



**PLANNING DIVISION MASTER APPLICATION FORM**

**Project Address:** 1145 Arden Road

**Project Name:** \_\_\_\_\_

**Project Description:** (Please describe demolitions, alterations and any new construction) Historic Monument Nomination

**Zoning Designation:** \_\_\_\_\_ **General Plan Designation:** \_\_\_\_\_

**Valuation (Cost of Project):** \_\_\_\_\_

**APPLICANT / OWNER INFORMATION**

**APPLICANT NAME:** Teresa Grimes

Telephone: 310 ] 792-2690

Address: 617 S. Olive Street, Suite 910

Fax: [ ] \_\_\_\_\_

City Los Angeles State: CA Zip: 90014

Email: Teresa@gpaconsulting-us.com

**CONTACT PERSON:** Same as applicant

Telephone: [ ] \_\_\_\_\_

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

Fax: [ ] \_\_\_\_\_

City \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

**PROPERTY OWNER NAME:** Ann Russo

Telephone: [ ] \_\_\_\_\_

Address: 1145 Arden Road

Fax: [ ] \_\_\_\_\_

City Pasadena State: CA Zip: 91106

Email: \_\_\_\_\_

**TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED** (Mark clearly the type of approval(s) required):

<input type="checkbox"/> ADJUSTMENT PERMIT	<input type="checkbox"/> HEIGHT AVERAGING	<input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW
<input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER	<input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT	<input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT
<input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS	<input checked="" type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN)	<input type="checkbox"/> SIGN EXCEPTION
<input type="checkbox"/> CERTIFICATE OF EXCEPTION	<input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION	<input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP
<input type="checkbox"/> CHANGES TO APPROVED PROJECT	<input type="checkbox"/> LANDMARK TREE PRUNING	<input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT
<input type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> MASTER DEVELOPMENT PLAN	<input type="checkbox"/> TREE PROTECTION PLAN REVIEW
<input type="checkbox"/> DESIGN REVIEW	<input type="checkbox"/> MASTER SIGN PLAN	<input type="checkbox"/> TREE REMOVAL
<input type="checkbox"/> DEVELOPMENT AGREEMENT	<input type="checkbox"/> MINOR CONDITIONAL USE PERMIT	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> EXPRESSIVE USE PERMIT	<input type="checkbox"/> MINOR VARIANCE	<input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES
<input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE	<input type="checkbox"/> PLANNED DEVELOPMENT ZONE	<input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT)
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> PRELIMINARY PLAN CHECK	OTHER: _____

**Note:** Space for signature is on reverse side

**INDEMNIFICATION**

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

**CERTIFICATION:**

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

**SIGNATURE OF APPLICANT OR AGENT:** Teresa Grimes Date: 5/27/20

<p><b><u>For Office Use Only</u></b></p> <p><b>PLN #</b> _____  <b>CASE #</b> _____  <b>PRJ #</b> _____</p> <p>DATE ACCEPTED: _____  DATE SUBMITTALS RECEIVED: _____  RECEIVED BY (INITIALS): _____</p> <p><b>FEES:</b>  BASE FEE: \$ _____  3% RECORDS FEE: \$ _____  TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO  PUBLIC ART REVIEW REQUIRED? YES NO  TRANSPORTATION REVIEW REQUIRED? YES NO  INCLUSIONARY HOUSING REQUIRED? YES NO</p>	<p><b><u>REVIEW AUTHORITY:</u></b></p> <p><input type="checkbox"/> STAFF  <input type="checkbox"/> HEARING OFFICER  <input type="checkbox"/> PLANNING COMMISSION/BZA  <input type="checkbox"/> DESIGN COMMISSION  <input type="checkbox"/> HISTORIC PRESERVATION COMMISSION  <input type="checkbox"/> CITY COUNCIL</p> <p><b><u>TAXPAYER PROTECTION</u></b></p> <p><input type="checkbox"/> DISCLOSURE REQUIRED  <input type="checkbox"/> NOT REQUIRED</p>	<p><b><u>CEQA REVIEW:</u></b></p> <p><input type="checkbox"/> EXEMPTION  <input type="checkbox"/> INITIAL STUDY  <input type="checkbox"/> EIR</p> <p><b><u>CEQA REVIEW STATUS:</u></b></p> <p><input type="checkbox"/> PENDING  <input type="checkbox"/> COMPLETED</p>	<p><b><u>Design &amp; Historic Preservation:</u></b></p> <p><b><u>TYPE OF HISTORIC PRESERVATION REVIEW:</u></b></p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)  <input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p><b><u>TYPE OF DESIGN REVIEW:</u></b></p> <p><input type="checkbox"/> CONCEPT  <input type="checkbox"/> FINAL  <input type="checkbox"/> CONSOLIDATED  <input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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SUPPLEMENT TO MASTER APPLICATION FORM
ENVIRONMENTAL ASSESSMENT

EXISTING PROPERTY INFORMATION:

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

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

Assessor Parcel Number(s):

Square Footage of Property: Average slope of land if over 15%

Surrounding Land Uses:

North: East:

South: West:

Table with 5 columns: EXISTING BUILDING(S), BUILDING A, BUILDING B, BUILDING C, BUILDING D. Rows include: Total gross square footage, Total commercial gross square footage, Total residential gross square footage, Year built, Building footprint in square feet, Open space / landscaping square footage, Paving square footage, Number of parking spaces, Height of building in feet, Number of stories, Number of housing units, Square feet to be demolished, Number of covenanted affordable units to be demolished, Number of housing units to be demolished, Number of hotel / motel rooms to be demolished, To be altered? (yes / no), To be relocated? (yes / no), Un reinforced masonry? (yes / no), Type of use (i.e. residential, commercial, mixed uses, etc.)

