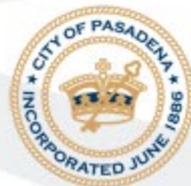




Office of the City Manager

# HIGHLIGHTS OF HISTORIC PROJECT WORK FOR THE RECONNECTING PASADENA 710 VISION PLAN

City Council  
March 30, 2026





# Background

Office of the City Manager

Three deliverables of historic work done by 3 firms:

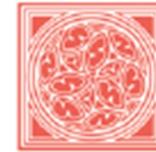
1. Historic Data/Setting - Architectural Resources Group
2. Oral History - Allegra Consulting
3. Impacts of freeways on Pasadena - UCLA Institute of Transportation Studies



# Historical Data/Setting

Office of the City Manager

- Historical Data/Setting
- Architectural Resources Group
- Historical data of what existed before the stub
  - Property Acquisition Process
  - Effects of Displacement
  - Building Counts



Architectural  
Resources Group

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# Historical Data/Setting

Office of the City Manager

- Provides overview of highway and freeway development
- History of 710 Freeway Construction in Pasadena
  - Origins, route options, and debates in Pasadena
  - Influence of redlining and urban renewal
  - Opposition in Pasadena



*The completed 710 Freeway, circa 1975 (Pasadena Public Library)*

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# Building Counts

## Building Counts in the Study Area

Building Type	Count
Residential	
Buildings	117
Units	168
Commercial	50
Institutional	10
Industrial	8
Total Buildings (Known)	188
Total Buildings (incl. vacant/unknown)	209

## Building Counts in the 710 Relinquishment Area

Building Type	Count
Residential	
Buildings	56
Units	64
Commercial	18
Institutional	6
Industrial	14
Total Buildings (Known)	94
Total Buildings (incl. vacant/unknown)	107

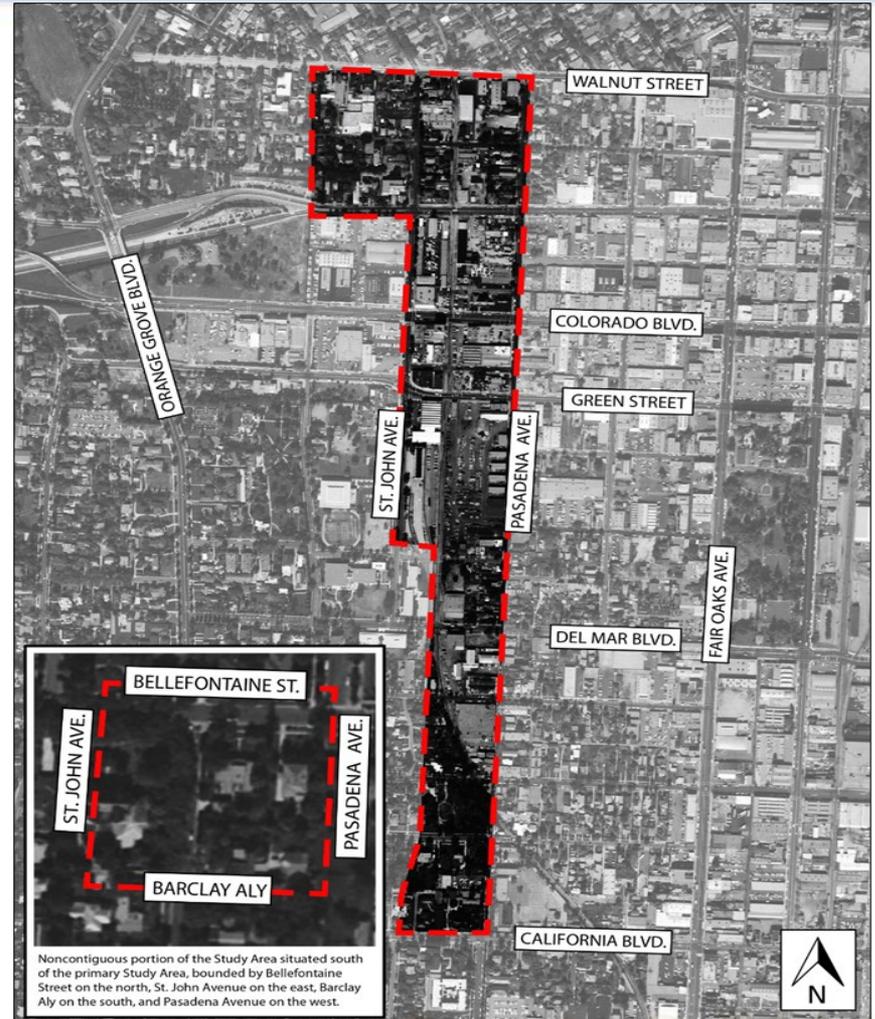




# Other topics covered

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- Neighborhood prior to displacement
- Effects of displacement
- Forms of property acquisition
- Effects of Displacement





