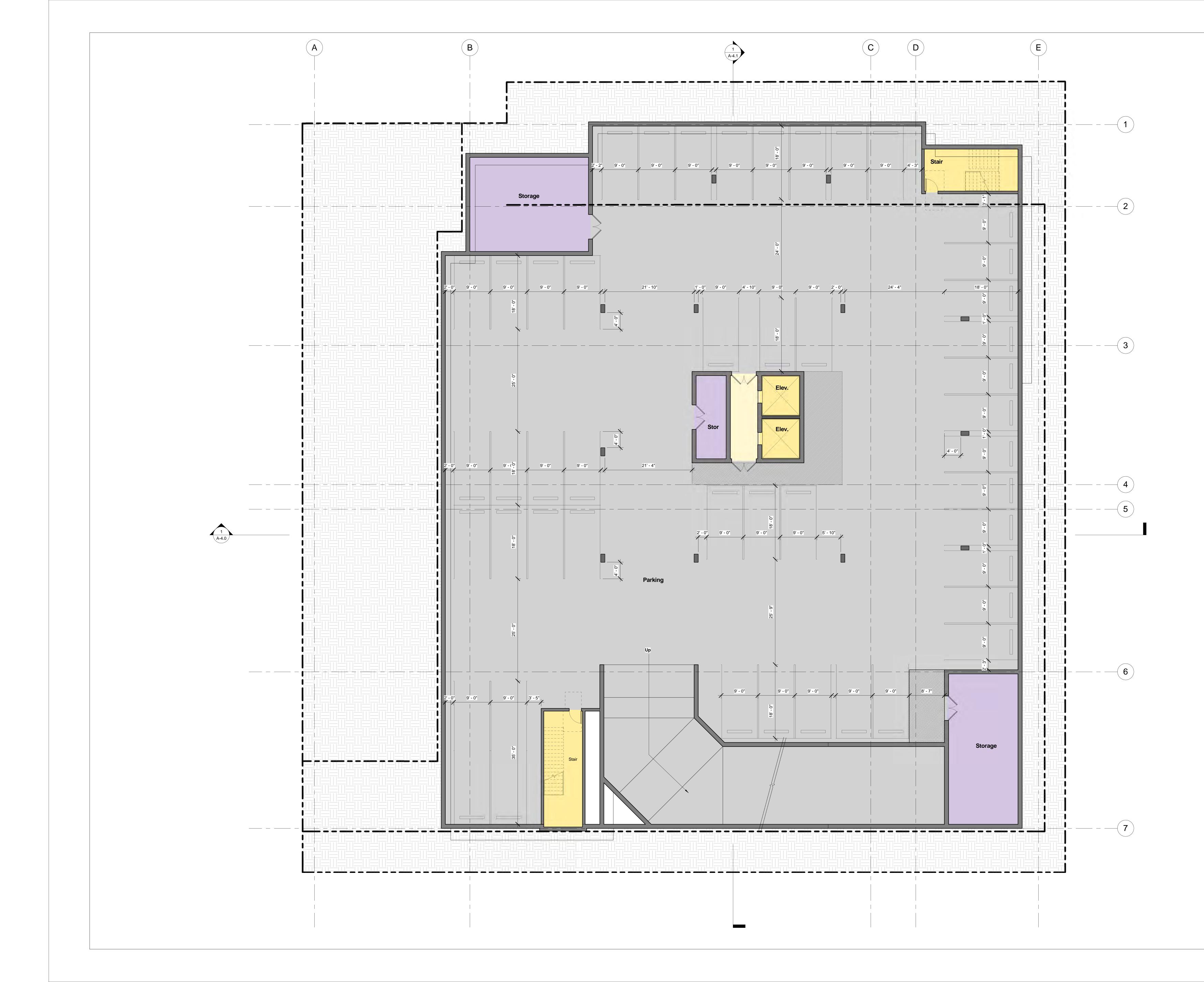






TGA	
TYLER GONZALEZ AR 139 South Hudson Av Pasadena, CA 626.396.95	ve., Suite 300 91101
www.TGArchite	
Robert G. TY No. C1881 Exp. 8-31-	2 17
Issue Dat	es Date
Condens and Condension of the series of the	ractor shall verify dimensions and Tyler Gonzalez ed immediately of mensions and ese drawings.
Drawings, specifications, and including those in electronic f the Architect and the Architect Instruments of Service for respect to this Project. The Architect's consultants shal authors and owners of th Instruments of Service and common law, statutory and rights, including copyrights. \ these documents constitu acceptance of these of (c) 2016 Tyler Gonzalez A	form, prepared by t's consultants are use solely with Architect and the be deemed the eir respective d shall retain all other reserved /isual contact with the prima facia conditions.
(c) 2016 Tyler Gonzalez A Sheet No.	Project No. 16-16
A-2.5 Drawn By Author	Date 12/14/17 Reviewed Checker
B2 BASEMEN	n
Scale	1/8" = 1'-0"





TYLER GONZALEZ AR 139 South Hudson Ar	
Pasadena, CA 626.396.95 www.TGArchite Architect of R	91101 99 ects.net
Robert G. T No. C1881 Exp. 8-31-	CATTAR yler: 2 17
No. Description	Date
Conduct of the second of the s	ractor shall verify dimensions and
	Tyler Gonzalez ed immediately of imensions and lese drawings. to ther documents, form, prepared by tt's consultants are use solely with Architect and the l be deemed the leir respective d shall retain all d other reserved Visual contact with ute prima facia
(c) 2016 Tyler Gonzalez A         Sheet No.	Project No. 16-16
A-2.6 Drawn By Author	Date 12/14/17 Reviewed Checker