ADDRESS OF LOCATIONS OF EXISTING BUILDINGS:

Building A:

Building B:

Building C:

Building D:



SUPPLEMENT TO MASTER APPLICATION FORM
ENVIRONMENTAL ASSESSMENT

PROPOSED PROJECT INFORMATION:

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

Estimated Valuation: \_\_\_\_\_

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

Amount of grading proposed: Cut: \_\_\_\_\_ Fill: \_\_\_\_\_ Balance: \_\_\_\_\_

Imported: \_\_\_\_\_ Exported: \_\_\_\_\_

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

Total housing units: \_\_\_\_\_ Is this an affordable Housing Project? [ ] yes [ ] no # of affordable units: \_\_\_\_\_

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

Table with 5 columns: PROPOSED BUILDING(S), BUILDING A, BUILDING B, BUILDING C, BUILDING D. Rows include: Total gross square footage, Total commercial gross square footage, Total residential gross square footage, Building footprint in square feet, Open space square footage, Landscaping square footage, Height of building in feet, Number of stories, Number of parking spaces, Number of housing units, Number of bedrooms, Hotel / motel number of rooms, Hours of operation, Number of employees, Square feet of restaurant seating area, Number of fixed seats (restaurant), Number of hotel / motel rooms to be demolished, UBC occupancy group, UBC construction type, Fire sprinklers? yes / no, Type of use (i.e. residential, commercial, mixed uses, etc.)

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

ATTACH AN EXPLANATION of any questions answered with yes.

[ ] yes [ ] no Is this a phased project?

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

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



## SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT

**INCLUSIONARY HOUSING:**

(If project includes 10 or more residential units):

**Project type:**

Ownership (for sale)      →      For Sale Subarea \_\_\_\_\_  
 Rental                                      →      For Rental Subarea \_\_\_\_\_  
 Combination (sale / rental)      →      For Sale Subarea \_\_\_\_\_      For Rental Subarea \_\_\_\_\_

**Net Residential floor area (habitable space) of the project in square feet:**

Rental units: \_\_\_\_\_ square feet  
 For sale units: \_\_\_\_\_ square feet

Total number of units proposed: \_\_\_\_\_  
 Number of inclusionary units required: \_\_\_\_\_  
 Number of inclusionary units proposed: \_\_\_\_\_

**Residential Units Mix:**

# Bedrooms	Total # Units	# Units on Site	# Units off Site	# Market Rate Units	# Very Low Income Units	# Low Income Units	# Moderate Income Units
Studio							
1							
2							
3							
4							
5							

**Alternatives selected:** (if 'yes' is selected, provide information in second part)

**yes**  **no** On-site development      →      Inclusionary Units Provided # \_\_\_\_\_  
 **yes**  **no** Off-site development      →      Inclusionary Units Provided # \_\_\_\_\_  
 **yes**  **no** Land Donation      →      Estimate Land Value \$ \_\_\_\_\_  
 **yes**  **no** In-Lieu Fee      →      Estimate In-Lieu Value \$ \_\_\_\_\_

Land Donation of Off-Site Development Project Address: \_\_\_\_\_

**Incentives requested:**

Affordable Housing Fee Waiver       **yes**  **no**  
 Unit Credit                                       **yes**  **no**  
 Density Bonus                                       **yes**  **no**  
 Financial Assistance                               **yes**  **no**  
 Enterprise Zone                                       **yes**  **no**  
 Marketing Assistance                               **yes**  **no**  
 Green Building Rebate                               **yes**  **no**  
 Residential Impact Fee Rebate                       **yes**  **no**



## SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT

**DENSITY BONUS AND COMPLIANCE WITH ASSEMBLY BILL 2222**

(If project is utilizing the State Density Bonus Law pursuant to Government Code §§ 65915):

In order to receive a building permit for a density bonus project that involves the demolition or conversion of rental units and/or construction on vacant land where rental units were demolished and/or converted within five years, an owner must comply with the housing replacement provision of California Government Code §§ 65915 as amended by Assembly Bill 2222 (AB 2222). AB 2222 requires that owners/applicants of density bonus projects replace any rental dwelling units that are either existing at the time of application, or have been vacated or demolished in the five-year period preceding the application, which meet any of the following criteria:

- 1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income;
- 2) subject to any other form of rent or price control; or
- 3) occupied by lower or very low income households.

The replacement units must be the equivalent size or type, or both, and be made available at affordable rent/cost to households in the same or lower income category.

