



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 731 E. WASHINGTON BLVD

Project Name: Commercial Building Remodel to Mixed Use

Project Description: (Please describe demolitions, alterations and any new construction) Removal of all interior partitions and doors, overhead garage doors and windows and install new windows and doors, interior partitions and demising walls, plumbing fixtures etc, for 2 residential units and 1 commercial/office unit. Restore exterior distinguishing features of the original architecture.

Zoning Designation: CL SP-1b General Plan Designation:

Estimated Valuation (Cost of Project): \$ 150,000.00

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Greg Crawford

Address: 408 S Pasadena Ave, Unit 4

City Pasadena State: CA Zip: 91105

CONTACT PERSON: Greg Crawford

Address: 408 S Pasadena Ave, Unit 4

City Pasadena State: CA Zip: 91105

PROPERTY OWNER NAME: 731 East Washington Blvd., LLC

Address: 556 S Fair Oaks Ave, Suite 101-14

City Pasadena State: CA Zip: 91105

Telephone: [ 855 ] 550-2453 ext. 101

Fax: [ ]

Email: gregc@bildencorp.com

Telephone: [ 855 ] 550-2453 ext. 101

Fax: [ ]

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

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

Note: Space for signature is on reverse side

Master Application (without supplementals)5/27/20

**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:** Greg Crawford Digitally signed by Greg Crawford  
 Date: 2022.11.16 08:04:28 -08'00' Date: 11/15/22

<p><b><u>For Office Use Only</u></b></p> <p><b>PLAN #</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? Y <input type="checkbox"/> N <input type="checkbox"/>          PUBLIC ART REVIEW REQUIRED? Y <input type="checkbox"/> N <input type="checkbox"/>          TRANSPORTATION REVIEW REQUIRED? Y <input type="checkbox"/> N <input type="checkbox"/>          INCLUSIONARY HOUSING REQUIRED? Y <input type="checkbox"/> N <input type="checkbox"/></p>	<p><b>REVIEW AUTHORITY:</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>TAXPAYER PROTECTION</b></p> <p><input type="checkbox"/> DISCLOSURE REQUIRED  <input type="checkbox"/> NOT REQUIRED</p>	<p><b>CEQA REVIEW:</b></p> <p><input checked="" type="checkbox"/> EXEMPTION  <input type="checkbox"/> INITIAL STUDY  <input type="checkbox"/> EIR</p> <p><b>CEQA REVIEW STATUS:</b></p> <p><input checked="" type="checkbox"/> PENDING  <input type="checkbox"/> COMPLETED</p>	<p><b><u>Design &amp; Historic Preservation:</u></b></p> <p><b>TYPE OF HISTORIC PRESERVATION REVIEW:</b></p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)  <input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p><b>TYPE OF DESIGN REVIEW:</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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**Note:** In addition to this application, a completed **Planning Division Master Application Form** is also required. Submit all materials via email or file transfer to [DHPquestions@cityofpasadena.net](mailto:DHPquestions@cityofpasadena.net).

**PROPERTY PROPOSED FOR DESIGNATION**

1. Name of Property:	WASHINGTON
2. Property Address:	731 E WASHINGTON BLVD
3. Date of Original Construction:	1930
4. Original Owner:	ARTHUR J. SHAW
5. Original Architect / Builder:	JOHN C. SMITH / CEDRIC E BROWN

**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 & HISTORICAL PHOTOGRAPHS**

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. If applying for historic monument designation, specify whether any interior public or semi-public spaces are included in the nomination. A site plan and/or floor plan may be used to supplement the narrative description. Please also submit recent and, if available, historical photographs.

**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. If applying for historic monument designation, an evaluation by a qualified architectural historian may be required to demonstrate exceptional or regional, statewide or national significance. 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/criteria under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable. Submitted description and supplemental information should provide an explanation of how the property meets the specified criterion/criteria.

<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 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 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.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City.
<input checked="" 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 possesses artistic values of significance to the City.
<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.