# Property Acquisitions

Office of the City Manager

- Types of Property Acquisition
  - Hardship acquisition
  - Fee
  - Quitclaim deed
  - Easement deed
  - Relinquishment
  - Director's deed
  - Eminent domain

D.P.R. REG. NO.		STATE	FEDERAL PROJECT NO.	EFFECTIVE DATE	SHEET NO.	TOTAL SHEETS
7		CALIF.	I 210-1 (92) 24	5-10-65	9	
DISTRICT		R/W AGENT	BUREAU OF PUBLIC ROADS		DATE	
PARCEL NO.	GRANTOR OR GRANTEE	AREA		INST.	RECORDING DATA	
		TO BE ACQ.	EXCESS TOTAL		DATE	O. R.
41716	Ambassador College	14,778	14,778	Fee	5-29-63	D4385-329
41717	Jones Desert Stone	5,300	5,300	Fee	8-31-69	D4542-525
41718	Kaplan	6,677	6,677	Cond.	6-1-70	D4729-98
41720	Tanaka	5,101	5,101	Fee	8-28-69	D4472-81
41721	Pomeroy, et ux	7,650	7,650	Fee	7-14-70	D4771-76
41721-1	Pomeroy, et ux	7,621	7,621	Fee	7-14-70	D4771-76
41722	Leishman	18,473	18,473	Fee	6-14-70	D-4801-642
41723	Stasand, et ux	5,483	10,533	Fee	8-20-68	D4105-610
41723-1	Stasand, et ux	5,050	5,050	Fee	8-20-68	D4105-610
41724	Cohn	10,966	10,966	Fee	5-2-69	D4483-442
41725	Security First Nat'l Bank	5,049	5,049	Fee	1-18-68	D4197-331
41726	Fiore	5,049	5,049	Fee	2-19-70	D4637-218
41728	Union Oil Co.	21,582	21,582	Fee	8-5-69	D4456-937
41730 <sup>1,2</sup>	Throop, et ux.	13,964	13,964	Fee	12-7-68	D4226-216
41731	Mathewson	8,811	8,811	Fee	7-12-68	D4063-983
41732	Ward	17,689	17,689	Fee	7-9-68	D4058-731
41733 <sup>1,2</sup>	Throop, et al.	37,903	37,903	Fee	1-17-68	D4226-225
41734	Wilks	81,254	81,254	Cond.	5-13-71	D5056-664
41696-2	L.A. & S.L. R.R. CO.	10,599		Q.C.	1-15-69	D-4581-576
41696-3	L.A. & S.L. R.R. CO.	9,674		Q.C.	1-15-69	D-4581-576
41696-4	L.A. & S.L. R.R. CO.	11,386		Q.C.	1-15-69	D-4581-576
41696-5	L.A. & S.L. R.R. CO.	101,256		Q.C.	1-15-69	D-4581-576
49320-1	Carmolite Park Co.	7,563	4,764	Fee	4-6-72	D-5418-92
49320-2	"	2,342	"	Eas.	4-6-72	D-5418-92
49320-3	"	3,373	"	Temp. Eas.		
49320-4	"	2,677	"	Eas.	4-6-72	D-5418-92
DK49320-4	City of Pasadena			Q.C.	1-15-75	D6909-59