1. **Density Bonus Project**       YES     NO

2. **Existing Affordable Units on Project Site**       YES     NO  
(Includes existing affordable units AND affordable units demolished and/or converted within five (5) years)

Affordability Level*	Number of Units						
	Total	Ownership Units			Rental Units		
		Criteria 1	Criteria 2	Criteria 3	Criteria 1	Criteria 2	Criteria 3
Very Low							
Low							
Moderate							

3. **Existing Affordable Unit(s) to be Demolished and/or Converted as a Result of Proposed Project**       YES     NO

Affordability Level*	Number of Units						
	Total	Ownership Units			Rental Units		
		Criteria 1	Criteria 2	Criteria 3	Criteria 1	Criteria 2	Criteria 3
Very Low							
Low							
Moderate							

**IF YOU ANSWERED YES TO QUESTION #1 AND THERE ARE UNITS INDICATED IN THE HIGHLIGHTED CELLS IN QUESTIONS # 2 AND #3, THE PROJECT IS REQUIRED TO COMPLY WITH AB 2222 AND ANY OTHER SUBSEQUENT LEGISLATION ASSOCIATED WITH AB 2222.**

It is the *responsibility of the owner/applicant* to obtain all necessary documentary evidence (e.g. employer pay stubs of tenants, IRS forms, rent rolls, rent receipts, etc.) verifying the existing property’s affordability status and submit them to the City for review. In the absence of sufficient documentation, it is assumed that the vacant units were last occupied by 50% very low income and 50% low income households, unless the owner can demonstrate otherwise.

\*As defined by Division 31 of California Health and Safety Code



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

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

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

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

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

- 1 Tree number should match number on the site plan. Show tree location on site plan. Include all street trees and trees in public rights-of -way.
- 2 Diameter at breast height (DBH) measured at 4 ½ feet above the point where the trunk meets the ground.
- 3 Estimate the tree height and spread of canopy and provide measurement in feet.

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

I. Does the value of this application/project **have the potential** to exceed \$25,000?  Yes  No **(Applicant must mark one)**

II. Is the application being made on behalf of a government entity?  Yes  No

III. Is the application being made on behalf of a non-profit 501(c) organization?  Yes  No  
If yes, please indicate the type of 501(c) organization:  501(c)(3)  501(c)(4)  501(c)(6)

Applicant's name: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Owner's name: \_\_\_\_\_ Contact phone number: \_\_\_\_\_  
(for questions regarding this form)

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

Project Description: \_\_\_\_\_

III. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity **and** the first and last names of all parties of interest of that organization/entity. *(List all parties below and use additional sheets as necessary, or provide all parties on an attachment)* **Please print legibly.** Have any additional sheets or an attachment been provided?  Yes  No

Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project	Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project (continued)	Those with more than a 10% equity, participation or revenue interest in Owner and/or Project

I hereby certify that I am the owner or designated agent and that the statements and answers contained herein, and the information attached, are in all respects true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Designated Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**For Office Use Only**

Type of Application:  Variance (all types)  Adjustment Permit  Sign Exception  Temporary Use Permit  Expressive Use Permit  
 Conditional Use Permit (excluding Master Plan)  Master Plan Amendment  Planned Development  Other

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

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

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

Final Decision:  Approved  Denied Decision Date: \_\_\_\_\_ Decision Maker: \_\_\_\_\_  
(Name and Title, or Name of Commission/Committee)

Votes in favor (please print):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





## NOTIFICATION PACKET PREPARATION

Applications which require a **Public Notice** must include a mailing list of property owners within a required mailing radius of the project site as stipulated by the Pasadena Municipal Code. The mailing list preparation requirements are listed below; two (2) sets of these submittal materials are required.

- 1) **RADIUS MAP** - An original copy of a Radius Map will be prepared by a Planner at the Permit Center. Each lot/parcel must be newly numbered (1 through 99...), beginning with the project site as number "①" (*written within a circle*). *Note: If the radius line touches a lot, or simply a lot line, that lot must be included on the mailing list.*
- 2) **OWNERSHIP LIST** - The typed ownership list of the property owners within the required mailing radius. The first name on the list shall correspond to the lot newly numbered "①" on the radius map, the second name corresponding to lot number "②", etc. The list must also contain the assessor's parcel number for each lot. The property owner names and address must be obtained from the latest assessor's records. Property ownership information can be obtained from the following County Assessor's offices:

**Los Angeles County Assessor Offices**

<p>(1) County Hall of Administration #205 500 West Temple Street Los Angeles (213) 974-3211</p>	<p>(2) 1190 South Durfee South El Monte (626) 258-6001</p>
<p>(3) 13800 Balboa Boulevard Sylmar (818) 833-6000</p>	

- 3) **GUMMED LABELS** - Type only address labels on a sheet of Avery 1" x 2 5/8" labels. Please provide a label for the applicant, owner of the site and/or architect. Only one label per property owner within the radius should be provided. Labels must include the property owner's name and full address from the ownership list and a reference number corresponding to the radius map and ownership list (*see sample of gummed labels attached*). Simply reference each property as described above.
- 4) **ON-SITE POSTING REQUIREMENTS** - A sign shall be posted, at least 14 days before the public hearing. The sign will be provided by the City and given to the applicant. The applicant would then staple or nail the sign to the plywood or posts or locate the sign on a storefront window.

