

·RODEO HOLDINGS, LLC·

441 NORTH BEVERLY DRIVE, SUITE 207 • BEVERLY HILLS, CA 90210

November 16, 2015

Urban Forestry Advisory Committee
City of Pasadena
100 N. Garfield Ave. N306
Pasadena, CA 91101

Re: Application for Tree Removal and/or Permit to Remove Trees at 497-511 South Lake Avenue

Dear Members of the Committee:

My name is Bruce Meyer. I have been investing in the Pasadena area for more than 20 years, and my family owns interests in 10 commercial properties in Pasadena, including 1 historic property. One property we own, through Rodeo Holdings LLC (“Rodeo Holdings”), is 497-511 S. Lake Avenue, Pasadena, California 91101 (the “Building”), in which the Talbots, Pottery Barn Kids, and Ann Taylor stores are located. That Building is the subject of this Application.

I typically purchase, rehabilitate and hold commercial property for long term investment, which allows me to offer stable, good quality spaces for stores and other businesses to rent. Consistent with that, I am very interested in helping preserve the character of the communities where I invest, and I am committed to developing sustainable projects with attractive and appropriate landscaping. Companies of mine have won several awards for architecture and historical preservation, including the South Pasadena Beautiful – Landscaping Award for 1030 South Mission Street in South Pasadena, and the Historic Preservation Award for 432 South Arroyo Parkway in Pasadena.

This Application addresses the three very large and very overgrown ficus trees (the “Trees”) located on the publicly-owned sidewalk immediately in front of the Building. Unfortunately, these Trees are damaging the structural integrity of the Building, and, as I explain below, threatening the safety of people who work in the Building, who shop there, who park there, who walk on the sidewalk there and who even drive by there on Lake Avenue. The invasive roots and extensive droppings of ficus trees have led to their being banned and replaced by many cities, including Los Angeles and Santa Monica. In fact, the Trees are inconsistent with the rest of Lake Avenue and not permitted under Pasadena’s own Street Master Plan.

The Trees pose an undeniable public safety risk. Their droppings and their roots have damaged and continue to damage the Building’s foundation, its drainage and sewer systems, its roof,

and its flooring, as well as the public sidewalk. The resulting risk of serious injury to people from a building or roof collapse, and to pedestrians tripping over the sidewalk where it buckles due to the Trees' large roots, cannot continue to be ignored.

Moreover, the Trees' large limbs substantially overhang Lake Avenue, creating inadequate clearance. Trucks hitting them endanger both drivers and passengers in traffic and people parking on Lake Avenue, from falling limbs and any resulting traffic accident. The Trees also hide the signs of the stores in the Building, which is not fair to the stores, interfere with their customers due to the slippery, always dirty entrances to the stores caused by the Trees' droppings, and block the streetlights.

In all the time that I have owned property in Pasadena, I have never before requested removal of any tree, other than these Trees. You may remember that Rodeo Holdings previously filed an application for removal of the Trees, which was denied by this Committee and the City Manager in 2013. We are understandably frustrated by the dilemma that denial has created for us and for our tenants. We feel obliged to and want to offer attractive and safe space for our tenants and their customers, and the neighborhood as well. However, our hands are tied on the dangers presented by these Trees unless the City allows them to be replaced, which ironically the Street Master Plan already envisions.

That dilemma led to legal disputes with the City, which by far is not the constructive way to remedy this situation and is not my preference. A Superior Court judge has urged both the City and us to resolve such disputes, and thereby to protect our tenants, our property, the City and its residents, by our obtaining additional engineering reports and submitting this renewed application, which we are pleased to do.

Accordingly, Rodeo Holdings requests that the Trees be removed and replaced with the trees which the City's Street Master Plan designates for South Lake Avenue. As it has in the past, Rodeo Holdings continues to offer to pay for removing and replacing the Trees. As explained in the attached reports and outlined below, the condition of the Trees, and specifically how their roots, droppings and branches impact the street, the City's residents and the Building, make their removal and replacement with mature trees of the type required by the City's Street Master Plan, both necessary and the only option.

A. **The Trees Present a Danger to the Roof of the Building and a Collapse Would Cause Property Damage and Endanger the Safety of Those Working or Shopping in the Building**

Rodeo Holdings commissioned two engineering reports to evaluate the Trees' impact on the Building and sidewalk, a structural report and a drain line report. Both are attached.

The structural report concluded that, due to the Trees and their debris, areas of the Building's roof are pushed to 70% above allowable load values by accumulating rain, creating a serious risk that the roof will collapse. (Exhibit A at 6.)

The roof of the Building is surrounded by parapet walls on all 4 of its sides that trap the debris dropped by the Trees on the Building's roof. The Trees overhang the roof and continuously drop leaves, berries and other debris onto the roof causing blockage of the drains that remove water from the roof above Talbots. Debris from the Trees continues to accumulate on the roof of the Building directly above the Talbots faster than we can keep it clean.

Water, in turn, continues to accumulate on the Building's roof, despite the substantial precautions we have taken to avoid such accumulation, including (a) regularly removing debris; (b) drilling holes in masonry on the roof to act as emergency drains; and (c) installing pumps to remove standing water.

The pumps are insufficient to remove all water from the roof, as reflected in the photos attached as Exhibit B, because of how severely debris from the Trees continues to impact the Building's drainage system. Indeed, we replaced the roof drains in early 2015, at a cost of \$8,500. (Exhibit C.) However, the drain line inspection conducted by the engineers on October 22, 2015, just months after we had replaced the drains, revealed that debris from the Trees had already blocked the drains so extensively that the inspection camera was unable to fully explore the drain line. (Exhibit D.)

Because the Trees are preventing the Building's drains from functioning properly, Rodeo Holdings's engineer estimates that, at the very least, 6-12 inches of water accumulates on the Building's two front corners before that water begins to run over the central high point of the roof. 6-12 inches of water weighs up to approximately 94 pounds per square foot. In addition, soggy debris from the Trees adds to the weight of this water. However, the Building's roof system is only designed to support a load of 20 pounds per square foot beyond the weight of the roof itself. Accordingly, the Trees are regularly causing the roof to be subject to loads more than 1.7 times what it was designed and built to safely carry.

Trimming the Trees regularly does not solve the drain blockage issue either. Exhibit B, taken on October 22, 2015, shows the amount of debris accumulated on the roof, despite the fact that (i) the City of Pasadena had just trimmed the Trees in late September, and (ii) we had removed a number of bags of debris approximately 10 days before these photos were taken.

Should the roof above the Talbots collapse, both Talbots' employees and Pasadena residents who are shopping at the Talbots will be at risk. Moreover, such a collapse would threaten the structural integrity of the entire Building.

As there is no way to know exactly when such a collapse might occur, the source of the problem – the Trees – should be removed immediately to prevent an avoidable tragedy. This is of

particular concern to us if this Winter's El Nino storms prove to be anywhere near as severe as some are predicting or as we get relief from California's drought.

B. Threat to Public Safety Caused By the Trees' Overhang And the Sidewalk

Uplift

There is considerable additional risk of a limb falling from the Trees, causing injury or death to both pedestrians and people in cars and trucks, because the Trees are so large that they also substantially overhang and encroach on the sidewalk and into the street in front of the Building, as well as extending over the roof of the Building. Indeed, the Trees are so large that trucks passing on Lake Avenue, or making deliveries at the Building, strike them due to the inadequate clearance, making a fallen branch and traffic accident likely to occur at some point in the future, albeit a completely unpredictable one. The photos at Exhibit E show damage already caused to the Trees by trucks hitting them.

The photos also show that the roots of the Trees have caused extensive cracking and uplifting of the sidewalks, which have multiple asphalt patches as a result. These conditions present a very real trip and fall danger to the Pasadena shoppers, employees, residents, delivery persons and others who use and park on this section of Lake Avenue. This, in turn, creates a further unnecessary legal exposure to the City for those accidents.

The buckled sidewalk has even become an attractive nuisance--we will be presenting recent photos of a skateboarder using the buckled and patched sidewalk as a ramp, which could result in a serious accident and further interferes with pedestrian traffic. Moreover, we are concerned that the sidewalk patches may not comply with the Americans with Disability Act, as the patches have created steep ramps, which also could expose the City to liability.