# Sample of Property Owners

Office of the City Manager

710 Study Area Property Owners

Source: Division of Highways Right-of-Way Maps

Map No.	Parcel No.	Grantor/Grantee	Recording Date	Street	Street Address	Purchase Type
F-1214-4	C5624	Nakamura	8/4/1967	Kensington Pl.		Fee
F-1214-4	C5625	Kodama, et ux	3/20/1967	Kensington Pl.		Fee
F-1214-4	C5626	Yamashita, et ux	3/21/1967	Kensington Pl.		Fee
F-1214-4	C5627	Brand	6/22/1967	Kensington Pl.		Fee
F-1214-4	C5628	Huber	4/11/1967	Kensington Pl.		Fee
F-1214-4	C5629	Inovye	1/16/1968	Kensington Pl.		Fee
F-1214-4	C5630-C5630-1	1st African Church	12/21/1966	Vernon Ave.		Fee
F-1214-4	C5634	Fletcher, et ux	3/3/1967	Kensington Pl. / Millard Ave.		Fee
F-1214-4	C5635	Carino	2/10/1967	Millard Ave.		Fee
F-1214-4	C5636	Holtz, et ux	2/28/1967	Kensington Pl.		Fee
F-1214-4	C5638	Junius, et ux	2/10/1967	Kensington Pl.		Fee
F-1214-4	C5639	Ramirez	8/4/1967	Mary St.		Fee
F-1214-4	C5640	Williams, et ux	4/3/1967	Kensington Pl.		Fee
F-1214-4	C5641	Castleton, et ux	2/28/1967	Kensington Pl.		Fee
F-1214-4	C5642	Cosmopolitan Realty	3/24/1967	Mary St.		Fee
F-1214-4	C5643	Koch, et ux	2/3/1967	Kensington Pl.		Fee
F-1214-4	C5644	Taylor, et ux	5/15/1967	Kensington Pl.		Fee
F-1214-4	C5645	Lewis, et ux	2/28/1967	Kensington Pl.		Fee
F-1214-4	C5646	Yamaoka. et al	4/21/1967	Kensington Pl.		Fee
F-1214-4	C5647	Yamaoka. et al	4/25/1967	Mary St.		Fee
F-1214-4	C5648	Pasadena Union Presbyterian Church	6/12/1967	Kensington Pl.		Fee
F-1214-4	C5650	Milton	2/14/1967	Vernon Ave. / Mary St.		Fee



# Oral History

Office of the City Manager

- Allegra Consulting, Inc.
- Identify persons or descendants with direct knowledge or experience of the freeway expansion

March 26, 2025, Revised

**710 RECONNECTING COMMUNITIES  
ORAL HISTORY REPORT**

 **PASADENA**  
CALIFORNIA · WWW.CITYOFPASADENA.NET  
710 RECONNECTING COMMUNITIES

*Amplify*

Presented by:  
**ALLEGRA**

**EXPLORING HERITAGE  
AND FORTITUDE:**

Grant, Richardson, King Family  
<https://vimeo.com/985253951>



# Oral History Responses

## IDENTIFICATION OF RESIDENTS, ORGANIZATIONS, & BUSINESSES DISPLACED AND OR IMPACTED:

### **SURVEY RESPONSES: 159**

**Displaced Residents,  
Descendants, and Addresses:**  
Residents: 43  
Addresses: 40

**Number of Interviews  
and Stories Conducted  
and Completed: 29**

**Number of Videos  
Produced by KPAS  
and MD Productions:  
14**

**Displaced Businesses:**  
4 Identified by Allegra, 15 through  
storytelling, and an additional 38  
businesses identified by ARG =  
**Thriving Community**

**Displaced Organizations/  
Institutions: 3**

**Impacted But Not Displaced:  
116 Respondents and Residents**



# Displaced Families

Office of the City Manager

## **Doris Leonard & Family Emanuel and Gravetta Leonard**

- In 1952, Leonard family moved to Pasadena & resided on Pasadena Avenue
- Emanuel built Manuel's Motel & Gravetta became the first Black realtor in the San Gabriel Valley
- Together, they helped families purchase homes despite redlining & worked to integrate Pasadena.



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# Displaced Institutions

Office of the City Manager

## First AME Church

- One of Pasadena's largest Black churches displaced through eminent domain in the late 1960s
- Was located at 107 N. Vernon Ave.
- Designed by AIA Architect Paul Williams

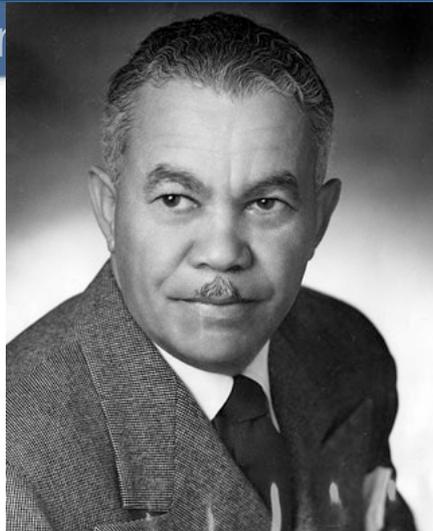


Photo Caption: Architect Paul R. Williams

First AME Church rounded stained glass windows in both pictures.





