

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ADOPTING
A DECLARATION OF LANDMARK DESIGNATION OF THE I. MAGNIN AND
COMPANY BUILDING AT 475 SOUTH LAKE AVENUE, PASADENA, CALIFORNIA**

WHEREAS, the City Council has found that the I. Magnin and Company Building at 475 South Lake Avenue meets Criterion C, as set forth in Section 17.62.040(D)(2) of the Pasadena Municipal Code; and

WHEREAS, the I. Magnin and Company Building at 475 South Lake Avenue is significant because it embodies the distinctive characteristics of a building type, a stand-alone Post-War II Mid-Century department store; an architectural style, Late Moderne; the period of Post-War II Mid-Century decentralized development and South Lake Avenue's transition from a residential enclave into its present-day commercial corridor; method of construction as a poured-in-place concrete building; and represents the work of Harold C. Chambers, whose work is of significance to the City; and

WHEREAS, the application for Landmark designation is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308, Class 8; and

WHEREAS, Yuval Chiprut, serving as Agent of owner, 475 South Lake Avenue, LLC, submitted the application for designation of the building as a Landmark; and

WHEREAS, the City Council may designate a Landmark and evidence such approval by adopting a declaration executed by the Mayor pursuant to Subsection 17.62.050(C) of the Pasadena Municipal Code.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PASADENA
RESOLVES AS FOLLOWS:** The attached declaration of Landmark designation for the
I. Magnin and Company Building at 475 South Lake Avenue is hereby adopted.

Adopted at the _____ meeting of the City Council on the _____ day of
_____, 2022 by the following vote:

AYES:


NOES:

ABSENT:

ABSTAIN:

Mark Jomsky, City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

DECLARATION OF LANDMARK DESIGNATION FOR:

475 South Lake Avenue
PASADENA, CALIFORNIA

Pursuant to the provisions of Section 17.62.050 of the Pasadena Municipal Code, the City Council of the City of Pasadena by this declaration hereby designates as a Landmark the I. Magnin and Company Building, as described in the City Council Agenda Report dated August 15, 2022, at certain real property described as:

(See attached Exhibit A)

Under Pasadena Municipal Code Section 17.62.090, all work affecting designated Landmarks, except ordinary maintenance and repair, such as but not limited to new construction and additions, exterior alterations, relocation, and demolition, is subject to review by the City of Pasadena.

DATED: _____

ATTEST:

CITY OF PASADENA
A municipal corporation

Mark Jomsky, City Clerk

By: _____
Victor M. Gordo, Mayor

EXHIBIT A

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: THOSE PORTIONS OF LOTS 24 AND 25 OF SAMUEL STRATTON'S SUBDIVISION OF LOTS 11 AND 12, BLOCK "K" OF THE LAKE VINEYARD LAND AND WATER ASSOCIATION LANDS, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 24, WITH A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 24 AND BEING 15 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT; SAID PARALLEL LINE BEING THE WESTERLY LINE OF LAKE AVENUE, A PUBLIC STREET, AS NOW ESTABLISHED, 100 FEET IN WIDTH; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 24, NORTH 89° 58'52" WEST 176.17 FEET; THENCE NORTH 00° 04'31" EAST 99.86 FEET; THENCE SOUTH 89° 58'52" EAST 85.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID LAKE AVENUE; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00° 00'38" WEST 120.00 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 8, 1997 AS INSTRUMENT NO. 97-1929013.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ACCESS AND PARKING FOR VEHICULAR OR PEDESTRIAN TRAFFIC UPON OR ACROSS THE COMMON AREAS, ALL AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AND OPERATION AGREEMENT, RECORDED DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2041465, WITHIN THE FOLLOWING DESCRIBED PARCELS 2A AND 2B:

PARCEL 2A:

ALL OF LOTS 24, 25, 26 AND 27 OF SAMUEL STRATTON'S SUBDIVISION OF LOTS 11 AND 12, BLOCK "K" OF THE LAKE VINEYARD LAND AND WATER ASSOCIATION LANDS, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THOSE PORTIONS OF SAID LOTS 24 AND 25, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 24, WITH A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 24 AND BEING 15 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT; SAID PARALLEL LINE BEING THE WESTERLY LINE OF LAKE AVENUE, A PUBLIC STREET, AS NOW ESTABLISHED, 100 FEET IN WIDTH; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 24, NORTH 89° 58'52" WEST 176.17 FEET; THENCE NORTH 00° 04'31" EAST 99.86 FEET; THENCE SOUTH 89° 58'52" EAST 85.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID LAKE AVENUE; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00° 00'38" WEST 120.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2B:

LOTS 9, 10, 11, 12, 13, 14 AND THE SOUTH 30 FEET OF LOTS 8 AND 15 OF LAKE AVENUE SYNDICATE TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25 PAGE 27 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THOSE PORTIONS OF LOTS 8, 9, 10 AND 11 LYING WITHIN THE LINES OF LAKE AVENUE, AS WIDENED TO 100 FEET.