The following requirements shall be met:

- (1) For corner lots, signs shall be posted on each street frontage.
- (2) The sign(s) shall be located in a conspicuous place on the property abutting a street and be located five feet from the property line but not more than 10 feet from the property line.



## NOTIFICATION PACKET PREPARATION

- (3) The sign(s) may be posted in windows when there is an existing structure on site that is not setback from the street.
  - (4) The Zoning Administrator may approve deviations to these requirements in order to meet the intent of these noticing provisions.
  - (5) Each sign shall comply with the following:
    - (a) The sign shall be 12 feet square in sign area, generally measuring three feet by four feet.
    - (b) The sign shall not exceed six feet in height from the ground level; provided, that if the property is surrounded by fences, walls, or hedges at or near the street property line, additional height may be provided as necessary to ensure visibility of the sign from the public right-of-way.
    - (c) The sign shall not be illuminated.
    - (d) The sign shall include all of the factual information about the pending application in compliance with Subsection A. (Contents of notice), above.
    - (e) The size, style, and color of the sign's lettering shall be the specifications approved by the Zoning Administrator.
    - (f) Support elements for the sign shall be made of four-inch by four-inch wood posts.
    - (g) A Building Permit shall not be required for the posting of a sign, installed in compliance with this Subparagraph.
    - (h) The sign shall remain in place until the expiration of the appeal period following a decision by the review authority. If the application has been appealed or called for review, the sign shall remain in place with the new hearing date noted until the final decision is rendered. The sign shall be removed within 10 days of either of the appeal period or the final decision, whichever applies.
    - (i) The applicant shall submit to the Zoning Administrator an affidavit verifying that the signs were posted on the subject site in a timely manner in compliance with this Subparagraph.
  - (6) Failure to post the sign, to include the required information, or to comply with applicable placement or graphic standards or requirements may result in the delay of the required public hearing.
- 5) **AFFIDAVIT** - The affidavit is to be signed and dated, verifying that the information on the radius map and ownership list is accurate and obtained from the latest assessor's records.

## Gummed Labels

1	Harry & Debra Connick Jr. 100 N Garfield Avenue Pasadena CA 91101	2,7	William Joel 123 Jump Street Hollywood CA 90047	3,4	Bobby Darin 3200 S Splash Avenue Forest Hills CA 91009
5	Mr & Mrs Armand Asanti 60 Roma Court Pasadena CA 91109	6,33	Roberto & Josephine DiNero 723 Milano Avenue Venice CA 90803	7	Alberto and Angela Pacino 434 Portofino Place Pasadena CA 91101
8,24	Sonny Putrino One Calabria Boulevard Pasadena CA 91104	9	Delta & Gerald McRaney 1234 Linda Vista Pasadena CA 91103	10	
		<i>etc.</i>	<i>etc.</i>	<i>etc.</i>	

SAMPLE

# Ownership List

PROJECT ADDRESS: 4321 Newhome Street

PROJECT # CUP-4000

**Applicant:** Harry Connick Jr.

**Date:** April 17, 1997

No.	Assessor Parcel #	Name	Address
1	5423-040-009	Harry & Debra Connick Jr.,	100 N Garfield Ave, Pasadena 91103
2	5423-040-010	William Joel,	123 Jump Street, Hollywood CA 90047
3	5736-230-005	Bobby Darin,	3200 S Splash Avenue, Forest Hills CA 91109
4	5736-230-006	Bobby Darin,	3200 S Splash Avenue, Forest Hills CA 91109
5	5724-025-111	Mr & Mrs Armand Asanti,	60 Roma Court, Pasadena CA 91109
6	5628-034-003	Roberto & Josephine DiNero,	723 Milano Avenue, Venice CA 90803
7	5628-034-006	William Joel,	123 Jump Street, Hollywood CA 90047
8	5628-034-007	Sonny Putrino,	One Calabria Boulevard, Pasadena CA 91104
9	5628-034-010	Delta & Gerald McRaney,	1234 Linda Vista, Pasadena CA 91103
	etc.	etc.	

# Ownership List

PROJECT ADDRESS:

PROJECT #

<b>Applicant</b>	<b>Date</b>
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No.	Assessor Parcel #	Name	Address

# Ownership List

PROJECT ADDRESS:

PROJECT #

<b>Applicant</b>	<b>Date</b>
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No.	Assessor Parcel #	Name	Address



## OWNERSHIP LIST AND RADIUS MAP AFFIDAVIT

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

PROJECT # \_\_\_\_\_

I, \_\_\_\_\_ hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_\_, we prepared an ownership list and radius map, including properties entirely and partially within \_\_\_\_\_ feet of the most exterior boundaries of the property being considered in the above referenced project known as\_(Property Address) \_\_\_\_\_.

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

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

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

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



**PASADENA PERMIT CENTER**

www.cityofpasadena.net/permitcenter

**INSTALLATION OF PUBLIC HEARING SIGN AFFIDAVIT**

Please complete the following affidavit and mail or deliver to:

**City of Pasadena, Current Planning Division  
175 North Garfield Avenue  
Pasadena, CA. 91101**

I, \_\_\_\_\_ (name) hereby certify that on \_\_\_\_\_ (date of posting) I installed a  
Notice of Public Hearing at the property known as \_\_\_\_\_ (site address), for  
which \_\_\_\_\_ (case type and number) is being considered by the  
\_\_\_\_\_ (hearing body) on \_\_\_\_\_ (hearing date).