# Twice Displaced: Yashiro Family

Office of the City Manager

- Rick Osaka's grandparents, the Yashiros, were disrupted & uprooted when they were sent to an internment camp during World War II
- Once again, abruptly displaced by the SR 710 Freeway construction when home was taken by eminent domain
- Relocated to Altadena into a much smaller home to start over



Photo Captions: The Yashiro's home was located at 170 S. Pasadena Ave., Below left is Rick Osaka and below right are Rick's Grandparents and his father as a young boy.

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# Impacted But Not Displaced

Office of the City Manager

## Tim Ivison, 3<sup>rd</sup> Generation Renter

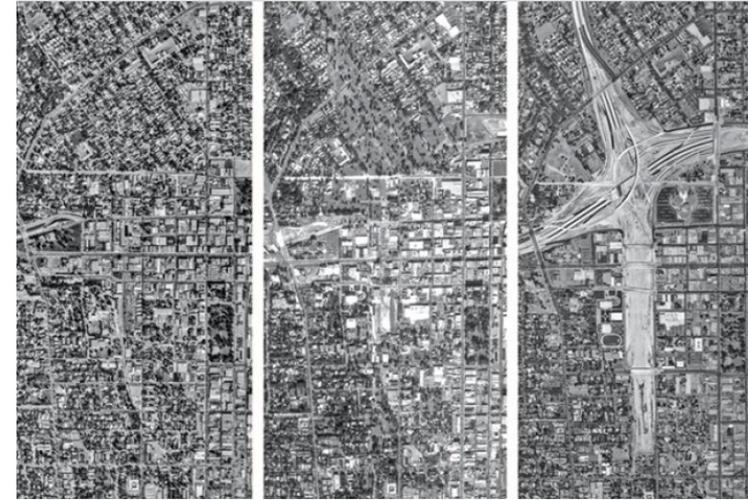
- Tim's grandmother began leasing Caltrans home on Pasadena Ave. in 1968
- Tim & his family now rent same home from Caltrans
- As Caltrans renters, they might qualify to purchase a Caltrans home



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- Impacts of freeways & other mechanisms on segregation & demographics in Pasadena
- UCLA, Institute of Transportation Studies
- Census tract information, zoning, redlining, covenants, other mechanisms



