

ATTACHMENT B



PREDEVELOPMENT PLAN REVIEW



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

COVER

03/05/21

SITE INFORMATION

Project Address: 550 E Green Street

City: Pasadena State: CA

Zip Code: 91101 County: Los Angeles County Code: 37

Project Site Name: First Church of Christ Scientist Year Built: 1908

APN: 5734-012-006

Zoning: CD - 4

General Land-Use Designation: Central District - Med Mixed Use (0.0 - 2.25 FAR) (0-87 DU/Acre)

Project Description:

Belmont Village - Pasadena, Ca.-This 158 apartment / 162 unit complex will be focused on providing seniors independent, assisted and memory care living choices. The complex will include a mix of studio, one-, and two-bedroom units, designed for maximum efficiency and access to views from interior spaces. Additionally, the complex will provide hospitality, wellness, health and fitness type programs led by a well-trained and full-time staff .

Development Site Area: 55, 482.7 SF

FAR (2.00): 110,965.4 SF (Allowed)

110,503 SF (Current Plan)-Refer to Pg. 05 for calculation.

Site Coverage: 32, 137SF Site Coverage % : $32,137 / 55,482.7 = 57.92\%$

Building Sq. Ft: (Gross Building Area) 208,291 SF-(B2 - L5)-Refer to Pg. 06 for calculation.

Number of Apartments / Units: 158 Apartments / 162 Units - Refer to Pg. 07 for calculation.

Number of Parking: Total : 180 stalls (Basement 1 : 80 Stalls; Basement 2 : 100 Stalls)

- "The parking garage design assumes that Belmont Village and the Church will submit a plan for shared and reduced parking that will adequately serve the Church and Belmont Village with a lower number of off street parking spaces than required per code."

Historic Documented District: Pasadena Playhouse (designated)



BELMONT *Village*
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PASADENA, CA

PREDEVELOPMENT PLAN REVIEW (PPR)

03/05/2021

Property Information:

- The project is being built under a 99-year ground lease with the First Church of Christ, Scientist, and a lot line adjustment will be recorded to create a separate leasehold parcel distinct from the remaining church property.

Shared Garage and Plaza Area: Belmont will construct a landscaped outdoor plaza area between the existing church and proposed Belmont building. The Plaza will straddle the leasehold parcel and the remaining church parcel, and its use will be shared by both the Church and Belmont. Belmont will also construct parking spaces for the church within its parking garage to replace the off-street surface spaces that will be lost. During Due Diligence and Entitlements, Belmont and the Church will work together to seek approval from the City of Pasadena for a shared parking plan that will enable us to reduce the overall number of spaces that we are required to provide.

Program: Belmont Village - Pasadena, Ca.

- The building replaces a surface parking lot with a 158 apartment / 162 unit complex which will be focused on providing seniors independent, assisted and memory care living choices. The complex will include a mix of studio, one-, and two-bedroom units, designed for maximum efficiency and access to views from interior spaces. In addition to residences, this complex will provide hospitality, wellness, health and fitness type programs led by a well-trained and full-time staff.

Context / Style:

- The surrounding neighborhood of the project site varies in architectural precedent styles. To the NorthEast and NorthWest, we see classical revival architecture at the First Church of Christ Scientist (Corner of Green S. and S. Oakland Ave.) and the AT&T Building (corner of Green Street and S. Madison Ave.). To the immediate West of our project (along S. Oakland Ave. and at the corner of Green St. and Los Robles Ave.) we see modern to contemporary-modern architecture with the Kaiser Experience Design Center and Kaiser Medical school. To the south we have a mixture of small commercial buildings and various single family and multi-family styles of architecture. Our concept is to bridge past and present, the design intent is to implement elements of the historical design style seen to North of the project with contemporary design elements that reference the eclectic nature of neighborhood.



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Design Narrative

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Setbacks:

- The setbacks are dictated by the Zoning Code. This results in a 10' setback for the non-residential component along South Oakland Avenue to the West, a 10' setback for the non-residential component along South Madison Avenue to the East, and a 10' setback for the commercial / residential component along El Dorado Street to the South. To the north, a landscaped plaza area that will be available for both First Church of Christ Scientist and Belmont Village use will be constructed partially on the ground lease parcel and partially on the remaining church parcel. Church and Belmont Village will execute reciprocal easements over their respective properties permitting shared use.

Height :

- The Central District of Pasadena is characterized by high-density urban development. The Belmont building will be 4 ½ stories over a two level subterranean parking garage. The maximum height of the building will be 65', and an average height of 50' achieved by stepping back the mass at upper levels in accordance with Central District Specific Plan Regulations.

Scale:

- The new construction is designed to read as several volumes, rather than as a single monolithic building, in order to allow for transitions in scale and to echo the nature of the neighborhood.

Architectural Plan Configuration / Access:

- This project optimizes the usable space within a tight project site and its planning and zoning constraints to provide a unique yet contextual building. The strategy for the project planning focused on a shared landscape area between our project site and the First Church of Christ Scientist to the North. As a way to respect the historical nature of the church, our project focused on maximizing a shared center courtyard planning strategy to provide ample enough distances and site line considerations for the church. Additionally, given the need for outdoor ground level amenity programs associated with our senior users, we maximized the central courtyard within our property by utilizing a "U" configured building plan along its West, South and Eastern edges. Along S. Oakland Avenue to the West, we introduce a respectful distance between the First Church of Christ Scientist building and our building to allow public access to a shared landscape area. Along S. Madison Avenue to East, we locate our service and parking access to be away from the front door of the church. Along El Dorado Street we looked to provide a mid-block drop off with views through an experiential lobby space into the courtyard.



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Design Narrative

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Massing:

- The project comprises of 4 levels of a “U” configured plan surrounding a centralized courtyard. The fifth level is a simpler volume running east to west along the southern leg of the massing. This level steps away from the bottom four floors to create a penthouse type feature. Along South Oakland Avenue to the West, the massing form steps down from 4 levels to 3 as you move North to respect the scale and visibility of the First Church of Christ Scientist. Along South Madison Avenue, the massing additionally steps down from 4 levels to 3 to better compliment the varied scale of buildings along the street. Finally, along El Dorado Street, the East to West facade is broken up in a series of smaller building masses to help break up the length of the southern facade.

Open Space / Landscape / Solar Orientation / Topography:

- A main feature of the project will be a shared central courtyard with the First Church of Christ Scientist. The building mass is pulled back from the courtyard to the south, west and east to allow for maximum sunlight exposure into the landscaped areas as well as supplying ample afternoon shade during the summer months. Additionally, various rooftop amenity decks provides all residents access to open space overlooking various parts of Pasadena as well as the San Gabriel mountains to the North. The topography descends gradually from the NorthWest corner of the site to the Southeast corner of the site roughly 5'. On the ground level, the concept is to provide distinctive pedestrian friendly landscape edges for the neighborhood.

Materiality:

- The building incorporates a two-tone brick/stone palette for its primary facades, which helps to break the scale of the building down along its property lines, recalling the earlier, finer-grained scale of the neighborhood. A predominant whitish color brick/stone is proposed to help complement the project's adjacency to the First Church of Christ Scientist. A dark brick/stone color is used to create a playful massing distinction and picks up color tones from our neighbors at the NorthWest corner of the project site. Additionally, to accent the brick/stone facades, we propose a mix of plaster, natural/painted wood, and aluminum, along with metal canopies to help further break down the street façade and create visual interest. Glazing is proposed to be floor to ceiling height for each unit and amenity programs to help alleviate the heaviness of the massing and introduce a more contemporary aesthetic.