By signing this, I have posted the sign(s) along each street frontage in a conspicuous place on the property abutting a street no more than 10 feet inside the property line, or in a window when there is an existing structure on site that is not setback from the street according to.

I hereby submit a photo(s) of the sign(s) as it was installed on the property and will submit additional certifications and photos of the sign for any subsequent public hearings.

Furthermore, failure to adequately post and maintain the required sign(s) on the property, **fourteen (14) days** prior to the hearing date will result in an automatic **delay** of the application.

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

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



**For Office Use Only**

Checked by: \_\_\_\_\_

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

Hearing Date: \_\_\_\_\_

Photos Attached: \_\_\_\_\_





**Note:** In addition to this application, a completed **Planning Division Master Application Form** is also required.

**PROPERTY PROPOSED FOR DESIGNATION**

1. Name of Property:	Jewett Estate aka Arden Villa
2. Property Address:	1145 Arden Road
3. Date of Original Construction	1915
4. Original Owner	William Kennon Jewett
5. Architect / Builder:	Marston & Van Pelt, architects

**DESIGNATION CATEGORY**

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

**HISTORIC MONUMENT**

**LANDMARK**

**HISTORIC SIGN**

**LANDMARK TREE**

**BRIEF DESCRIPTION OF PROPERTY**

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

See attached.

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**SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY**

With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the nominated resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.



**LEGAL DESCRIPTION**

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

**CRITERIA FOR DESIGNATION**

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

<b>CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT</b> <b>(May include significant public or semi-public interior spaces and features)</b>	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input checked="" type="checkbox"/>	C. It 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.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

<b>CRITERIA FOR DESIGNATING A LANDMARK</b>	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input type="checkbox"/>	C. It 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.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



**CRITERIA FOR DESIGNATING A HISTORIC SIGN**

<input type="checkbox"/>	A. It 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 shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall 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.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

**CRITERIA FOR DESIGNATING A LANDMARK TREE**

<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

**DESIGNATION PROCESS** (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. A preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation.
2. If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council.
4. At a noticed public hearing, the Council then determines whether to approve or disapprove the application.

# HISTORIC MONUMENT APPLICATION

1145 Arden Road

## BRIEF DESCRIPTION OF PROPERTY

The Jewett Estate is located in the Oak Knoll neighborhood of Pasadena, south of E. California Boulevard and west of S. Wilson Avenue. The 2.43-acre property is occupied by a 10,290 square foot main residence surrounded by formal gardens. The residence is approached by a long driveway commencing on Arden Road and culminating in a circular motor court paved with bricks. The driveway is flanked by double wrought iron entrance gates attached to quoined columns topped by stone eagles. The entire property and main residence are included in the nomination. Additionally, the original features of the landscape plan such as the front entrance columns; motor court; marble cistern, steps, and balustrade, and lily pond are included in the nomination, while the non-original swimming pool, tennis court, arbor, and koi pond are not.

The Italian Renaissance Revival style main residence is two-stories in height with a full basement. The hollow clay tile structure is sheathed in cement plaster and embellished with cast concrete ornamentation. Generally rectangular in shape, the residence has a north-south orientation with a wing projecting from the west end of the north elevation. The roof is predominately hipped and covered by red clay tiles. Two gabled dormers and two chimneys rise above the west slope of the roof on either side of the main entrance portico. The roof is further characterized by closed overhanging eaves, the soffits of which are finished with wood brackets. Windows are mostly multi-light double-hung wood sash. Cast concrete is used to surround the windows as well as to anchor the corners of the residence in the form of quoins.

The west elevation is asymmetrically organized into four bays in a C-A-B-A pattern. The focal point of the elevation is the third bay (B) from the north, which features the main entrance portico centered on axis with the motor court. The portico projects slightly from the remainder of the elevation and features a front-facing gable with an oculus window set in a decorative frame. A one-story main entrance porch projects yet again from the wall plane. It has a flat roof and symmetrical design with an arched opening flanked by a pair of Tuscan columns. The roof of the porch also functions as a second-story balcony, although the wrought iron railing is currently missing. The double front doors of steel and glass are decorated with wrought iron and are flanked by sidelights with a similar treatment. Above the front doors is a blind arch with what appears to be a faux marble paint treatment. A pair of windows are centered above the porch. They are framed by quoins. To each side of the portico (B bay) are gabled dormers. The A bays also feature tall chimneys protruding from the roof, to either side of which are windows stacked vertically on the first and second stories. The C bay on the north has three sets of windows stacked vertically.

The east elevation has a stronger sense of symmetry because the north wing is setback from the wall plane. A semi-circular bay projects from the center of the first story. Three sets of French doors topped by arched transoms open onto a terrace. Above the bay are four windows and to each side are tripartite windows on the first story and two windows on the second story. The terrace is surrounded by a cast concrete balustrade and a wide set of steps lead to the tennis court in the east lawn.