B3 BASEMEN	n
Scale	1/8" = 1'-0"





ELEV	ATION KEYNOTES	
1	La Habra Exterior Plaster Finish: 20/30 Float (Sand) Color: X-23 Aspen (Integrated)	7
2	Cembrit Rainscreen System Size: 30" Vertical Color: True, Antarctic 304	8
3	Cembrit Rainscreen System Size: 6" Horizontal Color: True, Olympus 309	9
4	Cembrit Rainscreen System	(10)
4	<i>Size:</i> 6" Horizontal <i>Color</i> : True, Kilimanjaro 307	(11)
5	Concrete Wall Finish: Textured	(12)
6	Aluminum Windows & Doors Color: Clear Anodized	(13)
		(14)

	10					
			Lawley -	1 1 1 1	10.000	

Use of Architect's Drawings Do not scale drawings. Contractor shall verif and be responsible for all dimensions and conditions on the site and Tyler Gonzalez Architects, Inc. shall be notified immediately any variations from the dimensions and conditions indicated on these drawings. Drawings, specifications, and other documen including those in electronic form, prepared b the Architect and the Architect's consultants a	
I Ine Architect and the Architect's consultants a	y of ts,
Instruments of Service for use solely with respect to this Project. The Architect and th Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact w these documents constitute prima facia acceptance of these conditions. (c) <b>2016 Tyler Gonzalez Architects, Inc.</b>	e ith
Sheet No. Project N	ю.
	5
A-3.0	
12/14/	
Drawn By Reviewe	d
Author Check	er
Description	
EAST ELEVATION	
Scale As indica	ated

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

www.TGArchitects.net

Architect of Record

FD ARCO

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

Issue Dates

Date

Description

No.

