

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 Mirzakhonian, 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	5
A. National Register of Historic Places.....	5
B. State Register and Eligibility Criteria.....	7
C. City Level.....	9
5. Property History	12
A. Neighborhood Context	12
B. Property History.....	19
C. Architectural Description	29
D. Historic Contexts	33
6. Previous Evaluations	39
7. Evaluation of Eligibility.....	39
A. Significance Evaluation.....	39
B. Integrity Analysis	43
C. Conclusion.....	44
8. Impacts Analysis	45
A. Project Description	45
B. Analysis of Project Impacts	45
C. Secretary of the Interior’s Standards Review	49
D. Impacts Analysis Conclusion	50
References.....	51

List of Figures

1	Regional and Project Vicinity Map	3
2	Aerial Photograph of Subject Property and Vicinity	4
3	Panoramic View of Pasadena’s Orange Groves, circa 1874.....	13
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..... 16
7	Excerpt of the 1931 Sanborn fire insurance map, Volume 1, sheets 129, 130, 135, 136..... 17
8	Excerpt of the 1970 Sanborn fire insurance map, Volume 1, sheets 129, 130, 135, 136..... 17
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..... 18
11	South (primary) façade and east (side) elevation prior to alteration in 2014.....20
12	South (primary) façade, as it appears today after the 2014 alterations.....20
13	Rendering of the subject property in 197021
14	Rendering of the subject property in 197421
15	Ambassador College Sciences and Arts Buildings.....27
16	Children’s Chapel of the Neighborhood Church28
17	Aerial of the subject property, outlined in red 30
18	South (primary) façade, view facing northwest.....31
19	South (primary) façade, view facing northeast31
20	West (side) elevation, view facing northeast32
21	East (side) entrance, view facing west.....32
22	East (side) elevation, view facing northwest.....33
23	Case Study House No. 20 by C. Buff, C. Straub, D. Hensman35
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 northwest47
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 Site48

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.¹

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

¹ "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

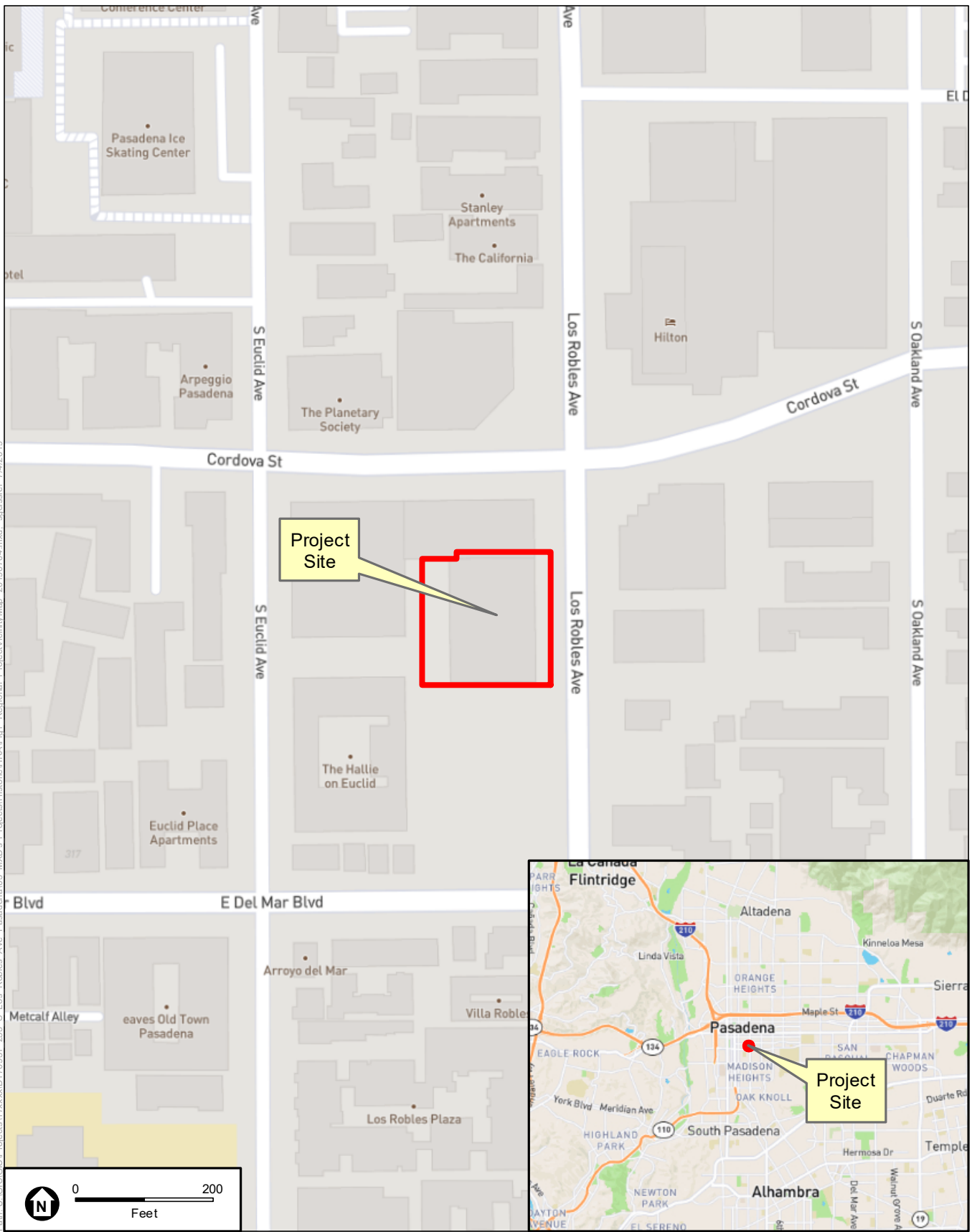
The subject property is located at 253 South Los Robles Avenue in the Old Pasadena neighborhood of the City of Pasadena (City), California, on Assessor Parcel Number (APN) 5722-030-163 (formerly 5722-030-162) (“941-945 N. Martel Avenue,” or “subject property”) as demonstrated in **Figure 1**, *Regional 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 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.”² 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.³

² 36 CFR Section 60.2.

³ “Guidelines for Completing National Register Forms,” in National Register Bulletin 16, U.S. Department of Interior, National Park Service, October 30, 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 *and* 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.⁴

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.

⁴ 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.⁵

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.⁶ Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.⁷ 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).”⁸ In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”⁹

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.

⁵ 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.

⁶ 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.

⁷ National Register Bulletin 15, p. 44.

⁸ “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.

⁹ “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."¹⁰ The criteria for eligibility for the California Register are based upon National Register criteria.¹¹

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;¹²
- 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.¹³
- 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.¹⁴

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;

¹⁰ PRC Section 5024.1(a).

¹¹ PRC Section 5024.1(b).

¹² PRC Section 5024.1(d).

¹³ Ibid.

¹⁴ 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.¹⁵

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.”¹⁶ 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.”¹⁷ 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

¹⁵ 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>

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

¹⁷ 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.¹⁸

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.¹⁹

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

¹⁸ 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).

¹⁹ 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 of 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.²⁰

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.²¹

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).

²⁰ 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).

²¹ 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.”²²

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.²³ “In order to exploit and control these lands, they were divided into ranchos all under the supervision of the major domo at the mission.”²⁴ 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.²⁵ 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.”²⁶ 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.”²⁷

²² 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).

²³ Henry Markham Page, *Pasadena: Its Early Years* (Los Angeles: Lorrin L. Morrison Printing and Publishing, 1964), 1.

²⁴ *Ibid.*, 4.

²⁵ *Ibid.*, 15.

²⁶ *Ibid.*, 29.

²⁷ *Ibid.*, 43.



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

Figure 3
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 1886.²⁸ 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.²⁹

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 1910.³⁰

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.³¹ 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

²⁸ Pamela O'Connor and Urban Conservation Section Planning Division, *Architectural/Historical Development of the City of Pasadena*, January 13, 1933, pg. 14.

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

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

³¹ 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.³²

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.³³

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 non-polluting 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 1975.³⁴

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

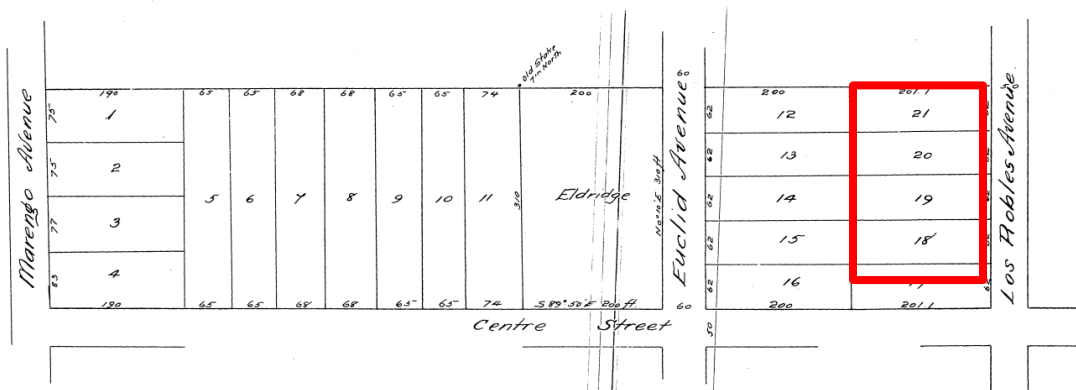
³² Pamela O'Connor and Urban Conservation Section Planning Division, *Architectural/Historical Development of the City of Pasadena*, January 13, 1933, pg. 21.

³³ Pamela O'Connor and Urban Conservation Section Planning Division, *Architectural/Historical Development of the City of Pasadena*, January 13, 1933, pg. 43.

³⁴ 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**).

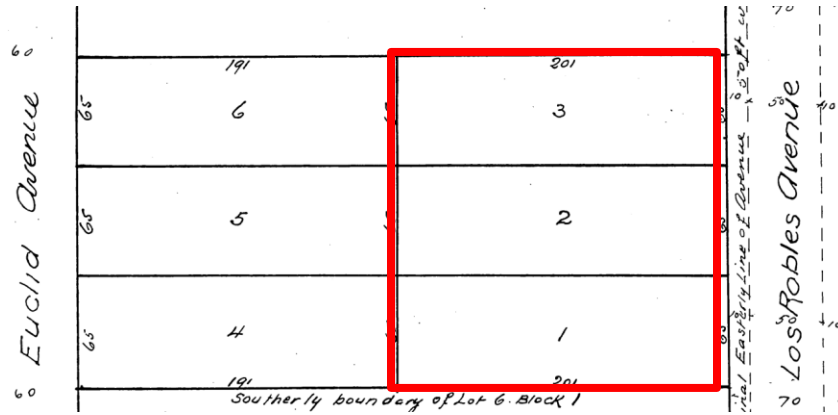
The character of the built environment in the Project vicinity began to change in the early 1970s with new large-scale development. The Hilton Hotel at 168 Los Robles just north of Cordova Street was constructed in around 1970-1971 (about 138 ft.). By 1971, the commercial office building directly across 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 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**).



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

SOURCE: Los Angeles County Public Works

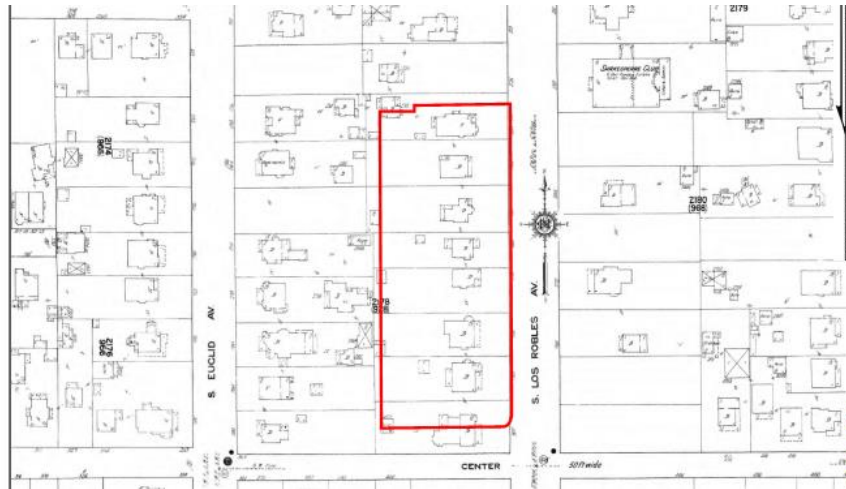
Figure 4
Excerpt of Map of the Mary F. Burton Property, subdivided in 1886, with a portion of the subject property outlined in red



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

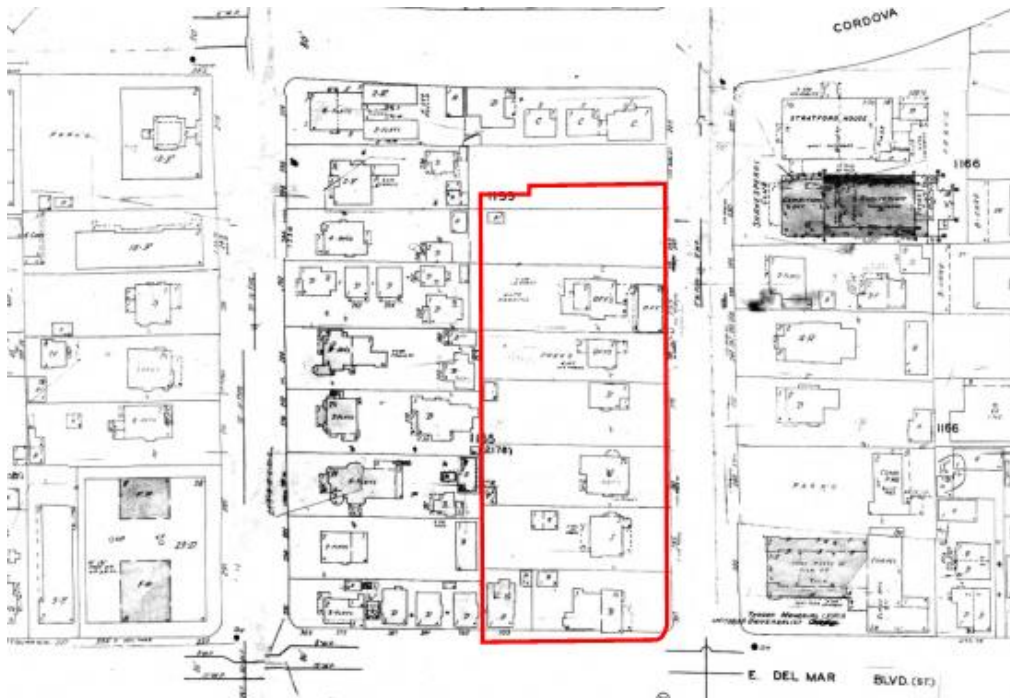
Figure 6
Excerpt of the 1910 Sanborn fire insurance map, Volume 2, sheets 183 and 162



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

SOURCE: Los Angeles Public Library

Figure 7
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

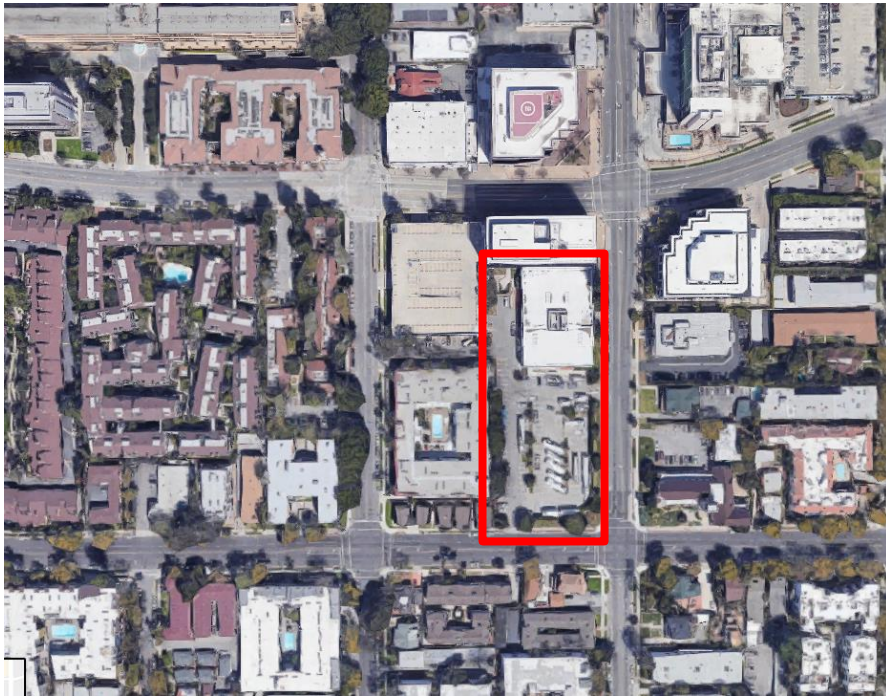
Figure 8
Excerpt of the 1970 Sanborn fire insurance map, Volume 1,
sheets 129, 130, 135, 136



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

SOURCE: *EDR Lightbox*

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*

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

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



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

SOURCE: *ESA, 2019*

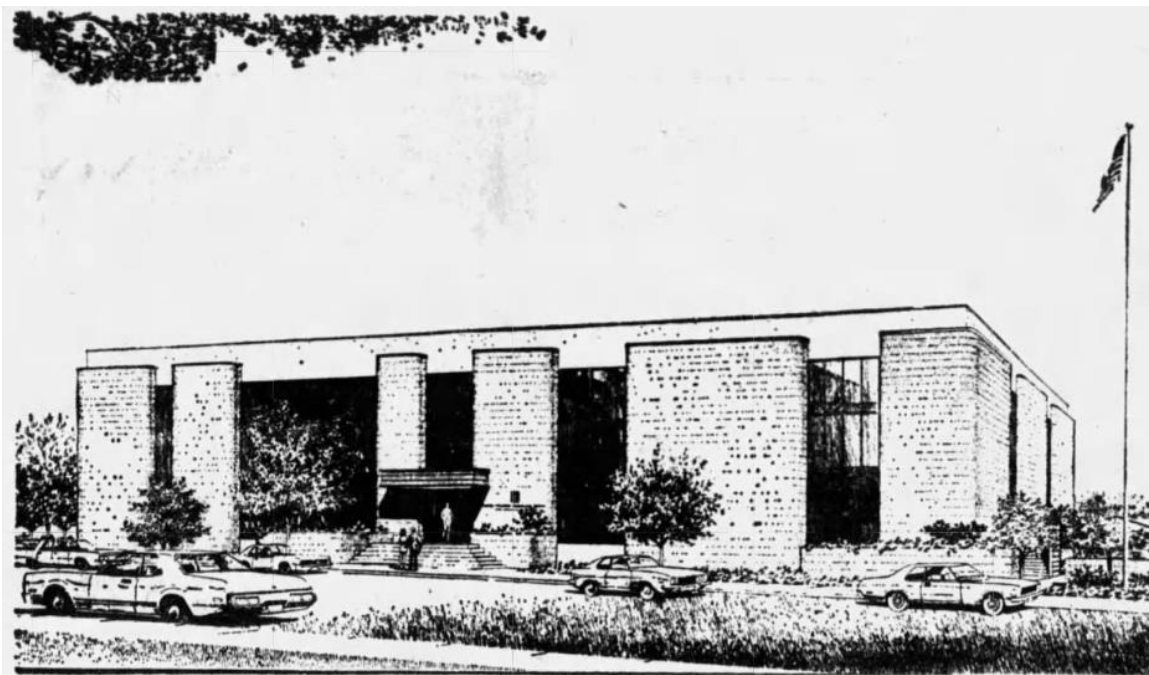
Figure 12
South (primary) façade, as it appears today after the 2014 alterations



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

SOURCE: *Pasadena Star-News*, 22
March 1970

Figure 13
Rendering of the subject property in 1970



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

SOURCE: *Los Angeles Times*, 8
September 1974

Figure 14
Rendering of the subject property in 1974

TABLE 1
253 SOUTH LOS ROBLES AVENUE
PASADENA DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT³⁵

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 & thorn? – 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 st floor – drive thru facilities
02/23/1993	149753	245 S. Los Robles	First Interstate of California Bank	\$983,000	Illig Construction Co.	Renovate 1 st floor lobby, add 1425 SQ feet retail, 6 th 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

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 st Floor (Phase II)
04/26/1993	150950	245 S. Los Robles Ave. (annex)	First Interstate Bank	\$100,000	Illig Construction Co.	Tenant Improvement – 1 st Floor (Phase II)
04/26/1993	150950	245 S. Los Robles Ave. (annex)	First Interstate Bank	--	Air-Tec	Tenant Improvement – 1 st 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 th)	Frecal Associates Ltd	\$500,000	Cannon Construction, Inc.	Full floor tenant improvement on 5 th 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 st 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.³⁶

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."³⁷ 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."³⁸ 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 Columbia.³⁹

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."⁴⁰ 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-and-beam structure.⁴¹ 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

³⁶ 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).

³⁷ Peter Holdstock, "From Pillar to Post and Back, My Life in Architecture."

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ 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.⁴²

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.⁴³ 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.⁴⁴ 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."⁴⁵

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.⁴⁶ 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."⁴⁷ The building was initially designed "to house a staff of 92, which was expected to expand to 140 within three years."⁴⁸ 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.⁴⁹ 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

⁴² Peter Holdstock, "From Pillar to Post and Back, My Life in Architecture."

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

⁴⁴ "Concrete Award Winners," *The Los Angeles Times* (Los Angeles, CA), March 30, 1969, 144.

⁴⁵ "3 Pasadena Buildings Picked for Distinction," *Pasadena Independent Star-News*, March 23, 1969.

⁴⁶ "Marble Plans \$1 Million Building," *Pasadena Star-News*, March 22, 1970 (Pasadena Public Library clippings file).

⁴⁷ Ibid.

⁴⁸ Ibid.

⁴⁹ 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**).

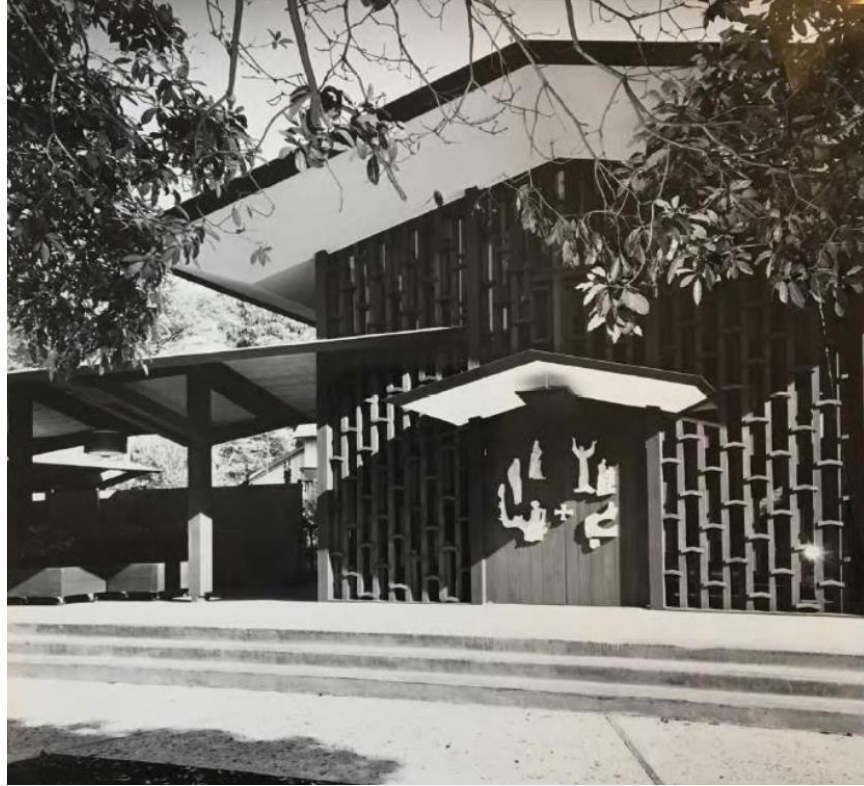


253 South Los Robles Avenue Multi-Family Project / D170931.00

SOURCE: *Julius Shulman*

Figure 15
Ambassador College Sciences and Arts Buildings

⁵⁰ Anne F. Scheid, Letter to Board of Zoning Appeals, City of Pasadena, April 2, 2019.