Finally, the growth from the trees has caused them to substantially block the overhead lights on Lake Avenue, creating shadows and non-illuminated portions of the sidewalk that are dangerous to the public.

C. Damage to the Foundation of the Building

The ultimate effect of the Trees will be destruction of the Building's foundation and collapse of the Building. Rodeo Holdings' engineer surveyed the foundation of the Building. He found significant slab uplift in the foundation consistent with the root intrusion from these Trees, which already are destroying the sidewalk in front of the Building and the Building's drainage systems. Unfortunately, it is not possible to definitively establish the current impact of the roots on the foundation without destructive testing of the slab itself. However, there is no doubt that the slab will continue to lift and move as the Trees continue to grow, that this will ultimately destroy the Building's foundation, and that this will have a direct impact on the structural integrity of the Building and people's safety. I feel strongly that you should address these risks now.

D. The Trees Are Not the Approved Street Tree for Lake Avenue

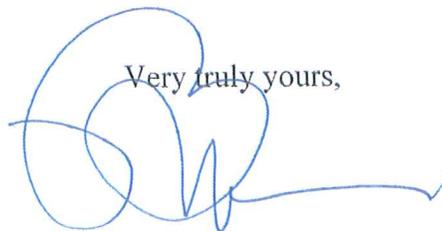
The City of Pasadena has adopted an official Street Master Plan. Under that Plan, the City of Pasadena has designated an approved tree for each area of the city. Ficus trees are not the approved or designated tree for South Lake Avenue; the designated tree for this area is *Platanus x acerifolia*, the London plane tree. Ficus trees are renowned for their invasive roots and extensive droppings, and they have been banned and removed from cities across the Southland, including Los Angeles and Santa Monica. Indeed, over eight years ago, the South Lake Avenue Streetscape Concept Plan, adopted by the Pasadena City Council on July 30, 2007 “*recommends that over time, the non-complying trees be removed and replaced with the designated trees.*” (Ex. F at 33.)

The difference between the sidewalk directly underneath the Trees, and the sidewalk just down the street on either side of the Trees, illustrates the reasons for the Street Master Plan – the Trees drop massive amounts of debris and their roots cause significant damage, while the adjoining trees do not. The Trees also are completely out of scale with the trees on the rest of Lake Avenue, which makes the portion of the street in front of the Building and under the Trees less attractive and inviting. Removing and replacing the non-compliant and destructive Trees with the trees designated by the Street Master Plan will enhance the neighborhood in accordance with the Plan, as well as improve public safety. Indeed, as the Plan was adopted more than 8 years ago, it is past time to replace the Trees with the designated street tree, as the Master Plan dictates.

E. Replacement With Designated Street Trees

Rodeo Holdings respectfully and sincerely requests that the Trees be removed and replaced with *Platanus x acerifolia*, the designated street tree for South Lake Avenue. Rodeo Holdings offers to pay the cost of the removal and replacement, as directed by the City. We are available to answer any questions you may have, and urge you to let us know your concerns. Thank you for your time and consideration of this application, which we believe is important and necessary for the safety of Pasadena residents and visitors.

Very truly yours,



Bruce Meyer

cc: Pasadena City Manager, Adam Wilson, Pam Thyret

Exhibits:

A – Engineer’s Report

B – Photos of Debris and Water Accumulation

- C – Invoice for Plumbing Replacement
- D – Report on Drain Inspection
- E – Photos of Damage Caused by Trucks Hitting the Trees
- F – South Lake Avenue Streetscape Concept Plan

EXHIBIT A



GDC Project No. GF 2078

November 9, 2015

ENGINEERING INVESTIGATION REPORT

Prepared For: Resch Polster & Berger, LLP
On behalf of Rodeo Holdings, LLC
1840 Century Park East, 17th Floor
Los Angeles, California

Representative: Mr. Michael Byerts

Site Location: 497 S. Lake Avenue
Pasadena, CA 91101

Case Number: BC542643

Purpose of this Report: To evaluate existing damages to the structure and the extent of damages resulting from three overgrown ficus trees adjacent to the property.

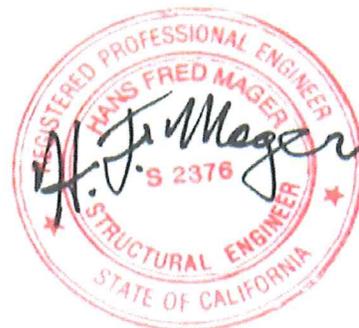
Field Reconnaissance Date: October 20, 2015

Personnel Present on Site Visit: Mr. Sean Wilson, MS, PG, CEG
Mr. Hans F. Mager, BS, RCE, SE
Ms. Hysun Lee, BS, EIT

Report Prepared by:
GROUP DELTA CONSULTANTS



Sean Wilson, PG, CEG 2245
Associate Engineering Geologist



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Structural & Civil Engineer

Copies: (1 email) Addressee

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1.0 INTRODUCTION

At the request of Resch Polster & Berger, LLP on behalf of Rodeo Holdings, LLC, Group Delta Consultants (GDC) has carried out a limited engineering investigation of the reported distress at the commercial building located at 497 S. Lake Avenue (Talbot's Retail Store), in Pasadena, California. More specifically, we were asked to examine the existing damages at 497 S. Lake Avenue and determine the extent of damages from the overgrown sidewalk trees owned by the City of Pasadena. We understand that a roof drain reportedly has been repeatedly blocked by excessive tree debris and the sidewalk has apparently been damaged by tree root intrusion and growth.

2.0 SCOPE OF WORK

Our scope of work included the following:

- Site reconnaissance on October 20, 2015 by Hans F. Mager, SE, RCE, Sean Wilson, PG, CEG and Hysun Lee of Group Delta Consultants.
- Observations of the interior and exterior of the commercial building occupied by Talbots.
- Preliminary structural engineering analysis of 2x12 roof joists and preliminary evaluation of potential for future distress and/or failure.
- Performance of a floor level survey at the east (front portion, near damaged sidewalk area) of 497 S. Lake Ave utilizing manometer equipment.
- Performance of a camera inspection by a licensed plumber of the building drain lines.
- Review of verified complaint, dated April 15, 2014 for Case No. BC542643.
- Review of historical aerial photos.
- Review of City of Pasadena building records.
- Evaluation of the extent and probable cause(s) of distress to the structure.
- Preparation of this report.

This report and the opinions expressed herein are based on our limited observations at the site, the drain line inspection and verbal information provided by the owners' representatives.

3.0 BACKGROUND INFORMATION

3.1 Site and Building Description

The subject property is situated west of S. Lake Ave and north of California Blvd, within the City of Pasadena, California (Figures 1 to 5). The structure at 497 S. Lake Ave is currently occupied by Talbots, a clothing retail store. The generally east facing Talbots commercial building (Photos 1 to 7) consists of an approximately 8,200 square foot, single story structure. According to public records, the building was built in 1954.

The building rear and side walls are constructed of masonry. The building storefront has been modernized with aluminum frames and glass panels. The main roof structure is comprised of transverse clear spanning steel tapered girders, spaced at approximately 20 feet on center (o.c.), which bear upon the masonry side walls. Between the girders, hung from their top flanges, are 2x12 conventional lumber joists at 16" o.c. sheathed with plywood (Photos 8 through 11). The floor/foundation system is slab-on-grade with continuous perimeter footings.

Retail parking lot is located rear side of the building and it is accessible from S. Hudson Avenue. There are three mature ficus trees about 10 feet away from the Talbots store front. There are multiple patched work on the store front sidewalk. The building pad is relatively leveled on flat ground.

3.2 Situation History

For more than several years, three very large ficus trees have been overhanging the front portions of the subject building roof (Figures 2 to 5 and 9 to 11). Leaves and other tree debris continuously fall upon the roof causing roof drain blockages. During rains this can result in water ponding upon the roof front two corners to a depth of at least 1'-6". At the surface level, large tree roots are heaving up and fracturing the front public sidewalk, causing damages to the concrete sidewalk as well as raised edges and out of level concrete surfaces, resulting in a pedestrian trip hazard. Leaves, berries and other debris from the trees cover portions of the subject roof and the front sidewalk access to the building.