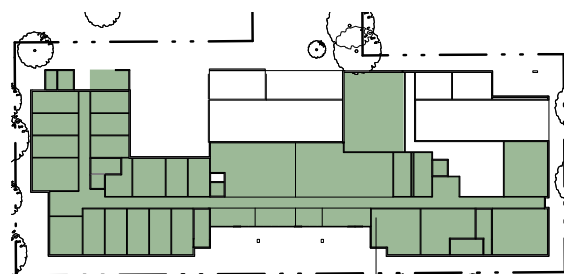
BELMONT *Village*
SENIOR LIVING

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Design Narrative

03/05/2021

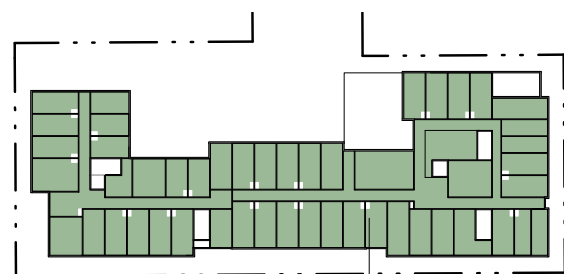


1ST FLOOR
24423 SF

1

First Floor-FAR

1" = 80'-0"

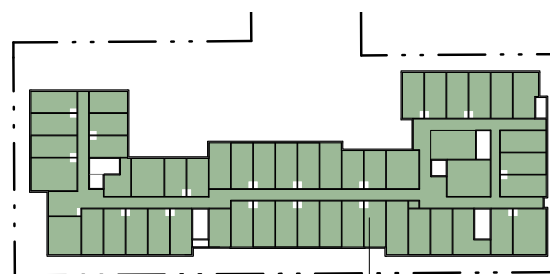


2ND FLOOR
26588 SF

2

Second Floor-FAR

1" = 80'-0"

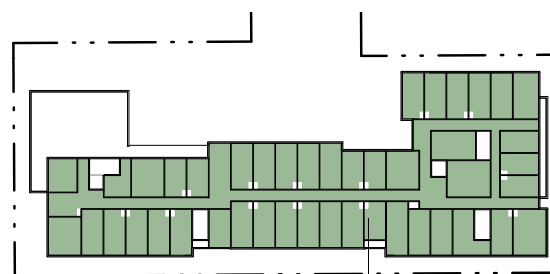


3RD FLOOR
26985 SF

3

Third Floor-FAR

1" = 80'-0"



4TH FLOOR
23737 SF

4

Fourth Floor-FAR

1" = 80'-0"



FIFTH FLOOR
8975 SF

5

Fifth Floor-FAR

1" = 80'-0"

FAR SCHEDULE- CONCEPT

Level	Area
First Floor	24423 SF
Second Floor	26588 SF
Third Floor	26985 SF
Fourth Floor	23737 SF
Fifth Floor	8975 SF
	110707 SF

SITE AREA : 55, 482.7 SF

FAR (2.00) : 110,965.4 SF

- 110,707 SF (Current Plan)

258.40 SF (UNDER)



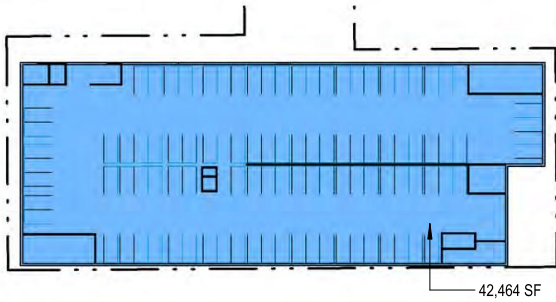
BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

FAR TABULATION

03/05/2021

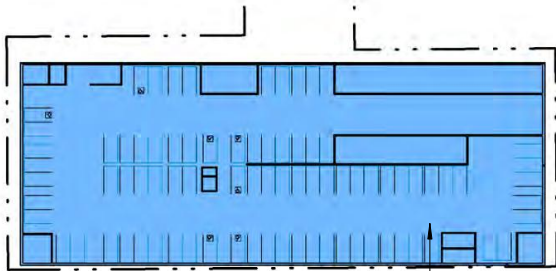


42,464 SF

1

BASEMENT - 2 GBA

1" = 80'-0"

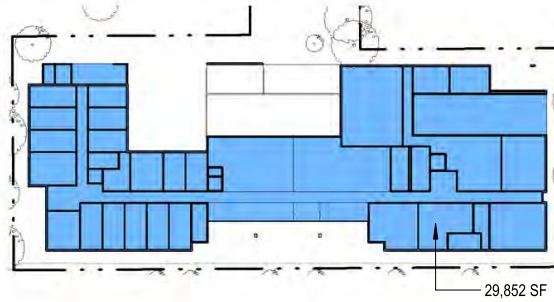


43,646 SF

2

BASEMENT - 1 GBA

1" = 80'-0"

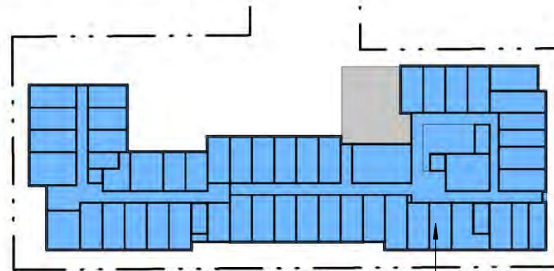


29,852 SF

3

GROUND FLOOR PLAN GBA

1" = 80'-0"

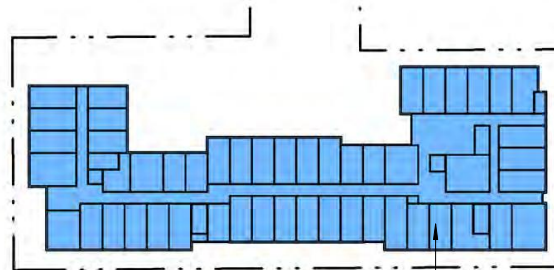


29,050 SF

4

SECOND FLOOR PLAN GBA

1" = 80'-0"

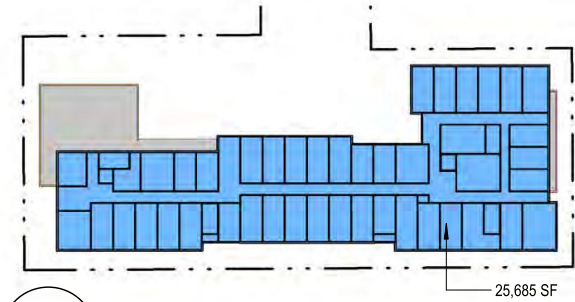


28,036 SF

5

THIRD FLOOR PLAN GBA

1" = 80'-0"

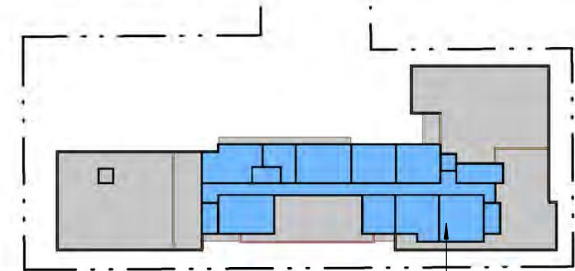


25,685 SF

6

FOURTH FLOOR PLAN GBA

1" = 80'-0"



9,558 SF

7

FIFTH FLOOR GBA

1" = 80'-0"

GROSS BUILDING AREA	
BASEMENT 2	42,464 SF
BASEMENT 1	43,646 SF
FIRST FLOOR	29,852 SF
SECOND FLOOR	29,050 SF
THIRD FLOOR	28,036 SF
FOURTH FLOOR	25,685 SF
FIFTH FLOOR	9,558 SF
GBA	208,291 SF