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

SOURCE: *Julius Shulman*

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 Provincial 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.⁵¹ 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

⁵¹ 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.⁵²

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.⁵³ 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 1973.⁵⁴ United California Mortgage was one of dozens of mortgage companies operating in Pasadena at the time due to the substantial economic growth.⁵⁵ In addition, the company had many offices in operation throughout California.⁵⁶

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

⁵² "Former architect left mark on City", *The StarPhoenix* (Canada, Saskatoon), January 10, 2002, page 3.

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

⁵⁴ "UC Mortgage Change," *The Desert Sun* (Palm Springs, CA), June 27, 1973, 11.

⁵⁵ Polk's City Directory 1972. Polk's City Directories: Los Angeles

⁵⁶ 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).



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

SOURCE: *Google Maps*

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

SOURCE: ESA, 2019

Figure 19
South (primary) façade, view facing northeast



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

SOURCE: ESA, 2019

Figure 20

West (side) elevation, view facing northeast



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

SOURCE: ESA, 2019

Figure 21

East (side) entrance, view facing west



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

SOURCE: ESA, 2019

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 Corbusier. 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,⁵⁷ 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.⁵⁸ 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.”⁵⁹ 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) completed in 1969.⁶⁰



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

SOURCE: *Dossiers: Les villas expérimentales du case study house program*, 20 Mai 2014

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

⁵⁷ Historic Resources Group & Pasadena Heritage, “Cultural Resources of the Recent Past,” *Historic Context Report*, October, 2007, 28.

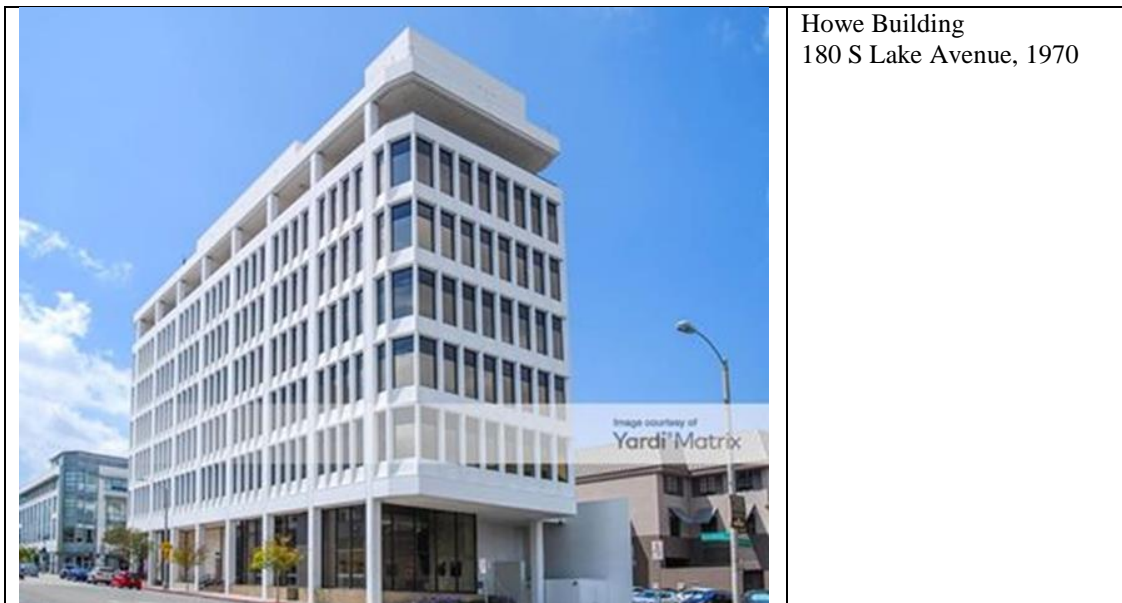
⁵⁸ *Ibid.*, 30.

⁵⁹ *Ibid.*, 31.

⁶⁰ *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.⁶¹ 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.



⁶¹ 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



747 Locust Street, 1976



141 S Lake Avenue, 1978



1010 E Union Street, 1983



Arroyo Parkway Plaza
1111 South Arroyo Parkway,
1983



99 S Oakland Avenue, 1986



100 and 150 E Corson Street,
1988

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 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.

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.”⁶² 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 its 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 from 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

⁶² 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 façade and the redesign of the south (primary) façade and west façade, 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**).



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

SOURCE: Tyler Gonzalez Architects, Inc., 2017

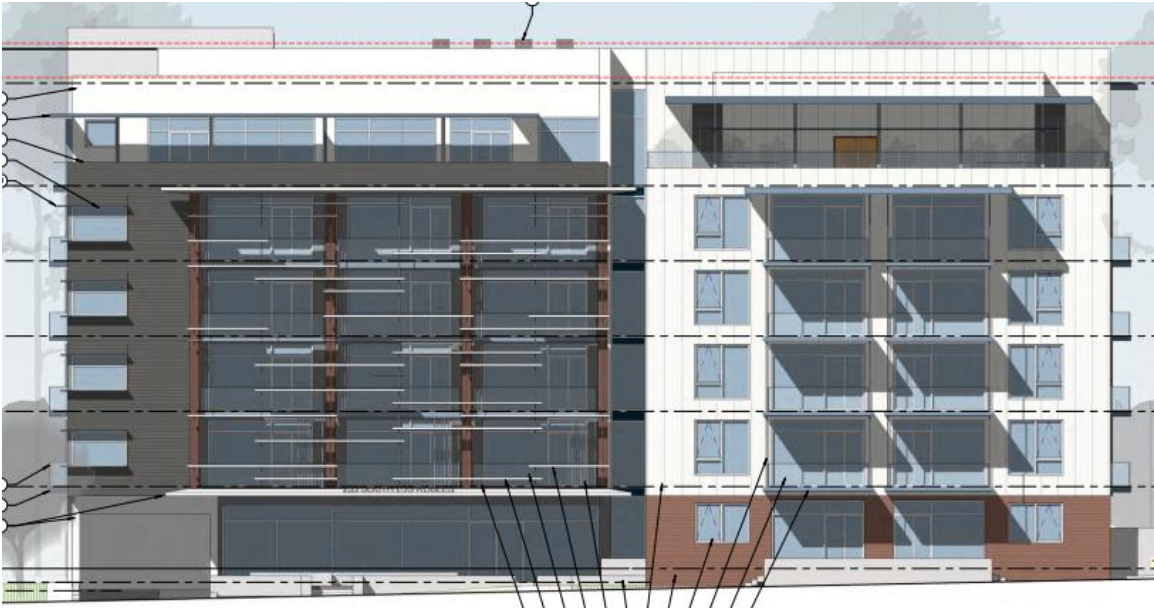
Figure 24
The site plan of the proposed project



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

SOURCE: Tyler Gonzalez Architects, Inc., 2017

Figure 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



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

SOURCE: Tyler Gonzalez Architects, Inc., 2017

Figure 26
East elevation of the proposed project

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
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 Renaissance 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

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.⁶³ 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.

⁶³ 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-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, October 30, 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-kinsley-earl&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



Margarita Jerabek, PhD

Historic Resources Director

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

2014 Design 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 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.



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.

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

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:

253 South Los Robles Avenue
253 S Los Robles Ave
Pasadena, CA 91101
EDR Inquiry # 5702551.3

Client Name:

ESA
626 Wilshire Blvd
Los Angeles, CA 90017
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 Sanborn Results:

Certification # 89CF-42FB-A34E
PO # D170931.00
Project 253 South Los Robles Avenue

Maps Provided:

1970
1950
1931
1910
1903
1894



Sanborn® Library search results

Certification #: 89CF-42FB-A34E

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- 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 provided 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.

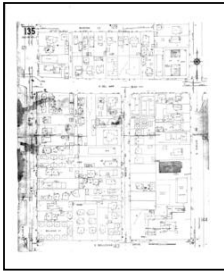
EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Sanborn Sheet Key

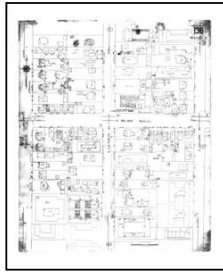
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



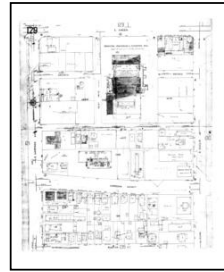
1970 Source Sheets



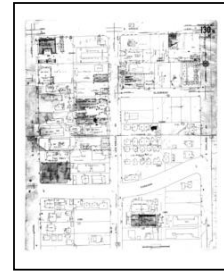
Volume 1, Sheet 135
1970



Volume 1, Sheet 136
1970

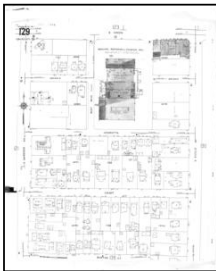


Volume 1, Sheet 129
1970



Volume 1, Sheet 130
1970

1950 Source Sheets



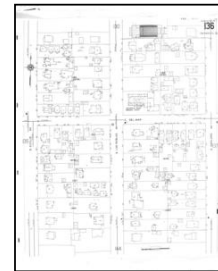
Volume 1, Sheet 129
1950



Volume 1, Sheet 130
1950



Volume 1, Sheet 135
1950



Volume 1, Sheet 136
1950

1931 Source Sheets



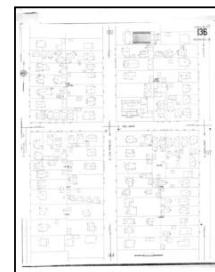
Volume 1, Sheet 129
1931



Volume 1, Sheet 130
1931

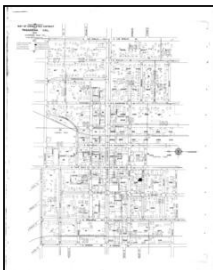


Volume 1, Sheet 135
1931

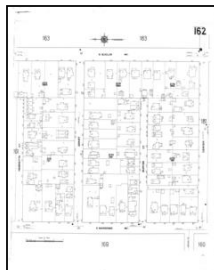


Volume 1, Sheet 136
1931

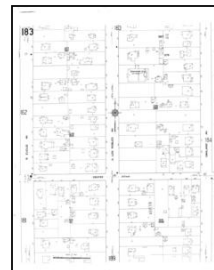
1910 Source Sheets



Volume 1, Sheet xxx
1910



Volume 2, Sheet 162
1910



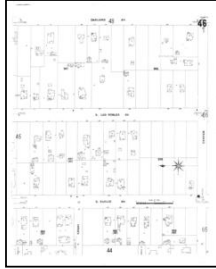
Volume 2, Sheet 183
1910

Sanborn Sheet Key

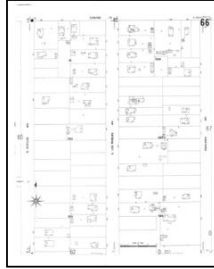
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1903 Source Sheets



Volume 1, Sheet 46
1903

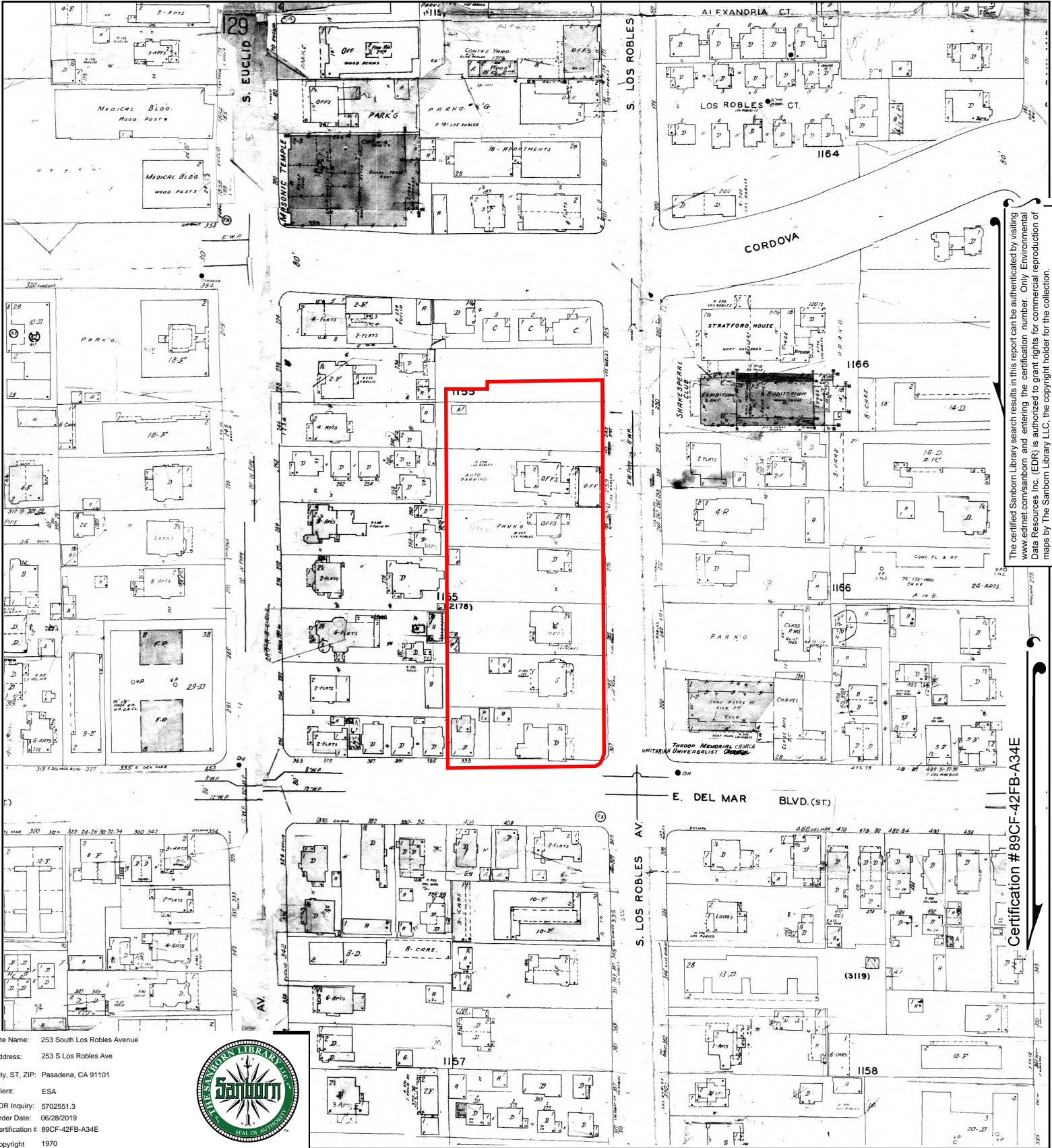


Volume 1, Sheet 66
1903

1894 Source Sheets



Volume 1, Sheet 24
1894



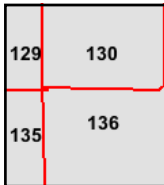
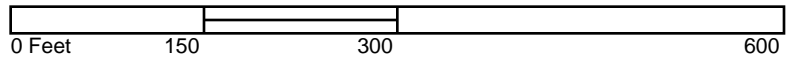
Site Name: 253 South Los Robles Avenue
 Address: 253 S Los Robles Ave
 City, ST, ZIP: Pasadena, CA 91101
 Client: ESA
 EDR Inquiry: 5702551.3
 Order Date: 06/28/2019
 Certification # 89CF-42FB-A34E
 Copyright 1970



The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. 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.

Certification # 89CF-42FB-A34E

This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



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





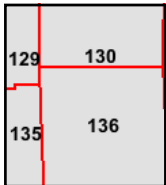
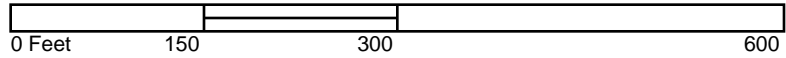
The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 89CF-42FB-A34E

Site Name: 253 South Los Robles Avenue
 Address: 253 S Los Robles Ave
 City, ST, ZIP: Pasadena, CA 91101
 Client: ESA
 EDR Inquiry: 5702551.3
 Order Date: 06/28/2019
 Certification #: 89CF-42FB-A34E
 Copyright: 1950

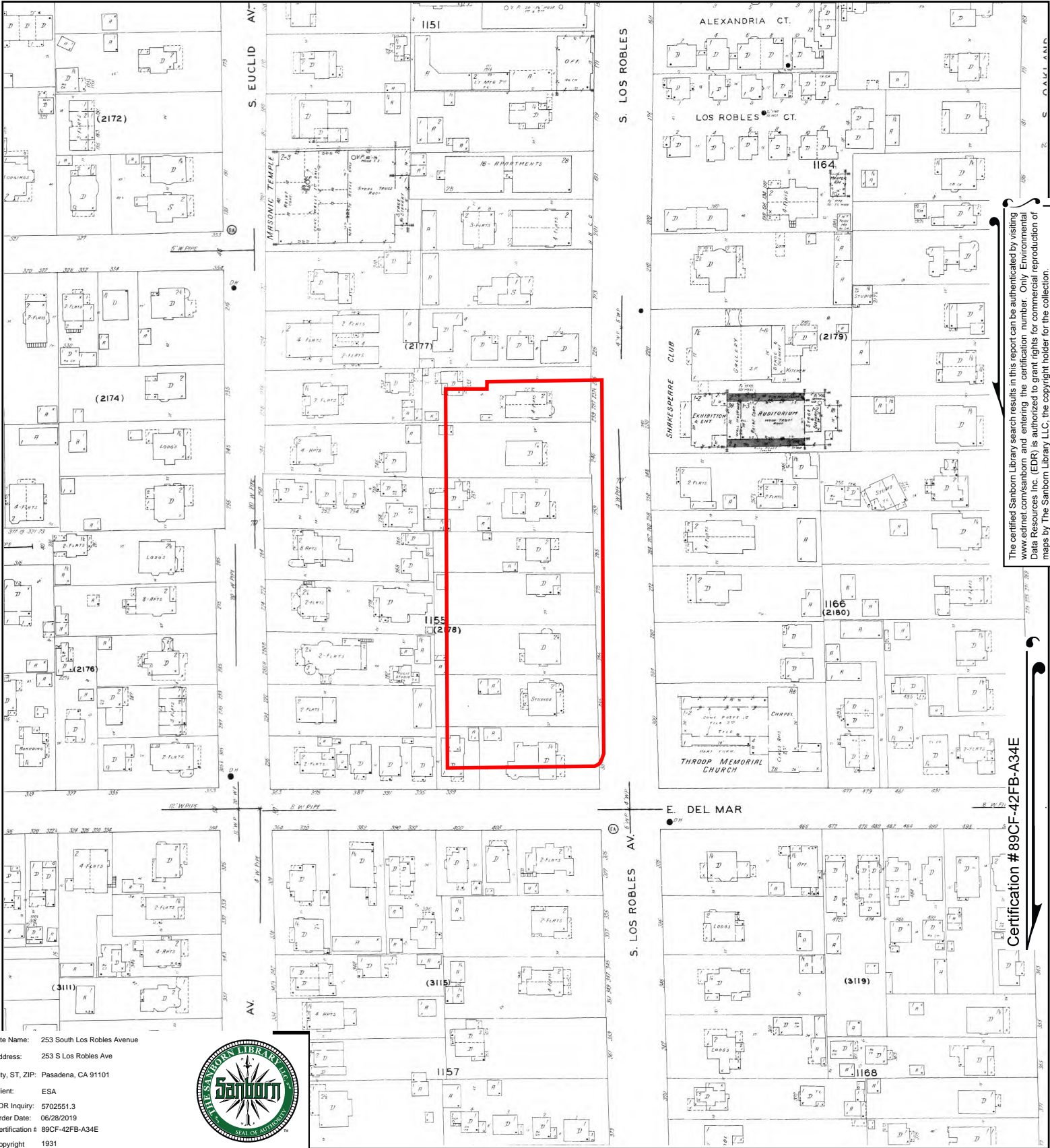


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



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





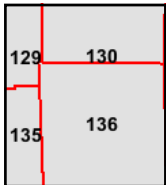
The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 89CF-42FB-A34E

Site Name: 253 South Los Robles Avenue
 Address: 253 S Los Robles Ave
 City, ST, ZIP: Pasadena, CA 91101
 Client: ESA
 EDR Inquiry: 5702551.3
 Order Date: 06/28/2019
 Certification # 89CF-42FB-A34E
 Copyright 1931

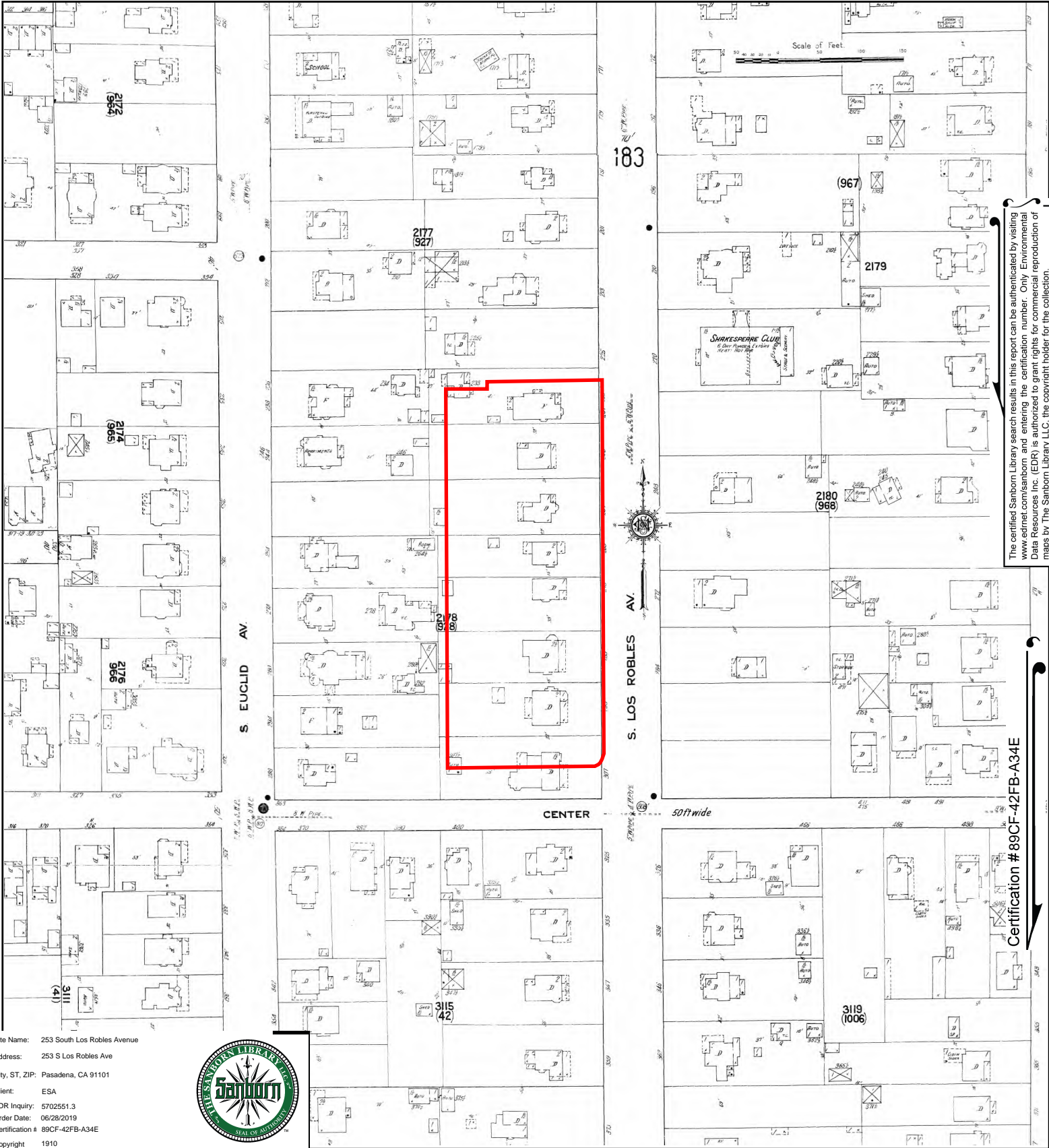


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



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





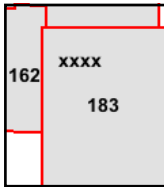
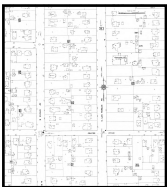
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 89CF-42FB-A34E