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

Steel Tension Cables

Steel Eyebrow over Window

Alucobond Horizontal Sun Shade Color: Clear Anodized

Steel Vertical Privacy Screen

Rooftop Mechanical (hidden from Street View)



ACCORDENSION AC	
Issue Dates         No.       Description       Date         Image: Date       Image: Date       Image: Date	
Los Robles Condominums 253 South Los Robles Avenue, Pasadena CA 91101	
<section-header><section-header></section-header></section-header>	



ELEVATION KEYNOTES			
	La Habra Exterior Plaster	(7)	
	<i>Finish:</i> 20/30 Float (Sand) <i>Color</i> : X-23 Aspen (Integrated)	(	
2	Cembrit Rainscreen System Size: 30" Vertical Color: True, Antarctic 304	8	
3	Cembrit Rainscreen System Size: 6" Horizontal Color: True, Olympus 309	9	
4	<b>Cembrit Rainscreen System</b> Size: 6" Horizontal Color: True, Kilimanjaro 307	(10) (11)	
5	Concrete Wall Finish: Textured	(12)	
6	Aluminum Windows & Doors Color: Clear Anodized	(13)	
		(14)	

TYLER GONZALEZ AR 139 South Hudson Av Pasadena, CA	/e., Suite 300 91101
626.396.95 www.TGArchite	ects.net
Architect of R	
Robert G. T No. C1881	
Exp. 8-31-	
STATE OF CALL	FORTY
Issue Dat	es Date
<mark>ດ</mark> 2	
<b>UN</b> A 911	
<b>Jin</b> ena C	
<b>JON</b> asade	
<b>OS Robles Condominiums</b> 53 South Los Robles Avenue, Pasadena CA 91101	
s Aver	
<b>IeS</b> Roble:	
South C	
<b>LO</b> 253	
Use of Architect's	Drawings
Do not scale drawings. Cont and be responsible for all o conditions on the site and Architects, Inc. shall be notifi	ractor shall verify dimensions and Tyler Gonzalez
any variations from the di conditions indicated on th Drawings, specifications, and including those in electronic f	mensions and ese drawings. other documents, form, prepared by
the Architect and the Architect Instruments of Service for respect to this Project. The Architect's consultants shal authors and owners of th	t's consultants are use solely with Architect and the I be deemed the eir respective
Instruments of Service and common law, statutory and rights, including copyrights. \ these documents constitu acceptance of these of	l other reserved /isual contact with ite prima facia
(c) 2016 Tyler Gonzalez A Sheet No.	Project No.
A-3.1	16-16 Date 12/14/17
Drawn By Author	Reviewed Checker
Descriptio	