RESEARCH REPORT

## Racial Segregation in Pasadena: The Role of Freeway Development and Institutional Mechanisms

May 2025

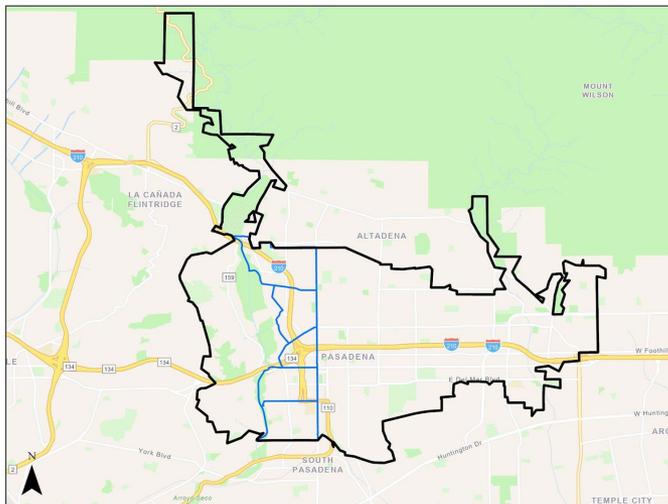
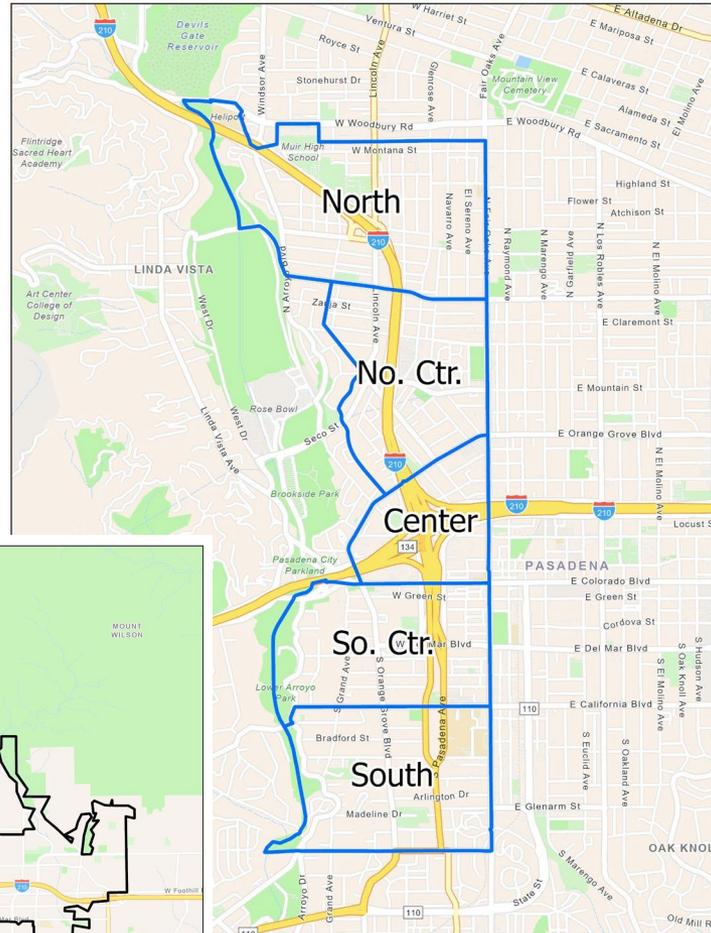
UCLA Institute of  
Transportation Studies

# PASADENA



# Analytical Study Area

Office of the City Manager



- **North & No. Ctr.** impacted by I-210
- **Center** (interchange) impacted by SR-134, I-210, & SR-710
- **South Ctr.** partially impacted by SR-710
- **South** spared from SR-710

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# SUMMARY FOR STUDY AREA

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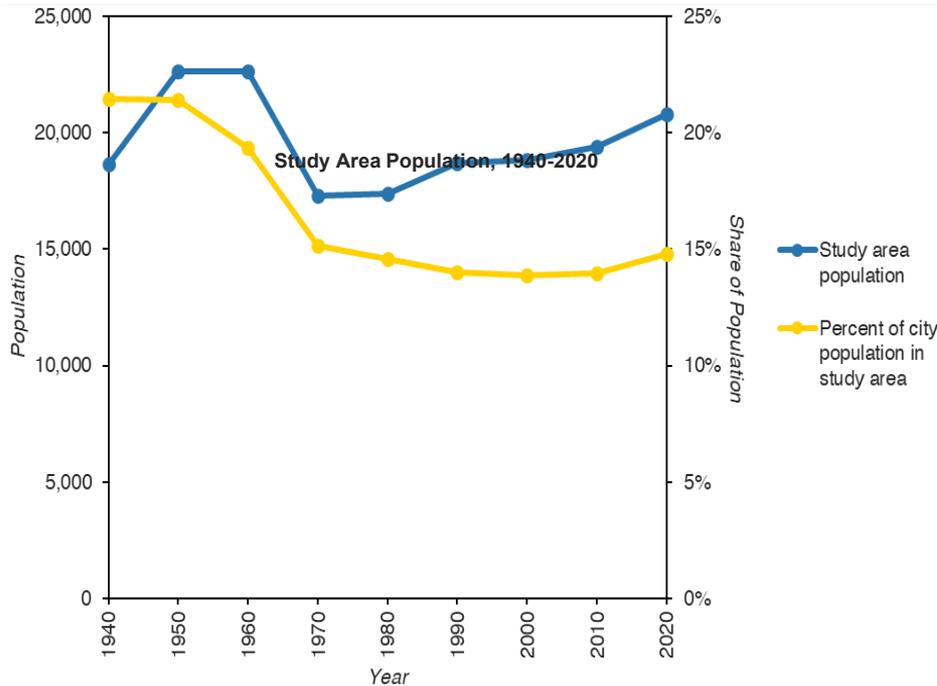
- Segregation increased from 1950 to 1980 in freeway study area
- Key patterns by subarea:
  - North Tract: Experienced White flight
  - North Center Tract: Started as a POC area & became even more concentrated with POC
  - Center Tract: Shifted from majority NHW to majority POC
  - South Center Tract: Gentrified, initially majority POC, but became majority NHW post-construction
  - South Tract: Remained majority NHW and high SES throughout.