Site Name: 253 South Los Robles Avenue
 Address: 253 S Los Robles Ave
 City, ST, ZIP: Pasadena, CA 91101
 Client: ESA
 EDR Inquiry: 5702551.3
 Order Date: 06/28/2019
 Certification #: 89CF-42FB-A34E
 Copyright: 1910

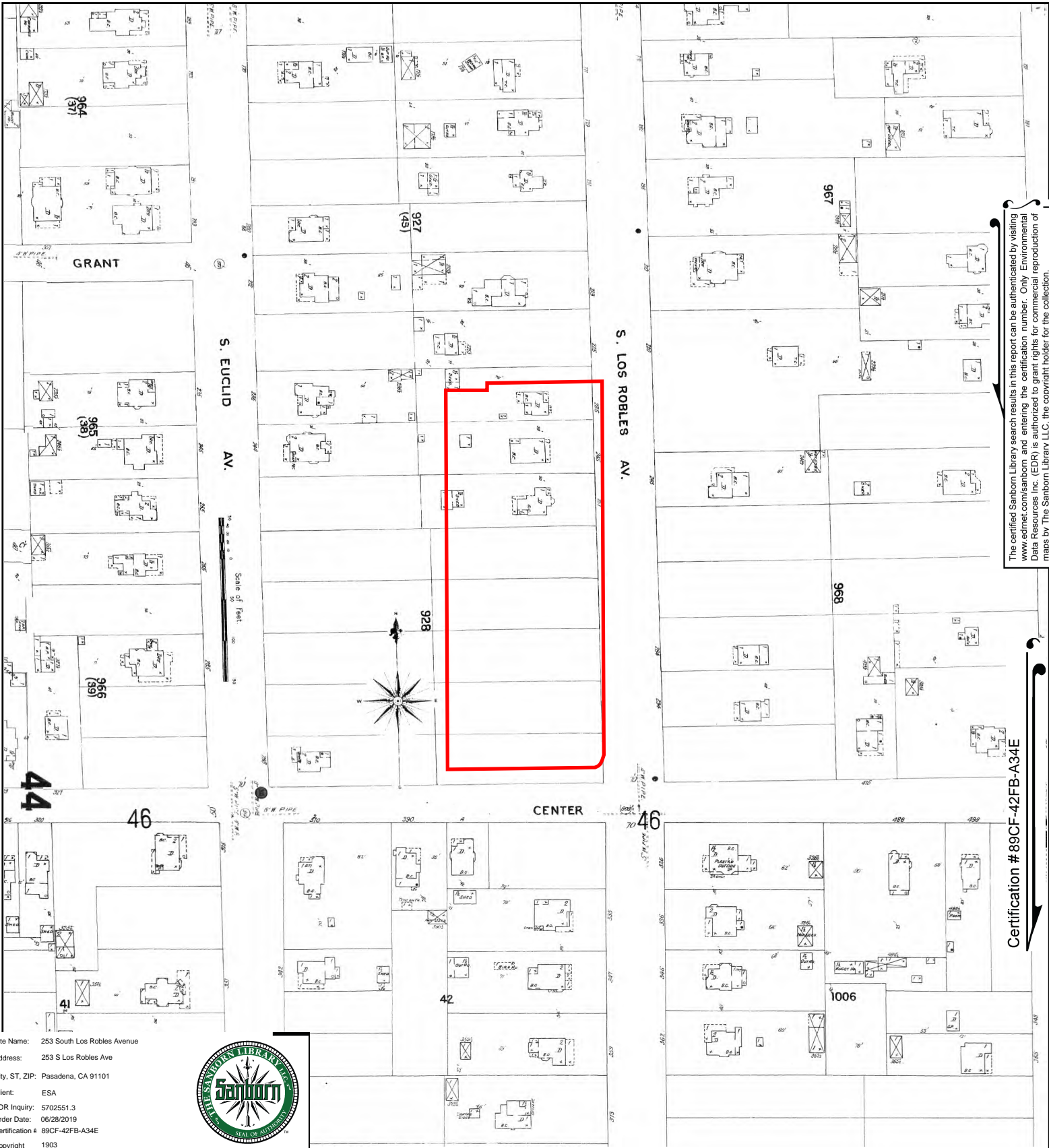


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 2, Sheet 183
 Volume 2, Sheet 162
 Volume 1, Sheet xxxx





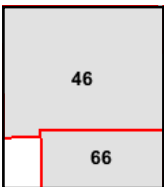
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 89CF-42FB-A34E

Site Name: 253 South Los Robles Avenue
 Address: 253 S Los Robles Ave
 City, ST, ZIP: Pasadena, CA 91101
 Client: ESA
 EDR Inquiry: 5702551.3
 Order Date: 06/28/2019
 Certification # 89CF-42FB-A34E
 Copyright 1903

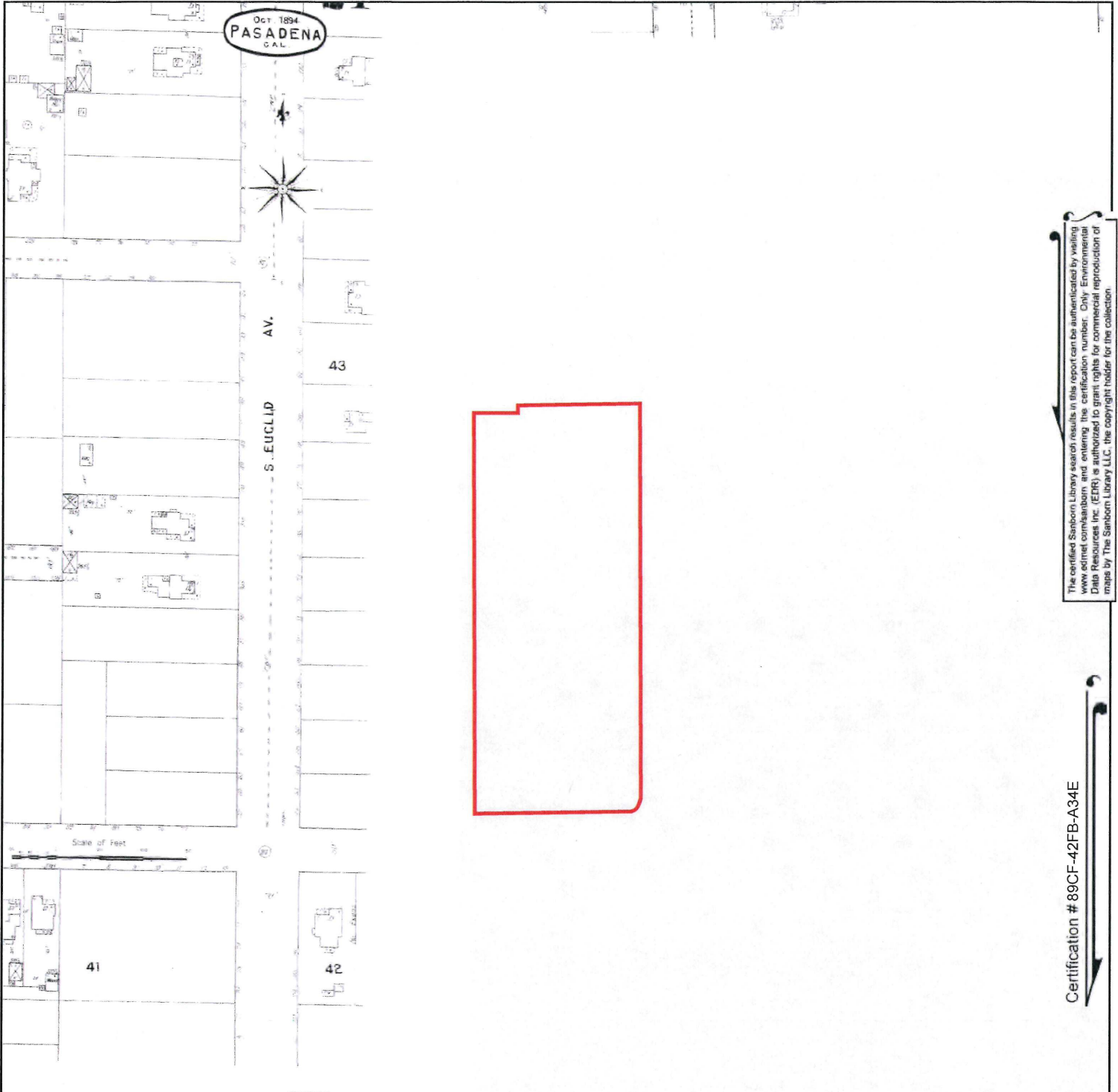


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 66
 Volume 1, Sheet 46





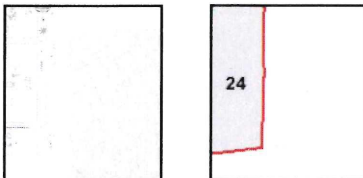
The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 89CF-42FB-A34E

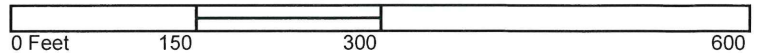
Site Name: 253 South Los Robles Avenue
 Address: 253 S Los Robles Ave
 City, ST, ZIP: Pasadena, CA 91101
 Client: ESA
 EDR Inquiry: 5702551.3
 Order Date: 06/28/2019
 Certification #: 89CF-42FB-A34E
 Copyright: 1894



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 24



Appendix C

Tract Maps

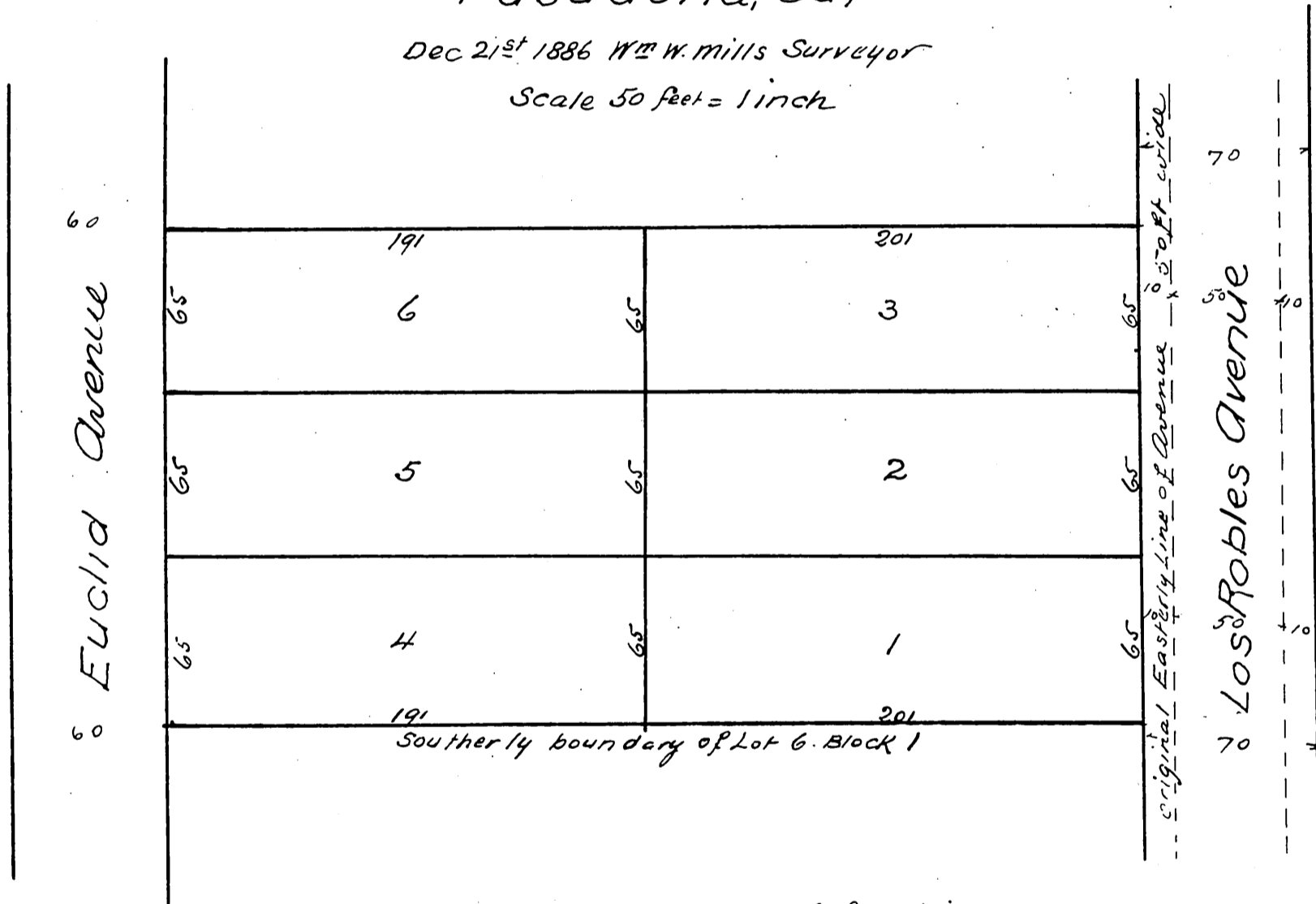
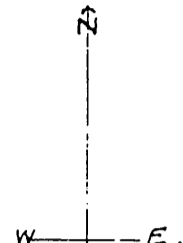
Bennett's Subdivision

of part of 2¹/₂ Acres in Lot N^o 6 in Block I,
San Posqual Tract described in deed
recorded March 1st 1884 in Book 119 Page 267 Records Los Angeles Co Cal.

Pasadena, Cal

Dec 21st 1886 W^m W. Mills Surveyor

Scale 50 feet = 1 inch



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
 Frank A. Gibson County Recorder
 By Geo. Bugbee Deputy

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 11, PAGE 20 OF MISCELLANEOUS RECORDS, ALL RECORDS OF LOS ANGELES COUNTY.

FILED
AT REQUEST OF
Crowell Corp.
27 MIN. 3 PM NOV 26 1980
IN BOOK 134
AT PAGE 74
OF PARCEL MAPS
LOS ANGELES COUNTY, CALIF.
COUNTY RECORDER
J. Palacios
Deputy
80-1198785 800

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 subdivision. 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

R. H. Lederer
R. H. Lederer - Vice President

Howard Marshall
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 Map 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-four months from the filing date shown hereon.

Robert L. Mollenhauer
ROBERT L. MOLLEHAUER - L.S. 2996
MOLLEHAUER, 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
D. H. Denison - Vice President

V. E. Love
V. E. Love - Assistant Secretary

BASIS OF BEARINGS

The bearings shown hereon are based on the bearing N 0° 00' 10" E of the centerline of Los Robles 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.

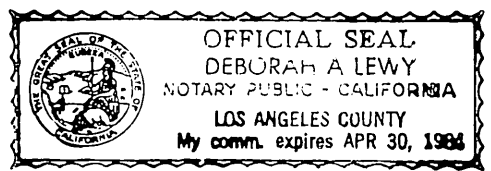
Dated 11/11/80

Arthur A. Krieger
Arthur A. Krieger, City Engineer, City of Pasadena

State of California }
County of Los Angeles }

On this 11th day of Sept., 1980 before me Deborah A. Lewy, a Notary Public in and for said State, personally appeared R. H. Lederer known to me to be the Vice President and Howard Marshall 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.

Deborah A. Lewy
Notary 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.

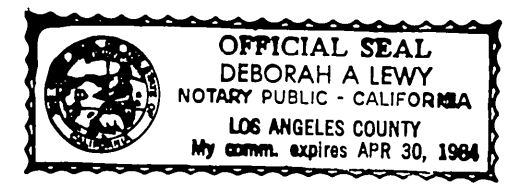
Dated 11/18/80

Janett C. Jenkins
City Clerk, City of Pasadena

State of California }
County of Los Angeles }

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

Deborah A. Lewy
Notary Public



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 omitted under the provisions of Section 66436, Subsection (a) (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.

392/86

392-86

2 PARCELS
85,502 SQ.FT.

SHEET 1 OF 3 SHEETS

VESTING PARCEL MAP NO. 73462 IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 13356, AS PER MAP FILED IN BOOK 134, PAGES 74 AND 75 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



FILED
REQUEST OF OWNER
49 APR 30 PM
BOOK 392
PAGE 88-88
OFFICE MAPS
LOS ANGELES COUNTY, CA
Reg. Sub. Form 700-County Clerk
by [Signature]
Date 14-07
FEE \$ 3.00
D.A. FEE Code 70

MAP

SUBDIVIDER'S STATEMENT:

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.

[Signature] CHANGNI ZHONG
NAME SUBDIVIDER

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

SURVEYOR'S STATEMENT:

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 THE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

[Signature] 5/19/17
JERRY L. USELTON, L.S. 5347 DATE
EXPIRES 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, TOMY G. LEE, A NOTARY PUBLIC,

PERSONALLY APPEARED Changni Zhong WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE [Signature]

PRINTED NAME TOMY G. LEE

MY PRINCIPAL PLACE OF BUSINESS IS

IN Los Angeles COUNTY.

MY COMMISSION EXPIRES: JAN 02, 2020

MY COMMISSION NO. 2139081

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.

[Signature] 6/25/2017
DATE M. KRIS MARKARIAN
CITY ENGINEER, CITY OF PASADENA
R.C.E. NO. 57442
EXPIRES: 12/31/17

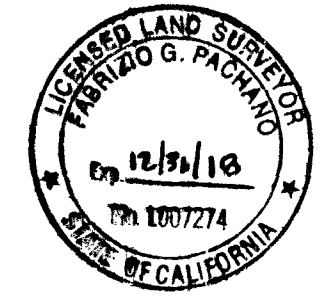


COUNTY SURVEYOR'S CERTIFICATE:

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

BY: [Signature] 6/13/2017
FABRIZIO G. PACHANO, DEPUTY DATE
L.S. NO. 7274



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

BY: [Signature] 6/13/2017
DEPUTY DATE



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED 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

BY: [Signature] 6/13/2017
DEPUTY DATE



SCALE: 1"=40'

SHEET 2 OF 3 SHEETS

VESTING PARCEL MAP NO. 73462

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



LEGEND:

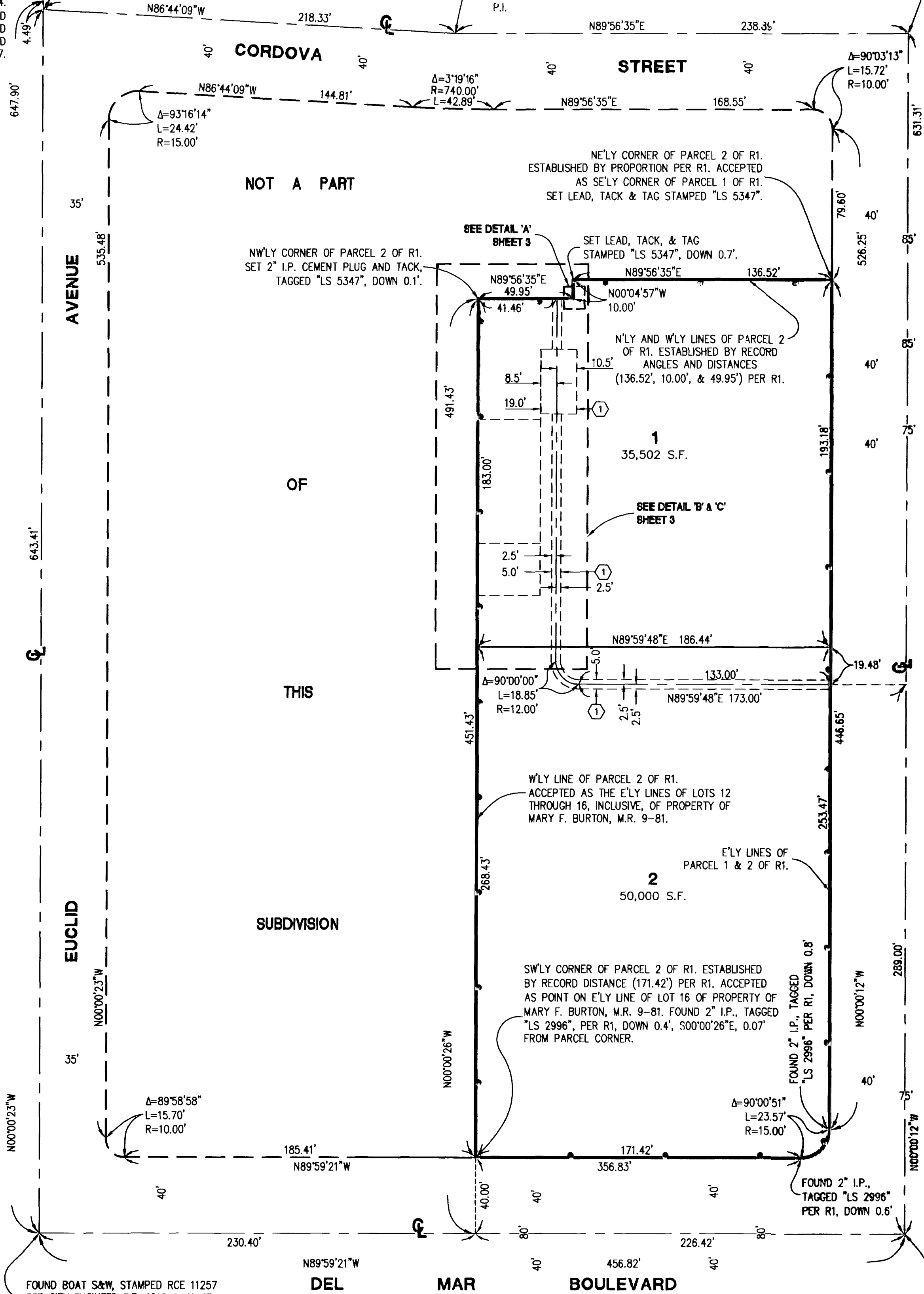
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- R1 PARCEL MAP NO. 13356, P.M.B. 134-74-75
- 5 FT AND 19 FT WIDE EASEMENT OF THE CITY OF PASADENA FOR PUBLIC UTILITY PURPOSES, RECORDED SEPTEMBER 16, 1980 AS DOCUMENT NO. 80-899729, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

ESTABLISHED INTERSECTION OF EUCLID AVENUE CENTERLINE AND CORDOVA STREET CENTERLINE WEST USING 4 FOUND L&T STRADS PER CITY ENGINEER F.B. 1212-L, X-44. FITS FOUND CUT "X" PER SAID F.B. ACCEPTED AS SAID INTERSECTION. SET L&T, TAGGED LS 5347.