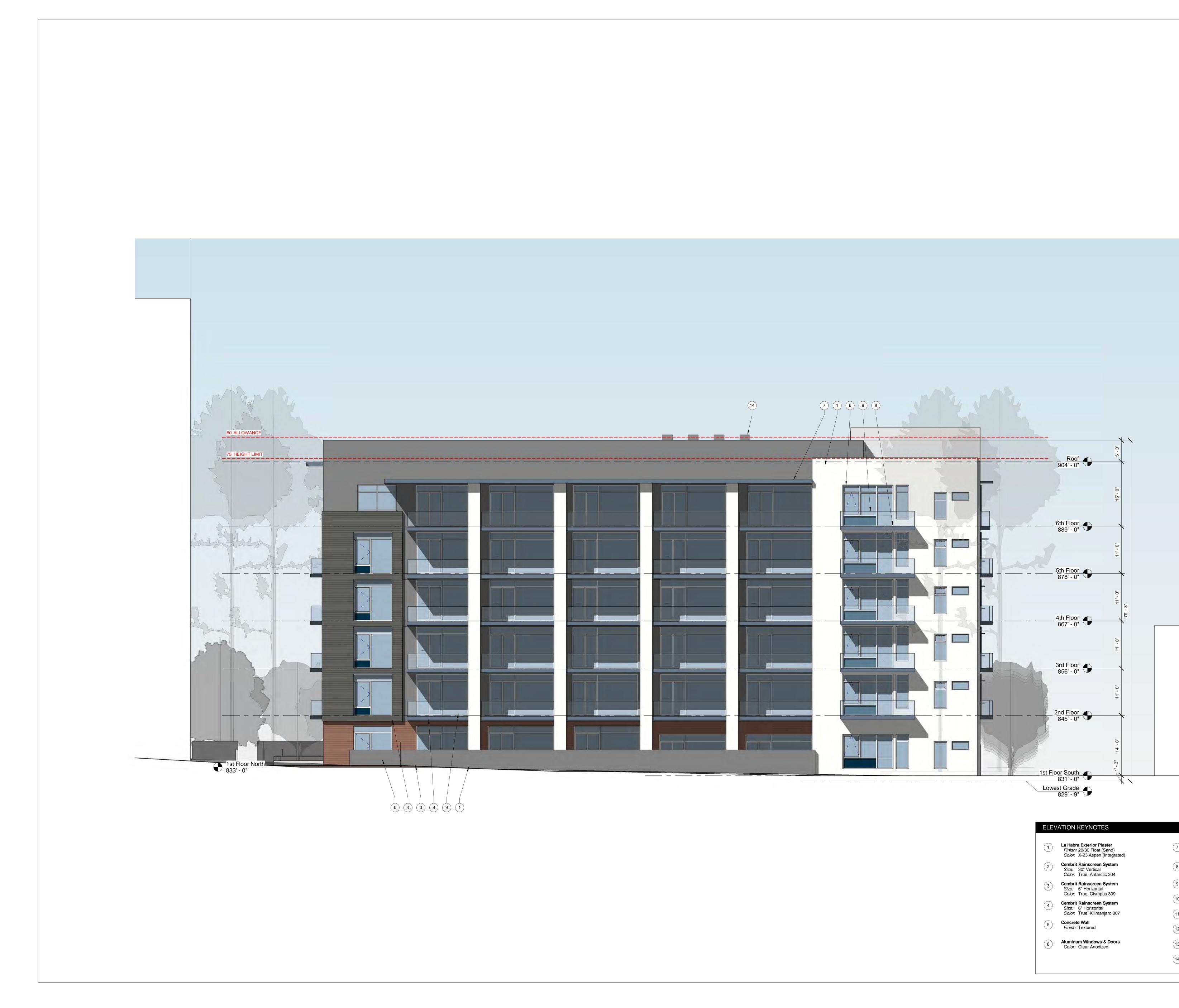
Eave w/ Alucobond Fascia Color: Clear Anodized Feat: Wood texture underside Balcony w/ Alucobond Fascia Color: Clear Anodized Feat: Wood texture underside Glass Railing

Steel Tension Cables

Steel Eyebrow over Window Alucobond Horizontal Sun Shade Color: Clear Anodized

Steel Vertical Privacy Screen

Rooftop Mechanical (hidden from Street View)



ELEVATION RETNOTES				
1	La Habra Exterior Plaster Finish: 20/30 Float (Sand) Color: X-23 Aspen (Integrated)	(7)		
2	Cembrit Rainscreen System Size: 30" Vertical Color: True, Antarctic 304	8		
3	Cembrit Rainscreen System Size: 6" Horizontal Color: True, Olympus 309	9		
4	<b>Cembrit Rainscreen System</b> <i>Size:</i> 6" Horizontal <i>Color</i> : True, Kilimanjaro 307	(10)		
5	Concrete Wall Finish: Textured			
6	Aluminum Windows & Doors Color: Clear Anodized	(13)		
		(14)		