GBA TABULATION



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

03/05/2021

Apartment Name	BR Type	Type	# Units	D.O. %	Apt Size	FL 1	FL 2	FL 3	FL 4	FL 5	FL 6	# Apts	# Units	% of Unit Type
Burgundy	Studio	D	1	0%	322	-	4	-	-	-	-	4	4	14.3%
Laurel +	Studio	D	1	0%	480	-	2	-	-	-	-	2	2	7.1%
Laurel	Studio	D	1	0%	430	-	21	-	-	-	-	21	21	75.0%
Diamond	Studio	D	1	0%	525	-	1	-	-	-	-	1	1	3.6%
Birch	1BR	D	1	100%	630	-	-	-	-	-	-	-	-	0.0%
Cedar 1-BR Combo	1BR	D	2	0%	700	-	-	-	-	-	-	-	-	0.0%
N/A	N/A	N	1	0%	-	-	-	-	-	-	-	-	-	0.0%
Sage	Studio	CF	1	0%	360	-	-	2	-	-	-	2	2	6.7%
Laurel	Studio	CF	1	0%	430	-	-	23	-	-	-	23	23	76.7%
Laurel +	Studio	CF	1	0%	480	-	-	2	-	-	-	2	2	6.7%
Laguna Large	1BR	CF	1	0%	860	-	-	-	-	-	-	-	-	0.0%
Aspen	1BR	CF	1	0%	540	-	-	1	-	-	-	1	1	3.3%
Birch	1BR	CF	1	0%	645	-	-	1	-	-	-	1	1	3.3%
Diamond	Studio	CF	1	10%	525	-	-	1	-	-	-	1	1	3.3%
N/A	N/A	N	1	0%	-	-	-	-	-	-	-	-	-	0.0%
Sage	Studio	AL	1	0%	360	5	6	6	9	-	-	26	26	25.0%
Laurel	Studio	AL	1	0%	430	8	9	9	24	1	-	51	51	49.0%
Laurel +	Studio	AL	1	0%	530	-	-	-	2	-	-	2	2	1.9%
Dorado (Denver)	Studio	AL	1	0%	500	-	-	-	-	-	-	-	-	0.0%
Diamond	Studio	AL	1	0%	525	-	-	-	1	-	-	1	1	1.0%
Aspen	1BR	AL	1	0%	540	2	2	2	3	2	-	11	11	10.6%
Birch	1BR	AL	1	0%	645	1	1	1	1	-	-	4	4	3.8%
Laguna Small	1BR	AL	1	0%	720	-	-	-	-	-	-	-	-	0.0%
Laguna Large	1BR	AL	1	0%	860	-	-	-	-	-	-	-	-	0.0%
Lilac - Large 1-Bed	1BR	AL	1	0%	720	-	-	-	-	-	-	-	-	0.0%
Lilac Deluxe	1BR	AL	1	0%	860	-	-	-	-	-	-	-	-	0.0%
Savanna - Small 2-Bed BALCONY	2BR	AL	1	0%	900	-	-	-	-	1	-	1	1	1.0%
Magnolia - Medium 2-Bed BALCONY	2BR	AL	1	0%	1,080	-	-	-	-	-	-	-	-	0.0%
Larkspur (Lantana) - Large 2-Bed	2BR	AL	1	0%	1,200	-	-	-	-	-	-	-	-	0.0%
Cedar 1-BR Combo	1BR	AL	2	0%	720	-	-	-	-	2	-	2	4	3.8%
Chestnut 1-BR Combo	1BR	AL	2	0%	770	-	-	-	-	-	-	-	-	0.0%
Cypress 1-BR Combo	1BR	AL	2	0%	860	-	-	-	-	1	-	1	2	1.9%
Rose 2-BR Combo	2BR	AL	2	0%	875	-	-	-	-	1	-	1	2	1.9%
Rosemary 2-BR Combo	2BR	AL	2	0%	945	-	-	-	-	-	-	-	-	0.0%
Oakwood 2-BR Combo	2BR	AL	2	0%	1,050	-	-	-	-	-	-	-	-	0.0%
Sequoia 2-BR Combo	2BR	AL	2	0%	1,050	-	-	-	-	-	-	-	-	0.0%
N/A	N/A	N	1	0%	-	-	-	-	-	-	-	-	-	0.0%
Deluxe IL Studio Small	1BR	IL	1	0%	530	-	-	-	-	-	-	-	-	0.0%
Deluxe IL Studio Large	1BR	IL	1	0%	600	-	-	-	-	-	-	-	-	0.0%
Sierra	1BR	IL	1	10%	540	-	-	-	-	-	-	-	-	0.0%
Sierra XL	1BR	IL	1	10%	585	-	-	-	-	-	-	-	-	0.0%
Mesa	1BR	IL	1	10%	645	-	-	-	-	-	-	-	-	0.0%
Mesa XL	1BR	IL	1	10%	650	-	-	-	-	-	-	-	-	0.0%
Laguna Small	1BR	IL	1	10%	720	-	-	-	-	-	-	-	-	0.0%
Laguna Small	1BR	IL	1	15%	720	-	-	-	-	-	-	-	-	0.0%
Laguna Large	1BR	IL	1	15%	860	-	-	-	-	-	-	-	-	0.0%
Laguna Deluxe	1BR	IL	1	15%	960	-	-	-	-	-	-	-	-	0.0%
Sienna	2BR	IL	1	15%	900	-	-	-	-	-	-	-	-	0.0%
Mimosa	2BR	IL	1	25%	1,075	-	-	-	-	-	-	-	-	0.0%
Lantana	2BR	IL	1	25%	1,300	-	-	-	-	-	-	-	-	0.0%
Lantana XL	2BR	IL	1	25%	1,400	-	-	-	-	-	-	-	-	0.0%
N/A	N/A	N	1	0%	-	-	-	-	-	-	-	-	-	0.0%
Totals/Averages - IL Aptmts		IL				-	-	-	-	-	-	-	0	0.0%
Totals/Averages - AL Aptmts		AL			455	16	18	18	40	8	-	100	104	64.2%
Totals/Averages - CF Aptmts		CF			443	-	-	30	-	-	-	30	30	18.5%
Totals/Averages - D Aptmts		D			422	-	28	-	-	-	-	28	28	17.3%
Grand Totals/Avg					447	16	46	48	40	8	-	158	162	100.0%