ESTABLISHED INTERSECTION OF EUCLID AVENUE CENTERLINE AND CORDOVA STREET CENTERLINE EAST USING 4 FOUND L&T STRADS PER CITY ENGINEER F.B. 1212-L, X-44. FITS FOUND CUT "X" PER SAID F.B. ACCEPTED AS SAID INTERSECTION. SET L&T, TAGGED LS 5347.

FOUND BOAT SPK & W, STAMPED "RCE 11257 CITY ENGINEER", PER CITY ENGINEER F.B. 1212-L, X-44A. FITS 4 FOUND TANGENT TIES PER SAID F.B. ACCEPTED AS CENTERLINE P.I.

ESTABLISHED CENTERLINE INTERSECTION BY RECORD ANGLE AND DISTANCE (238.89') PER R1. ACCEPTED AS CENTERLINE INTERSECTION. SET S&W, STAMPED "LS 5347".



FOUND BOAT S&W, STAMPED RCE 11257 PER CITY ENGINEER F.B. 1212-L, X-43. FITS 3 FOUND L&T TIES PER SAID F.B. ACCEPTED AS CENTERLINE INTERSECTION. S&W AND 2 TIES SUBSEQUENTLY DESTROYED BY CONSTRUCTION. SET S&W, STAMPED LS 5347.

ESTABLISHED CENTERLINE INTERSECTION USING 4 FOUND L&T TIES, TAGGED "6281", PER CITY ENGINEER F.B. 1536-L, X-0059R. ACCEPTED AS CENTERLINE INTERSECTION. SET S&W, STAMPED LS 5347.

NOT A PART

OF

THIS

SUBDIVISION

NE'LY CORNER OF PARCEL 2 OF R1. ESTABLISHED BY PROPORTION PER R1. ACCEPTED AS SE'LY CORNER OF PARCEL 1 OF R1. SET LEAD, TACK & TAG STAMPED "LS 5347".

NW'LY CORNER OF PARCEL 2 OF R1. SET 2" I.P. CEMENT PLUG AND TACK, TAGGED "LS 5347", DOWN 0.1'.

SET LEAD, TACK, & TAG STAMPED "LS 5347", DOWN 0.7'.

N'LY AND W'LY LINES OF PARCEL 2 OF R1. ESTABLISHED BY RECORD ANGLES AND DISTANCES (136.52', 10.00', & 49.95') PER R1.

W'LY LINE OF PARCEL 2 OF R1. ACCEPTED AS THE E'LY LINES OF LOTS 12 THROUGH 16, INCLUSIVE, OF PROPERTY OF MARY F. BURTON, M.R. 9-81.

SW'LY CORNER OF PARCEL 2 OF R1. ESTABLISHED BY RECORD DISTANCE (171.42') PER R1. ACCEPTED AS POINT ON E'LY LINE OF LOT 16 OF PROPERTY OF MARY F. BURTON, M.R. 9-81. FOUND 2" I.P., TAGGED "LS 2996", PER R1, DOWN 0.4', S00°00'26"E, 0.07' FROM PARCEL CORNER.

FOUND 2" I.P., TAGGED "LS 2996" PER R1, DOWN 0.8'

FOUND 2" I.P., TAGGED "LS 2996" PER R1, DOWN 0.6'

SCALE: 1"=40'

SHEET 3 OF 3 SHEETS

VESTING

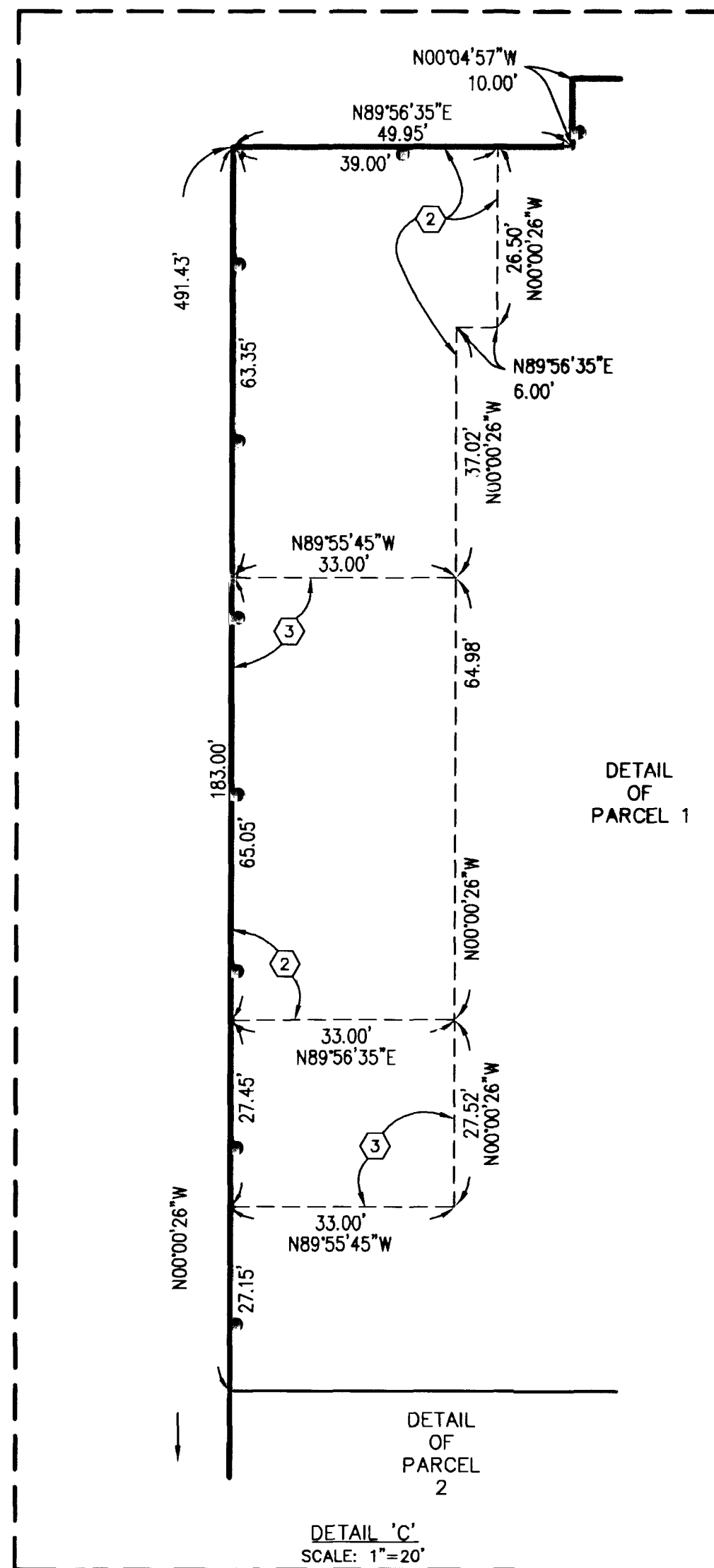
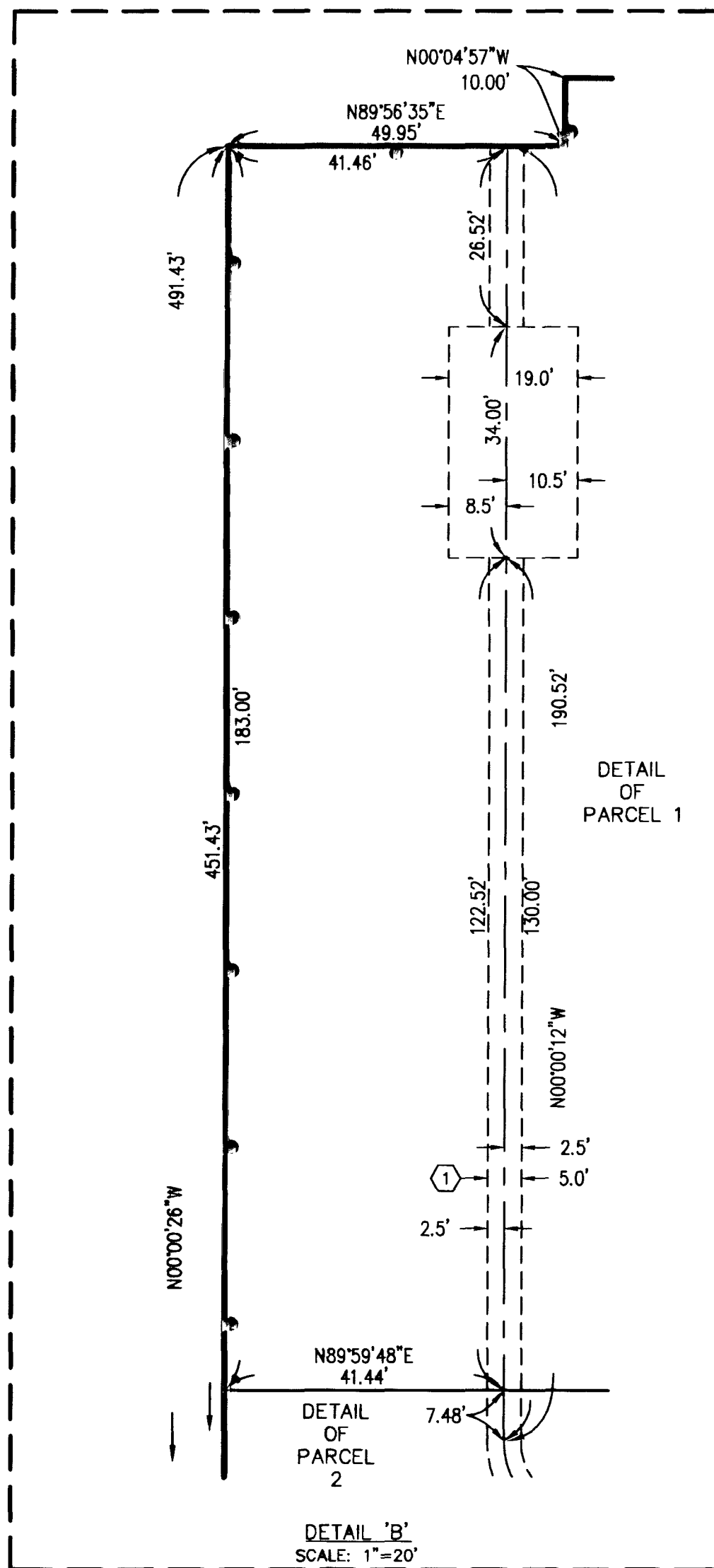
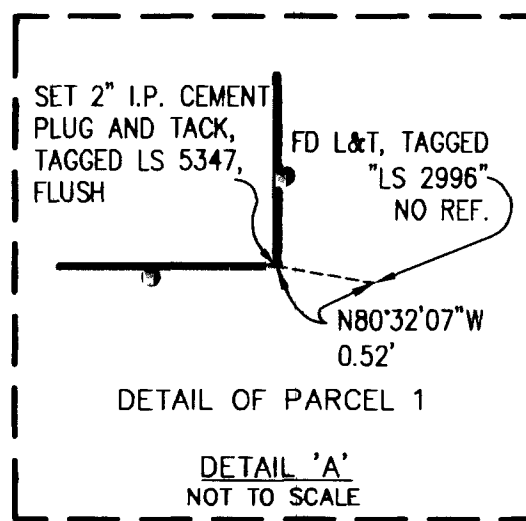
PARCEL MAP NO. 73462

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



LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- R1 PARCEL MAP NO. 13356, P.M.B. 134-74-75
- ① 5 FT AND 19 FT WIDE EASEMENT OF THE CITY OF PASADENA FOR PUBLIC UTILITY PURPOSES, RECORDED SEPTEMBER 16, 1980 AS DOCUMENT NO. 80-899729, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.
- ② NONEXCLUSIVE EASEMENT OF 245 LOS ROBLES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR ACCESS, RECORDED AUGUST 1, 2016 AS DOCUMENT NO. 20160901167, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.
- ③ NONEXCLUSIVE EASEMENT OF 245 LOS ROBLES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS, RECORDED AUGUST 1, 2016 AS DOCUMENT NO. 20160901167, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.



Appendix D

Building Permits

JOB ADDRESS
245 S. Los Angeles

NUMBER STREET
245 S. Los Angeles

APPLICATION FOR A
BUILDING PERMIT

DEPARTMENT OF BUILDING AND SAFETY, PASADENA, CALIF.

CONTRACTOR
The O.K. Zerk Corp.
 STATE LIC. NO. **94114**
 MAILING ADDRESS
199 S. Hudson Ave.
 CITY BUS. LIC. NO. **36778**
 ARCH
Jan Wojciechowski
 STATE LIC. NO. **5E 1310**
 MAILING ADDRESS
199 S. Hudson Ave.
 TEL. NO. **66131**
 OWNER
United Calif. Bank
 STATE LIC. NO. **029-0111**
 MAILING ADDRESS
600 S. Spring L.A.
 CONSTRUCTION ATTENDER AND ADDRESS
None

ADDRESS

NEW ADD'N ALTER REPAIR DEMOLISH

FLOOR AREA (SQ. FT.) **26,270** NO. OF STORIES **2** NO. OF DWELLING UNITS **0**

PRESENT BLDG. USE **Office Building**

DESCRIBE WORK TO BE DONE **Construct New Office Building**

INTERIOR WALL MATERIAL **Brick & Glass** ROOF FINISH MATERIAL **Wood & Steel**

VALUATION NOTE: INCLUDE LABOR MAT. WIRING PLUMB HEAT ETC. **260,000**

LEGAL DESCRIPTION **lots 1-3 Bennett's Subdivision lots 2 & 3 1st Mark Burton's Subdivision**

USE ZONE **R-0** FIRE ZONE **3** OCCU. PANKY **FD-1**

REAR SET BACKS **15** FRONT **2** RIGHT SIDE **5** LEFT SIDE **10** REAR **10**

APPEAL NO. **430.20** USE PERMIT OR VARIANCE NO. **717.00** PARK SPACES **10**

PLAN CHECK FEE **430.20** PERM. PLAN APPROVED BY **[Signature]**

PERMIT FEE **717.00** APPROVED W/O PLAN

[Signature]
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT
PLANS FILED IN BIN #10

1

BY CASH & O. NOTE: THESE PROPERTY VALUATIONS IN THIS SPACE ARE FROM CONSTRUCTION A BUILDING PERMIT TO GO THE WORK PRESCRIBED PERMIT.

BY CASH & O. NOTE: THESE PROPERTY VALUATIONS IN THIS SPACE ARE FROM CONSTRUCTION A BUILDING PERMIT TO GO THE WORK PRESCRIBED PERMIT.

JOB ADDRESS
245 S. Los Angeles

NUMBER STREET
245 S. Los Angeles

APPLICATION FOR A
BUILDING PERMIT

HOUSING AND CODE ENFORCEMENT DIVISION
 PASADENA, CALIF. 91109

CONTRACTOR
CRONSHAW BROTHERS
 STATE LIC. NO. **274427**
 MAILING ADDRESS
100 S. Los Angeles
 TEL. NO. **4490044**
 ARCH
R.T. ADAY
 STATE LIC. NO. **C-3234**
 MAILING ADDRESS
444 S. Spring L.A.
 TEL. NO. **449-1553**
 OWNER
UNITED CALIF. BKG. CO.
 STATE LIC. NO. **029-0111**
 MAILING ADDRESS
245 S. Los Angeles Pasadena
 CONSTRUCTION LENDER AND BRANCH
None

ADDRESS

NEW ADD'N ALTER REPAIR DEMOLISH

FLOOR AREA (SQ. FT.) **150** NO. OF STORIES **2** NO. OF DWELLING UNITS **0**

PRESENT BLDG. USE **Office Building**

DESCRIBE WORK TO BE DONE **Remove 10' x 10' Area Building Part - Main**

INTERIOR WALL MATERIAL **Brick & Glass** ROOF FINISH MATERIAL **Wood & Steel**

VALUATION NOTE: INCLUDE LABOR MAT. WIRING PLUMB HEAT ETC. **5,100**

LEGAL DESCRIPTION **lots 1-3 Bennett's Subdivision lots 2 & 3 1st Mark Burton's Subdivision**

USE ZONE **R-0** FIRE ZONE **3** OCCU. PANKY **FD-1**

REAR SET BACKS **15** FRONT **2** RIGHT SIDE **5** LEFT SIDE **10** REAR **10**

APPEAL NO. **430.20** USE PERMIT OR VARIANCE NO. **717.00** PARK SPACES **10**

PLAN CHECK FEE **430.20** PERM. PLAN APPROVED BY **[Signature]**

PERMIT FEE **717.00** APPROVED W/O PLAN

[Signature]
 SIGNATURE OF OWNER OR AUTHORIZED AGENT

PERMANENT

1

BY CASH & O. NOTE: THESE PROPERTY VALUATIONS IN THIS SPACE ARE FROM CONSTRUCTION A BUILDING PERMIT TO GO THE WORK PRESCRIBED PERMIT.

BY CASH & O. NOTE: THESE PROPERTY VALUATIONS IN THIS SPACE ARE FROM CONSTRUCTION A BUILDING PERMIT TO GO THE WORK PRESCRIBED PERMIT.

JOB ADDRESS
245 S. LOS ROBLES

NUMBER STREET
APPLICATION FOR A
BUILDING PERMIT
DEPARTMENT OF BUILDING AND SAFETY, PASADENA, CALIF.

CONTRACTOR
The O.K. Eng'g Corp.
STATE LIC. NO. 74114
CITY BUS. LIC. NOS. 5466101

MAILING ADDRESS
199 S. Hudson Ave.
STATE LIC. NO. SE 15 13
CITY BUS. LIC. NOS. 5466101

OWNER
United Calif. Bank
STATE LIC. NO. 624-0111
CITY BUS. LIC. NOS.

CONSTRUCTION LEADER AND BRANCH
ADDRESS
600 S. Spring L.A.

NEW ADD ALTER REPAIR DEMOLISH

FLOOR AREA 26,000 SQ FT
NO. OF STORIES 2
NO. OF DWELLING UNITS 0
PRESENT BLDG. USE OFFICE

DESCRIBE WORK TO BE DONE
FOUNDATION ONLY FOR NEW OFFICE BLDG

EXTERIOR WALL MATERIAL
Brick & Glass
ROOF FINISH MATERIAL
WOOD

VALUATION
NOTE INCLUDES WOOD, W.A.I., W.I.P.G., PLUMB, HEAT, ETC. \$100,000

LEGAL DESCRIPTION
Subdivision Lots 22, 23, 24 Block 1
Beverly Hills Subdivision

APPROVALS
APPROVED BY [Signature]

PERM PLAN APPROVED BY [Signature]

PERMANENT PLANS FILED IN BIN # 10

1

CASH M.O. PLAN CHECK VALIDATION

CASH M.O. PLAN CHECK VALIDATION

JOB ADDRESS
245 S. LOS ROBLES

NUMBER STREET
APPLICATION FOR A
BUILDING PERMIT
BUILDING AND SAFETY DEPARTMENT, PASADENA, CALIF.

CONTRACTOR
CRAWELL CORP.
STATE LIC. NO. 274427
CITY BUS. LIC. NOS. 449-0414

MAILING ADDRESS
150 S. Los Robles
STATE LIC. NO. 3734
CITY BUS. LIC. NOS. 449-1553

OWNER
United Calif. Mortgage
STATE LIC. NO. 578-7600
CITY BUS. LIC. NOS.

CONSTRUCTION LEADER AND BRANCH
ADDRESS
245 S. Los Robles PASADENA

NEW ADD ALTER REPAIR DEMOLISH

FLOOR AREA 19,000 SQ FT
NO. OF STORIES 2
NO. OF DWELLING UNITS 0
PRESENT BLDG. USE OFFICE

DESCRIBE WORK TO BE DONE
ADDITION TO EAST FRONT

EXTERIOR WALL MATERIAL
BRICK - GLASS
ROOF FINISH MATERIAL
WOOD

VALUATION
NOTE INCLUDES WOOD, W.A.I., W.I.P.G., PLUMB, HEAT, ETC. \$521,000

LEGAL DESCRIPTION
Part of lot 1-3 Bennett's

APPROVALS
APPROVED BY [Signature]

PERM PLAN APPROVED BY [Signature]

PERMANENT PLANS FILED IN BIN # 56

1

CASH M.O. PLAN CHECK VALIDATION

CASH M.O. PLAN CHECK VALIDATION

PERMANENT PLANS FILED IN BIN # 56

FOR ADDRESS
 255 S LOS ROBLES
 246 NUMBER STREET

APPLICATION FOR A
BUILDING PERMIT
 DEPARTMENT OF BUILDING AND SAFETY, PALMDALE, CALIF.