VER GONZALEZ ARCHITECTS, N 139 South Hudson Ave., Suite 300 Pasadena, CA 9110 562.336.336 WWW. TGArchitects.net Architect of Record	
Pasadena, CA 91101 626.396.9599 WWW.TGArchitects.net Architect of Record	
Robert G. Tyler No. C18812 Exp. 8-31-17 OCALIFORITION Secretaria Description Date	
No. C18812 Exp. 8-31-17 CALIFORNIU Sue Dates No. Classification Description Date Description Descripti	
Exp. 8-31-17 USUE Dates No. Description Date Description Description Date Description Descriptio	
Issue Dates          No.       Description       Date         Image: Second Control of the second control of t	
No. Description Date	
OS Robles Avenue, Pasadena CA 91101	
OS Robles Avenue, Pasadena CA 91101	
OS Robles Condominums 53 South Los Robles Avenue, Pasadena CA 91101	
OS Robles Condominums 53 South Los Robles Avenue, Pasadena CA 91101	
<b>OS Robles Condominums</b> 53 South Los Robles Avenue, Pasadena CA 91101	
<b>OS Robles Condominums</b> 53 South Los Robles Avenue, Pasadena CA 91101	
<b>OS Robles Condominiums</b> 53 South Los Robles Avenue, Pasadena CA 91101	
<b>OS Robles Condominiums</b> 53 South Los Robles Avenue, Pasadena CA 91101	
<b>OS Robles Condominiums</b> 53 South Los Robles Avenue, Pasadena CA 91101	
OS Robles Condominiums 53 South Los Robles Avenue, Pasadena CA 91101	
<b>OS Robles Condominium</b> 53 South Los Robles Avenue, Pasadena CA 91	
<b>OS Robles Condomini</b> 53 South Los Robles Avenue, Pasadena C	
<b>OS Robles Condom</b> 53 South Los Robles Avenue, Pasade	
OS Robles Cond 53 South Los Robles Avenue, Pa	
OS Robles CC 53 South Los Robles Aven	
OS Robles 53 South Los Robles	
OS ROD	
OS R 53 South I	
<b>OS</b> 53 S	
<u> </u>	
Use of Architect's Drawings Do not scale drawings. Contractor shall verify	
and be responsible for all dimensions and conditions on the site and Tyler Gonzalez Architects, Inc. shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.	
Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with	
respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved	
rights, including copyrights. Visual contact with these documents constitute prima facia acceptance of these conditions.	
(c) 2016 Tyler Gonzalez Architects, Inc.         Sheet No.       Project No.         16-16	
A-3.2 Date 12/14/17	
Drawn By Reviewed Author Checker Description	