3.3 Plumbing Inspection by Taylor Leak Detection, Inc.

Taylor Leak Detection (TLD) performed an inspection of the building sewer system and the rainwater downspout system on October 22, 2015. The following are the excerpts from their report, dated October 22, 2015 (also attached as Attachment 1).

"We were asked to video inspect portions of the sewer system and the rain water downspout system at the above site. We were advised that there are large trees in the parkway in front of the building."

The following is excerpted from the TLD report regarding the sewer lines:

"In the subject unit, there are two bathrooms. We video inspected the four inch collector line from a two inch wall cleanout. We inspected the line approximately 40 feet under the concrete slab sub floor towards the front of the building to a location in the storage room.

Under the storage room, the line is heavily deteriorated, and standing water was encountered. The line is cast iron which, due to its age is subject to deterioration. The line appears subject to stoppage.

We inspected the line an additional 15 feet to a location under the show room. The line under the show room appeared satisfactory. The camera could not proceed beyond this point."

In a phone discussion with Tighe Taylor of TLD¹ and as discussed in the TLD report, accessing and inspecting the sewer line in the front of the building would require installation of additional cleanout(s).

¹ Phone discussion with Tighe Taylor on October 30, 2015 regarding TLD report.

Drain cleanouts provide an entry location to remove clogs in drain lines and to allow insertion of a camera to inspect the drain system. The only cleanout for the building is located in the rear (west) end of the structure and is a 2-inch line that does not allow for observing the entire (100 plus) feet of sewer line. TLD was able to video inspect 55 feet of the line. There should be a cleanout in front of the building, but one is not present. To install a cleanout in front of the building would likely require at least a 3 to 4 feet deep excavation to access the drain line and install the cleanout. An option suggested by TLD would be to excavate and uncover the sewer line in the storage room to replace the heavily deteriorated 4-foot section. This line is 28 inches deep at this point. After this cleanout is installed, the line may be more effectively cleaned and inspected toward the front of the building. After the storage room cleanout is installed, and if the line outside of the building cannot be inspected or cleaned, then a second cleanout in front of the building could be installed.

The following is excerpted from the TLD report regarding the roof downspouts:

"There are two relevant roof downspouts, a south downspout and a north downspout. The south downspout, it was reported, is operative, and the north downspout is not. The slope of the roof is such that some water coming onto the roof runs exclusively to the south downspout, and other water runs exclusively to the north downspout.

Presently, water running towards the north downspout is pumped by a pump to the south downspout.

We video inspected the north downspout. This line runs down inside of the north exterior side wall of the building for two floors. On the vertical drop, the line is full of water. It does not appear to be broken.

We presume that the line turns out under the foundation on the north side, runs into the north side yard, and turns east to run under the front sidewalk to a curb opening at the street, a distance of approximately 25 feet. In the curb opening, and, we presume, along much of the horizontal run from the building to the curb, the line is completely stopped up with mud."

We were told that the south horizontal drain under the sidewalk is completely impacted with mud and debris from the roof drainage. Reportedly, a jet rodder could be used from the street and scour the line clean. However, TLD was told that a plumbing snake broke off in the line, which may be a problem for a jet rodder. The other option would be abandoning the horizontal line, cutting 25 feet of concrete and installing a new line.

3.4 Review of Historical Aerial Photos

A limited research of historical aerial photographs was performed as part of this investigation to determine the history of the property. Our review of aerial photographs, taken between 1952 and 2014, revealed the following:

- Aerial photographs dated 1953 (Figure 6), show that the site (497 S. Lake) was not yet developed and was occupied with vegetation.
- Aerial photographs dated 1954 (Figure 7), show that the site has been cleared of the vegetation.

- Aerial photographs dated 1964 (Figure 8), show that the structure had been built and a row of small trees along the sidewalk on S. Lake Avenue, east of the subject site. These trees appear to be relatively small, and separated from each other, suggesting that they had been recently planted when the aerial photograph was taken.
- Aerial photographs dated November 2003 (Figure 9) show mature ficus trees along the property line compared to the 1964 aerial photograph (Figure 8). The ficus trees appeared to have been overhanging the front portion of the building.
- Aerial photographs dated 2007 and 2015 (Figures 10 and 11) show the ficus trees have grown larger and overhang a larger area of the front (east) portion of the building.

3.5 Review of City of Pasadena Building Records

We have reviewed building records from the Online Permit Center of City of Pasadena. The online database generally provides permits from 1985 to the present. Review of the records indicated that other than for the demolition of the old storefront, construction of the new modern storefront, and other minor work, such as construction of low wall partitions and electrical work, there has been no significant alteration to the property. The records are attached in this report as Attachment 2.

We were also provided with plans and permits for the addition and remodeling of the adjacent building to the south of 497 S. Lake Avenue. These plans are dated 1980 and are for work done at 505 S. Lake Avenue.

4.0 SITE OBSERVATIONS

4.1 Introduction

The following site observations were made by Sean Wilson, PG, CEG and Hans F. Mager, SE, RCE of GDC, on October 20, 2015. The descriptions presented denote typical representative damages and are not intended as a complete inventory of all damages that may be present.

4.2 Site Observations

4.2.1 Exterior

4.2.1.1 Roof Distress and Drainage

The roof of the structure is surrounded by parapet² walls at all 4 of its sides (Photos 12, 13, 14, 15 & 16). At the front of the building are large trees which overhang the roof and continuously drop leaves, berries and other debris onto the roof causing the blockage of roof drains (Photos 12, 14, 17, 18, 19 & 20). At the time of our inspection, ponded water approximately 6 inches deep remained from a recent rain at the northeasterly front corner of the building where a pump had been installed to drain the area (Photos 21, 22 & 23).

Based upon observed parapet heights, we estimate that, at the very least, 1'-6" of water will pond at the buildings two front corners before it begins to run over the central high point of the roof (Figure 12).

² A parapet is a barrier which is an extension of the wall at the edge of a roof.

A 1'-6" depth of water weighs approximately 94 psf. Low slope roofs, as at this building, are designed to support an additional service live load of 20 psf above their actual weight. Allowable bending stress values for #2 Douglas fir joists with a duration of load increase for roofs is approximately 1562 psi. Our preliminary structural calculations indicate that the 2x12 roof joists below the area of ponding would be stressed to approximately 2673 psi, at least 70% overstressed above the building code allowable design values, and that at those areas local roof collapse is a serious risk.

At the front entry area of the building are two small, lower roofs above the storefront aluminum and glass structure (Photos 3, 24 & 25). These have their own parapets and become filled with tree debris. The upper small roof drains back onto the main roof through a scupper (Photos 26 & 27), which when clogged by the debris will cause it to reservoir approximately a foot of water.

Roof scupper holes have been bored through the northerly masonry wall for emergency drainage of the northeasterly roof corner when roof drains are blocked (Photos 21, 28 & 29). These are too small and will become clogged with tree debris during deep water ponding events.

4.2.1.2 East (Front) Side and Sidewalk Distress

The front sidewalk concrete is heaved up and fractured by large tree roots (Photos 30 through 33). The crack locations and damage pattern are associated with growth of the subject tree roots. This action is destroying the sidewalk and causing raised edges and out of level surfaces resulting in a pedestrian trip hazard. The vertical offsets in the sidewalk have been patched at several locations, in an apparent attempt to reduce the trip hazard associated with the offsets (Photos 34, 35 & 36). Some of the vertical offsets are up to 2 inches.

At the north store entrance, we observed a west-trending 1/64-inch wide crack in the concrete slab that is a separate pour of concrete from the sidewalk (Photo 37). This crack has some worn edges indicating that it has likely been present for some time. This crack is consistent with being a concrete shrinkage crack that developed during original concrete curing. However, it cannot be ruled out that this crack is caused or worsened by tree root growth under the slab.

North of the south entrance, the ¾-inch thick serpentine architectural stone finish is cracked (Photos 38 and 39) due to long-term movement of the sidewalk into the roughly 20.5" x 30.5" stone slab, which is most likely due to ongoing tree root growth. An adjacent sidewalk crack near this damage is vertically offset about 1/8-inch to 3/16-inch, with the north side up (Photo 40).