The north elevation is two bays wide. The west end is the projecting wing and the east end is a one-story loggia with a flat roof and arched openings supported by paired Tuscan columns. A series of wood panels with a coffered effect sheath the ceiling of the loggia. The roof also functions as a second-story balcony, although the wrought iron railing is currently missing. The south elevation is also two bays wide with another one-story loggia projecting from the east end. The loggia is similar in design to the one on the north elevation.

## HISTORIC MONUMENT APPLICATION

1145 Arden Road

The interior of the residence is organized around a spacious entry hall with a grand staircase. The first floor includes a sitting room and living room to the south, a sunroom to the west, and a formal dining room and kitchen to the south. One of the unique features of the staircase is the three separate spindle designs. The sitting room, living room, and dining room all feature fireplaces with marble hearths; floors of wood laid in a herringbone pattern; walls with wood, baseboards, crown moldings, and paneling; and ceilings of plaster often with cast decorative moldings. Pocket doors are located between rooms and French doors lead to the loggias on the north and south. The living room is the only room with stained, rather than painted, woodwork. The sunroom has a travertine floor, a coffered ceiling, and copper skylight. The kitchen area has been previously remodeled and does not contain any historic fabric. The second floor includes a master bedroom suite and additional bedroom and bathrooms. While original fireplaces, plaster ceilings, and wood floors, doors, and moldings remain, the bathrooms have been remodeled. The attic and the basement include habitable rooms, some of which are original.

The main residence is remarkably intact with only alterations to secondary interior spaces (see Table 1). The primary exterior character-defining features of the Italian Renaissance Revival style remain unaltered. These include the symmetrically arranged elevations, main entrance portico and porch, loggias, repeating use of arches, hipped roof fit with clay tiles, cement plaster walls, cast concrete details throughout, Tuscan columns, and wood-framed windows and French doors. The primary living spaces are also unaltered and character-defining. The kitchen area in the northwest quadrant of the first floor was first altered in 1957 and again in 1997 and 2008. In 1997, a permit was issued for the renovation of the residence, including the kitchen, master bedroom and bathroom; the conversion of the attic into living space; new plumbing, electrical, and HVAC systems; and the construction of an outdoor fireplace. In 2008, a permit was issued for the conversion of basement and attic space into habitable space; and the renovation of the kitchen and master bedroom suite.

While a landscape plan was apparently developed for the property in 1915, it appears to have been implemented over time. The driveway entrance originally consisted of two sets of columns, but the wrought iron gates first appear in 1922. The driveway from the street to the motor court was originally wider than it is currently and may have been brick with bands of concrete. It was removed and replaced with concrete at an unknown date. A marble cistern is an original landscape feature that once punctuated a lawn on the south side of the residence. It was relocated to the east terrace when the swimming pool was constructed in 1958. The lily pond, accessed by a set of marble steps, both appear to be original landscape features; however, the marble balustrade across the steps does not appear to have been installed until the late 1920s or early 1930s. The tennis court was added at the same time as the pool, in 1958. It appears that between 1997 and 1999, landscape improvements included the construction of the koi pond on the north, the outdoor fireplace at the west end of the pool, and the arbor between the east lawn and tennis court. Most of the alterations are compatible with the original architecture and landscape design. Although not character-defining, they do not diminish the integrity of the property as a whole.

Date	Description	Source
1915, May 20	Article describing two-story residence with basement and attic, hollow clay tile structure; four-car garage with two chauffeur's apartments on second floor.	"Jewett Home To Be in Oak Knoll," <i>Pasadena Star News</i> , May 20, 1915.  1928 aerial photograph, UCSB

## HISTORIC MONUMENT APPLICATION

1145 Arden Road

	At this time, the property is comprised of nine acres that stretched from Lombardy Road to Rosalind Road along Arden Drive.	1930 Sanborn map, LAPL
1915, June 10	Permit issued for two-story, seventeen-room residence.	#5518A (Gregory report, not attached)
1915, June 11	Article describing "largest single permit for a residence taken out in Pasadena for sometime...which is to cost \$50,000."	"Fine Home for Colorado Man, Oak Knoll Residence Which Will Cost \$50,000 Is To Be Built," <i>Pasadena Star News</i> , June 11, 1915.
1915-1916	City Assessment Report records 119 x 69 x 28 feet residence with deep foundation; tile, plaster and "art stone" exterior; flat and hip roof clad in tile and composition roofing; tile concrete and plaster walls with plaster, tile and frame partitions; ornamental decorations; built in refrigerator, 6 bookcases and a vault; electric passenger elevator; 25 "good" plumbing fixtures with water heater and "good" electricity from basement to attic.	Building Description Blank No. 52717
1923	Captions attribute planting to Florence Yoch; however, areas included in photographs are no longer part of the estate and are presumed to be destroyed.	"Portfolio of Current Architecture," <i>Architectural Record</i> , April 1923
1929, November	Permit issued for bedroom addition to second floor of garage. Cost \$500. Garage no longer part of property.	No number, Gregory report, not attached
1935, August 27	William Jewett dies, his second wife retains ownership of the property, which she keeps intact.	"Owner of Famed Mine Succumbs," <i>Los Angeles Times</i> , August 28, 1935 "W.K. Jewett is Claimed by Death," <i>Pasadena Star News</i> , August 27, 1935 1944 aerial photograph, UCSB
1945	Elsie Steward Jewett dies. Victor C. Kingman purchases the property and proceeds to sub-divide the estate.	1950 Sanborn map, LAPL 1956 aerial photograph, UCSB
1945, March 30	Permit issued to reroof flat deck of residence with two layers, felt and asbestos.	#1353J
1945, August 21	Permit issued for construction of one-story garage/tool house measuring 20 x 40 feet. Cost \$1,000. Demolished in 1994.	#1864J Building Description Blank No. 7290