CONTRACTOR
THE O.V. EARL CORP.
 MAILING ADDRESS
199 S. HUDSON AVE
 ANCH. **PETER T. HUDSON**
 OFFICE ADDRESS
199 S. HUDSON AVE.
UNITED CALIF. BANK
 MAILING ADDRESS
600 de Soto, Los Angeles, Cal.
 CORPORATION OFFICE AND BRANCH

STATE INC. NO.
94114
 INC. NO.
5466101
 LIC. NO.
36778
 STATE OF CALIF.
624-011

NEW ADORN ALTER REPAIR DEMOLISH
 NO. OF STORIES **2** NO. OF UNITS **7**
 PRESENT USE **OFFICE**

DESCRIBE WORK TO BE DONE
CONSTRUCT NEW
OFFICE BUILDING

STRUCTURE: BRICK & MASS
 ROOFING: WOOD & STEEL

VALUATION NOTE: INCLUDE LABOR AND MATERIALS
\$500,000

LEGAL DESCRIPTION
LOTS 1-5 BARNETT

SUBDIVISION LOTS 20 & 21 MARY

NEURTON'S SUBDIVISION

USE: **R-1** OCCUPANCY: **OFFICE**

APPEAL NO. _____ USE PERMIT OR _____ PART PLACES _____
 SUBJECT NO. _____

PLAN CHECK FEE **520.20** PERM. SLAB

PERMIT FEE **867.00** EFFECTED W/O PLAN

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
[Signature]

1
 24 4 27 1936 PM 5 20 20

CAN BE D. NOW. WHEN PROPERTY VALUED IN THE SPACE FOR
 PLAN CHECKS MUST BE 10% OF THE WORK PERFORMED WHEN

PERMANENT

INSPECTION RECORD

ITEM	REMARKS	DATE	INSPECTOR
SET BACKS			
EXCAVATIONS			
FORMS			
FTG. WIDTH & GRIP. FTG. REINFC. ETC.			
WUB FRAME			
MASONRY CONCRETE JOINTS ETC.			
INSULATION			
FRAME			
ROOF SHEATHING			
LATH			
INTERIOR			
EXTERIOR			
PLASTER			
SCRATCH			
CROWN			
PARKING			
SPECIAL CONDITIONS			
FINAL			

Approved by
4876 *[Signature]*

FOR DEMOLITIONS ONLY

FOR DEMOLITION REPORT			
FINAL			

NOTES

□ □ □ □ □ □

INSPECTION RECORD

ITEM	REMARKS	DATE	INSPECTOR
SET BACKS			
EXCAVATIONS			
FORMS			
FTG. WIDTH & GRIP. FTG. REINFC. ETC.			
WUB FRAME			
MASONRY CONCRETE JOINTS ETC.			
INSULATION			
FRAME			
ROOF SHEATHING			
LATH			
INTERIOR			
EXTERIOR			
PLASTER			
SCRATCH			
CROWN			
PARKING			
SPECIAL CONDITIONS			
FINAL			

CORRECTIONS

JOB ADDRESS
380 E. CORDOVA AVE. (140)

NUMBER STREET

APPLICATION FOR A BUILDING PERMIT
HOUSING AND CODE ENFORCEMENT DIVISION
PASADENA, CALIF. 91109

CONTRACTOR
CROWELL CORP. STATE LIC. NO. 274427
MAILING ADDRESS: 150 S. LOS ROBLES PASADENA CA. 91101
TEL. NO. 799-0414
CITY BUS. LIC. NO. 04231

ARCH. OR ENGR.
RONALD T. ADAY STATE LIC. NO. C-3734
MAILING ADDRESS: 236 S. ARROYA PKW. PASA. 91101
TEL. NO. 259-1553

OWNER
UNITED CA. BANK BLDG. 614-4791
MAILING ADDRESS: 600 S. SPRING ST. LA. 90014
CONSTRUCTION LENDER AND BRANCH: NONE

ADDRESS

NEW ADD'N ALTER REPAIR DEMOLISH

FLOOR AREA (SQ. FT.) 147,463 NO. OF STORIES 3 NO. OF DWELLING UNITS

PRESENT BLDG. USE: NONE PROPOSED BLDG. USE: OFFICE

DESCRIBE WORK TO BE DONE: FOUNDATION AND STRUCTURE FOR NEW 3 STORY TYPE I BUILDING

LOT 156 LOT DEPTH 175.8 NO. OF EXISTING BLDGS. ON LOT NONE

VALUATION (NOTE: INCLUDE LABOR, MAT. WIRING, PLUMB., HEAT., ETC.) 650,000

LEGAL DESCRIPTION

INFORMATION PROVIDED BY BLDG. SECTION

USE ZONE	FIRE ZONE	OCCUPANCY	TYPE
C2	2	B2	I

REAR BACKS FRONT RIGHT SIDE LEFT SIDE REAR

APPEAL NO. USE PERMIT OR VARIANCE NO. PARK SPACES REQ'D.

PLAN CHECK FEE 1601.51

PERMIT FEE 613.61

CONST. TAX 1140.00

S.M.L.P. TAX 1050

APPROVED BY: [Signature]

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature]

PERMANENT

JOB ADDRESS
380 EAST CORDOVA

NUMBER STREET

APPLICATION FOR A BUILDING PERMIT
HOUSING AND CODE ENFORCEMENT DIVISION
PASADENA, CALIF. 91109

CONTRACTOR
CROWELL CORP. STATE LIC. NO. 274427
MAILING ADDRESS: 150 S. LOS ROBLES PASADENA CA. 91101
TEL. NO. 799-0414
CITY BUS. LIC. NO. 04231

ARCH. OR ENGR.
RONALD T. ADAY STATE LIC. NO. C-3734
MAILING ADDRESS: 236 S. ARROYA PKW. PASA. 91101
TEL. NO. 259-1553

OWNER
UNITED CA. BANK BLDG. 614-4791
MAILING ADDRESS: 600 S. SPRING ST. LA. 90014
CONSTRUCTION LENDER AND BRANCH: NONE

ADDRESS

NEW ADD'N ALTER REPAIR DEMOLISH

FLOOR AREA (SQ. FT.) 2,500 NO. OF STORIES 3 NO. OF DWELLING UNITS

PRESENT BLDG. USE: OFFICE PROPOSED BLDG. USE: OFFICE

DESCRIBE WORK TO BE DONE: ADDITIONS TO 3 STORY OFFICE BLDG. BASEMENT 1ST FLOOR - DRIVE-THRU FACILITIES

LOT WIDTH LOT DEPTH NO. OF EXISTING BLDGS. ON LOT

VALUATION (NOTE: INCLUDE LABOR, MAT. WIRING, PLUMB., HEAT., ETC.) 3190,000

LEGAL DESCRIPTION

INFORMATION PROVIDED BY BLDG. SECTION

USE ZONE	FIRE ZONE	OCCUPANCY	TYPE
C2	2	B2	I

REAR BACKS FRONT RIGHT SIDE LEFT SIDE REAR

APPEAL NO. USE PERMIT OR VARIANCE NO. PARK SPACES REQ'D.

PLAN CHECK FEE 613.61

PERMIT FEE 613.61

CONST. TAX 1140.00

S.M.L.P. TAX 1050

APPROVED BY: [Signature]

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature]

PERMANENT

1
 00A
 97.61 APR 0 P.
 CI. CASH M.O. PLAN CHECK VALIDATION

CI. CASH M. O. NOTE: WHEN PROPERLY VALUATED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK DESCRIBED HEREIN.

1
 00A
 97.61 APR 0 P.
 CI. CASH M.O. PLAN CHECK VALIDATION

CI. CASH M. O. NOTE: WHEN PROPERLY VALUATED IN THIS SPACE, THIS FORM CONSTITUTES A BUILDING PERMIT TO DO THE WORK DESCRIBED HEREIN.

INSPECTION RECORD			
ITEM	REMARKS	DATE	INSPECTOR
SET BACKS			
EXCAVATIONS			
FORMS			
FTG. WIDTH & DEPTH, FTG. REINF.			
ETC.			
SUB-FRAME			
MASONRY CONCRETE REINFORCING			
INSULATION			
FRAME ROOF SHEATHING			
LATH INTERIOR EXTERIOR			
PLASTER SCRATCH BROWN			
PAINTING			
SPECIAL CONDITIONS			
FINAL			
FOR DEMOLITIONS ONLY			
SOIL COMPACTION REPORT			
FINAL			
NOTES			
Permanent File			

EXPIRED

10-24-80

C. M. [Signature]

INSPECTION RECORD			
ITEM	REMARKS	DATE	INSPECTOR
SET BACKS			
EXCAVATIONS	5' x 5' x 5' columns to bottom of front walls	9-10-80	SAC
FORMS			
FTG. WIDTH & DEPTH, FTG. REINF.			
ETC.			
SUB-FRAME			
MASONRY CONCRETE REINFORCING	2nd deck down 3rd deck inspection	5-13-80	
INSULATION			
FRAME ROOF SHEATHING	SAC	9-24-81	
LATH INTERIOR EXTERIOR			
PLASTER SCRATCH BROWN			
PAINTING			
SPECIAL CONDITIONS			
FINAL	SAC	12-4-81	
FOR DEMOLITIONS ONLY			
SOIL COMPACTION REPORT			
FINAL			
NOTES			
1st Function only, will find froming on 9-24-81 SAC			

JOB ADDRESS 380 East Cordova	
NUMBER STREET	
APPLICATION FOR A BUILDING PERMIT HOUSING AND CODE ENFORCEMENT DIVISION PASADENA, CALIF. 91109	
CONTRACTOR Crowell Planning & Construction Corp.	STATE LIC NO. B-1 274427
MAILING ADDRESS 150 S. Los Robles Ave. #400	TEL. NO. 449-0414
Pasadena, CA 91101	CITY BUS. LIC. NO. 04231
ARCH. ENGR Ronald T. Aday, Inc.	STATE LIC. NO. C-3734
MAILING ADDRESS 836 S. Arroyo Pkwy., Pas.	TEL. NO. 449-1553
OWNER United Calif. Bank Realty	TEL. NO. 614-5006
MAILING ADDRESS 600 S. Spring St., Los Angeles 90014	
CONSTRUCTION LENDER AND BRANCH None	
ADDRESS	
NEW <input checked="" type="checkbox"/> ADD'N. <input type="checkbox"/> ALTER. <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>	
FLOOR AREA (SQ. FT.) 132,000	NO. OF STORIES 8
PRESENT BLDG. USE	PROPOSED BLDG. USE
DESCRIBE WORK TO BE DONE 8-Story Office Building for United Calif. Mortgage Pasadena Expansion	
LOT WIDTH	LOT DEPTH
NO. OF EXISTING BLDGS. ON LOT	
VALUATION (NOTE: INCLUDE LABOR, MAT., WIRING, PLUMB., HEAT., ETC.) 6,500,000	
LEGAL DESCRIPTION 6,719.70	
INFORMATION PROVIDED BY BLDG. SECTION USE ZONE R3HP OCC. FANCY B2 TYPE I	
FRONT	RIGHT SIDE
LEFT SIDE	REAR
APPEAL NO. USE PERMIT OR VARIANCE NO. UP 1099	
PLANNING CHECK FEE 3,437.51	APPROVED BY John
PERMIT FEE 5907.55	PERM. PLAN <input checked="" type="checkbox"/>
CONST. TAX 5784.80	APPROVED W/O PLAN <input type="checkbox"/>
S.M.L.P. TAX 139.86	
SIGNATURE OF OWNER OR AUTHORIZED AGENT Joseph W. Wong	

JOB ADDRESS 380 East Cordova	
NUMBER STREET	
APPLICATION FOR A BUILDING PERMIT HOUSING AND CODE ENFORCEMENT DIVISION PASADENA, CALIF. 91109	
CONTRACTOR Crowell Planning & Construction Corp.	STATE LIC NO. B-1 274427
MAILING ADDRESS 150 S. Los Robles Ave. Ste. 400	TEL. NO. 449-0414
Pasadena, CA 91101	CITY BUS. LIC. NO. 04231
ARCH. ENGR Ronald T. Aday, Inc.	STATE LIC. NO. C-3734
MAILING ADDRESS 836 S. Arroyo Pkwy., Pas.	TEL. NO. 449-1553
OWNER United Calif. Bank Realty	TEL. NO. 614-5006
MAILING ADDRESS 600 S. Spring St., Los Angeles 90014	
CONSTRUCTION LENDER AND BRANCH None	
ADDRESS	
NEW <input checked="" type="checkbox"/> ADD'N. <input type="checkbox"/> ALTER. <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>	
FLOOR AREA (SQ. FT.) 130,200	NO. OF STORIES 4
PRESENT BLDG. USE	PROPOSED BLDG. USE
DESCRIBE WORK TO BE DONE 4-Level, Above Grade Parking Structure for United Calif. Mortgage Pasadena Expansion	
LOT WIDTH	LOT DEPTH
NO. OF EXISTING BLDGS. ON LOT	
VALUATION (NOTE: INCLUDE LABOR, MAT., WIRING, PLUMB., HEAT., ETC.) 1,997,700	
LEGAL DESCRIPTION 1,997.700	
INFORMATION PROVIDED BY BLDG. SECTION USE ZONE R3HP OCC. FANCY B3 TYPE I	
FRONT	RIGHT SIDE
LEFT SIDE	REAR
APPEAL NO. USE PERMIT OR VARIANCE NO. UP 1099	
PLANNING CHECK FEE 3,437.51	APPROVED BY John
PERMIT FEE 5907.55	PERM. PLAN <input checked="" type="checkbox"/>
CONST. TAX 5784.80	APPROVED W/O PLAN <input type="checkbox"/>
S.M.L.P. TAX 139.86	
SIGNATURE OF OWNER OR AUTHORIZED AGENT Joseph W. Wong	

1

1

MC
9507 HW20 PC
CASH BLDG. PLAN CHECK VALUATION

MC
9507 HW20 PC
CASH BLDG. PLAN CHECK VALUATION

9507 HW20 PC
CASH BLDG. PLAN CHECK VALUATION

9507 HW20 PC
CASH BLDG. PLAN CHECK VALUATION

INSPECTION RECORD			
ITEM	REMARKS	DATE	INSPECTOR
SET BACKS			
EXCAVATIONS	FOOTINGS OK	SAL	8-10-80
FORMS			
FTG. WIDTH & DCPD. FTG. REINF. ETC.	GRADE BEAM Along North Side of Basement Complete. 9-12-80		
SUB-FRAME			
MASONRY-CONCRETE REINFORCING			
INSULATION	SAL	9-15-81	
FRAME ROOF SHEATHING	SAL	9-15-81	
LATH INTERIOR	SAL	10-27-81	
EXTERIOR	SAL	10-27-81	
PLASTER SCRATCH			
BROWN			
PARKING			
SPECIAL CONDITIONS			
FINAL	SAL	2-8-82	
FOR DEMOLITIONS ONLY			
SOIL COMPACTION REPORT			
FINAL			
NOTES			
PLAN CHECK BY CORNERS CONSULTING 6-20-80 PRECAST PANS CHECKED & APPROVED BY KENNEDY			

INSPECTION RECORD			
ITEM	REMARKS	DATE	INSPECTOR
SET BACKS	FOOTING PLAN 7-0-80 COLUMN - 10-9-80		
EXCAVATIONS	} Complete of		
FORMS			
FTG. WIDTH & DCPD. FTG. REINF. ETC.		11-17-80 SAL 6-11-80	
SUB-FRAME			
MASONRY-CONCRETE REINFORCING	MASONRY & CONCRETE PRECAST + SLAB ON FLR. MOD. SEVERAL STOPS DURING CON- STRUCTION SAL 5-20-81		
INSULATION			
FRAME ROOF SHEATHING	MASONRY WALLS FRUIT 5-6-80		
LATH INTERIOR	FRUIT 5-6-80		
EXTERIOR			
PLASTER SCRATCH			
BROWN			
PARKING			
SPECIAL CONDITIONS	DUMPER BLIND POSITION FOR LEVEL SAL 5-6-80		
FINAL	SAL	2-8-82	
FOR DEMOLITIONS ONLY			
SOIL COMPACTION REPORT			
FINAL			
NOTES			
PLAN CHECK BY CORNERS CONSULTING 6-20-80 HOFFMAN 6-20-80			

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
TEMPORARY PERMIT TO OPERATE AN ELEVATOR
(Section 7300-7322 of the Labor Code)

Responsible Party:

Access Elev

Elevator Number CC-680 11/30/93 1/15/93
Date of Inspection Void After
Location 245 S. LESKELES PASADENA
Street and Number City or Town
Load Permissible 750 3 G.F.M.: GIGMAN
Pounds Persons Inspector
WHEEL CHAIR LIFT SRB
Passenger, Freight, etc. Cable/hydraulic

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
THIS TEMPORARY PERMIT OR COPY MUST BE POSTED IN ELEVATOR CAR

CITY OF PASADENA

100 N GARFIELD AVE - RM 103 PASADENA, CA 91109-7215

CODE ENFORCEMENT DIVISION
PHONE: (818) 405-4200

MAILING ADDRESS

P.O. BOX 7115 - PASADENA, CA 91109-7215

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of compensation liability or a certificate of Workers Compensation Insurance or a certified copy thereof (Sec 3600, Lab. C.)

Policy No. _____ Company _____

Certified copy is hereby furnished

Certified copy is filed with the city building inspector 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 Worker's 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 comply with such provisions or file a permit that is clearly marked

CONSOLIDATED 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's Name _____ Date _____

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

City or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reasons: (Sec. 7031.5) Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that is filed pursuant to the provisions of the Contractor's License Law (Chapter 9) (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages in their sole compensation, are doing work, and the structure is not intended or offered for sale (Sec. 7044) Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to complete the project (Sec. 7044) Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am neither owner-builder nor _____ B.B.P.C. No. _____

Date _____ Owner _____

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 the application and state that the above information is correct.

I agree to comply with all city ordinances and laws which relate to building construction and hereby authorize representatives of the city to enter upon the above mentioned property to inspect and measure.

Signature: *Michael D. Russell* Date: *02-23-93*

JOB ADDRESS		JOB NO.		DATE		PERMIT NO.	
245 S LOS ROBLES AV BLDG		0022514		02/23/93		00149753	
USE OF PERMIT							
RENOV. 1ST FL LOBBY, ADD 1425SF RETAIL, 6TH FL ELEV LOBBY & EXT WORK Yr Bldg 1976							
OWNER				TRACT NAME			
FIRST INTERSTATE OF CALIFORNIA BANK				149753			
ADDRESS		MAP		LOT #		ZONE	
245 S LOS ROBLES AV BLDG							
CITY		STATE		ZIP CODE		PHONE	
PASADENA		CA		91101			
APPLICANT				BUILDING			
FIRST INTERSTATE OF CALIFORNIA BANK				Per \$2,409.98			
CONTRACTOR				S.M.I. TAX			
ILLIE CONSTRUCTION CO.				\$206.43			
ADDRESS		CONST TAX					
3927 N FIGUEROA ST							
CITY		STATE		ZIP CODE		PHONE	
LOS ANGELES		CA		90065		213-227-1411	
LICENSES				MANUAL			
125852				BIB-6B3-5006			
ARCHITECT/ENGINEER							
ADDRESS							
CITY		STATE		ZIP CODE		PHONE	
COUNTER APP.				PAID BY		FEES	
				CHECK		\$73,408.71	

BUILDING PROJECT COMMENTS

Date	Department	Comment	TOTAL FEE
01/26/93	ANGELA LUCER	FINISHES DEMOLITION AT GR. FLOOR LOBBY. NO STRUCTURAL.	
01/26/93	ANGELA LUCER	& EXTERIOR SITE WORK.	
02/23/93	BETH MOLNAR	SCHOOL DISTRICT FEES PAID 3278	
02/23/93	BETH MOLNAR	COUNTY SANITATION FEES EXEMPT	
			TOTAL FEE
			5409.98
			Permit Fee
			5387.98
			Processing Fee
			22.00
			Valuation Fee
			5462.23
			Var Review Fee
			74.25

VALUATION CURRENT USE 983000

ORIGINAL

BUILDING INSPECTIONS	DATE	INSP.
1 SETBACK		
2 FOOTING & FORMS		
3 STEEL		
4 PROGRESS		
5 BOND BEAM		
6 ROOF DECK	see Framing 4/14/12	
7 FRAMING	partition work 4/17/12	
8 INSULATION		
9 SPEC. INSPECTION		
10 ASSEMBLY		
11 FIREPLACE		
12 EXTERIOR LATH	partition	
13 DRY WALL	partition	
14 FINAL GRAD/LAND		

15 FINAL BUILDING *LOG* 12-2-12

CORRECTIONS:

PLUMBING INSPECTIONS	DATE	INSP.
16 SEWER/GROUND LINE		
17 ROUGH PLUMBING		
18 ROUGH GAS PIPING		
19 FIXTURE		
20 SEWAGE DISPOSAL		
21 SEWER		
22 WATER HEATER		
23 PROGRESS		
24 WATER SERVICE		
25 ROOF DRAIN SCUP		

26 FINAL PLUMBING

CORRECTIONS:

ELECTRICAL INSPECTIONS	DATE	INSP.
27 POWER POLE TEMP		
28 UNDERGROUND		
29 CONDUIT		
30 ROUGH ELECTRIC		
31 WIRING		
32 GROUNDING WIRE		
33 BONDING		
34 ENTIRE LINE		

ELECTRICAL INSPECTIONS-CONT.	DATE	INSP.
37 FINAL ELECTRIC		

CORRECTIONS:

MECHANICAL INSPECTIONS	DATE	INSP.
38 VENT SYSTEM		
39 PLENUM & DUCT		
40 GAS TEST		
41 FURNACE		
42 SAVE FUEL		
43 INLETS-OUTLETS		
44 COMBUSTION AIR		
45 COMPRESSOR		
46 ROUGH HVAC		
47 FIRE DAMPER		
48 SMOKE DETECTOR		
49 HOOD		
50 PROGRESS		

51 FINAL MECHANICAL

CORRECTIONS:

OCCUPANCY/SPECIAL INSPECTIONS	DATE	INSP.
52 FINAL INSPECTION		
53 FIRE PREVENT		
54 OCCUPANCY/TEMP		
55 REQUESTED		
56 OCCUPANCY/FINAL		
57 OCCUPANCY/OTHER		
58 COMPLAINT/ZONE		
59 COMPLAINT/BIDG		
60 COMPLAINT/OTHER		

CORRECTIONS/ADDITIONAL COMMENTS:

*Angle printer & fire proofing comment
4/20/12 LOG*

PLEASE PRINT



City of Pasadena

Building Division
100 North Garfield, Room 103, Pasadena, CA 91109
(818) 405-4200

PLEASE PRINT

PROJECT NO. 150957		BUILDING PERMIT APPLICATION		DATE 3/9/93		
PERMIT ADDRESS 245 S. LOS ROBLES AVE. PASADENA, CA		UNIT OR SUITE NO. SECOND FLOOR ANNEX	ZIP 91101			
DESCRIPTION OF WORK TENANT IMPROVEMENT						
VALUATION Phase I \$25,000.00 Phase II \$25,000.00 Phase III \$35,000.00 \$85,000.00						
APPLICANT SKIDMORE OWINGS & MERRILL		PHONE (213) 488-9700	FOR CITY USE ONLY OFFICIAL ADDRESSING INFORMATION			
MAILING ADDRESS 125 S. FIGUEROA ST.		CITY LOS ANGELES			STATE CA	ZIP 90017
OWNER FIB / CO NORTHWEST ASSOC. MGMT.		PHONE (818) 304-8005			ASSESSOR NO.	LOT
MAILING ADDRESS 245 S. LOS ROBLES AVE.		CITY PASADENA			STATE CA	ZIP 91101
CONTRACTOR CHC CONSTRUCTION		PHONE (714) 227-1411	ASSIGNED BY _____ DATE _____			
ADDRESS		YEAR BUILT _____				
CITY		SFT BACKS				
STATE LICENSE NO.		FRONT	REAR	SIDE DIR	SIDE	SIDE
BUSINESS LICENSE NO.		REQ'D				
ARCHITECT		ACT.				
ADDRESS		NO OF DWELLING UNITS	BEDROOMS	PKG SPACE REQ'D	FULL SPACE PROVIDED	
CITY		\$ 870.50				
STATE						
ZIP						
STATE LICENSE NO.						
ENGINEER						
ADDRESS						
CITY						
STATE						
ZIP						
STATE LICENSE NO.						
NAME OF OCCUPANT						
PHONE						
REMARKS:						
SIGNATURE _____ DATE 3 / 9 / 93						

BUILDING PERMIT APPLICATION

BUILDING PERMIT APPLICATION

PLEASE COMPLETE REVERSE SIDE

Mailing Address: P.O. Box 7115, Pasadena, CA 91109-7215

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self 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
- Certified 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 comply with such provisions or this permit shall be deemed revoked.

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 _____

- 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

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

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.

SIGNATURE OF APPLICANT OR AGENT

DATE

CITY OF PASADENA

100 N. GARFIELD AVE. - RM. 103 PASADENA, CA. 91109-7215

CODE ENFORCEMENT DIVISION
PHONE (818) 405-4200

MAILING ADDRESS

P.O. BOX 7115 PASADENA, CA. 91109-7215

WORKERS COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, and a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 7600, Lab. C.)

Policy No. _____ Company _____

Certified copy is hereby furnished

Certified 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 as an employee or as a contractor under 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 conform comply with such provisions of this permit that have become inoperative.