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# Overall Population trends in Entire Study Area, 1950-1980

Office of the City Manager



- Two key periods:
  - **1. Freeway Construction (1950–1980):** Population remained stable in the 1950s but dropped sharply in the 1960s and remained low.
  - **2. Post-Freeway Period (1980–2010):** Partial population recovery but long-term demographic shifts persisted
- The study area's share of Pasadena's population declined significantly during freeway development.

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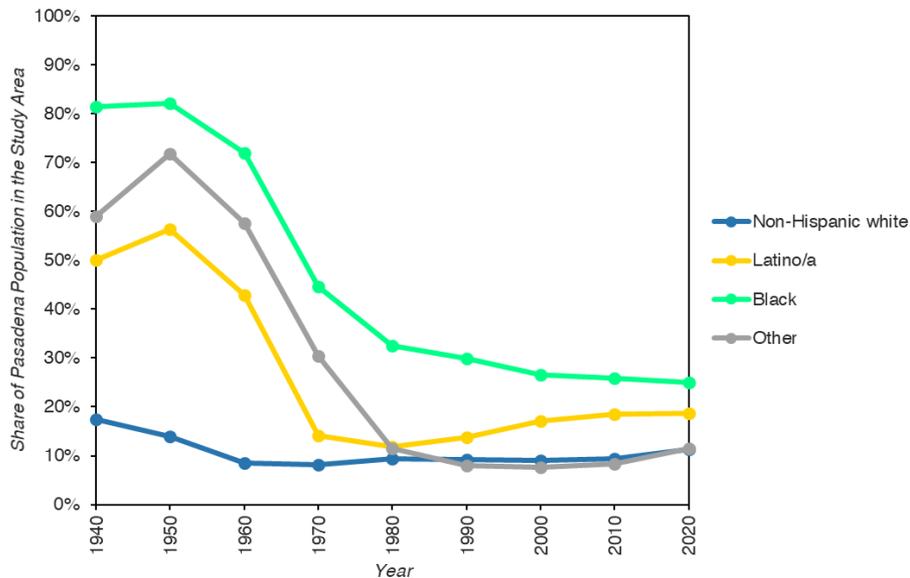


# POPULATION TRENDS BY RACE/ETHNICITY

Office of the City Manager

- Overall Population Trends in Entire Study Area by Race/Ethnicity

Study Area's Share of Pasadena's Population by Race/Ethnicity, 1940-2020



- Study area disproportionately high share of Pasadena's population of color before & during much of early freeway development
- Overall share of POC sharply decreased following land acquisition & freeway construction in the 1950s
- Non-Hispanic White (NHW) share has been consistently smaller in the study area throughout the time period