## HISTORIC MONUMENT APPLICATION

1145 Arden Road

1945, August 24	Permit issued to convert garage into dwelling. Cost \$2,000. Garage no longer part of nominated property.	#1896J
1946, December 30	Permit issued for 200 yards of plaster work.	#480B
1948	Original garage is subdivided from the property and now occupies a parcel at 1205 Arden Road. Other parcels subdivided and sold as well, reducing property to current 2.43 acres.	1950 Sanborn map, LAPL 1956 aerial photograph, UCSB
1957, December 18	Permit issued to lower ceilings in kitchen and a bathroom; remove partition between kitchen and breakfast nook; and other small alterations. Cost \$2,000.	#5741N
1958, January 27	Tennis court measuring 60 x 20 feet constructed on east lawn.	#6032N 1960 aerial photograph, UCSB
1958, January 27	Permit issued for swimming pool measuring 18 x 45 feet to be constructed south of south loggia. Cost \$4,500. Contractor California Swimming Pool Company.	#7730N Building Description Blank No. 7287 1960 aerial photograph, UCSB
1994, October 12	Demolish three-car carport, partial interior demolition of non-load bearing walls in house.	#94-00754 (Expired)
1994, November 9	Demolish non-load bearing walls in house. Cost \$15,000	#94-01426
1994, June 16	Permit issued for indoor pool, pool house, garage, and house renovation.	#94-00196887 (Expired)
1997, December 18	Permit issued for renovation of house, including kitchen, master bedroom and bathroom; conversion of attic into living space; new plumbing, electrical, and HVAC systems; construction of outdoor fireplace.	#97-1023 (Expired)
1998, January 5	Install HVAC for remodeling.	#98-00034
1998, February 13	Construct outdoor fireplace, detached from house. Cost \$2,500	#98-00921
1999, May 3	Permit issued for construction of arbor between tennis court and house. Cost \$15,000.	#99-02353 Building Description Blank No. 7289
2000, August 21	Permit issued for construction of six-foot wall at rear of property.	#00-00199
2000, January 29	Permit issued for reroofing, tear off and stack existing tile, install underlayment and reinstall tile on sloped roof sections	#00-00124
2002, October 24	Replace damaged gate columns.	#02-01232



# HISTORIC MONUMENT APPLICATION

1145 Arden Road

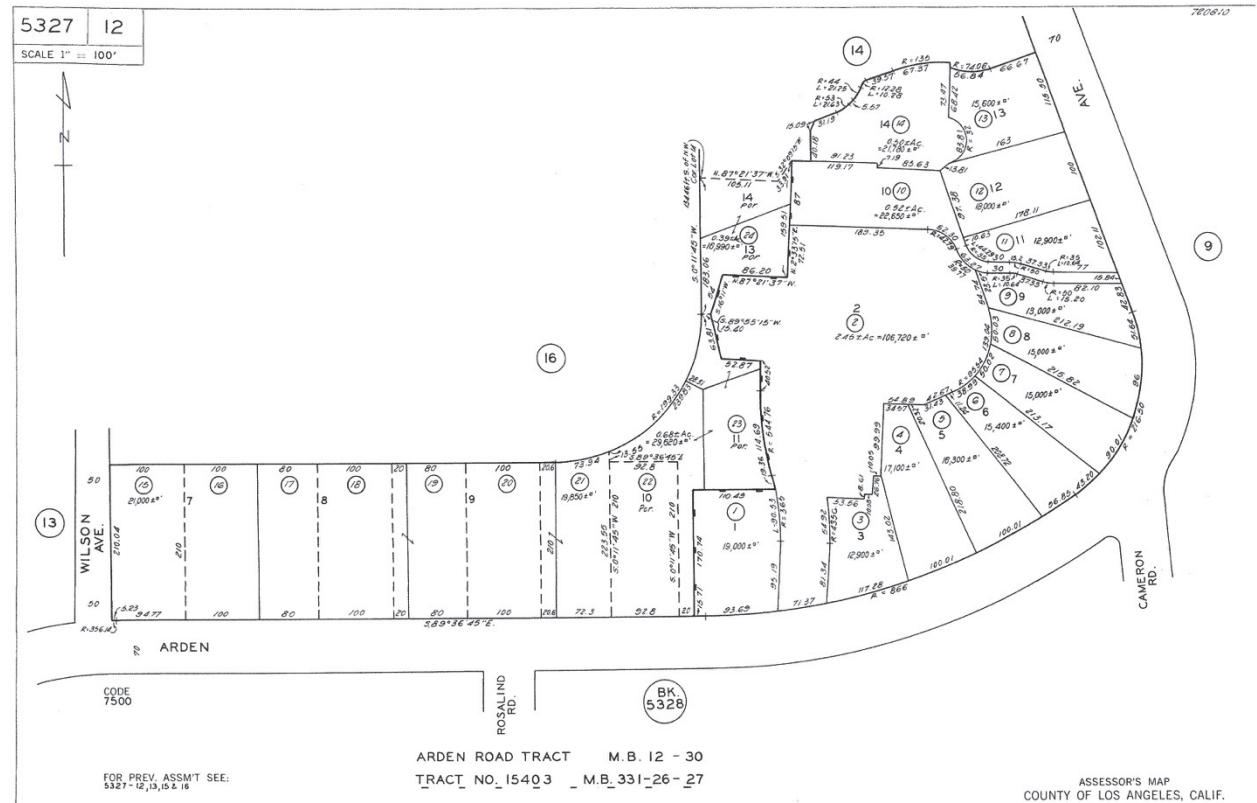
2008	Conversion of 4,452 square feet of unfinished basement and 2,205 square feet of attic space to habitable space; rebuild chimney; new exterior stairway to existing basement; basement to include new bathroom, media closet, and gym; remodel first floor, kitchen, new windows and French doors; remodel second floor, master suite, new stairs from second floor to attic.	#08-00517
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## LEGAL DESCRIPTION