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

Steel Tension Cables

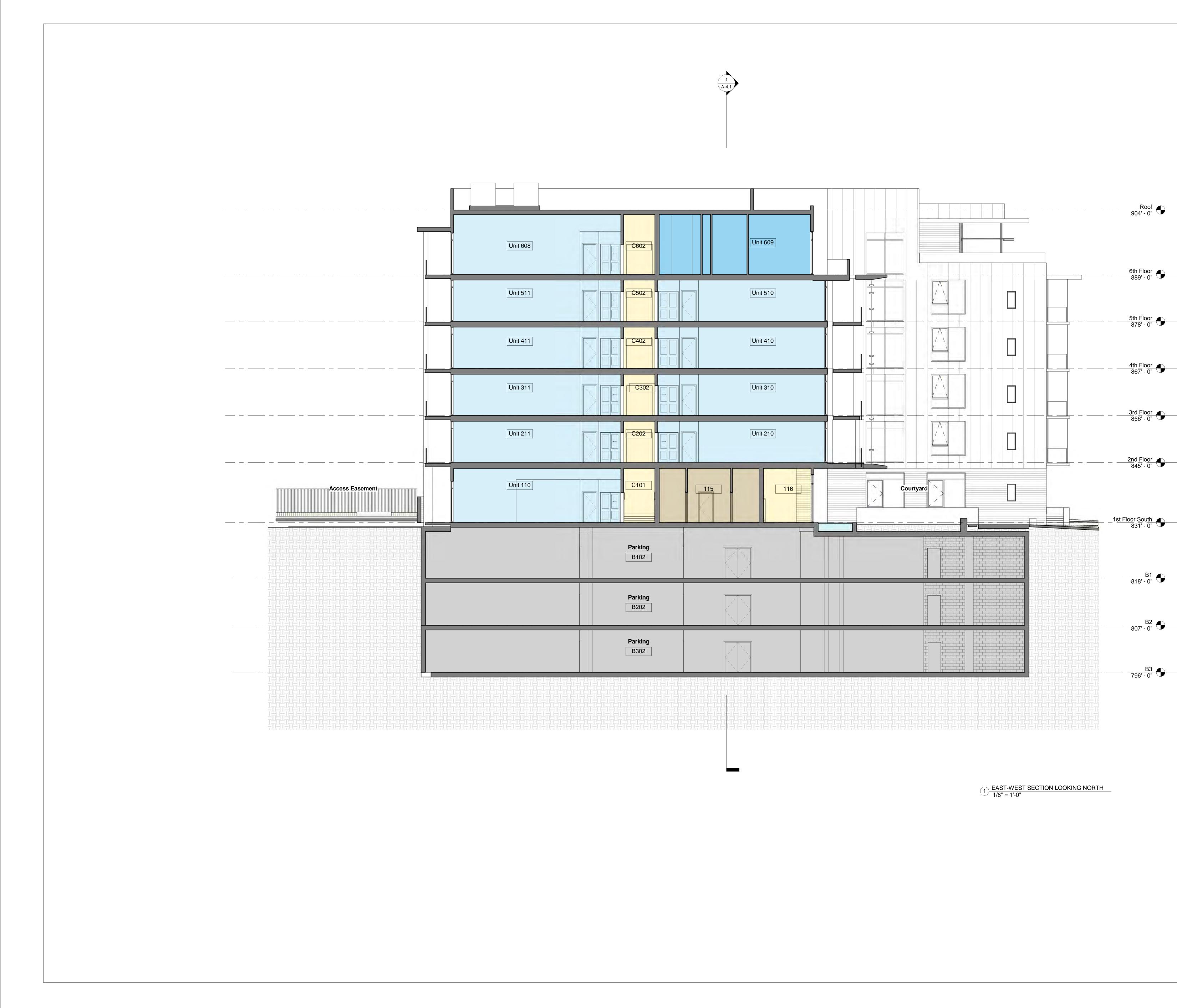
Steel Eyebrow over Window Alucobond Horizontal Sun Shade Color: Clear Anodized

Steel Vertical Privacy Screen

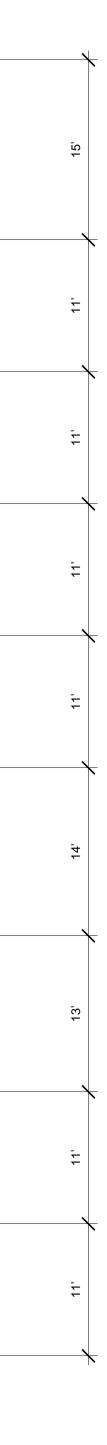
Rooftop Mechanical (hidden from Street View)