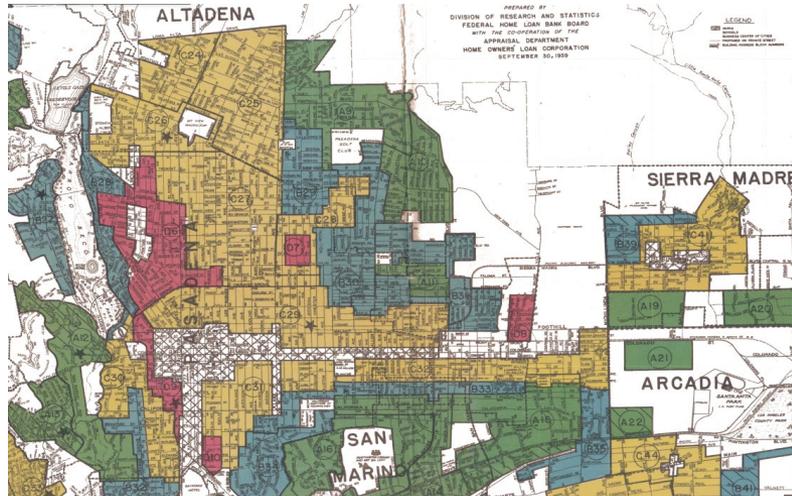
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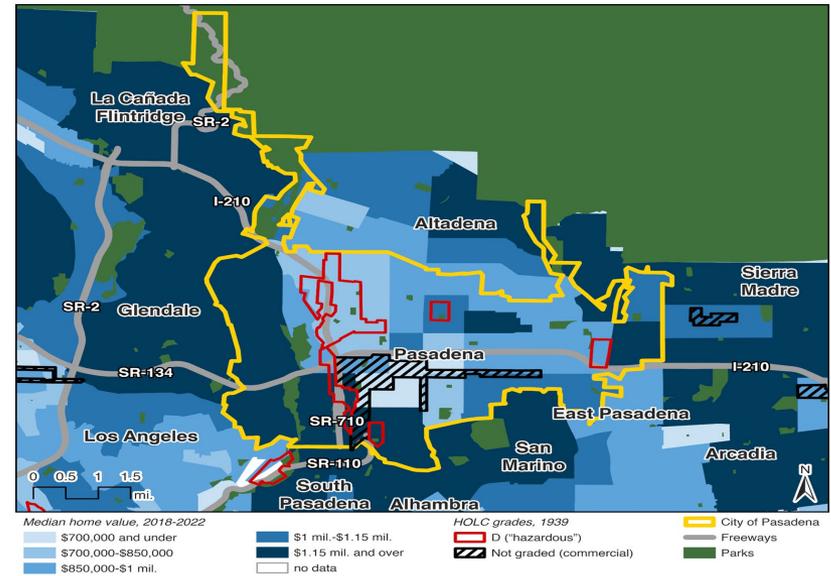
# Redlining

Office of the City Manager

1939 HOLC Redlining Map of Pasadena and Surrounding Areas



Current Home Values and Historic Redlining, Pasadena



# PASADENA



# Redlining

Office of the City Manager

- Pre-Freeway policies set stage for racialized displacement
- Federal redlining maps labeled POC neighborhoods as “undesirable,” reducing investment
- Freeway routes chosen to run through redlined areas (lower homeownership & property values) reinforcing segregation
- Likely contributed to removal of more affordable housing in SR-710 Stub area, which led to urban renewal efforts



# Institutional Factors

Office of the City Manager

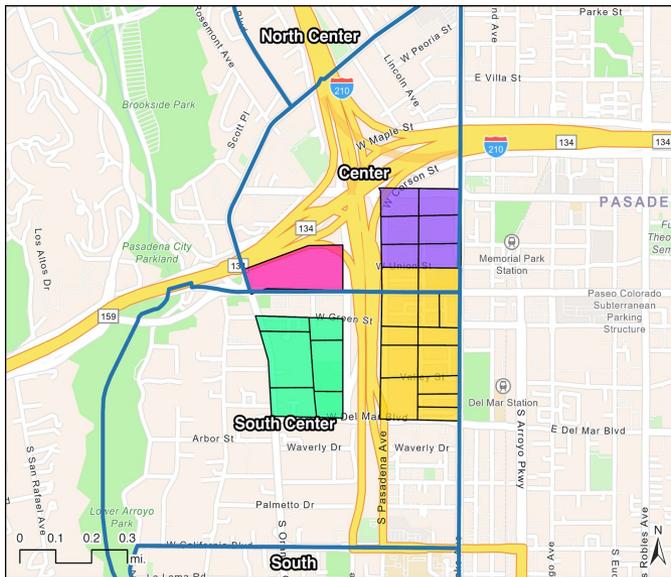
- Discriminatory Housing Practices
  - Redlining, racial restrictive covenants, zoning
  - Blockbusting, other predatory real estate practices
- Urban renewal / “blight removal”
  - Eminent domain for urban renewal
- Neighborhood dynamics: Racial Tipping & White flight
- Gentrification