BELMONT Village
SENIOR LIVING

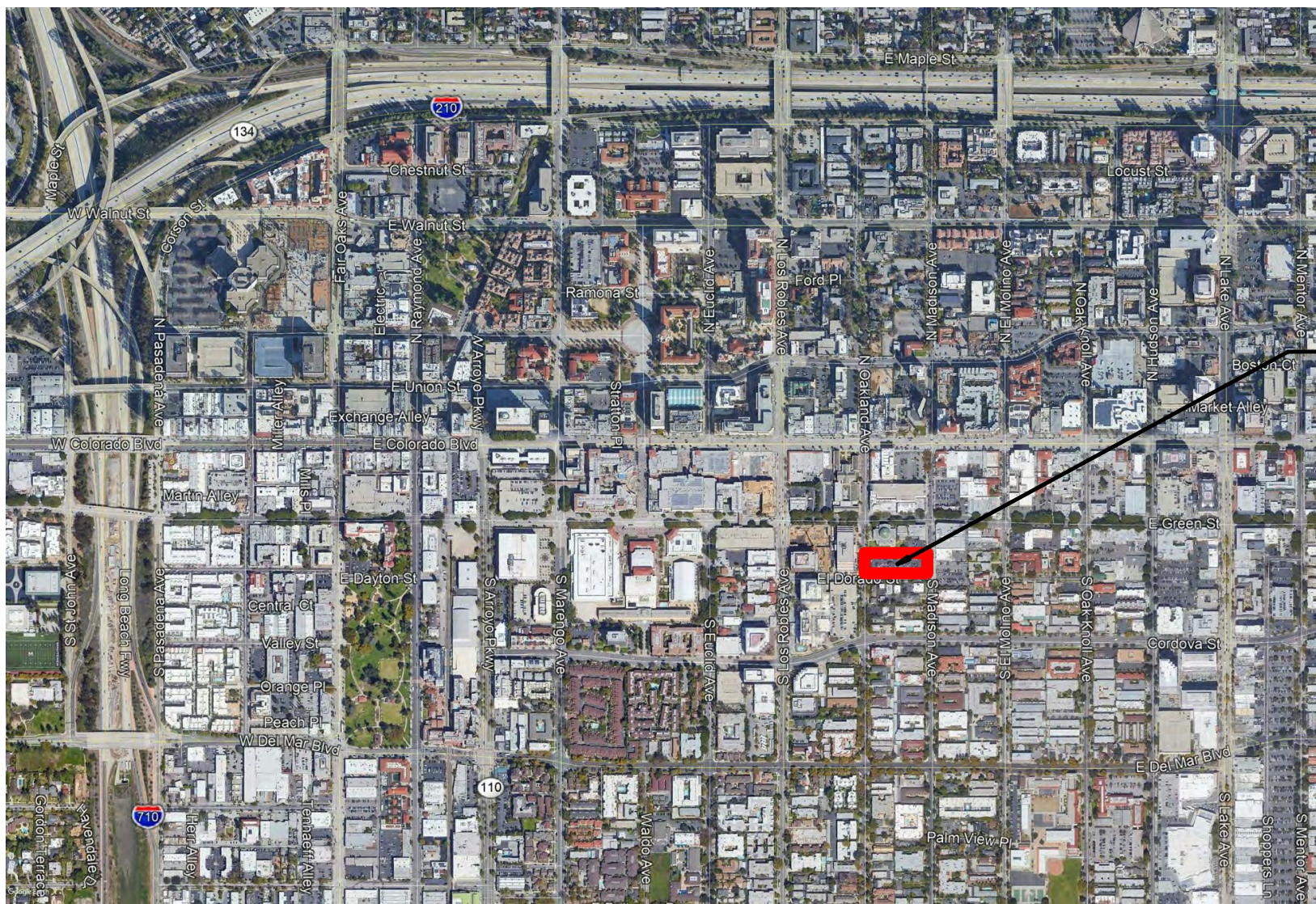
BELMONT VILLAGE

PASADENA, CA

158 APARTMENTS
162 UNITS

UNIT MIX

03/05/2021



PROJECT
SITE



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

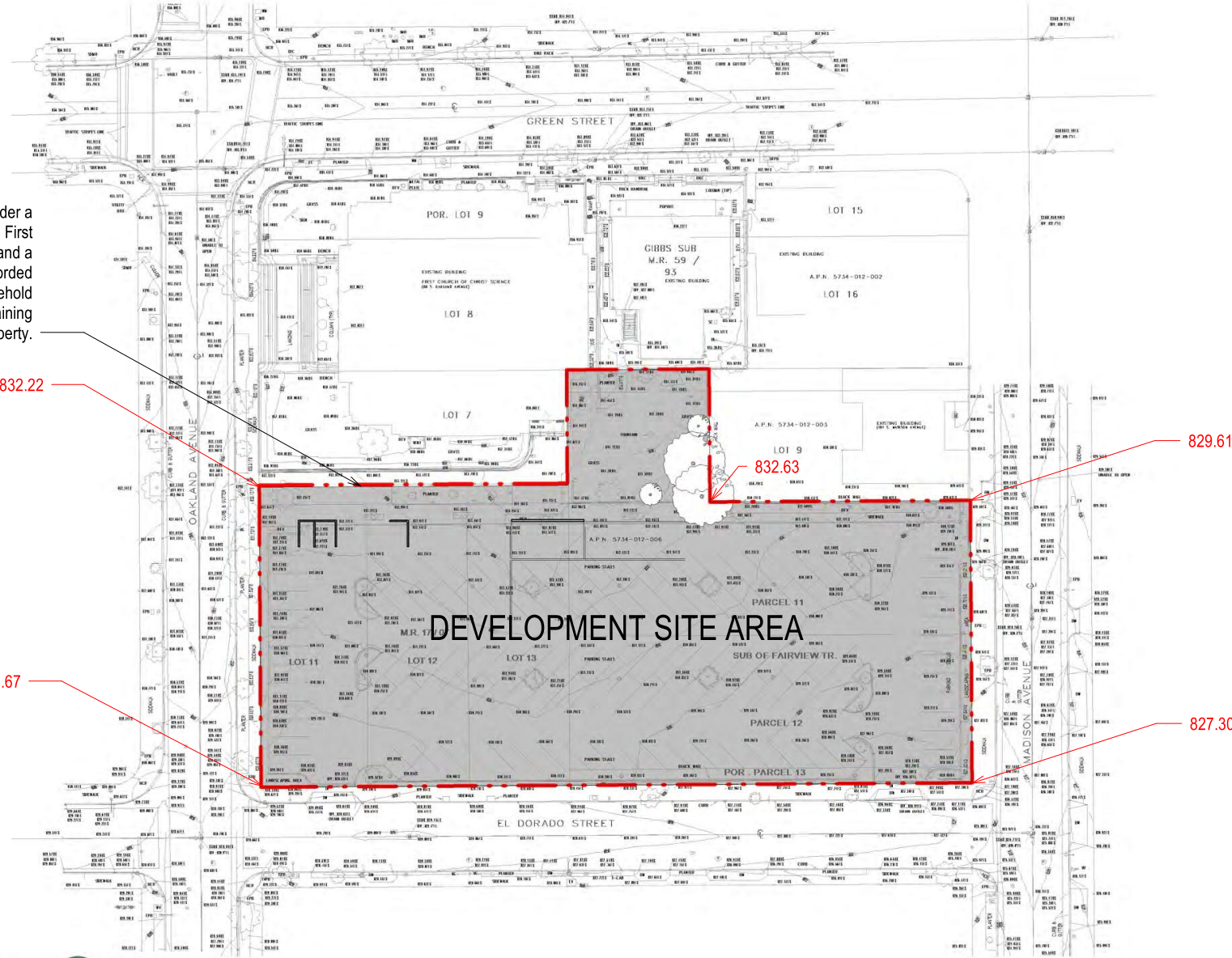
PASADENA, CA

VICINITY



03/05/2021

The project is being built under a 99-year ground lease with the First Church of Christ, Scientist, and a lot line adjustment will be recorded to create a separate leasehold parcel distinct from the remaining church property.



BELMONT *Village*
SENIOR LIVING

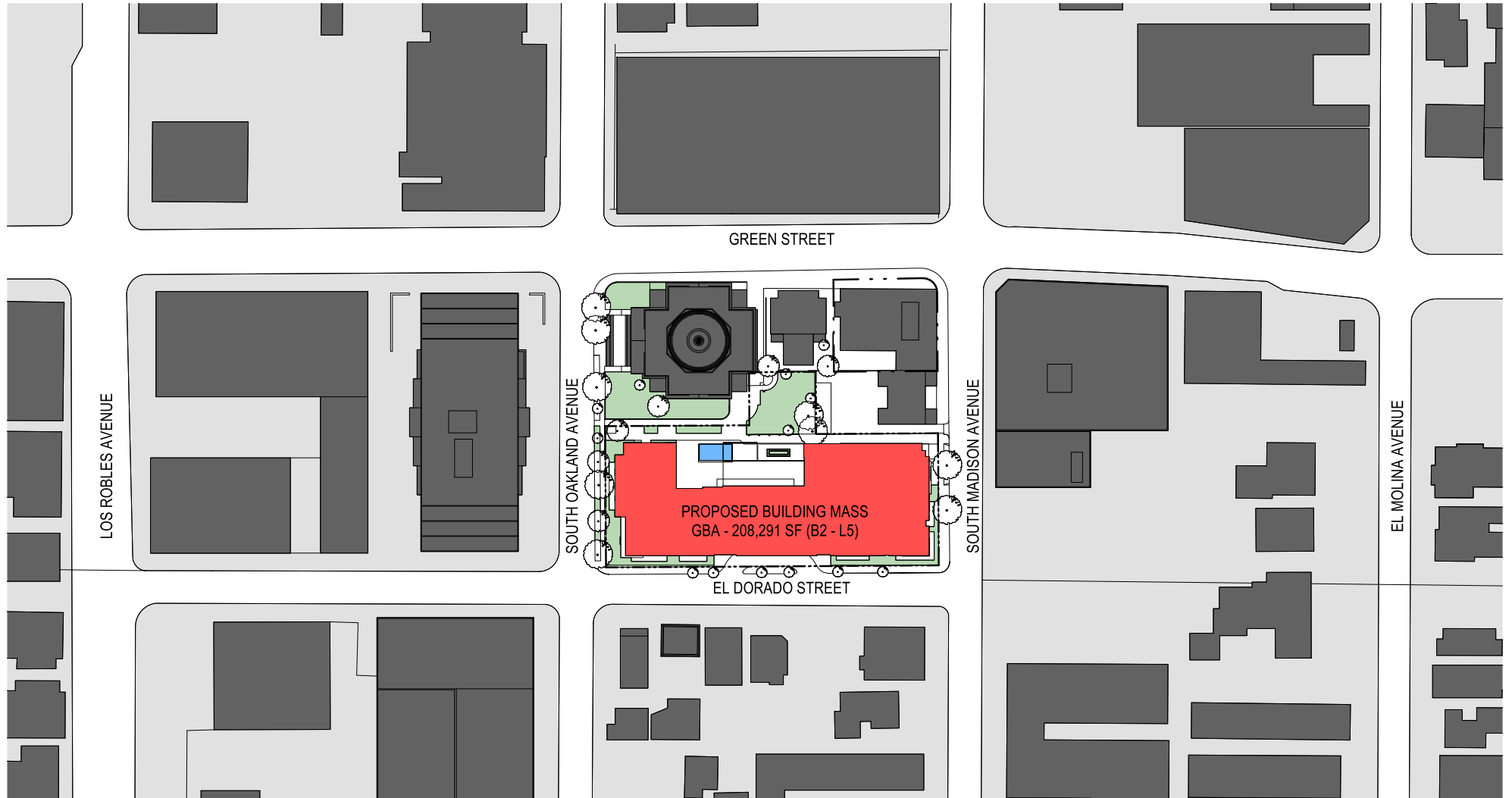
BELMONT VILLAGE

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SURVEY PLAN
1" = 50'-0"



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BELMONT *Village*
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BELMONT VILLAGE

PASADENA, CA

SITE PLAN
1" = 100'-0"



03/05/2021



Section B
1/32" = 1'-0"