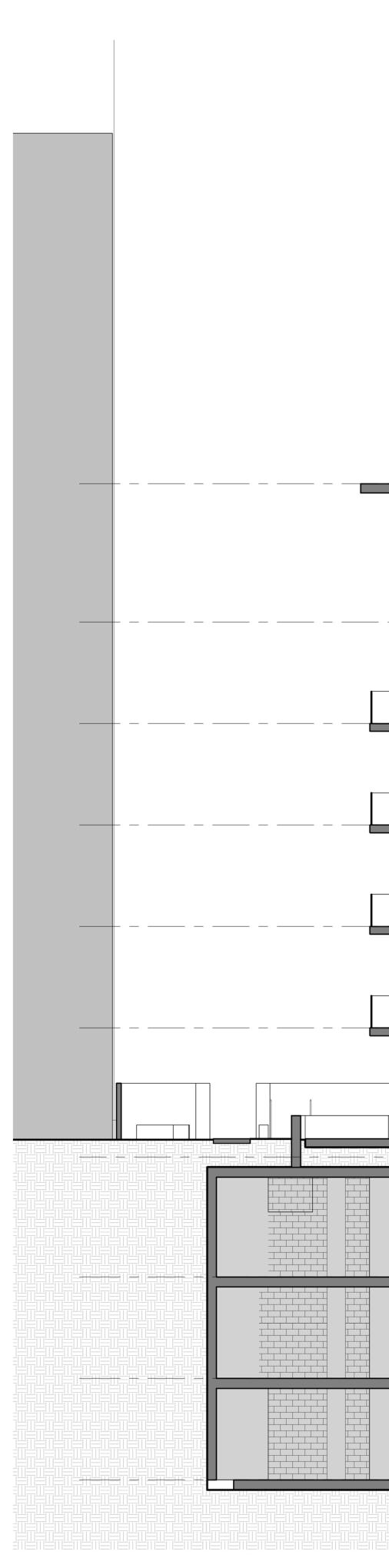


	<image/> <text><text><text><text></text></text></text></text>
	Issue Dates       No.     Description     Date
$\mathbf{x}$	
$\mathbf{X}$	South Los Robles Avenue, Pasadena CA 91101
$\mathbf{X}$	asadena (
	South Los Robles Avenue, Pasadena CA 91101
	s Robles
<u>7</u> <u>3</u> , 20,-3	South Lo
$\mathbf{X}$	520 C
$\mathbf{x}$	
$\mathbf{x}$	
	Use of Architect's Drawings Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and Tyler Gonzalez Architects, Inc. shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.
<b>ucobond Fascia</b> lear Anodized lood texture underside	Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective
/ Alucobond Fascia lear Anodized /ood texture underside ing	Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facia acceptance of these conditions. (c) <b>2016 Tyler Gonzalez Architects, Inc.</b>
ion Cables prow over Window	Sheet No.         Project No.           A-3.3         16-16           Date         12/14/17
d Horizontal Sun Shade lear Anodized cal Privacy Screen	12/14/17       Drawn By     Reviewed       Author     Checker       Description
echanical (hidden from Street View)	SOUTH ELEVATION Scale As indicated



	GA	
	GONZALEZ AR 9 South Hudson Av Pasadena, CA 626.396.95	re., Suite 300 91101 99
	www.TGArchite	
	Robert G. Ty Robert G. Ty No. C1881 Exp. 8-31-1	2
No.	Description	es Date
	Los Robles Condominiums 253 South Los Robles Avenue, Pasadena CA 91101	
Do r an cc Arch a c Draw inclu the A In resp Arc a In co rights	se of Architect's not scale drawings. Cont d be responsible for all of nditions on the site and itects, Inc. shall be notified ny variations from the di onditions indicated on th ings, specifications, and ding those in electronic for rchitect and the Architec struments of Service for sect to this Project. The whitect's consultants shall authors and owners of the struments of Service and mmon law, statutory and s, including copyrights. Whe nese documents constitut acceptance of these of	ractor shall verify limensions and Tyler Gonzalez ed immediately of mensions and ese drawings. other documents, orm, prepared by t's consultants are use solely with Architect and the be deemed the eir respective I shall retain all other reserved Visual contact with te prima facia
(C)	2016 Tyler Gonzalez An Sheet No.	rchitects, Inc. Project No. 16-16
A	-4.0 Drawn By	Date 12/14/17 Reviewed
	Author Descriptio	
	Scale	1/8" = 1'-0"





 Sundeck		C601		Unit 609
 Unit 505		C501	Unit 510	
 Unit 405		C401	Unit 410	
 Unit 305		C301	Unit 310	
 Unit 205	-	C201	Unit 210	
Unit 105		C101		115
Parking B102		B101		Parking B102
Parking B202		B201		Parking B202
Parking B302		B301		Parking B302

A-4.0 /