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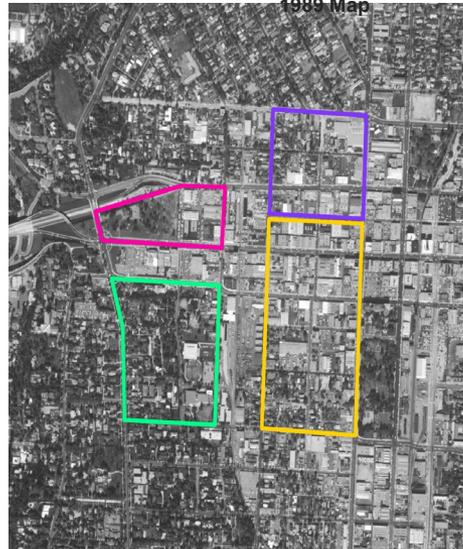
# Major Developments Near SR-710 stub

Office of the City Manager

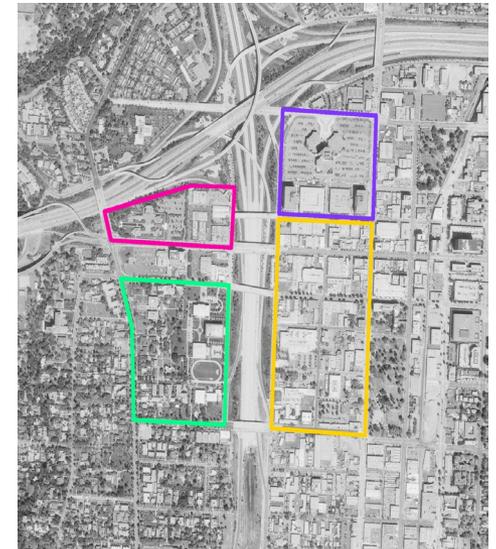


- Development Sites*
- Norton Simon Museum
  - Parsons headquarters
  - Ambassador College
  - Old Pasadena
- Study area tracts
- 1960 census tracts

1967 Map



1989 Map



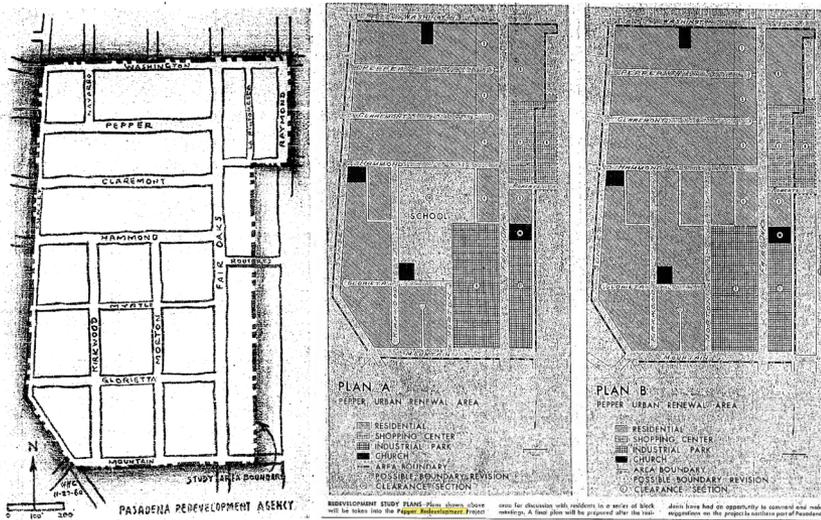
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# Pepper St. Project

Office of the City Manager

Pepper Project Urban Renewal Area Plans



- Pasadena's first urban renewal project spanning 102 acres in a historically Black neighborhood north of I-210
- Mass displacement of 299 families (91% people of color/low-income reducing Black homeownership)
- Housing developments were under-occupied, vandalized, and ultimately foreclosed by HUD in the 1970s

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# Historical Implications & Today's Lessons

Office of the City Manager

- Understanding legacy of past impacts (e.g., erasure of POC communities, long-term consequences of displacement, elevated pollution risk, Altadena)
- Connecting historical harms to redress actions
- Ensuring future benefits will flow to disadvantaged
- Linking history to new Reconnecting Northwest Pasadena project



# Historic Project Reports

Office of the City Manager

- Full documents of the Historic Project Work can be found on the Reconnecting Pasadena 710 Storymap site:
- <https://storymaps.arcgis.com/stories/7e9908d4f5e4432aa28169a02cd1ac2a>

- Southern California Association of Governments – Regional partner, Kome Ajise, Executive Director
- Strong project supporter