We observed four curb drain outlets in front of the subject building that are between 3.75 to 4.25 inches in diameter (Photos 41, 42, 43, 44). We observed that all of these drains have some degree of infilling with dirt and debris. Another curb drain, just north of the ones discussed above, is the furthest from the ficus trees and has roots that appear to be growing out of the drain (Photo 45).

4.2.2 Interior

4.2.2.1 Attic

The roof structural system was observed from within the attic (Photos 8, 9, 10 & 11). Access was limited to a small area above the rear of the building due to fire separations as seen to the left in (Photo 10).

4.2.2.2 Store Area

The front entry floor area of the north entrance is covered with 11¾-inch square floor tiles (Photo 46). We observed a few cracked floor tiles and some of these have detached from the underlying slab (Photos 47 through 49). The cracks in these floor tiles are most likely due to impacts of heavy objects onto the tiles. The damaged tiles are covered with a floor mat. The floor perimeters are covered with wood plank flooring and the majority of the store flooring is carpet (Photo 50).

Wall and ceiling panel damages consist of minor cosmetic crack damages. In the front ceiling, a minor hairline width crack is present (Photo 51). A linear east-trending hairline width crack extends east of an air vent (Photo 52). A few patched and unopened linear cracks/separations are in the north portion of the ceiling and appear to be at wall panel junctions (Photo 53). In the northeast portion of the store, at the base of the front window, there are linear hairline to 1/64-inch wide cracks at corner bead and wall junctions in the low wall (Photo 54). Some drywall/plaster damage (possibly due to impact) is also present (Photo 55). A stepped hairline width crack is near the northeast corner junction. The wood floor shoe mold trim at this location has a slight vertical offset with the north mold up relative to the south mold. These cosmetic damages are consistent with normal adjustments from building material dilation and shrinkage in response to environmental changes, including fluctuations in temperature and humidity.

5.0 FLOOR LEVEL SURVEY

We conducted a floor level (manometer) survey of the east (front) portion of the structure (Figure 14). A manometer works on the principle that two interconnected columns of water will seek the same level, regardless of the distance between the columns. Using this principle, one water column is placed at a fixed location which serves as the zero point or datum. The other column is provided with a calibrated scale to measure differences in elevation above or below the datum. The calibrated water column is moved throughout the building and differences in elevation relative to the datum are recorded. The data points obtained are then contoured.

The relative elevations were contoured at an interval of 0.20-inch. The survey was adjusted to account for differences in floor coverings and adjusted to be in the same reference plane as the main carpeted slab. For reference, a generally accepted tolerance for new construction is about 1 inch of fall in 20 horizontal feet. A published tolerance for slabs-on-grade is all points on a slab must be $\pm \frac{3}{4}$ -inch above or below a specified elevation.³

The total relief of the measured slab is approximately 2.4 inches (Figure 12). The highest point is located at the middle section of the store, about 10 feet east from dressing room entrance. The lowest point is in the southern portion of store, about 15 feet west of the south side entrance. The most significant elevation differential is located just east of the dressing room, where 1.3 inches of elevation difference is within a horizontal distance of 10 feet.

³ Ballast, D.K., 2007, Handbook of Construction Tolerances, John Wiley & Sons, Inc.

The northern two-thirds of the slab is relatively level with about 0.8 inches of differential across the north store area. There is an east/west trending high ridge from the entrance toward the dressing room area and another high area adjacent to the northern wall. In the south store area, the slab has the lowest point that is about 0.6 inches lower than the south entrance. These elevation differentials in the slab are consistent with tree root growth: the higher slab near the south entrance; and, the east/west trending high ridge extending west from the north entrance.

6.0 CONCLUSIONS

Based on our observations and the information gathered during this investigation, it is our professional opinion that the following hazards and damages have been caused or exacerbated by the subject ficus trees in front of the building:

- Tree leaves, berries and other debris accumulate on the roof and contribute to blockage of roof drainage, especially the north roof drain that is impacted by mud and debris. This blockage does not allow free flowing drainage.
- Because the roof drainage is blocked and water ponds on the roof. It is our opinion that at least at the two front corners of the Talbots building, there exists a danger of roof collapse during roof water ponding events as these cause serious bending overstress of the 2x12 roof joists below.
- A couple of the curb drain outlets have roots, indicating apparent root intrusion from the ficus trees, which are most likely contributing to blockage of free flowing drainage.
- The tree roots have caused significant uplift and crack damages to the sidewalk and possibly damage to the concrete slab in front of the north entrance.
- Tree root uplift of the sidewalk has resulted in distress and crack damage to the architectural serpentine stone finish near the south entrance.
- The uplift and sidewalk panel offsets create an unsafe condition for pedestrians and retail patrons.
- Leaves, berries and other debris from the trees create a pedestrian slip hazard, especially when wet.

The floor level survey data is consistent with tree root growth causing slab uplift. If tree roots under the slab are present and continue to grow, damages related to tree root uplift will worsen.

7.0 PRELIMINARY RECOMMENDATIONS

At the very least tree limbs should be cut back, clear and away, from the front of the building so that no branches overhang the roof. To prevent further sidewalk and building damages, tree removal will be required.

The depth of water ponding that has repeatedly occurred is truly dangerous. In the event that future roof drain blockages may continue, emergency overflow scuppers should be constructed at all four

corners of the roof located at the deepest point of ponding. Those scuppers currently existing at the front, northerly corner of the building are too small and also subject to blockages (Photos 21, 28 & 29).

8.0 REMARKS

This report has been prepared for Resch Polster & Berger, LLP on behalf of Rodeo Holdings, LLC to provide engineering information regarding conditions at 497 S. Lake Avenue, Pasadena, CA 91101. This report has not been prepared for use by other parties or for other purposes, and may not contain sufficient information for other than the intended use.

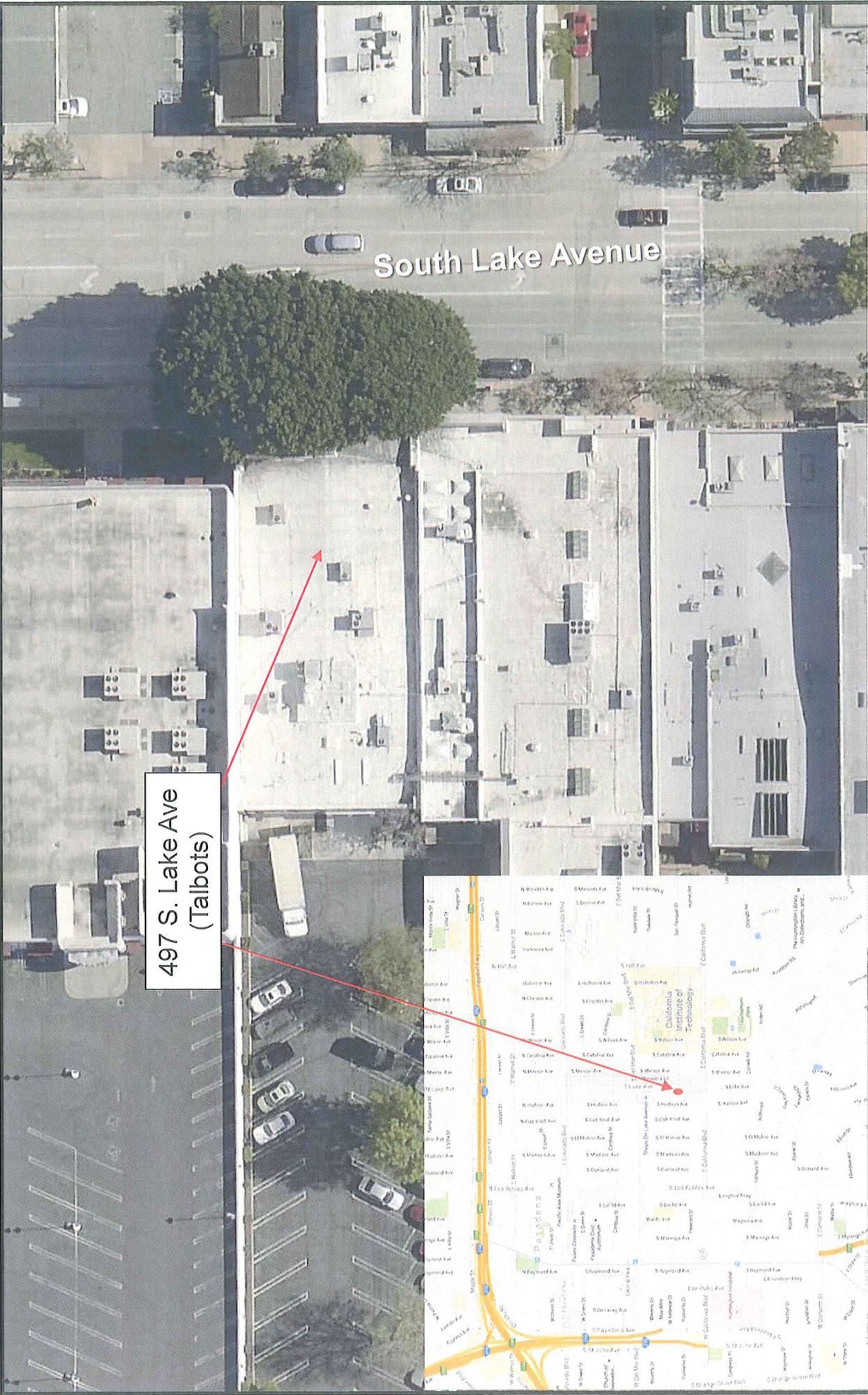
The opinions expressed herein are based on our visual observations of the surface and limited study only, per your request, and are limited to the stated areas of concern. The presence or nature of additional adverse conditions (including hidden structural and geologic) at the site cannot be evaluated on the basis of our visual observations above, and would require a detailed investigation, including destructive testing, a field (subsurface) exploration and/or a laboratory testing program, to more fully evaluate. This report applies only to the area examined. It does not describe the remaining portions of the subject property (e.g., rear parking lot or foundations). Our opinions rendered apply to conditions in the subject areas observed by us as of the date of this report.