BELMONT Village
SENIOR LIVING

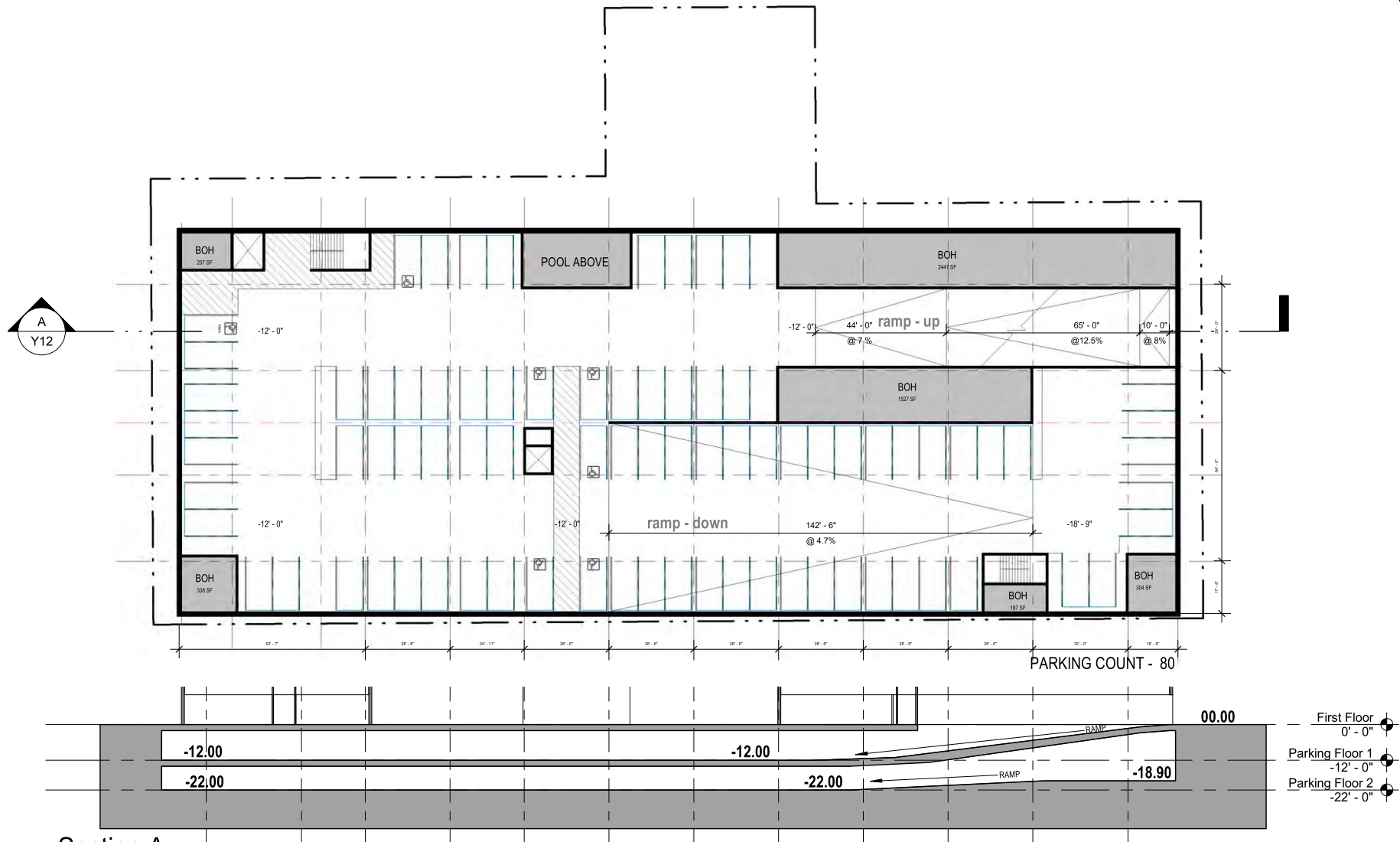
BELMONT VILLAGE

PASADENA, CA

BASEMENT 2
1/32" = 1'-0"



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BELMONT *Village*
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BASEMENT 1
1/32" = 1'-0"



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A landscaped plaza area that will be available for both Church and Belmont Village use will be constructed partially on the ground lease parcel and partially on the remaining church parcel. Church and Belmont Village will execute reciprocal easements over their respective properties permitting shared use.

SOUTH OAKLAND AVENUE



ASSISTED LIVING APTS.

SAGE - 5
LAUREL - 8
ASPEN - 2
BIRCH - 1

16 APTS



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

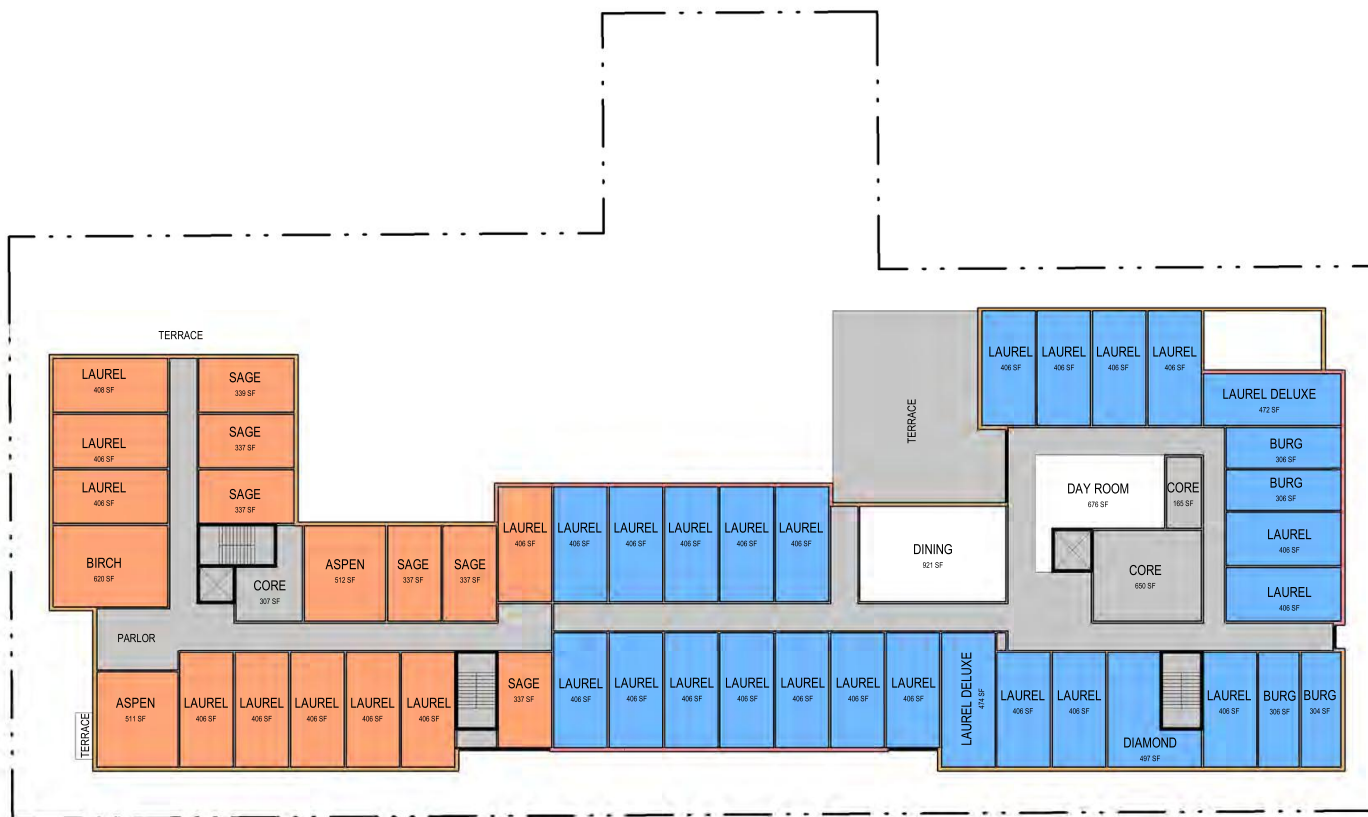
PASADENA, CA

GROUND FLOOR PLAN

1/32" = 1'-0"



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BELMONT Village
SENIOR LIVING