Tract No. 15403, Lot 2

## PARCEL MAP

APN: 5327-012-002





# HISTORIC MONUMENT APPLICATION

1145 Arden Road

## SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

### Summary Statement of Significance

The residence at 1145 Arden Road was historically known as the Jewett Estate, for the original owners William Kennon and Patty Stuart Jewett. It is eligible as a Historic Monument under Criterion C as exceptional in its embodiment of the distinctive characteristics of an architectural style and an exceptional representation of the work of an architect whose work is significant to the region, state, or nation. Constructed in 1915, the Jewett Estate is significant as an excellent example of the Italian Renaissance Revival style and is a superb example of the work of the architectural firm of Marston & Van Pelt. The firm was among the most prestigious in the region and influential in the development of Period Revival architecture.

### William Kennon and Patty Stuart Jewett

William Kennon Jewett, a railroad and mining mogul, initially used the home as his winter residence. Jewett was born in Putnam, Ohio on January 1, 1857. He was heir to a railroad fortune built by his father, the Honorable Hugh Judge Jewett.<sup>1</sup> After receiving a private-school education in Ohio and Massachusetts, William graduated from Williams College in 1879. His first job was with the Erie Railroad, which was run by his father. From there, he took a position at Charles Pratt and Company of New York City, an oil venture that was one of the early divisions of Standard Oil. He then found employment with the Pintsch Lighting Company where he served as secretary from 1882 to 1886. After seven years as treasurer for the Windsor Locks Steel Company in Connecticut, Jewett was reportedly forced by ill health to relocate to Colorado. His specific ailment is unknown.<sup>2</sup>

After regaining his good health, Jewett became the vice-president of the Colorado Springs National Bank as well as a director with the Colorado Springs Trust Company. Along the way, he amassed a fortune in the mining industry, serving as the president of the London Mining and Milling Company, the Columbus Mining Company, the London Gold Mining Company, and the Cashier and Champion Mining Company.<sup>3</sup> The London Mine was one of the richest gold strikes ever made in Colorado.<sup>4</sup> William and his wife, Patty (Stuart)<sup>5</sup>, had constructed a spacious Italian Renaissance Revival style residence at 1525 N. Cascade Avenue.<sup>6</sup> Completed in 1906, the residence was designed by the architectural firm of Gove & Walsh who were also responsible for the design of Denver's Union Station. The Jewetts began to spend winter in Pasadena and retained the local architecture firm of Marston & Van Pelt to design their second home on Arden Road. They moved there permanently in 1917 when William retired.<sup>7</sup>

While in Pasadena, Patty developed an interest in collecting Native American art. Patty may have acquired her interest in American Indians through her father, George Stuart, a Philadelphia

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<sup>1</sup> Hugh Judge Jewett was a member of the U.S. House of Representatives from 1873 to 1874 and the president of several railroads including the Central Ohio Railroad Company; Pittsburg, Cincinnati and St. Louis Railroad; Pennsylvania Railroad, and Erie Railroad.

<sup>2</sup> "William Kennon Jewett," *Encyclopedia of American Biography*, Vol. 4 (New York, NY: American Historical Society, 1935), 83; The Jewetts moved to Colorado Springs in 1898, William was 41 and Patty was 40 years old at the time.

<sup>3</sup> "William Kennon Jewett," *Encyclopedia of American Biography*, 83.

<sup>4</sup> "New Life at an Old Gold Mine," *New York Times*, March 27, 1984.

<sup>5</sup> Martha (Patty) Stuart Jewett was born in 1858 in Pennsylvania to George Hay Stuart and Martha Kyle Stuart.

<sup>6</sup> The house is now known as the Jewett-Giddings Estate and is used as the parish house for the First Lutheran Church. The property is listed in the National Register of Historic Places as a contributor to the North End Historic Residential District.

<sup>7</sup> "William Kennon Jewett," *Encyclopedia of American Biography*, 83.