Environmental services were not offered for this investigation and the report does not contain environmental findings, conclusions or recommendations. None of our services were designed or conducted for the purpose of mold prevention.

Specific repair recommendations also were not within the scope of our investigation. All repairs should be designed and performed by licensed professionals. It should be recognized that GDC does not accept responsibility for any work not designed by or performed under the observation of our firm.

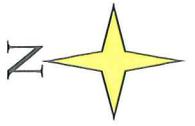
Services performed by this office have been conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other warranties are expressed or implied.

FIGURES



497 S. Lake Ave
(Talbots)

South Lake Avenue



GROUP DELTA CONSULTANTS, INC.
ENGINEERS AND GEOLOGISTS

PROJECT NAME:
497 S. Lake Ave., Pasadena, CA

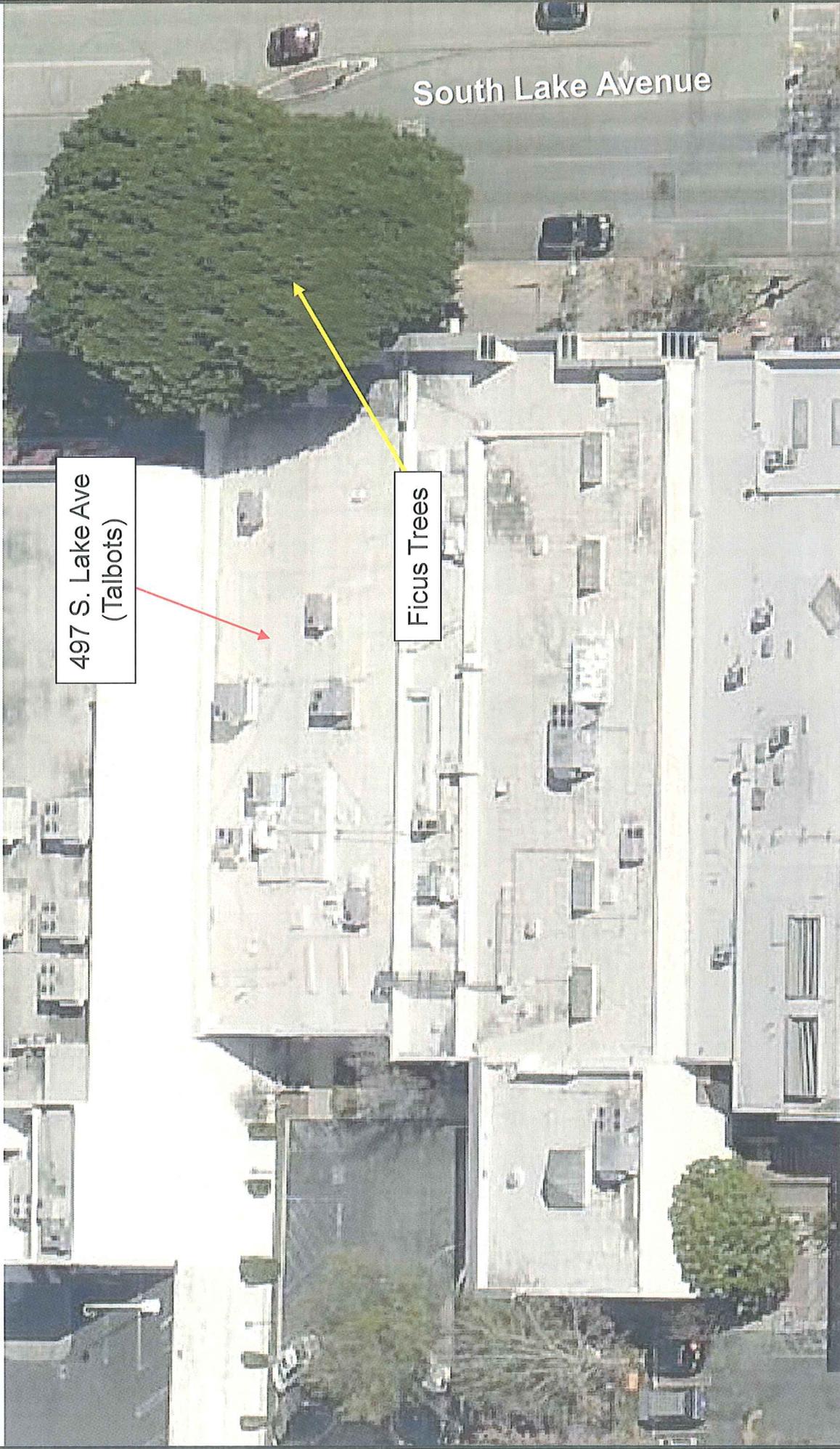
CASE NUMBER:
BC542643

FIGURE NUMBER
1

PROJECT NUMBER
GF-2078

Date:
October, 2015

Reference: Pictometry Online & Google Maps



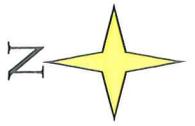
497 S. Lake Ave
(Talbots)