BELMONT VILLAGE

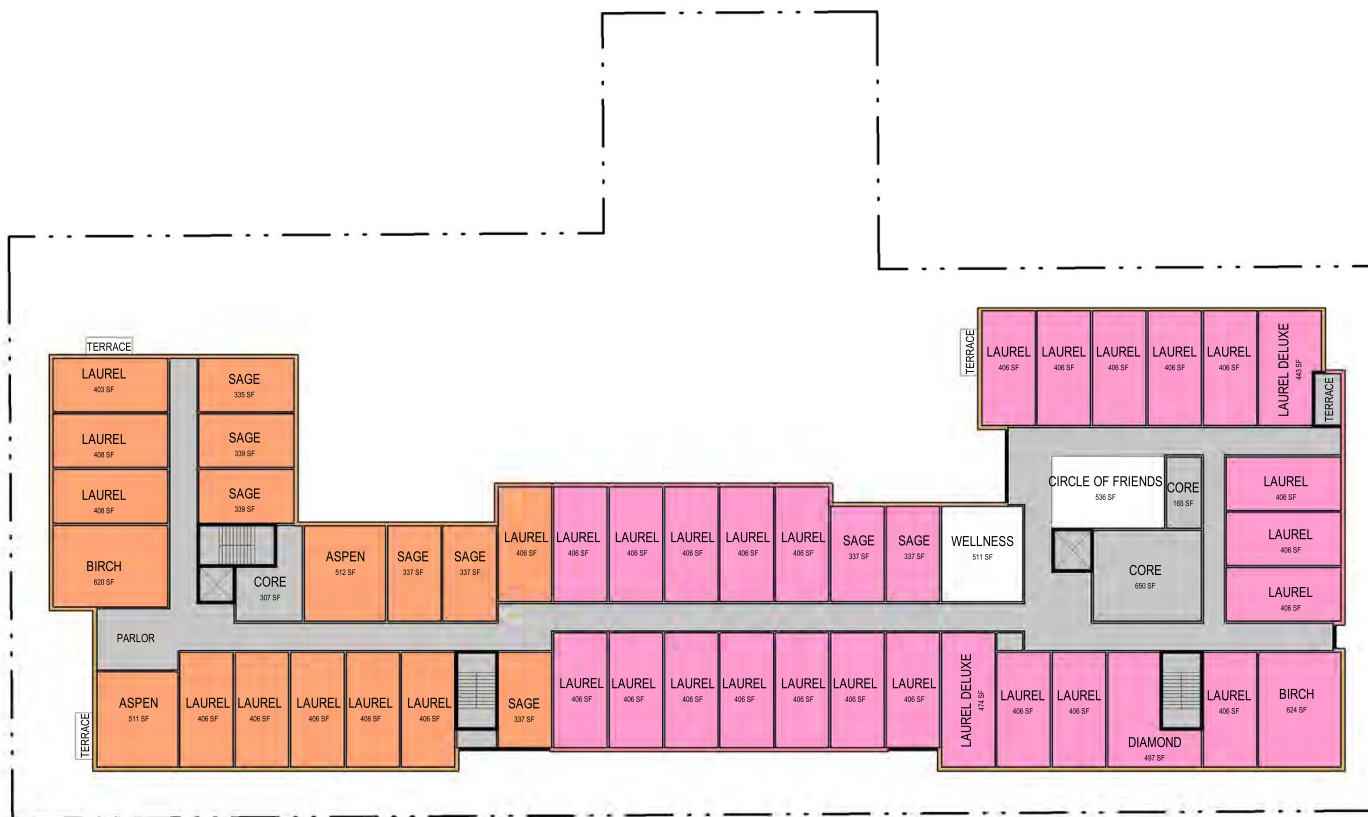
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SECOND FLOOR PLAN

1/32" = 1'-0"



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BELMONT Village
SENIOR LIVING

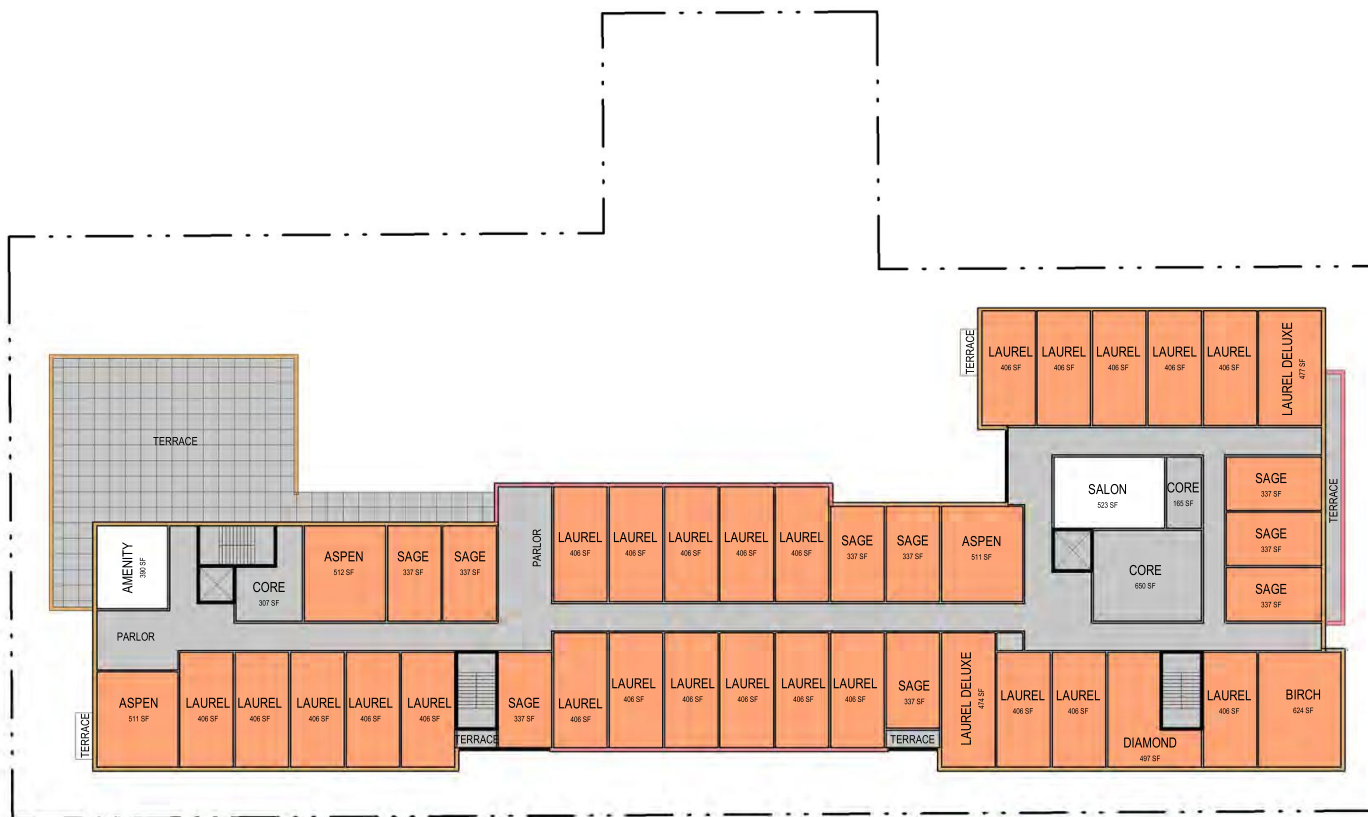
BELMONT VILLAGE

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THIRD FLOOR PLAN
1/32" = 1'-0"



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ASSISTED LIVING APTS.

SAGE - 9
 LAUREL - 24
 LAUREL DELUXE - 2
 DIAMOND - 1
 ASPEN - 3
 BIRCH - 1

 40 APTS



BELMONT Village
 SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

FOURTH FLOOR PLAN
 1/32" = 1'-0"



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ASSISTED LIVING APTS.