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 _____ Class _____

Expiration Date _____

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

Ic # _____ Fee No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5) Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9) (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

as owner of the property, or my employees or my agents at their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7064) Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves the structure, and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7064) Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____, B & P Code for the reason _____

Date _____ Owner _____

CONSTRUCTION LENDING AGENCY

I hereby affirm that I am 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 hereby affirm 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 the city to enter upon the above mentioned property for the purpose of inspection.

[Signature] Date 3/10/93

I, _____, Signature of Authorized Agent

JOB ADDRESS 245 S LOS ROBLES AV ANNEX		RECEIPT NO. 002896	DATE 03/10/93	PROJECT 01150950
USE OF PERMIT TENANT IMPROVEMENT - 1ST FLOOR (PHASE II)		TRACT NAME Yr Bit 1976		
OWNER FIRST INTERSTATE BANK		MAP		
ADDRESS 245 S LOS ROBLES AV ANNEX		LOT #	ZONE	
CITY PASADENA	STATE CA	ZIP CODE 91101	PHONE	FSB \$1 \$2 RSB MOD 463 CENS.TR
APPLICANT FIRST INTERSTATE BANK		BUILDING Rm 968.00		
CONTRACTOR				
ADDRESS				
CITY	STATE	ZIP CODE	PHONE	
LICENSEE <i>[Signature]</i>				
ARCHITECT/ENGINEER				
ADDRESS				
CITY	STATE	ZIP CODE	PHONE	COUNTER APP. PAID BY CHECK FEES: \$968.00

VALUATION 100000

PLAN REVIEW

Plan Review Fee 968.00

ORIGINAL

PLEASE PRINT



City of Pasadena

Building Division
100 North Garfield, Room 103, Pasadena, CA 91109
(818) 405-4200

PLEASE PRINT

PROJECT NO. 150950		BUILDING PERMIT APPLICATION		DATE 3/9/93	
PERMIT ADDRESS 245 S. LOS ROBLES AVE, PASADENA			UNIT OR SLATE NO. FIRST FLOOR AND 2ND	ZIP 91101	
DESCRIPTION OF WORK TENANT IMPROVEMENT					
				VALUATION Phase I - \$100,000.00	
APPLICANT KIMORE DWINGS & MERRILL		PHONE (213) 488-9700		FOR CITY USE ONLY OFFICIAL ADDRESSING INFORMATION	
MAILING ADDRESS 725 S. FIGUEROA ST.					
CITY LOS ANGELES	STATE CA	ZIP 90017			
OWNER FIRST INTER BANK / CO NORTHWEST		PHONE (818) 304-9825			
MAILING ADDRESS 245 S. LOS ROBLES AVE		OFFICIAL ADDRESS		ASSESSOR NO.	
CITY PASADENA	STATE CA	ZIP 91101		LOT	
CONTRACTOR ILLIG CONSTRUCTION		PHONE (213) 227-1411		BLK	
ADDRESS		YEAR BUILT		TRACT	
CITY	STATE	ZIP		SET BACKS	
STATE LICENSE NO.		BUSINESS LICENSE NO.		FRONT	REAR
ARCHITECT		PHONE		SIDE DR.	SIDE
ADDRESS				SIDE	SIDE
CITY	STATE	ZIP	STATE LICENSE NO.	\$ 968.00	
ENGINEER		PHONE			
ADDRESS					
CITY	STATE	ZIP	STATE LICENSE NO.		
NAME OF OCCUPANT		PHONE		NO. OF DWELLING UNITS	
REMARKS:				REG'D	
SIGNATURE		DATE		ACT.	

PLEASE COMPLETE REVERSE SIDE

Mailing Address: P.O. Box 7115, Pasadena, CA 91109-7215

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self 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
 Certified 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 comply with such provisions or this permit shall be deemed revoked.

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 _____

- 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

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

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.

SIGNATURE OF APPLICANT OR AGENT

DATE

CITY OF PASADENA - CODE ENFORCEMENT DIVISION MAILING ADDRESS
 100 W. ARDEN AVE. - RM. 103 PASADENA, CA 91109-7215 PHONE (818) 405-4200 P.O. BOX 7115 - PASADENA, CA 91109-7215

WORKER'S COMPENSATION DECLARATION
 I hereby affirm that I have secured coverage of workers' compensation insurance, or purchased a Workers' Compensation insurance or a certified contract (Sec. 3800 (a)(1)).
 Policy No. _____ Company _____
 Certificate copy is hereby furnished
 Certificate copy is filed with the city building inspection department

OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code, Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9) commencing with Section 7060 of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than four hundred dollars (\$400).
 As owner of the property, or my agent, I will engage in the sole construction of the building and the structure is not intended to be offered for sale (Sec. 7044 Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.
 As owner of the property, am not actively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor's licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. _____ B & P Code for the reason:
 Date: _____ Owner: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 This permit 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 Worker's Compensation Act.
 Date: 4-26-93 Applicant: [Signature]

NOTICE TO APPLICANT After making this Certificate of Exemption, you shall be deemed subject to the Workers' Compensation provisions of the Labor Code. You must furnish a copy of this certificate with this permit if an exemption is claimed.

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 force and effect.
 License Number: _____ License Class: _____
 Contract No. _____ Date: _____
 I am a contractor from the license requirements as set forth in Section 7000 of the Business and Professions Code.
 City of Reg. No. _____ Date: _____

CONSTRUCTION LENDING AGENT
 I hereby affirm that I am a lending agency for the performance of the work for which this permit is issued (Sec. 3099, Gov. C.).
 Lender's Name: _____
 Lender's Address: _____
 I hereby affirm that I agree to read this application and state that the above information is correct. I agree to comply with all city ordinances and State laws relating to lending construction, and hereby authorize release of this application upon the above-mentioned conditions.
 Signature of Applicant: [Signature] Date: 4-26-93

OWNER ADDRESS 245 S LOS ROBLES AV ANNEX	RECEIPT NO. DU23495	DATE 04/26/93	PROJECT 00180951
USE OF PERMIT TENANT IMPROVEMENT - 1ST FLOOR (PHASE I),	TRACT NAME Yr Bldg 1976		
OWNER FIRST INTERSTATE BANK	MAP	LOT #	ZONE
ADDRESS 245 S LOS ROBLES AV ANNEX	FSB	S-1	S-2
CITY PASADENA	STATE CA	ZIP CODE 91101	PHONE 483
APPLICANT FIRST INTERSTATE BANK	BUILDING	Per	\$996.63
CONTRACTOR ILLIG CONSTRUCTION CO.	S.M.I. TAX	\$21.00	
ADDRESS 3577 N FIGUEROA ST	CONST TAX	\$1,810.00	
CITY LOS ANGELES	STATE CA	ZIP CODE 90065	PHONE 213-227-1411
LICENSES 125852	ARCHITECT/ENGINEER		
ADDRESS	CITY STATE ZIP CODE PHONE COUNTER APP. PAID BY CHECK FEES: \$2,827.63		

BUILDING	BUILDING	TOTAL FEE	996.63
VALUATION	Current Val	100000	Permit Fee 974.63 Processing Fee 22.00 Valuation Fee 974.63

ORIGINAL

BUILDING INSPECTIONS	DATE	INSP.
1) SETBACK		
2) FOOTING & FORMS		
3) STEEL		
4) PROGRESS		
5) BOND BEAM		
6) ROOF DECK <i>part of house 6-24-93</i>		
7) FRAMING <i>part of house 5-25-93</i>		
8) INSULATION		
9) SPEC. INSPECTION		
10) ASSEMBLY		
11) FIREPLACE		
12) EXTERIOR LATH		
13) DRY WALL <i>part of house 6-24-93</i>		
14) FINAL GRAD/LAND		

15) FINAL BUILDING
CORRECTIONS: *12-2-93*

PLUMBING INSPECTIONS	DATE	INSP.
16) SEWER/GROUND LINE		
17) ROUGH PLUMBING		
18) ROUGH GAS PIPING		
19) FIXTURE		
20) SEWAGE DISPOSAL		
21) SEWER		
22) WATER HEATER		
23) PROGRESS		
24) WATER SERVICE		
25) ROOF DRAIN SCUP		

26) FINAL PLUMBING
CORRECTIONS:

ELECTRICAL INSPECTIONS	DATE	INSP.
27) POWER POLE TEMP		
28) UNDERGROUND		
29) CONDUIT		
30) ROUGH ELECTRIC		
31) WIRING		
32) GROUNDING WIRE		
33) BONDING		
34) FIXTURES		
35) SERVICE		
36) PROGRESS		

CONTINUED IN NEXT COLUMN

ELECTRICAL INSPECTIONS CONT.	DATE	INSP.
37) FINAL ELECTRIC		

CORRECTIONS:

MECHANICAL INSPECTIONS	DATE	INSP.
38) VENT SYSTEM		
39) PLENUM & DUCT		
40) GAS TEST		
41) FURNACE		
42) SAVE FUEL		
43) INLETS-OUTLETS		
44) COMBUSTION AIR		
45) COMPRESSOR		
46) ROUGH HVAC		
47) FIRE DAMPER		
48) SMOKE DETECTOR		
49) HOOD		
50) PROGRESS		

51) FINAL MECHANICAL
CORRECTIONS:

OCCUPANCY/SPECIAL INSPECTIONS	DATE	INSP.
52) FINAL INSPECTION		
53) FIRE PREVENT		
54) OCCUPANCY/TEMP		
55) REQUESTED		
56) OCCUPANCY/FINAL		
57) OCCUPANCY/OTHER		
58) COMPLAINT/ZONE		
59) COMPLAINT/BLDG.		
60) COMPLAINT/OTHER		

CORRECTIONS / ADDITIONAL COMMENTS:

CITY OF PASADENA — CODE ENFORCEMENT DIVISION MAILING ADDRESS
 100 N. GARFIELD AVE. - RM. 103 PASADENA, CA. 91109-7215 PHONE: (818) 405-4200 P.O. BOX 7115 PASADENA, CA. 91109-7215

WORKER'S COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to be insured, or a certificate of Workers' Compensation insurance, or a certified copy thereof (Sec. 3800, Lab. C.)
 For: No _____ Company _____
 Certified copy shall be filed with the _____ Department.
 Certified copy shall be filed with the _____ Department.
 Date: 11/11/93 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. It only applies to the performance of the work for which this permit is issued. It does not apply to any person in any manner who is becoming subject to Worker's Compensation laws.
 Date: _____ Applicant _____

NOTICE TO APPLICANT: After making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code. You must comply in every way with such provisions if this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under 26301 of the Business and Professions Code, and my license is in full force and effect.
 License Number: _____ Ex. Class: _____
 Contractor: _____ Date: _____
 I am exempt from the licensing requirements of 26301 of the Business and Professions Code.
 I am a registered professional engineer acting in my professional capacity (Section 2651, Business and Professions Code).
 I am a Reg. No. _____ Date: _____

OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reasons: (Sec. 7001.5 Business and Professions Code) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9) commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the intended exemption. Any violation of Section 7001.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my attorney-in-fact, or my agent, or my contractor, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the building or improvement is sold within one year of completion, the owner-builder shall have the burden of proving that he did not build or improve for the purpose of sale.
 I, as owner of the property, am or have a contract with licensed contractors to construct or alter (Sec. 7044 Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. _____ B & P. Code.
 Date: _____

CONSTRUCTION LENDING AGENCY
 I hereby affirm that I am 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 declaration and agree to comply with its provisions and hereby agree to be bound by the terms and conditions of the above information and hereby agree to be bound by the terms and conditions of the above information and hereby agree to be bound by the terms and conditions of the above information.

JOB ADDRESS 245 S LOS ROBLES AV ANNEX		RECEIPT NO. 0073936	DATE 04/26/93	PROJECT 00150950
USE OF PERMIT TENANT IMPROVEMET - 1ST FLOOR (PHASE 110)		Yr Bilt 1976		
OWNER FIRST INTERSTATE BANK		TRACT NAME 150950		
ADDRESS 245 S LOS ROBLES AV ANNEX		MAP	LOT #	ZONE
CITY PASADENA	STATE CA	ZIP CODE 91101	PHONE	FSB S-1 S-2 R5B MOD 463
APPLICANT FIRST INTERSTATE BANK		MECHANICAL Per \$142.00		
CONTRACTOR AIR-TEC				
ADDRESS P O BOX				
CITY CARSON	STATE CA	ZIP CODE 90749	PHONE 213-549-1698	
LICENSES 420650				
ARCHITECT/ENGINEER				
ADDRESS				
CITY	STATE	ZIP CODE	PHONE	CONTRACTOR MAP PAID BY CHECK FEES: \$142.00
MECHANICAL		TOTAL FEE		142.00
		Permit Fee		120.00
		Processing Fee		22.00
6 U BOX W/DUCT	10 DUCT SYSTEM			120.00

ORIGINAL

CITY OF PASADENA
100 N GARFIELD AVE. - RM. 103 PASADENA, CA. 91109-7215

CODE ENFORCEMENT DIVISION
PHONE: (818) 405-4200

MAILING ADDRESS
P.O. BOX 7115 PASADENA, CA 91109-7215

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of contract to self insure, or a certificate of Workers Compensation Insurance, or I carried copy thereof (Sec. 3800, lab. C.)

Policy No. _____ Company _____

Certified copy is hereby furnished

Certified copy is filed with the city building inspection department

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKER'S 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 Worker's Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or the permit shall be deemed revoked.

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 _____ Lic. Class _____

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 7031, Business and Professions Code)

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5) Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9) (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

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 allowed for sale (Sec. 7044) Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I as owner of the property, or exclusively contracting with licensed contractors to construct the project (Sec. 7044) Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such project with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____ B & P C for this reason _____

Date _____ Owner _____

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

[Signature] 7-7-93
Date

JOB ADDRESS 245 S LOS ROBLES AV 5TH 380 Cordova	PERMIT NO. 0075664	DATE 02/02/93	PROJECT 00152602
USE OF PERMIT FULL FLOOR TENANT IMPROVEMENT ON 5TH FLOOR 14500 SF	TRACT NAME Yr Bld 1926		
OWNER FRECAL ASSOCIATES LTD	MAP	LOT #	ZONE
ADDRESS 245 S LOS ROBLES AV 5TH	F5B	S-1	S-2 R5B MOD CENS TR 463
CITY PASADENA STATE CA ZIP CODE 91101 PHONE 818-304-8025	BUILDING Rev \$3,650.12		
APPLICANT FRECAL ASSOCIATES LTD	CONTRACTOR S.O.M. 861568		
ADDRESS 725 S FIGUEROA ST	CITY LOS ANGELES STATE CA ZIP CODE 90017 PHONE 818-304-8025		
LICENSES C12220	ARCHITECT/ENGINEER		
ADDRESS	CITY STATE ZIP CODE PHONE		
CITY STATE ZIP CODE PHONE	COUNTERPAID	PAID BY CHECK	FEES: \$3,650.12
VALUATION 500000	BUILDING PLAN REVIEW Plan Review Fee 360.12		

City of Pasadena

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

Bu 105382



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.

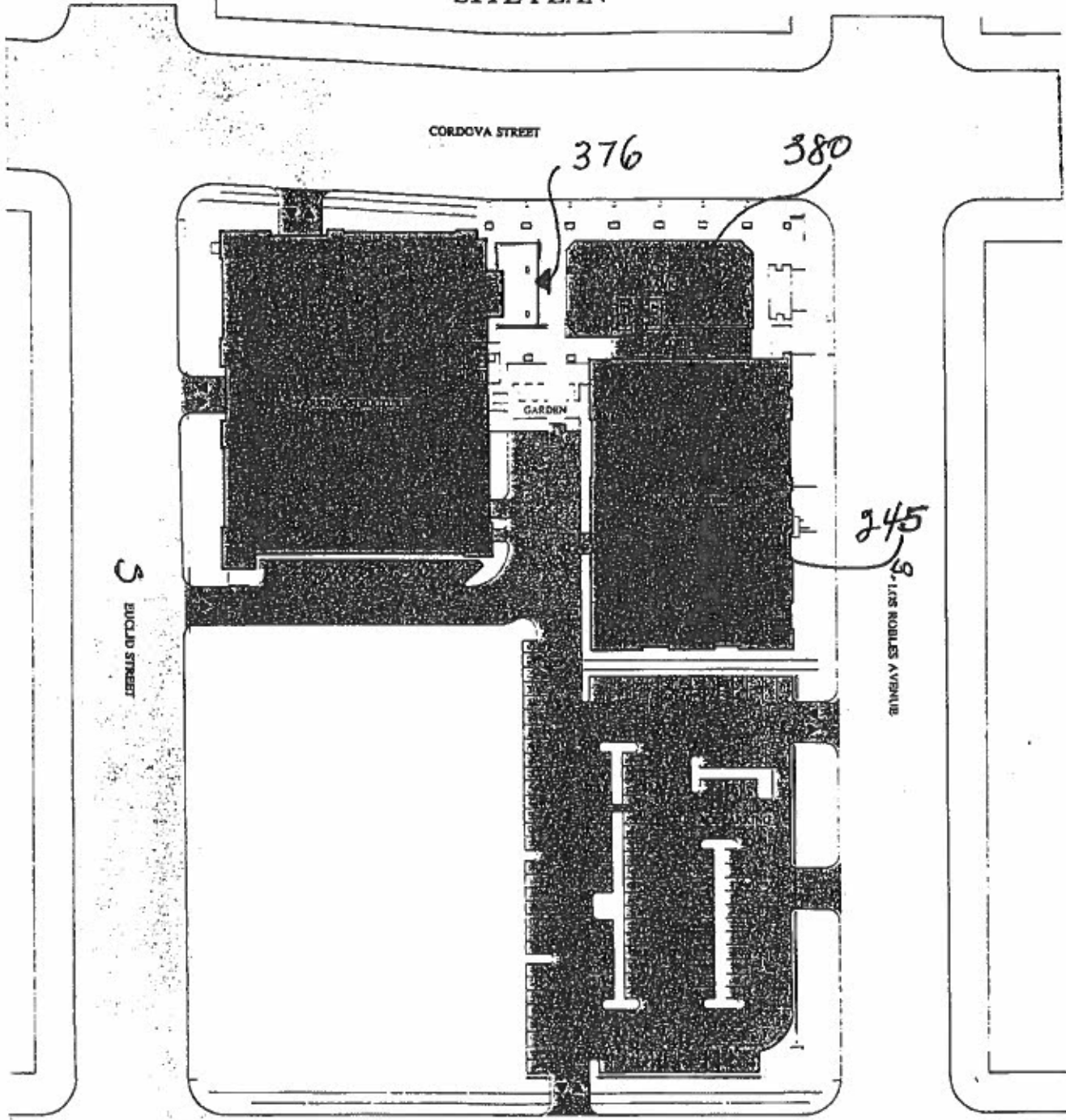
Sincerely,

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

Encls.

BV1105382

SITE PLAN



5

DEL MAR BOULEVARD

Ameron
Center

PASADENA



CITY OF PASADENA
 00 N. GARFIELD AVE. - RM. 103 PASADENA, CA. 91109-7215

CODE ENFORCEMENT DIVISION
 PHONE: (818) 405-4200

MAILING ADDRESS
 P.O. BOX 7115 - PASADENA, CA. 91109-7215

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____

Certified copy is hereby furnished

Certified 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 Worker's 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 comply with such provisions or this permit shall be deemed revoked.

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 _____ Lic. Class _____

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 7053, Business and Professions Code)

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License (an for the following reason) (Sec. 7031.5) Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9) (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

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 (Sec. 7044) Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044) Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____ B & P C for the reason _____

Date _____ Owner _____

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, C. C.)

Lender's Name _____

Lender's Address _____

I certify that I have read the 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 my representative to enter upon the above mentioned project.

Signature of Applicant or Agent _____ Date _____

JOB ADDRESS				RECEIPT NO.	DATE	PROJECT
1380 CORDOVA ST 5TH				0027123	09/14/95	00152602
USE OF PERMIT						
FULL FLOOR TENANT IMPROVEMENT UN 5TH FLOOR 14200 SF W/SP FA Yr Hll 1982						
OWNER				TRACT NAME		
FRECAL ASSOCIATES LTD						
ADDRESS				MAP	LOT#	ZONE
245 S LOS ROBLES AV 5TH				F8B	5-1	5-2 R8B
CITY	STATE	ZIP CODE	PHONE	F8B	5-1	5-2 R8B
PASADENA	CA	91101	818-304-8025			CENS.TR 463
APPLICANT				BUILDING		
FRECAL ASSOCIATES LTD				Per \$3,651.04		
CONTRACTOR				S.M.I. TAX		
CANNON CONST., INC.				\$105.00		
ADDRESS				UNSI TAX		
3760 S ROBERTSON BL				\$9,350.00		
CITY	STATE	ZIP CODE	PHONE			
LULVER CTIY	CA	91220	213-204-5500			
LICENSE						
361568						
ARCHITECT/ENGINEER						
ADDRESS						
CITY	STATE	ZIP CODE	PHONE	CHECK	PAY BY CHECK	FEES
						\$13,106.04
BUILDINGS						
BUILDING				TOTAL FEE		3651.04
				Permit Fee		3627.58
				Processing Fee		23.46
VALUATION				Valuation Fee		3627.12
VARIANCE REVIEW				Var Review Fee		.46
Current Val				500000		

ORIGINAL

CITY OF PASADENA — CODE ENFORCEMENT DIVISION — MAILING ADDRESS
 100 N. GARFIELD AVE. - RM. 103 PASADENA, CA. 91109-7215 PHONE: (818) 405-4200 P.O. BOX 7115 - PASADENA, CA. 91109-7215

WORKER'S COMPENSATION DECLARATION

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.).

Policy No. _____ Company _____

Certified copy is hereby furnished

Date: 6-28-87 Applicant: [Signature]

CERTIFICATE OF EXEMPTION FROM WORKER'S 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 Worker's 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 comply with such provisions or this permit shall be deemed revoked.

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 _____ Lic. Class _____

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

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5) Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9) (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

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 to be used for sale (Sec. 7041) Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044) Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such project with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____ B & P.C. for this reason: _____

Date: _____ Owner: _____

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. 3007, Civ. C.).

Date: _____ 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.