Ficus Trees

South Lake Avenue

Imagery Date: 01/22/2014

Reference: Pictometry Online



GROUP DELTA CONSULTANTS, INC.
ENGINEERS AND GEOLOGISTS
497 S. Lake Ave., Pasadena, CA

FIGURE NUMBER
2

PROJECT NUMBER
GF-2078

Case Number:
BC542643

Date:
October, 2015



South Lake Avenue

497 S. Lake Ave
(Talbots)

Ficus Trees

Imagery Date: 01/22/2014



Reference: Pictometry Online



GROUP DELTA CONSULTANTS, INC.
ENGINEERS AND GEOLOGISTS

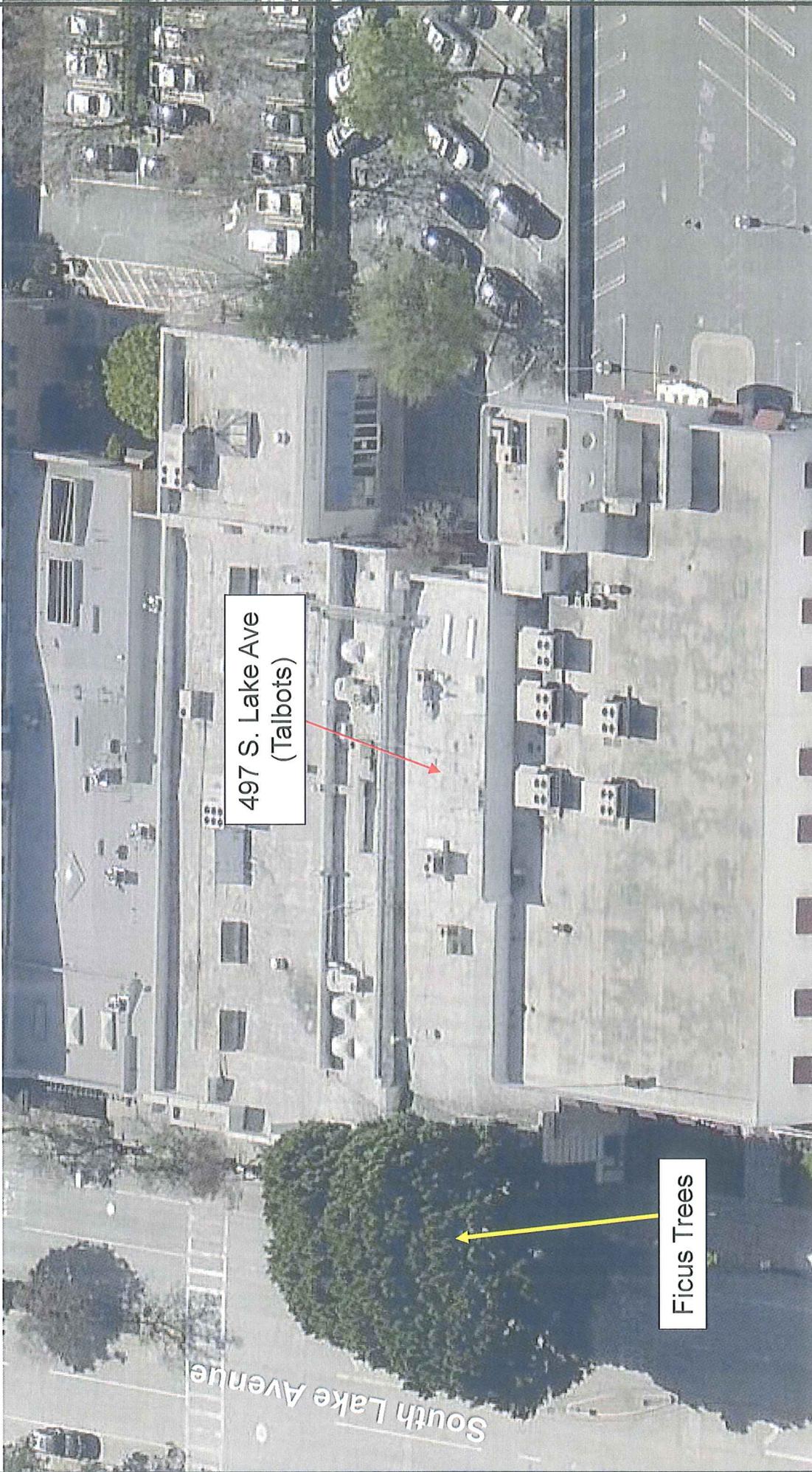
PROJECT NAME:
497 S. Lake Ave., Pasadena, CA

CASE NUMBER:
BC542643

FIGURE NUMBER
3

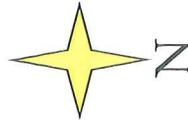
PROJECT NUMBER
GF-2078

Date:
October, 2015



497 S. Lake Ave
(Talbots)

Ficus Trees



Imagery Date: 01/22/2014

Reference: Pictometry Online

	GROUP DELTA CONSULTANTS, INC. ENGINEERS AND GEOLOGISTS	FIGURE NUMBER 4
	PROJECT NAME: 497 S. Lake Ave., Pasadena, CA	PROJECT NUMBER GF-2078
CASE NUMBER: BC542643		Date: October, 2015



Imagery Date: 01/22/2014



Reference: Pictometry Online

	GROUP DELTA CONSULTANTS, INC. ENGINEERS AND GEOLOGISTS	FIGURE NUMBER 5
	PROJECT NAME: 497 S. Lake Ave., Pasadena, CA	PROJECT NUMBER GF-2078
CASE NUMBER: BC542643		Date: October, 2015



Location of
497 S. Lake Ave

South Lake Avenue

E. California Boulevard

N



Imagery Date: 1952

Reference: Historic Aerials by NETR Online

	GROUP DELTA CONSULTANTS, INC. ENGINEERS AND GEOLOGISTS 497 S. Lake Ave., Pasadena, CA	FIGURE NUMBER 6
	PROJECT NAME: 497 S. Lake Ave., Pasadena, CA	PROJECT NUMBER GF-2078
CASE NUMBER: BC542643		Date: October, 2015



Location of
497 S. Lake Ave

South Lake Avenue

E. California Boulevard

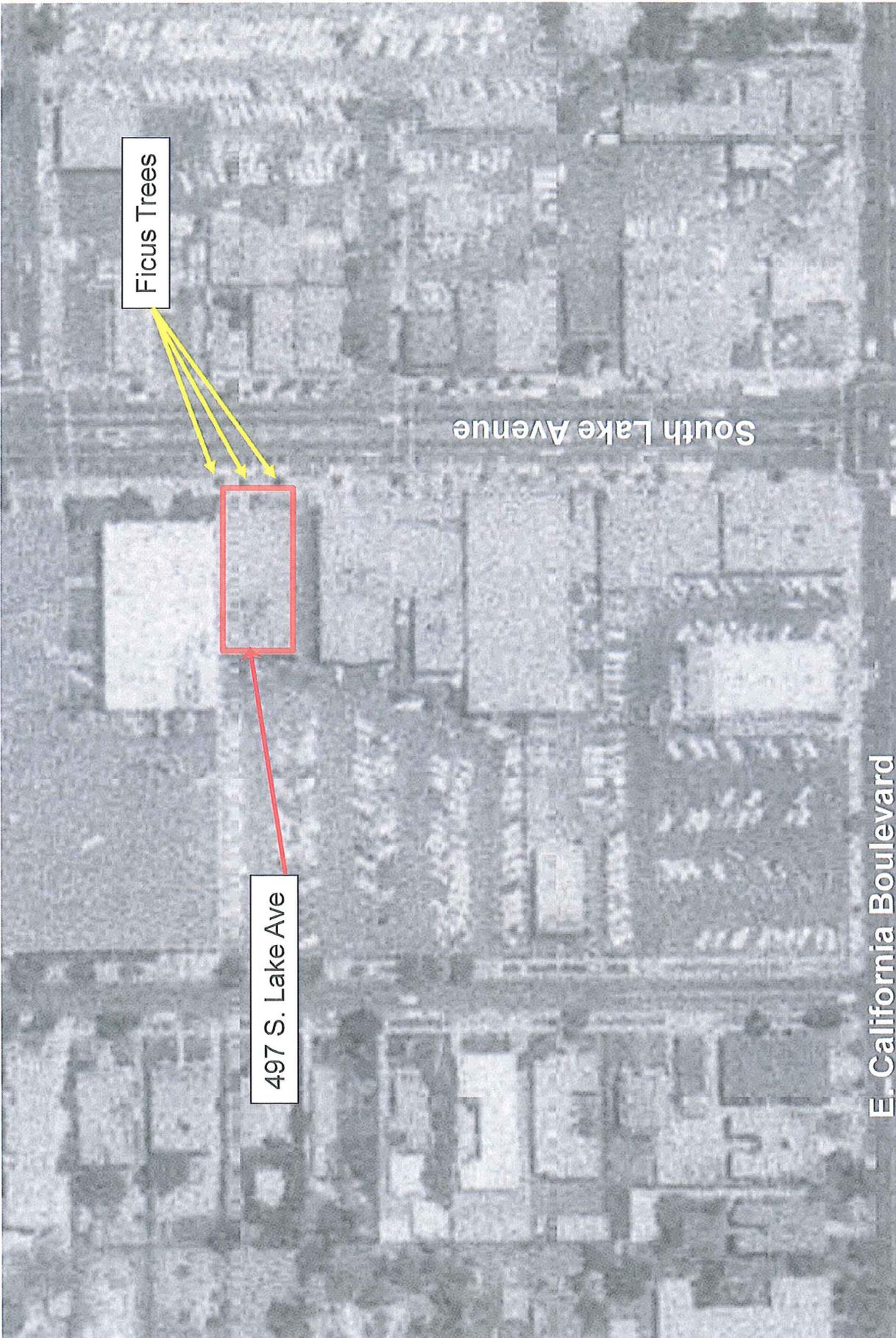
N



Imagery Date: 1953

Reference: Historic Aerials by NETR Online

	GROUP DELTA CONSULTANTS, INC. ENGINEERS AND GEOLOGISTS	FIGURE NUMBER 7
	PROJECT NAME: 497 S. Lake Ave., Pasadena, CA	PROJECT NUMBER GF-2078
CASE NUMBER: BC542643		Date: October, 2015