LAUREL - 1
 ASPEN - 1
 SAVANNA - 1
 CEDAR - 2
 ROSE 2B - 1
 CHESTNUT - 1
 CYPRESS - 1

 8 APTS



BELMONT *Village*
 SENIOR LIVING

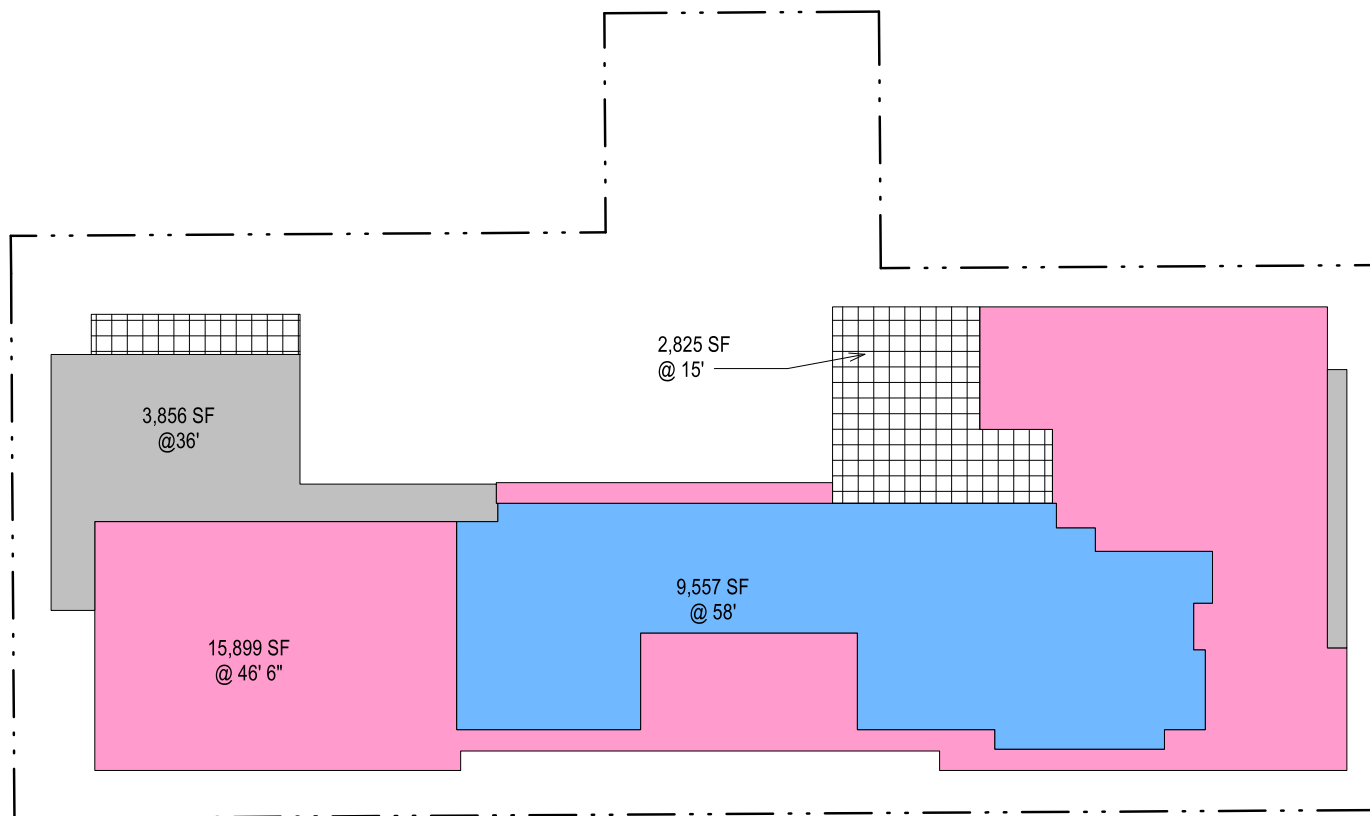
BELMONT VILLAGE

PASADENA, CA

Fifth Floor Plan
 1/32" = 1'-0"



03/05/2021



@ 15' = 2,825 SF = 8.79%

@ 36' = 3,856 SF = 12.00%

@ 46.5' = 15,899 SF = 49.47%

@ 58' = 9,557 SF = 29.74%

47.09' 32, 137 SF = 100%

ROOF HEIGHT AVERAGING

32,137 SF TOTAL ROOF AREA
X .30

9,641.10 SF (ALLOWABLE ROOF AREA)

9,557 SF (CURRENT 5TH FLR ROOF)



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

Roof Plan
1/32" = 1'-0"



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BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

SE AERIAL

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

SE - STREET

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

SW AERIAL

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

SW - STREET

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

NW AERIAL

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

NW - STREET

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

NE AERIAL

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

NE - STREET

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

NORTH COURTYARD AERIAL

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

NORTH COURTYARD VIEW

03/05/2021



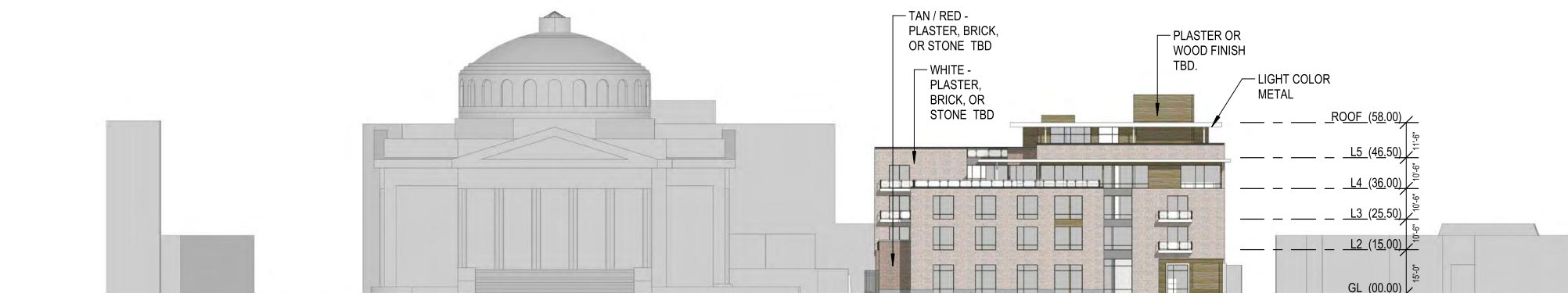
BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

NORTH COURTYARD VIEW

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

EAST ELEVATION
SOUTH MADISON AVENUE

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

SOUTH ELEVATION
EL DORADO STREET

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

WEST ELEVATION
SOUTH OAKLAND AVENUE

03/05/2021



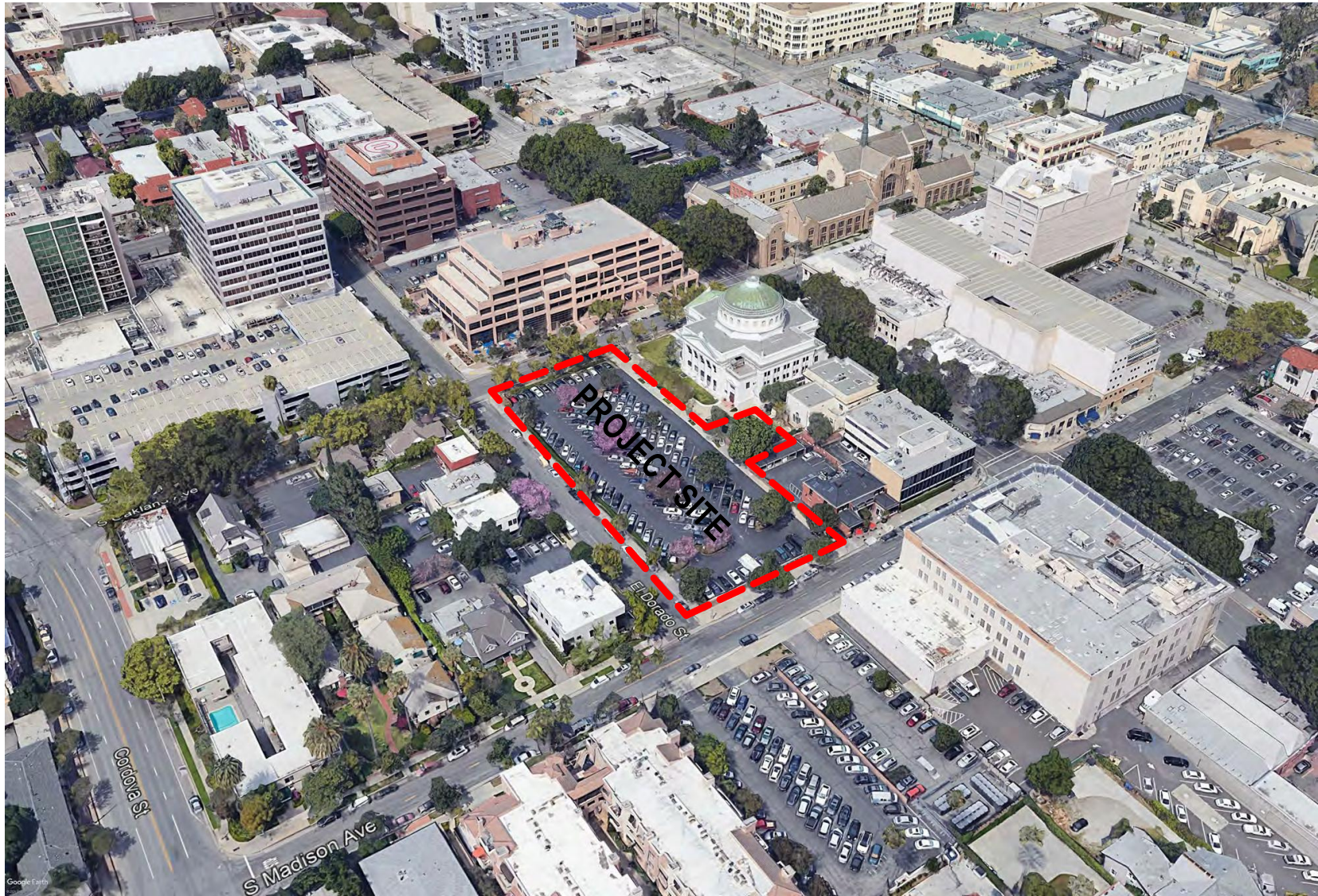
BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