Date: 6-28-87

OWNER ADDRESS <u>225 S LOS ROBLES AV 100 376 Cordova Ct.</u>		PERMIT NO. <u>0083281</u>	ISSUE DATE <u>06/29/84</u>	PERMIT VALUE <u>00196316</u>
USE OF PERMIT <u>F.T. 1200 SQ FT (CAFÉ AMERON) & FIRE ALARMS</u>		TRACT NAME <u>Yr Blt 1970</u>		
OWNER <u>FIRST INTERSTATE BANK</u>		TRACT NAME		
<u>225 S LOS ROBLES 100</u>		MAP	LOT #	<u>008E</u>
<u>PASADENA</u>		FSD	S-1	S-2
CITY		FSD	MCD	<u>46</u>
PROPERTY <u>INTERSTATE BANK</u>		BUILDING	Rat	<u>\$1,233.18</u>
<u>CANKOR CONST., INC.</u>		S.M.I. TAX	<u>\$22.05</u>	
<u>225 S ROBERTSON BL</u>		CONST TAX	<u>\$1,963.50</u>	
<u>EDUCER CTY.</u>		STATE	<u>90236</u>	PHONE
<u>36156B</u>		<u>213-204-5500</u>		
ARCHITECT/ENGINEER				
ADDRESS				
CITY	STATE	ZIP CODE	PHONE	COUNTER APP. CHECK FEES
				<u>\$3,210.73</u>

BUILDING	BUILDING	TOTAL FEE	1233.18
		Permit Fee	1209.72
		Processing Fee	23.46
VALUATION	Current Val	Valuation Fee	1209.72

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Work on Construction Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Certified copy is filed with the City Building Inspection Department
 Date: 6-28-87 Applicant: [Signature]
PROVIDE AN ORIGINAL COPY WITH THIS

I am the 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 (Sec. 7046) Business

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7046) Business and Professions Code: The Contractor's License (License Law)

I am exempt under Sec. _____ B & P.C. for this reason: _____

I hereby affirm that there is a construction lending agency for the performance of the work for which the permit is issued (Sec. 3007, Civ. C.).
 Lender's Name: _____
 Lender's Address: _____

CULVER CITY **CH** **70230** **213-204-5500**

ADDRESS	CITY	STATE	ZIP	PERMIT NO.	ISSUED	EXPIRES	STATUS	TYPE	VALUATION	FEES
BUILDING										
LIABIGATION	Current Val	105000	Processing Fee	23.46	Valuation Fee	1209.72				



CITY OF PASADENA

PERMITTING DIVISION

175 NORTH GARFIELD AVENUE, PASADENA, CA 91109
(818) 405-4200

PLEASE PRINT

PLEASE PRINT

ACTIVITY # 45-61719		BUILDING PERMIT APPLICATION		DATE 4-12-95	
PERMIT ADDRESS 245 So LOS ROBLES PASADENA 91101		UNIT # PARRILL STRUCTURE 71101		ZIP 91101	
DESCRIPTION OF WORK REPAIR OF CURB IN SPACES & UPWARD IN PART. IN TO STAIR W/IN CONNECTION					
				VALUATION # 25,000.00	
CONTACT PERSON CAROL CIMINELLI		PHONE # 818 304-8026		OWNER FIRST INTERSTATE BANK OF CA	
MAILING ADDRESS 245 So LOS ROBLES SUE 100		MAILING ADDRESS # 245 So LOS ROBLES SUE 100		PHONE 304-4026	
CITY PASADENA		ST CA		ZIP 91101	
CONTRACTOR WILLIAM ROBINSON Mc DONNICK CONSTRUCTION		PHONE # 818 893-2010		ARCHITECT/ENG. BRUCE B. BRADSHAW	
MAILING ADDRESS 2507 EMPIRE AVE		MAILING ADDRESS # 9200 SUNSET BLVD # 410		PHONE 310-278-8138	
CITY BURBANK		ST CA		ZIP 91604	
STATE LICENSE # 245757		BUS LICENSE # 173641-80		STATE LICENSE # LA	
NAME OF TENANT		PHONE #			

PLEASE INDICATE PROJECT TYPE: R(RES) C(COMM) I(INST) S(INDUS) U(UTILITY) M(MIXED)

BUILDING PERMIT

PLEASE INDICATE PERMIT TYPE:

NEW	ADDITION	REMODEL	CONVERSION	FOUNDATION ONLY	UNREINFORCED MASONRY	SEISMIC	OTHER
-----	----------	---------	------------	-----------------	----------------------	---------	-------

PLEASE SPECIFY THE FOLLOWING

TYPE OF CONSTRUCTION	SQUARE FOOTAGE	EXISTING SQ FOOTAGE	DEMOLISHED SQ FT	# OF UNITS	# OF BLDGS
----------------------	----------------	---------------------	------------------	------------	------------

REMARKS:	
SIGNATURE	DATE

(FOR OFFICE USE ONLY) DEPARTMENTAL APPROVAL REQUIRED: **573.55**

CIZONING	CHISTORIC/DESIGN	CFIRE	CBLDG	CHOUSING/DEV	COTHER
----------	------------------	-------	-------	--------------	--------

PLEASE COMPLETE REVERSE SIDE

**CITY OF PASADENA
PERMIT CENTER, 100 N. GARFIELD, ROOM #103
PASADENA, CA 91109-7215 • PHONE: (818) 405-4200**

Permit No: 95-01719
BUILDING PERMIT

Address: 245 S LOS ROBLES AV Issued Date: 09/10/1995
Parcel No: 9722-030-033 Expire Date: 11/06/1995
*TR=PARCEL MAP AS PER BK 134 P 74-75 OF

REPAIR CRACKS IN CONCRETE PARKING STRUCTURE

APPLICANT MC CORMICK CONSTRUCTION CO. Phone: 818 843-2010
MC CORMICK CONST. CO., 2507 EMPIRE AV, BURBANK CA 91504
CONTRACTOR MC CORMICK CONSTRUCTION CO. Phone: 818 843-2010
MC CORMICK CONST. CO., 2507 EMPIRE AV, BURBANK CA 91504
OWNER FRECAL ASSOCIATES LIMITED PARTNE
1777 NE LOOP 410 #1250, SAN ANTONIO TX 78217

Occupancy _____ **Type** _____ **Factor** _____ **Sq. Feet** _____ **Valuation** _____
Table Date: 04/01/1993 **Total Valuation:** _____
Valuation: 25,000.00

BUILDING DATA
Existing Sq Ft: _____
New Sq Ft: _____
Demo'd Sq Ft: _____
TOTAL: _____

LICENSED CONTRACTORS DECLARATION

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

License No: _____ Lic Class: _____

Contract No: _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 70315, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, shall not require the applicant for such permit to file a signed statement that he/she is not a contractor or the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he/she is exempt therefrom and the fees for the stated exemption. Any violation of Section 70315 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I am owner of the property, or my employees with wages of 700.00 per completion will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does both the work himself or through his/her own employees, provided that such improvements are not intended or offered for sale. If however the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.

I am owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____ B & P.C. for the reason _____

Date: _____ Owner: _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of insurance to self insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Company: _____

Certified copy is hereby furnished
 Certified copy is filed with the City of Pasadena Clerk-Calendar Division

Date: _____ Applicant: _____

CERTIFICATE OF EXEMPTION FROM WORKER'S 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 Worker's Compensation Laws of California.

Date: _____ Applicant: _____

NOTICE TO APPLICANT: If after filing this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must immediately notify such provisions or this permit shall be deemed revocable.

CONSTRUCTION LENDING AGENCY

I hereby affirm that I have a contract with a lending agency for the party making the loan for either the permit or under a Fed. 2007 C.V. (C.).

Lender's Name: _____

Lender's Address: _____

I certify that I have read the application and state that the above information is true and correct, and I agree to comply with all city ordinances and laws relating to building construction, and hereby agree to accept the responsibility for the accuracy of the information provided for inspection purposes.

[Signature]
Signature of Applicant or Agent: _____ Date: _____

Owner
 Contractor
 Agent for Contractor Owner

PLAN REVIEW FEES

Process Fee.....	23.00
Building.....	423.50
Zoning.....	76.23
Code Compliance.....	.00
Fire Dept.....	50.82
Design/Hat Pres.....	21.18

PERMIT FEES

Process Fee.....	23.00
Building Fee.....	423.50
Flat Fee.....	.00
Misc Fee.....	.00
Reinsp/React.....	.00
S.M.I.P.....	5.25
Const. Tax.....	467.50
Dev. Impact.....	.00
Inspections.....	.00
After-Hour Insp.....	.00
Rec Mgmt Fee.....	20.82
Double Fee.....	.00
Half Fee.....	.00

CALCULATED FEES: 1,534.80
Additional Fees: .00
TOTAL FEES: 1,534.80

***THIS PERMIT EXPIRES IN 180 DAYS**

Permit Center

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

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

Job Address: 245 S LOS ROBLES AV 2-STORY ANNEX BLDG
Parcel No.: 5722-030-033
Project Name:
Description of Work: TENANT IMPROVEMENT (INTERIOR NON-BEARING PARTITION WALLS) EXISTING CEILING TO REMAIN - REWORK LIGHTS ONLY ON THE GROUND FL.
Applicant: JAIME CANEZ 2901 MANITOU ALHAMBRA CA Phone: 213-219-3518
Owner: E Z G LTD PARTNERSHIP PO Box 63931 San Francisco, CA 94163 Phone:
Contractor: OLTMANS CONSTRUCTION COMPANY License #: 86393 Phone: 562-946-4242
 10005 MISSION MILL RD WHITTIER, CA 90608
Architect/Engineer: License #: Phone:

Permit No.: BLD2000-00389
BUILDING PERMIT
Issued Date: 11 / 29 / 00
Expire Date: 05 / 28 / 01

LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under provisions of Chapter 6 (commencing with Section 77000) of Division 3 of the Business and Professions Code and my license is in full force and effect.
 Lic. Number: 86393 Lic. Class: A-R-B
 Contractor: Olthman Const Exp. Date: 2001

BUILDING DATA
 Current Valuation : \$30,000.0
 Original Valuation : \$30,000.0
 emodel 2,300.00 Sq.Ft.

OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7041.6, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also enforces the provisions of the Contractor's License Law (Chapter 6, commencing with Section 7000) of Division 3 of the Business and Professions Code of that jurisdiction in respect thereto and the basis for the alleged exemption. Any violation of Section 7041.6 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employee with wages a their sole compensation, will for the work, and the structure is not intended to be offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work through himself or through another person employed by, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct
 I am exempt under Sec. _____, B. & P.C. for this reason:
 Owner: _____ Date: _____

New Units : Demo Units

WORKERS COMPENSATION DECLARATION
 I hereby affirm under penalty of perjury one of the following:
 I have and will maintain a certificate of insurance to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued; or
 I 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 permit is issued. My workers' compensation insurance carrier and policy number are:
 Carrier: Permit Plus Policy Number: 24524967-2
 (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 provisions of Section 3700 of the Labor Code. I shall forthwith comply with those provisions.
 Applicant: Jaime Canez Date: 11-29-00
 WARNING: FAILURE TO SECURE WORKERS' 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 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

PERMIT FEES
 Processing Fee \$23.00
 Building Permit Fee \$512.00
 Construction Tax \$570.00
 SMIP: Commercial \$6.30
 Fire Inspection, regular hrs \$79.00
 Records Mgmt 3% \$34.25
 Permit Fees Subtotal: \$1,230.55

CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work of which this permit is issued (Sec. 3807 C.V. 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 to enter upon the above mentioned property for inspection purposes.
 Signed by: Jaime Canez Date: 11-29-00
 Design Authority
 Contractor
 Owner

Total Calculated Fees: 1,882.87
 Waived Fees Subtotal:
 Total Fees :

PERMIT EXPIRATION
 THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THE PERMIT AND VERIFIED BY INSPECTION, OR IF THE WORK AUTHORIZED BY THIS PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 180 DAYS. U.P.C. SECTION 106.4.6 PERMITS FOR WORK IN RESIDENTIAL ZONES SHALL BE COMPLETED WITHIN A MAXIMUM OF 18 MONTHS FROM DATE OF ISSUANCE UNLESS APPROVAL IS OBTAINED FOR AN EXTENSION. THE APPROVAL OF THE RESIDENTIAL ZONE OFFICER. THE PERMITTEE SHALL FOLLOW THE REQUIREMENTS AS SET FORTH BY ORDINANCE 1774, SECTION 7. WORK MAY NOT CONTINUE OR RESUME FOR A PERIOD OF NOT LESS THAN 1 YEAR AT WHICH TIME A NEW PERMIT AND FEES MAY BE APPLIED FOR.
CONSTRUCTION HOURS
 IF THIS PROJECT'S WORK WITHIN 800 FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TAKE PLACE ON:
 SUNDAY THRU SATURDAY 8:00 A.M. - 4:00 P.M.
 SUNDAY NOT PERMITTED (SEE MUNICIPAL CODE FOR EXCEPTIONS - P.M.C. 9.26.110)
USE OF STREET OR SIDEWALK
 IF THE PUBLIC RIGHT-OF-WAY WILL BE OCCUPIED FOR THIS PROJECT, A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (626) 744-4195, (P.M.C. 12.12.00)

BUILDING PERMIT APPLICATION

Case # **2000-00389**

Job Address: **245 S. LOS ROBLES** Unit/Floor: **GILBOURPLE** Zip: **91101** Date: **10/6/00**

Change of Use Yes No

Proposed Use: **ONLY** Square Footage: _____ Valuation \$: **30,000.**

BUILDING	BUILDING MINOR	ACCESSORY	MISCELLANEOUS
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
New	ROOF (BMN)	PAVING (BMN)	FIRE PERMITS (FIR)
Addition	FENCE / WALL (BMN)	Parking lot improvement	Alarms
Remodel	CHIMNEY (BMN)	Front yard	Monitors
Conversion	POOL (BMN)	SIGN (BMN)	Suppression
Foundation only	Public / Private	Type (Wall / Pole)	Sprinklers
Unreinforced masonry	Elect Fixtures (qty)	Fixtures (qty)	Underground Sprinklers
After the fact	Motor <1hp (qty)	Incandescent (qty)	GRAND STANDS (TUP)
GRADING (BLD)	Motor <5hp (qty)	Ballas/Transformers (qty)	Seats for sale (qty)
Hillside / Non-hillside	Pool Heater	DEMOLITION (DEM)	Seats not for sale (qty)
SOLAR (BMN)	Backwash Disposal	Full / Partial	Total toilets (qty)

DOES YOUR PROJECT INCLUDE ANY OF THE FOLLOWING: No Yes

If yes, please indicate which one(s) with a (✓):

Electrical: 600 or greater amps OR 600 or greater volts Plumbing: 2" or greater water line

Mechanical: 500,000 or greater BTU's (Heating or Cooling) Gas: 2" or greater gas pipe/medium or high pressure gas line

MPE Plan Review is required if any of the above thresholds are met. Two (2) sets of MPE plans must be submitted.

Contact/Responsible Party: **JOSE L. GONZALEZ** Phone No. **213 219 3518** Fax No. _____ E-Mail Address _____

Mailing Address: **2901 MANITOU AVE** City: **LA** State: **CA** Zip: **90031**

Property Owner: **HOZEN MANAGEMENT** Phone No. **(626) 204-8020** Fax No. _____ E-Mail Address _____

Mailing Address: **245 S LOS ROBLES** City: **PASADENA** State: **CA** Zip: **91101**

Contractor: **Oltmans Construction** Phone No. **562 948-4242** Fax No. _____ E-Mail Address _____

Mailing Address: **10005 Mission Mill Rd** City: **Whittier** State: **CA** Zip: **90608**

State License No. **86393** Business License No. **1386393**

Engineer: _____ Phone No. _____ Fax No. _____ E-Mail Address _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

State License No. _____

Name of Tenant: _____ Phone No. _____

** I certify that I have filled out this application completely and state that the above information is correct.

Signature of Applicant or Agent: _____ Date: _____

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

BUILDING APPROVAL <input checked="" type="checkbox"/>	PLUMBING APPROVAL <input checked="" type="checkbox"/>	D & NP APPROVAL <input checked="" type="checkbox"/>	FIRE APPROVAL <input checked="" type="checkbox"/>
---	---	---	---

PLEASE COMPLETE REVERSE SIDE

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: _____

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).

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).

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

Date: _____ 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 by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued; or

I 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 permit 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

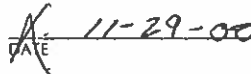
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (sec. 3097, Civ. C.).

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.


SIGNATURE OF APPLICANT OR AGENT


DATE



PASADENA PERMIT CENTER
www.ci.pasadena.ca.us/permitcenter

BLD 2004-00387

APPLICATION FOR BUILDING PERMIT

PLEASE FILL OUT COMPLETELY IN INK

Job Address: 245 S. Los Robles City: Pasadena Case #: BLD 2004-00387 2004
\$5,400

Unit/Floor: 100200 Zip: 91101 Date: 3/29/04 \$100K
\$200K
\$54,000
180054

Existing Uses: RESIDENTIAL COMMERCIAL INDUSTRIAL INSTITUTIONAL Proposed Use: OFFICE

Change of Use? YES NO Square Footage: 2,000 Valuation: \$ 60,000

Description of Work: T.I. New Non-Bearing Partitions & Millwork.
Area of Work 2,000 sq ft

Name of Tenant: Bolton & Company Telephone: [] []

BUILDING	BUILDING MINOR	ACCESSORY	MISCELLANEOUS
NEW	ROOF (BMH)	PAVING (BMH)	FIRE PERMITS (FIR)
ADDITION	FENCE / WALL (BMH)	PARKING LOT IMPROVEMENT	ALARMS
REMODEL	CHIMNEY (BMH)	FRONT YARD PAVING / DRIVEWAY	MONITORS
CONVERSION	POOL (BMH)	SIGN (BMH)	SUPPRESSION
FOUNDATION ONLY	PUBLIC / PRIVATE	TYPE (WALL / POLE)	SPRINKLERS
UNREINFORCED MASONRY	ELECT FIXTURES (QTY)	FIXTURES (QTY)	UNDERGROUND SPRINKLERS
AFTER THE FACT PERMIT/OTHER	MOTOR - HP (QTY)	INCANDESCENTS (QTY)	GRAND STANDS ()
GRADING (BLD)	MOTOR - SHP (QTY)	BALLAST / TRANSFORMERS (QTY)	SEATS FOR SALE (QTY)
HILLSIDE / NON-HILLSIDE	POOL HEATER	DEMOLITION (DEM)	SEATS NOT FOR SALE (QTY)
SOLAR (BMH)	BACKWASH DISPOSAL	FULL / PARTIAL	TOTAL TOILETS (QTY)

- IS THIS PROJECT MULTI-RESIDENTIAL OR COMMERCIAL? NO YES
If yes, a mechanical/plumbing/electrical (MPE) review may be required. Three (3) sets of MPE plans must be submitted.
- PLEASE INDICATE IF ANY OF THESE AREAS APPLY TO THIS PROJECT:
 - Electrical: 600 or greater amps or 600 or greater volts.
 - Plumbing: 2" or greater water line.
 - Mechanical: 500 or greater BTUs (heating or cooling)
 - Gas: 2" or greater gas pipe / medium or high pressure gas line

PLEASE FILL OUT COMPLETELY IN INK.

CONTACT PERSON/AGENT: Bruce A. Miller & Assoc Telephone: (213) 625-2592 Fax: (213) 625-0635

Address: 354 S. Spring St. #415 City: L.A. State: Ca.

Zip: 90013 Email: _____

PROPERTY OWNER: Maxlia Mgmt. Co. Telephone: (626) 304-8076 Fax: _____

Address: 245 S. Los Robles City: Pasadena State: Ca.

Zip: 91101 Email: _____ Tenant Name: BOLTON COMPANY

CONTRACTOR: Corporate Contractors Telephone: (323) 263-2664 Fax: (323) 263-3605

Address: 2530 CORPORATE PLACE SUITE C111 City: MUNTING PARK State: CA

Zip: 91754 Email: terrybanta@corporate.net

State License No.: 604407 Business License No.: 1

ARCHITECT: City Spaces Telephone: (626) 449-6232 Fax: (626) 449-2775

Address: 234 E. Colorado Blvd. #850 City: Pasadena State: Ca

Zip: 91101 Email: _____

State License No.: C18637 Business License No.: _____

I certify that I have filled out this application completely and state that the above information is correct.

SIGN BELOW

SIGNATURE OF APPLICANT OR AGENT: [Signature] Date: 3/29/04

OFFICE USE ONLY		OVER THE COUNTER APPROVALS	
BUILDING APPROVAL	ZONING APPROVAL	DBNP APPROVAL	FIRE APPROVAL
<u>[Signature]</u> <u>3/29/04</u>	<u>[Signature]</u> <u>3/29/04</u>	<u>[Signature]</u> <u>3.29.04</u>	<u>[Signature]</u>

CONTRACTOR - PLEASE FILL OUT COMPLETELY IN INK.

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: _____

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).

License/Registration Number: _____ Date: _____

OWNER - PLEASE FILL OUT COMPLETELY IN INK.

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).

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

SIGN BELOW

Applicant: _____ Date: _____

CONTRACTOR - PLEASE FILL OUT COMPLETELY IN INK.

WORKER'S 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 by section 3700 of the Labor Code, for the performance of the work for which this permit is issued, or

I have and will maintain workers' compensation insurance, as required by Section 370.0 of the Labor Code, for the performance of the work for which this permit 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.

SIGN BELOW

Applicant: _____ Date: _____

*WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL PENALTIES 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

hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (sec. 3707.0)

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.

SIGN BELOW

SIGNATURE OF APPLICANT OR AGENT: _____ **DATE:** _____

**CITY OF PASADENA
Permit Center**

175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4300

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

Job Address:	245 S LOS ROBLES AVE ANNEX 1ST 100	Permit #:	BLD2004-00326
Parcel No.:	5722-030-033	BUILDING PERMIT	
Project Name:	PRJ2004-00326	Issued Date:	07/29/04
Description of Work:	INTERIOR TENANT IMPROVEMENT @200 S/F (NON-BEARING PARTITIONS & MILLWORK)	Expiry Date:	01/25/05
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 License #: 604407 2550 CORPORATE PLACE SUITE C-111 MONTEREY PARK, CA	Phone:	323-263-3685
Architect/Engineer:	COHN SARJEANT License #: C18637 234 E COLORADO BL SUITE #850 PASADENA, CA 91101	Phone:	626-440-6222

BUILDING DATA

Current Valuation:	\$5,400.00	Remodel	COM	NON	200.00 Sq Ft
Original Valuation:	\$5,400.00				

New Units: Demo Units:

PLAN REVIEW FEES

Building Plan Check	\$153.80
Current Planning Plan Check	\$22.30
Design & Historic Plan Check	\$6.15
Plan Review Fees Subtotal:	\$182.25

PERMIT FEES

Processing Fee	\$23.00
Construction Tax	\$103.88
Building Permit Fee	\$153.80
SMIP: Commercial	\$1.13
Processing Fee	\$23.00
Fire Inspection Fee	\$87.00
Records Mgmt 3% Surcharge	\$11.46
Permit Fees Subtotal:	\$403.07
Total Calculated Fees:	\$585.32
Waived Fees Subtotal:	\$0.00
Total Fees:	\$585.32

PERMIT EXPIRATION

THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 90 DAYS FROM THE DATE OF THE PERMIT AND VERIFIED BY INSPECTION. OR IF THE WORK AUTHORIZED BY THIS PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 90 DAYS. (P.S.C. SECTION 186.4) **REBATE FOR WORK IN RESIDENTIAL ZONES SHALL BE COMPLETED WITHIN A MAXIMUM OF 18 MONTHS FROM DATE OF ISSUANCE. UNLESS APPROVAL IS OBTAINED FOR AN EXTENSION. WHEN A PERMIT IN A RESIDENTIAL ZONE EXPIRES, THE PERMITTEE SHALL FOLLOW THE REQUIREMENTS AS SET FORTH IN ORDINANCE 874, SECTION D. WORK MAY NOT CONTINUE OR RESTART FOR A PERIOD OF NOT LESS THAN 1 YEAR AT WHICH TIME A NEW PERMIT AND FEES SHALL BE APPLICABLE.**

CONSTRUCTION HOURS

IF THIS PROJECT IS IN OR WITHIN 500 FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TAKE PLACE ONLY DURING THE FOLLOWING HOURS:

MONDAY THRU SATURDAY	7:00 AM - 6:00 PM	NOT PERMITTED	(SEE MUNICIPAL CODE FOR EXCEPTIONS: P.M.C. 9.2B.11D)
SUNDAY			

USE OF STREET OR SIDEWALK

IF THE PUBLIC RIGHT-OF-WAY WILL BE OCCUPIED FOR THIS PROJECT, A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (800) 744-4303, P.M.C. 12.12.003.