Ficus Trees

497 S. Lake Ave

South Lake Avenue

E. California Boulevard

N



Imagery Date: 1964

Reference: Historic Aerials by NETR Online

	GROUP DELTA CONSULTANTS, INC. ENGINEERS AND GEOLOGISTS	FIGURE NUMBER 8
	PROJECT NAME: 497 S. Lake Ave., Pasadena, CA	PROJECT NUMBER GF-2078
CASE NUMBER: BC542643		Date: October, 2015



Imagery Date: 11/30/2003

Reference: Google Earth



GROUP DELTA CONSULTANTS, INC.
ENGINEERS AND GEOLOGISTS

PROJECT NAME:
497 S. Lake Ave., Pasadena, CA

CASE NUMBER:
BC542643

Date:
October, 2015

FIGURE NUMBER
9

PROJECT NUMBER
GF-2078



Imagery Date: 7/30/2007



Reference: Google Earth



GROUP DELTA CONSULTANTS, INC.
ENGINEERS AND GEOLOGISTS
497 S. Lake Ave., Pasadena, CA

FIGURE NUMBER
10

PROJECT NAME:
497 S. Lake Ave., Pasadena, CA

PROJECT NUMBER
GF-2078

CASE NUMBER:
BC542643

Date:
October, 2015

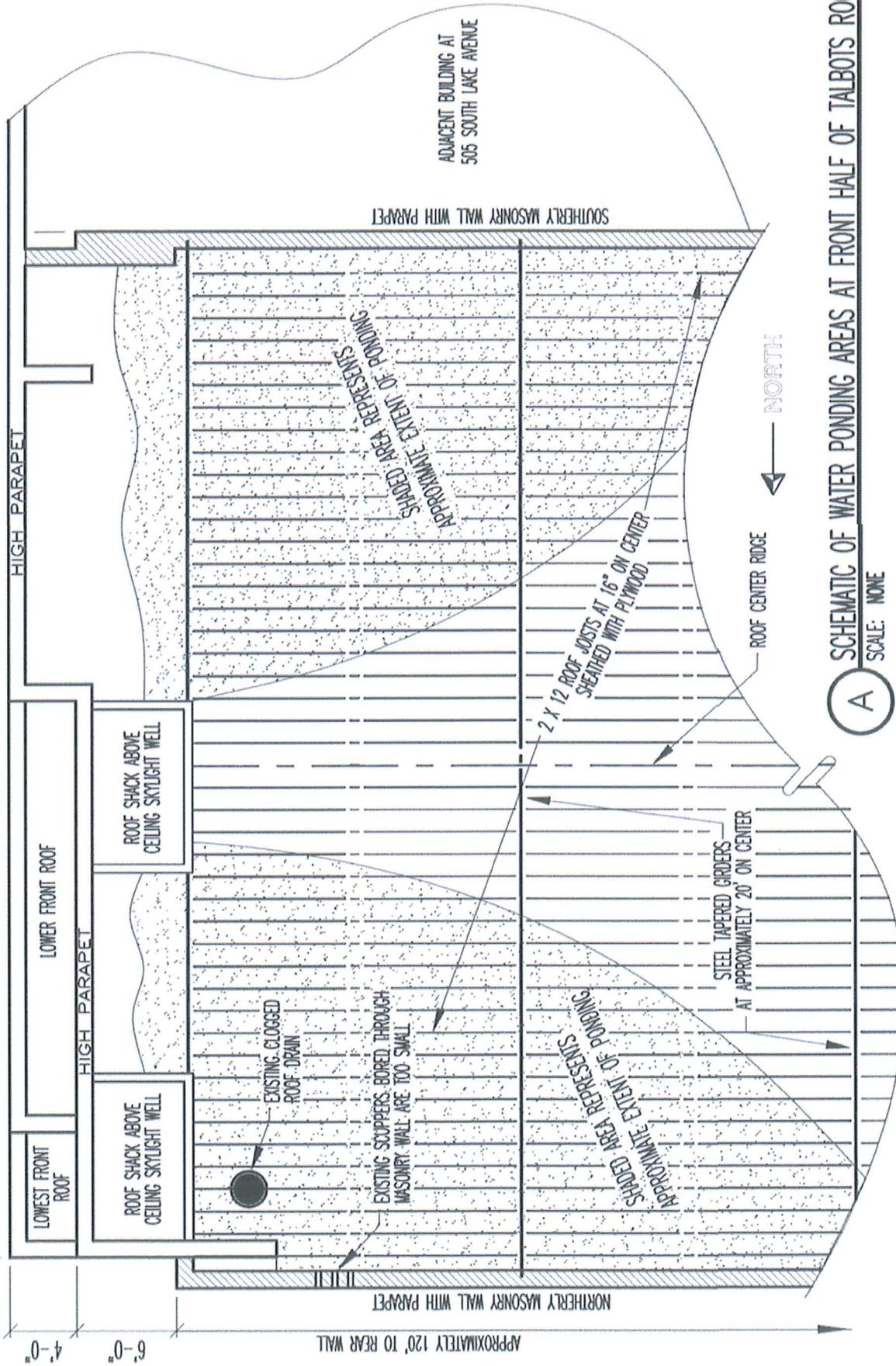


Imagery Date: 3/24/2015

Reference: Google Earth

	GROUP DELTA CONSULTANTS, INC. ENGINEERS AND GEOLOGISTS		FIGURE NUMBER 11
	PROJECT NAME: 497 S. Lake Ave., Pasadena, CA		PROJECT NUMBER GF-2078
CASE NUMBER: BC542643		Date: October, 2015	

APPROXIMATE 63' OVERALL WIDTH OF FRONT ELEVATION
TALBOTS AT 497 SOUTH LAKE AVENUE



A SCHEMATIC OF WATER PONDING AREAS AT FRONT HALF OF TALBOTS ROOF
SCALE: NONE

	GROUP DELTA CONSULTANTS, INC. ENGINEERS AND GEOLOGISTS	FIGURE NUMBER 12
	PROJECT NAME: 497 S. Lake Ave., Pasadena, CA	PROJECT NUMBER GF-2078
CASE NUMBER: BC542643		Date: October, 2015