NORTH ELEVATION

03/05/2021



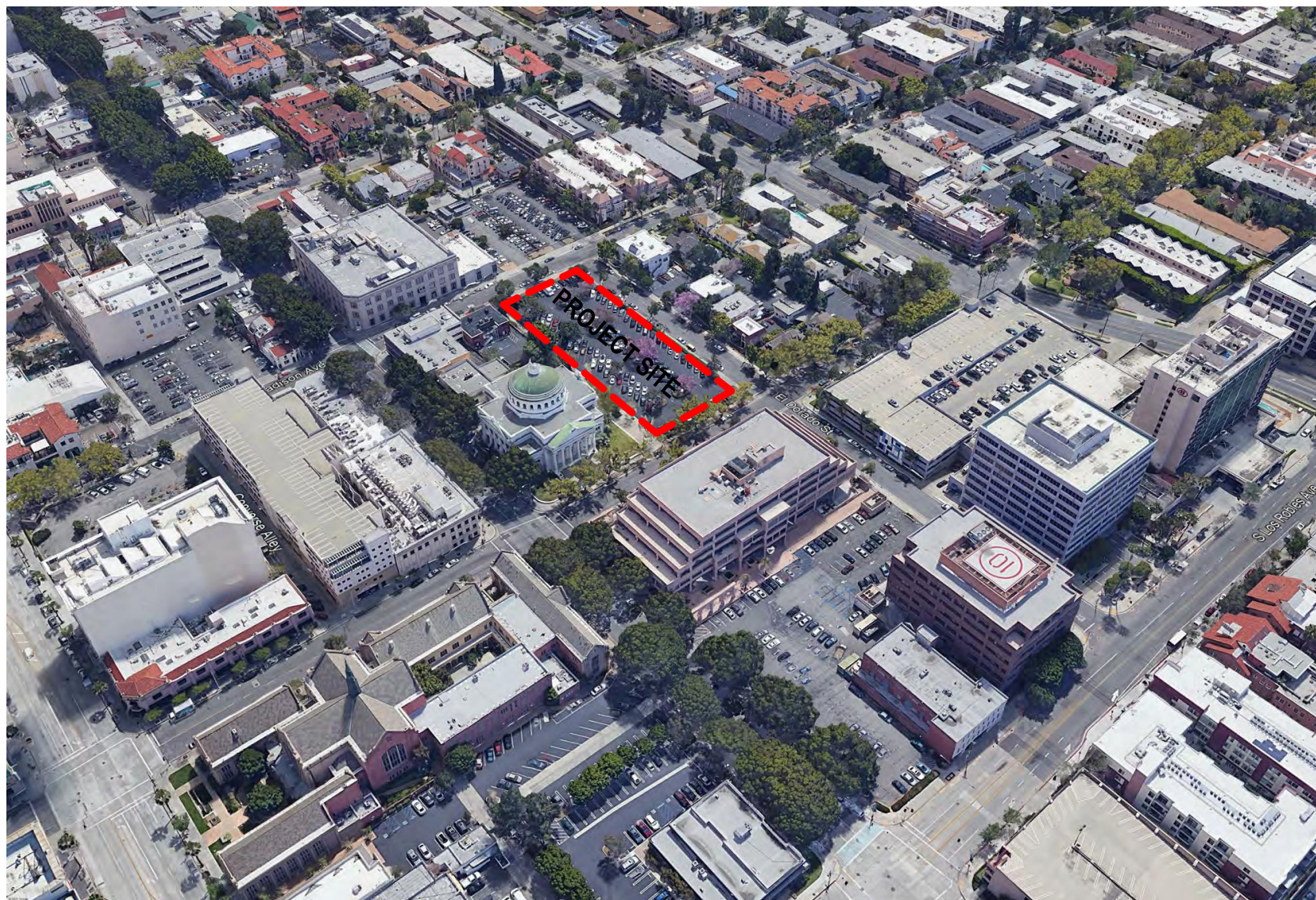
BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

SE AERIAL PHOTO

03/05/2021



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

NW AERIAL PHOTO

03/05/2021

LOS ROBLES - ARCHITECTURE



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

SITE PHOTOS

03/05/2021



1



2



Project : Kaiser Permanente medical school

3



4



5



6

LOS ROBLES EAST

SITE PHOTOS



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA



Project : COLORADO 77

7



Project : THE BURTON / THE J-GRANT

10



Project : HYATT HOTEL

8



8



9



Project : 388 CORDOVA - PHASE 1

12

LOS ROBLES WEST



BELMONT *Village*
SENIOR LIVING

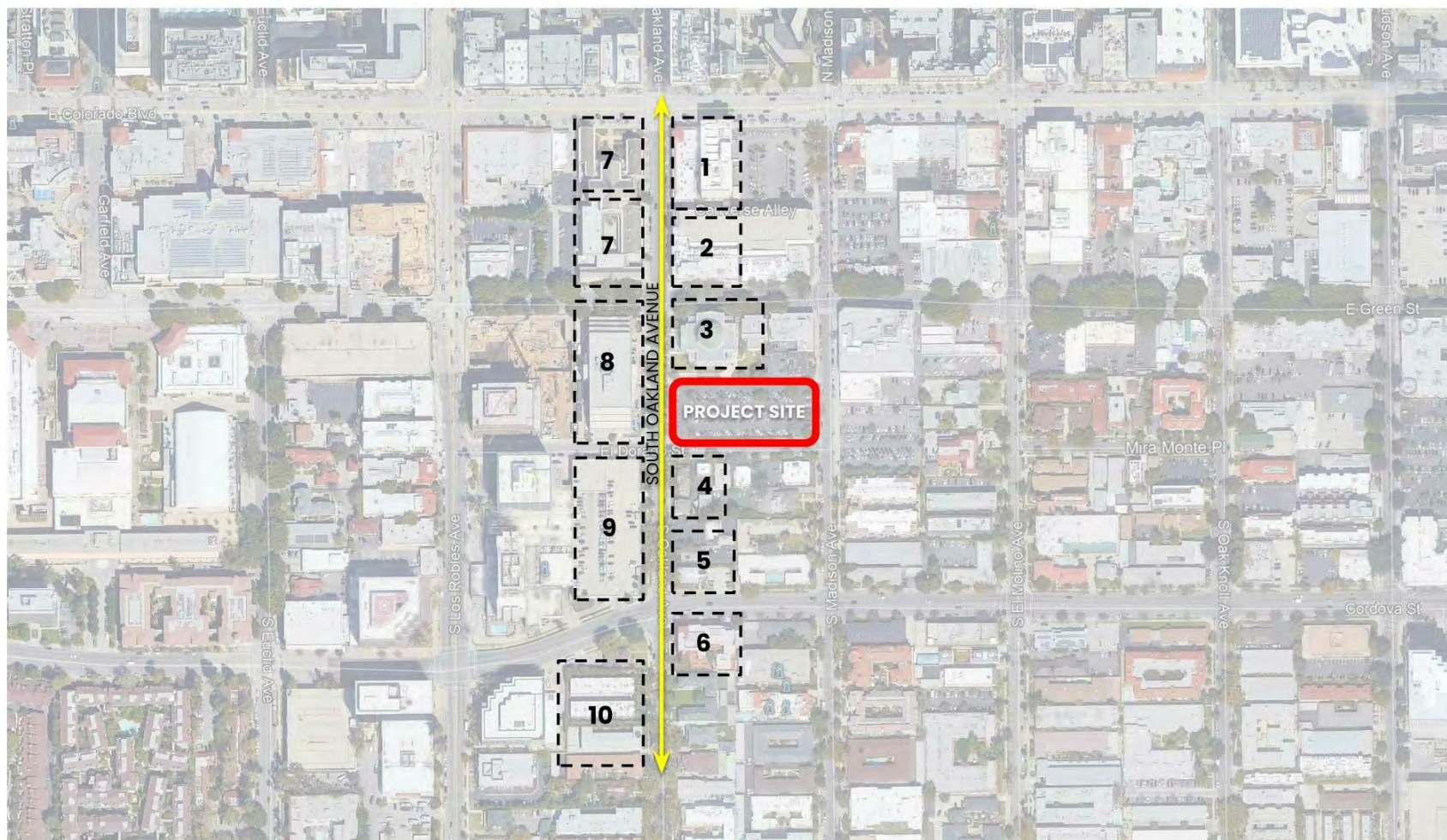
BELMONT VILLAGE

PASADENA, CA

SITE PHOTOS

03/05/2021

SOUTH OAKLAND AVENUE – ARCHITECTURE



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

SITE PHOTOS

03/05/2021



1



4



2



5



3



6

SOUTH OAKLAND EAST

SITE PHOTOS



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

SOUTH OAKLAND WEST



7 NORTH



7 SOUTH



8



9 NORTH



9 SOUTH



10

SITE PHOTOS



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

SOUTH MADISON AVENUE – ARCHITECTURE



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

SITE PHOTOS

03/05/2021



1



4



2



5



3



6

SOUTH OAKLAND EAST

SITE PHOTOS



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

03/05/2021

SOUTH OAKLAND WEST



7



8



9



10



11



12



BELMONT *Village*
SENIOR LIVING

BELMONT VILLAGE

PASADENA, CA

SITE PHOTOS

03/05/2021



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SENIOR LIVING

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ARCHITECTURAL REFERENCES

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