UTILITY SERVICE CUTS IN PUBLIC STREETS

PLEASE BE INFORMED THAT THE CITY OF PASADENA HAS A MORATORIUM ON EXCAVATIONS IN RECENTLY PAVED STREETS. THE DEPARTMENT OF PUBLIC WORKS WILL ALLOW CUTTING OF A MORATORIUM STREET ONLY FOR EMERGENCIES OR NEW INSTALLATIONS WHERE NO OTHER SERVICE OPTIONS EXIST. ALTERNATIVE UTILITY CONNECTION OPTIONS MUST BE CONSIDERED. THE PERMITTEE WILL BE REQUIRED TO EXTENSIVELY ASPHALT THE STREET IF NO ALTERNATIVE EXIST.

PLEASE CHECK THE "UTILITY EXCAVATION MONITORING AND FUTURE IMPROVEMENTS MAP - 2002" TO DETERMINE IF YOUR LOCATION IS AFFECTED.

IF YOU HAVE ANY QUESTIONS REGARDING THIS POLICY, CONTACT THE DEPARTMENT OF PUBLIC WORKS PERMIT CENTER AT (800) 744-4303.

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: 604407 License Class: B
 Contractor: Corporate Contractors Date: 10/31/04

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).
 License/Registration Number: _____ Date: _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's Licensed 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).

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

Owner: _____ Date: _____

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 by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued, or

I 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 permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMPENSATION INS. Policy Number: 161455303

(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 do so I shall be liable for the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Applicant: _____ Date: 7-29-04

WARNING: FAILURE TO MAINTAIN WORKERS' COMPENSATION CONTRAVENTS LAW 3700 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 3700 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. 3087, Civ. C.):

Lender's Name: _____ Lender's Address: _____

PERMIT DECLARATION

I certify that I have read this application and state that the information on this permit 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: 7-29-04

INSPECTION CODES

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: BLD 2001-00001 = 253 2001 00001 Inspection code E120 = 3120 & G010 = 4010).

Building (BLD)		Demolition (DEM)		Plumbing (PLM)	
F050	Gracing	G010	Building Final Inspection	F810	Sewer Cap
F110	Handicap			F820	Sewer Line
F120	Setback			F830	Underground Water piping
F130	Footings / Steel			F840	Rough Gas
F140	Chimney / Bond / Beam			F850	Rough Plumbing
F150	Slab			F870	Shower Pan / Tub
F170	Grout Lift 1			F880	Underground / floor drain
F180	Grout Lift 2	F420	Temporary Power	F890	Water Heater
F190	Grout Lift 3	F430	Use Ground	F900	Roof Drains
F210	Shear Walls	F440	Underground / floor	F910	Clarifier
F220	Framing	F450	Rough Electrical	F920	Lawn Sprinkler Valve
F230	1st Floor Joists	F470	Above T-Bar	F940	Gas Test
F280	Floor Sheathing	F480	Bonding	F950	Pool Drain Piping
F270	Floor Sheathing	F490	Main Electrical Service	F980	Underground / floor gas piping
F300	Anchors / Hold downs	F500	Sub Panel	G040	Final Gas Test Inspection
F310	Insulation	F510	Transformer	G400	Plumbing Final Inspection
F320	Drywall	F570	Underground Electric		
F330	Exterior Lath	G300	Electrical Final Inspection		
F340	T-Bar Ceiling				
F350	Parapet Anchors/Bracing				
G005	Grading Final Inspection				
G015	Accessibility Final Inspection				
G010	Building Final Inspection				
Building Minor (RMM)		Mechanical (MEC)			
F130	Footings / Steel	F610	Rough Mechanical		
F135	Chimney / Steel	F620	Underground		
F140	Chimney / Bond Beam	F630	Underfloor		
F145	Pool Steel Bonding	F640	Rough Fire Damper		
F160	Slab	F660	Above T-Bar		
F170	Grout Lift	F670	Rough Wall or Floor Furnace		
F185	OK to Gunce	F680	Furnace		
F205	Fence / Gate	F690	Compressor		
F210	Shear Walls	F700	Commercial Hood		
F220	Framing	F710	Grease Duct Shaft		
F225	Shelf	F750	Prefab. Fireplace		
F270	Roof Sheathing	F760	Equipment Location		
F300	Anchors / Hold downs	F940	Gas Test		
F310	Insulation	G500	Mechanical Final Inspection		
F320	Drywall				
F330	Exterior Lath				
G010	Building Final Inspection				
G600	Pool Final Inspection				
G700	Sign Final Inspection				

BLD2014-01457

LETTER OF TRANSMITTAL

To: Pasadena

 Attention: B+S

Date: 2-2-15
 SFA P.C. No.: 238-14
 Agency P.C. No.: 2014-1457
 Description: 245 S. Los Robles Ave

Via: Messenger Express Pickup Mail UPS Other

We are forwarding herewith:

- 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 _____
- Arch./Engr. Signature Pending
- Additional P.C. Fee Due: \$ _____
- Unreasonable Hardship Approval Required
- Health Department Approval Required
- Verify Code Interpretation by City/County on _____
- Flood Plane Regulations Apply
- Hazardous Material Identified by Designer
- Other

INSPECTION CATEGORIES	
Program Listed on Pg. _____	
<input type="checkbox"/>	Soils
<input type="checkbox"/>	Concrete
<input type="checkbox"/>	Welding
<input type="checkbox"/>	Bolting
<input type="checkbox"/>	Masonry
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

The following items have been verified:

- Plans Stamped and Signed Correction List in SFA File
- Questionnaire Sent to Applicant Log Book Entry Made
- Initial Turnaround Time was _____ Working Days

Remarks: Approved on condition that the permit application is revised to show the floor area within the scope of work to be 11,427 s.f.

The enclosed instruments of record have been packaged and are approved for issuance of the building permit(s) pending the approval of any other applicable County/City agencies. If enclosures received are not as listed above, please notify us at once.

From: Scott Fazekas & Associates, Inc.
Vic Fenora

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

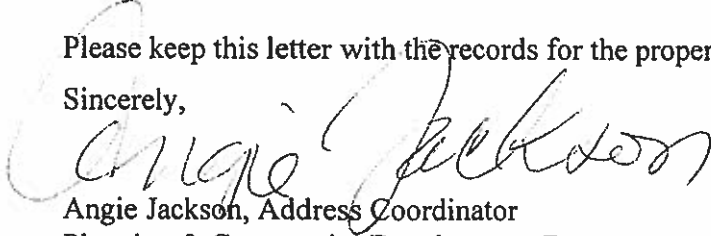
Permit(s): ADD2016-00033 / BLD2016-00228 ~ Parcel: 5722-030-109

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

Enclosure

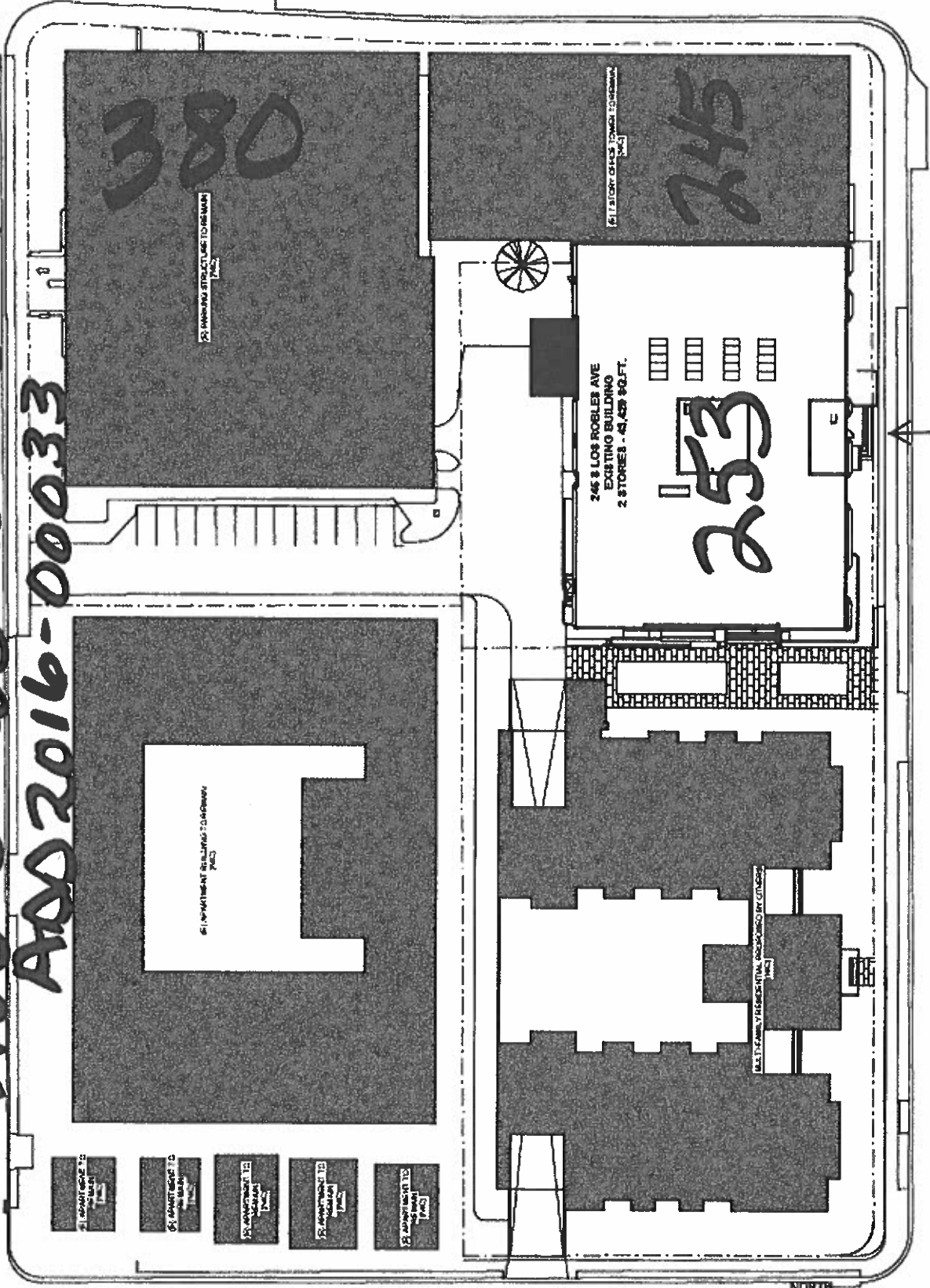
XC: *City of Pasadena* (File, Fire Prevention, Municipal Services, Police Department, Power Division, Water Division, Public Works); *Los Angeles County* (Assessor, Public Works, Registrar of Voters); U S Postal Service; AT&T; So California Gas Company; Pasadena Unified School District; Charter Communications

253 S. LOS ROBLES AVENUE

ADD 2016-00033

S EUCLID AVE

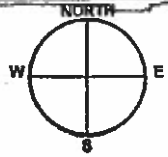
CORDOVA ST



S LOS ROBLES AVE



E DEL MAR BLVD



Appendix E

DPR Form

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 6Z

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 8 *Resource Name or #: (Assigned by recorder) 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 _____ T ____; 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 resources) Zone __, ____ mE/ ____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, 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) HP6 (Commercial building – under three stories)

*P4. Resources Present:

- Building Structure Object Site
- District Element of District
- Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Primary (south) elevation, view northwest

*P6. **Date Constructed/Age and Source:** Historic Prehistoric Both

1970/Pasadena Department of Planning and Community Development

*P7. **Owner and Address:**
Zhuang and Zhong Los Robles, LLC
180 N Glendora Ave. Suite 202
Glendora, CA 91741

*P8. **Recorded by:** (Name, affiliation, and address) Milagros Mujica
ESA

626 Wilshire Blvd., Suite 1100
Los Angeles, CA 90017

*P9. **Date Recorded:** July 2019

*P10. **Survey Type:** (Describe)
Intensive Pedestrian

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

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): _____

*Resource Name or # (Assigned by recorder) 253 South Los Robles Avenue *NRHP Status Code 6Z
 Page 2 of 8

B1. Historic Name: 245 South Los Robles
 B2. Common Name: _____
 B3. Original Use: Commercial two-story B4. Present Use: Commercial two-story

*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 Features:

B9a. Architect: Peter J. Holdstock and Jan Wojcechowski b. Builder: _____

*B10. Significance: Theme Corporate Modernism: Late Modernism (1969-1990) Area Pasadena
 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.
 [See Continuation Sheets]

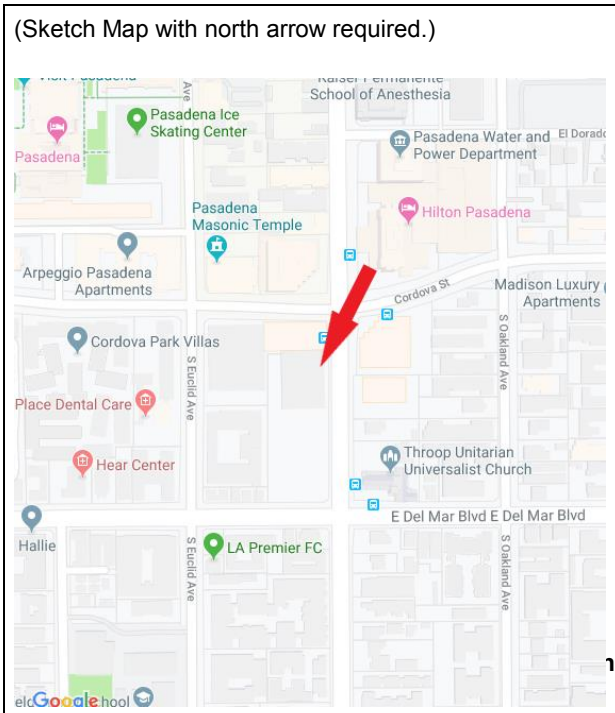
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 [See Continuation Sheets]

B13. Remarks:

*B14. Evaluator: Milagros Mujica
 *Date of Evaluation: July 2019

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name:

Page 3 of 8

***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 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 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) 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.**

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/planning-division/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, October 30, 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-kinsley-earl&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.

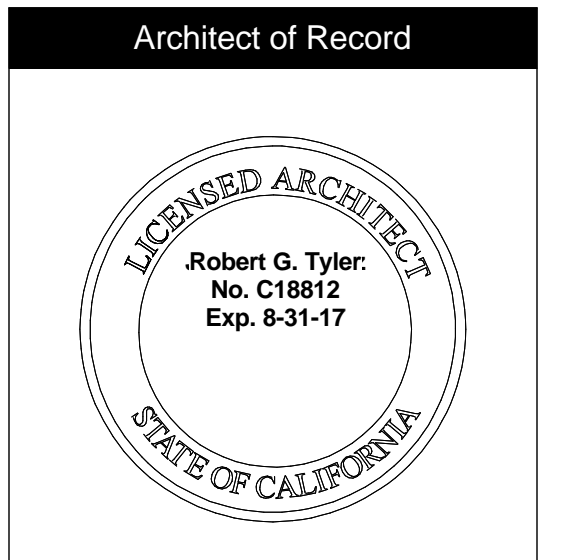
Scheid, Ann. Letter to Board of Zoning Appeals, February 6, 2019.

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

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

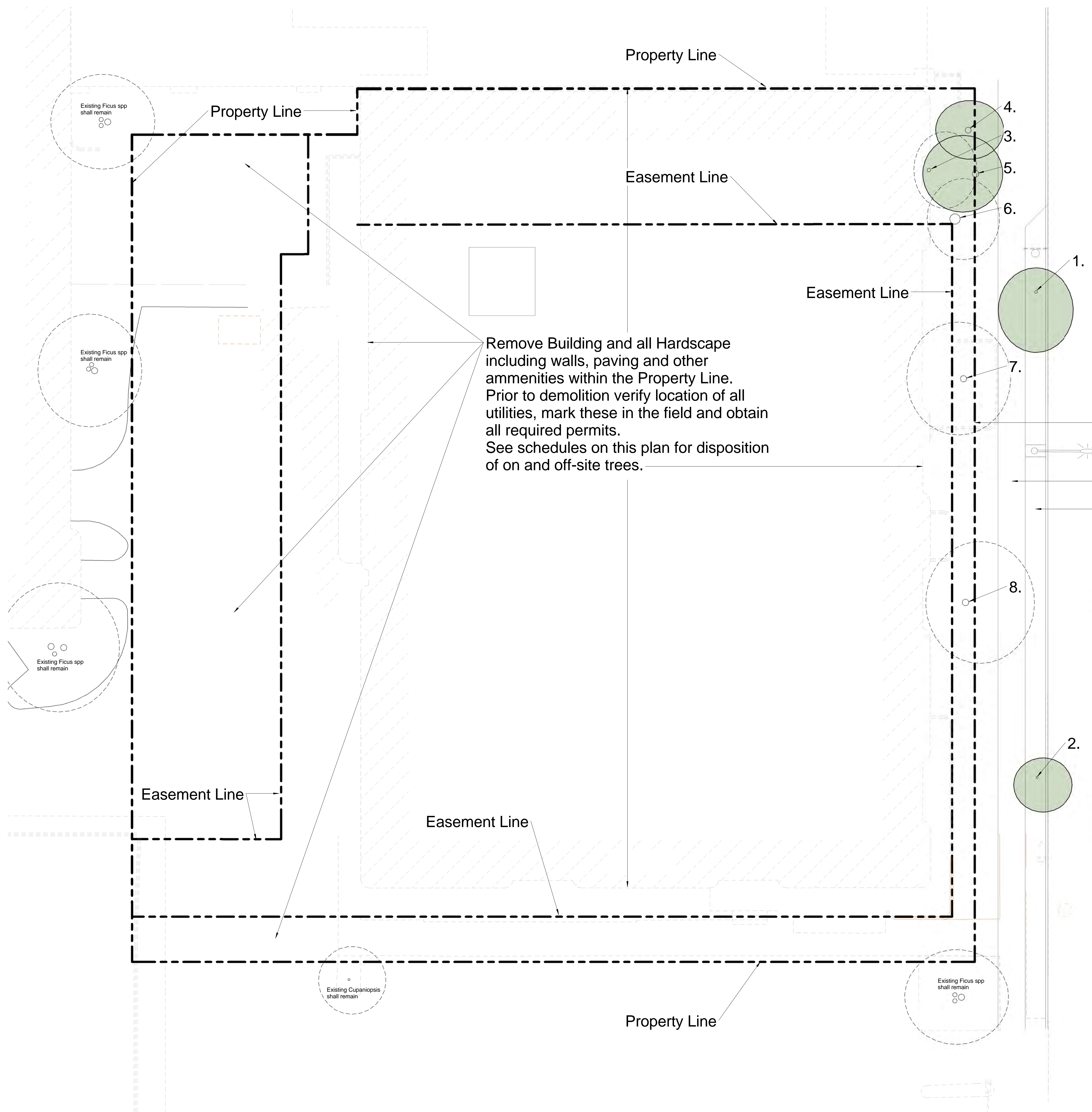
Appendix F

Project Plans



Issue Dates		
No.	Description	Date

Los Robles Condominiums
 253 South Los Robles Avenue, Pasadena CA 91101



Remove Building and all Hardscape including walls, paving and other amenities within the Property Line. Prior to demolition verify location of all utilities, mark these in the field and obtain all required permits. See schedules on this plan for disposition of on and off-site trees.

S. LOS ROBLES AVE.

- Right-of-Way Line
- Street Light
- 6 foot wide Sidewalk
- 5 foot wide planted area



SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT (Continued)

TREE INVENTORY FOR PROPERTY LOCATED AT
 (For hillside project include all trees with a diameter of 4 inches or more. For all other projects, include all trees with a diameter of 8 inches or more.)
 Application may not be processed if Tree Inventory is not complete or if left blank. If no trees exist on site, indicate "NONE"

Tree #	Scientific Name	Common Name	DBH ²	Height ³	Spread	Proposed Status X = Remove R = Remain L = Relocate	Street tree or public tree? Y = Yes, N = No, U = Unknown
1	<i>Quercus engelmannii</i>	Pasadena Oak, Mesa Oak	7.75"	28'	17'	R	Y
2	<i>Quercus engelmannii</i>	Pasadena Oak, Mesa Oak	6"	24'	13'	R	Y
3	<i>Cinnamomum camphora</i>	Campfor Tree	10.5"	45'	18'	X	N
4	<i>Pinus canariensis</i>	Canary Island Pine	16.5"	85'	14'	R	N
5	<i>Pinus canariensis</i>	Canary Island Pine	18"	80'	17'	R	N
6	<i>Pinus canariensis</i>	Canary Island Pine	26"	100'	18'	X	N
7	<i>Podocarpus gracilior</i>	Fern Pine	17.25"	32'	24'	X	N
8	<i>Magnolia grandiflora</i>	Southern Magnolia, Bull Bay	18"	35'	24'	X	N
9							
10							
11							
12							

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

Number	Botanical Name Common Name	DBH in Inches	Height (Feet)	Protected Size	Protected	Spread (N-E-S-W)	Health	Structure	Disposition
1	<i>Quercus engelmannii</i> (Street Tree) Pasadena Oak, Mesa Oak	7.75"	28'	None	Yes	5'-8'-12'-8'	Good	Average	Save Protect
2	<i>Quercus engelmannii</i> (Street Tree) Pasadena Oak, Mesa Oak	6"	24'	None	Yes	4'-6'-8'-7'	Average	Average	Save Protect
3	<i>Cinnamomum camphora</i> Campfor Tree	10.5"	40'	18"	No	7'-11'-12'-3'	Good	Constricted	Remove
4	<i>Pinus canariensis</i> Canary Island Pine	16.5"	85'	25"	No	6'-8'-7'-7'	Good	Columnar	Save
5	<i>Pinus canariensis</i> Canary Island Pine	18"	80'	25"	No	9'-11'-8'-5'	Good	Columnar	Save
6	<i>Pinus canariensis</i> Canary Island Pine	26"	100'	25"	Yes	7'-10'-12'-6'	Good	Columnar	Remove
7	<i>Podocarpus gracilior</i> Fern Pine	17.25"	32'	20"	No	9'-15'-16'-8'	Good	Good	Remove
8	<i>Magnolia grandiflora</i> Southern Magnolia, Bull Bay	18"	35'	20"	No	13'-18'-14'-6'	Good	Good	Remove

Use of Architect's Drawings

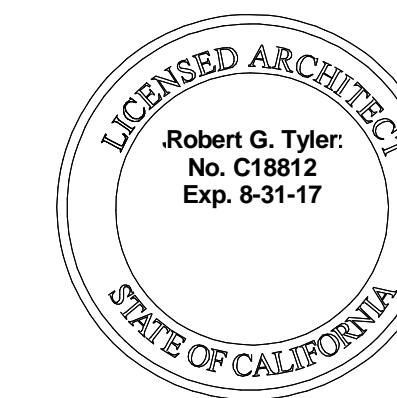
Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and Tyler Gonzalez Architects, Inc. shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

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 constitutes prima facie acceptance of these conditions.

© 2016 Tyler Gonzalez Architects, Inc.

Sheet No.	Project No.
G-0.4	16-16
Drawn By	Date
Author	12/14/17
Checker	Reviewed
Description	
SURVEY & TREE INVENTORY	
Scale	As indicated

Architect of Record



Issue Dates

No.	Description	Date

Los Robles Condominiums
 253 South Los Robles Avenue, Pasadena CA 91101

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 constitutes prima facie acceptance of these conditions.

© 2016 Tyler Gonzalez Architects, Inc.

Sheet No.	Project No.
A-2.6	16-16
	Date
	12/14/17
Drawn By	Reviewed
Author	Checker
	Description
	B3 BASEMENT PLAN
Scale	1/8" = 1'-0"