ADJACENT BUILDING AT
505 SOUTH LAKE AVENUE

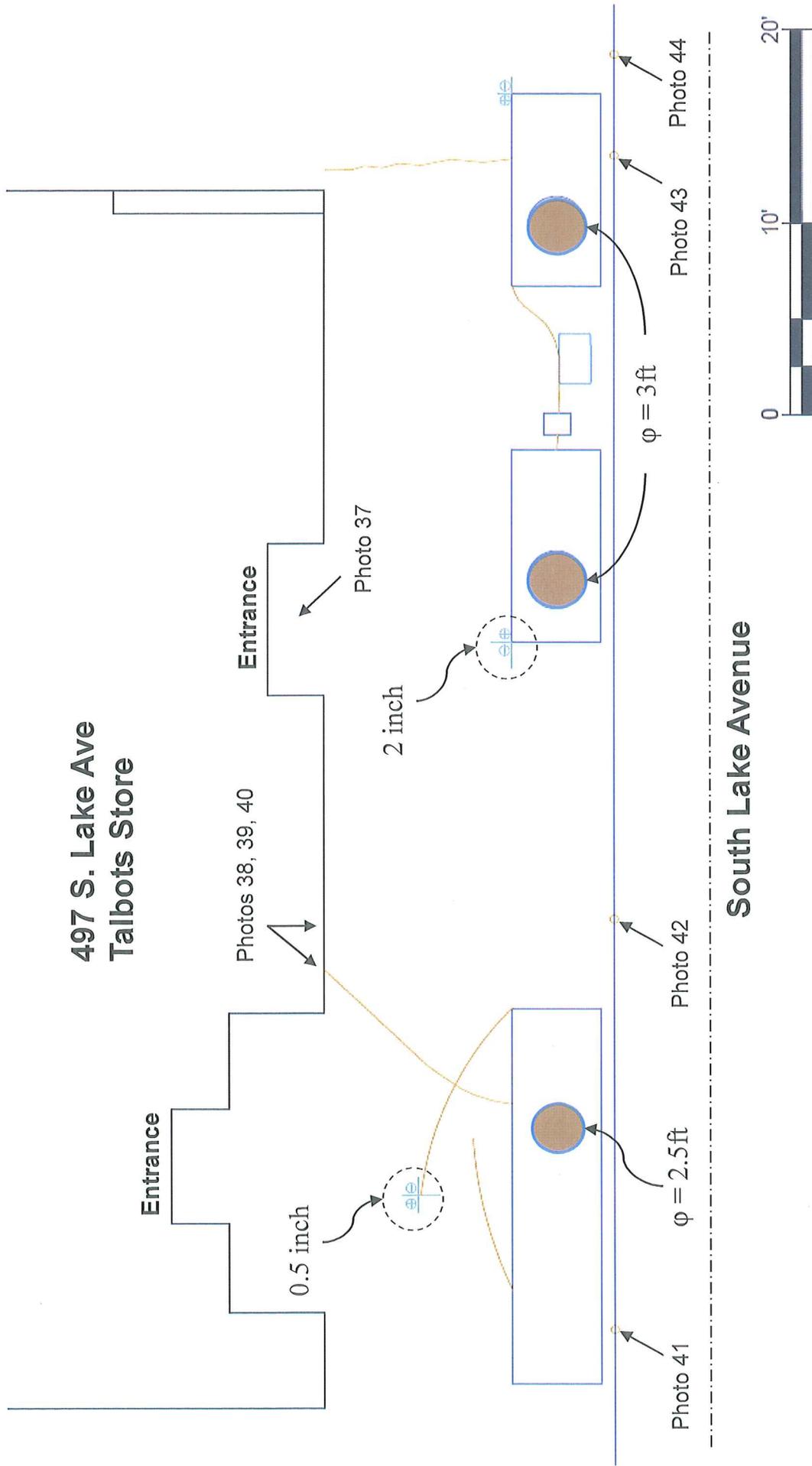
NORTH

4'-0"
6'-0"

APPROXIMATELY 120' TO REAR WALL

Date of Survey: 10/20/2015

497 S. Lake Ave
Talbots Store



South Lake Avenue

- Tree Trunk
- Cracks in Sidewalk
- Drain Hole Locations



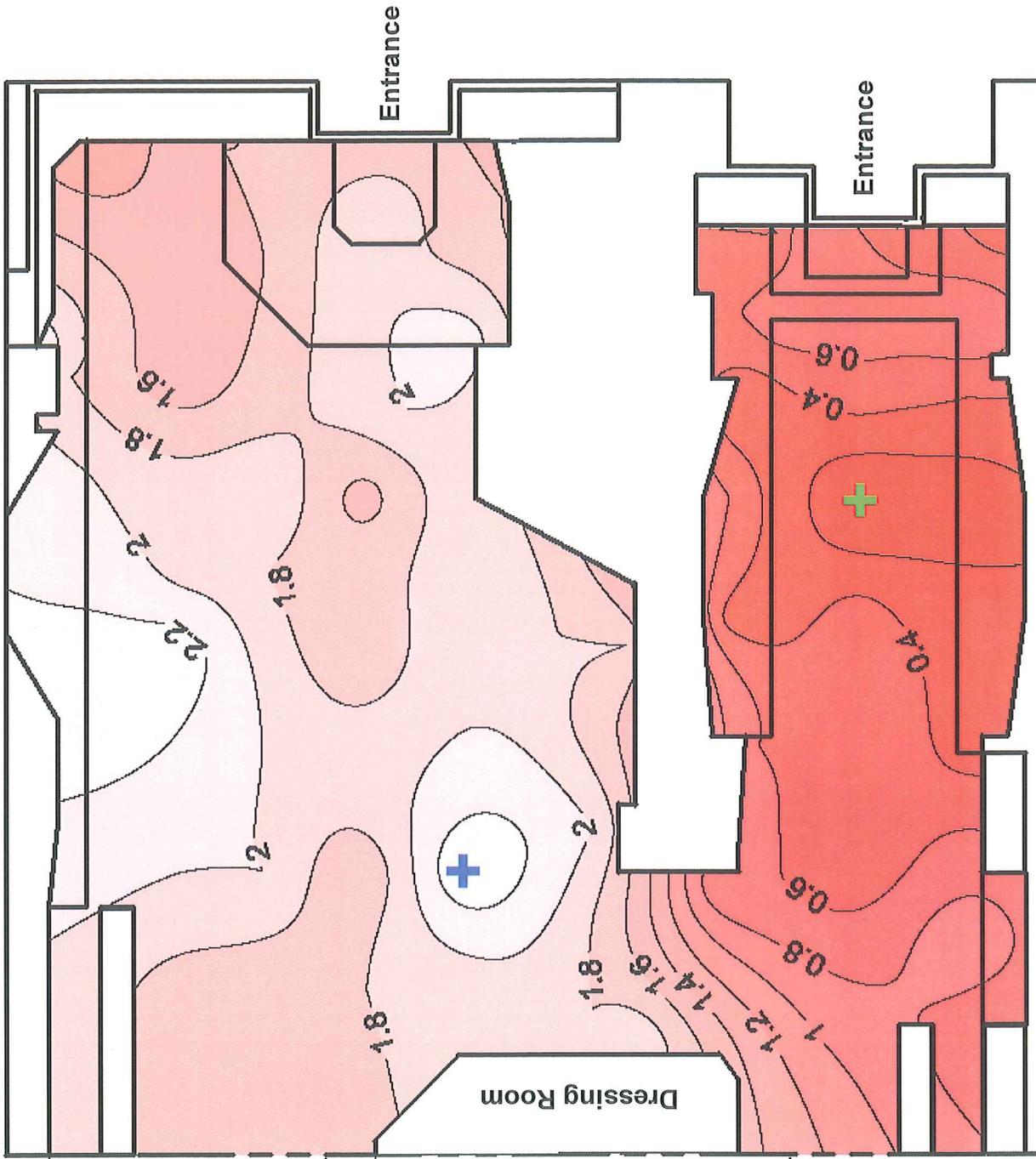
GROUP DELTA CONSULTANTS, INC. ENGINEERS AND GEOLOGISTS	FIGURE NUMBER 13
PROJECT NAME: 497 S. Lake Ave., Pasadena, CA	PROJECT NUMBER GF-2078
CASE NUMBER: BC542643	Date: October, 2015

Manometer Survey
497 S. Lake Ave.
Date of Survey: 10/20/2015

Store Floor
 Continues

-  High Point (2.4")
-  Low Point (0.0")

Store Floor
 Continues



	GROUP DELTA CONSULTANTS, INC. ENGINEERS AND GEOLOGISTS 497 S. Lake Ave., Pasadena, CA	FIGURE NUMBER 14
	PROJECT NAME: 497 S. Lake Ave., Pasadena, CA	PROJECT NUMBER GF-2078
CASE NUMBER: BC542643		Date: October, 2015

PHOTOS



Photo 1



Photo 2



Photo 3

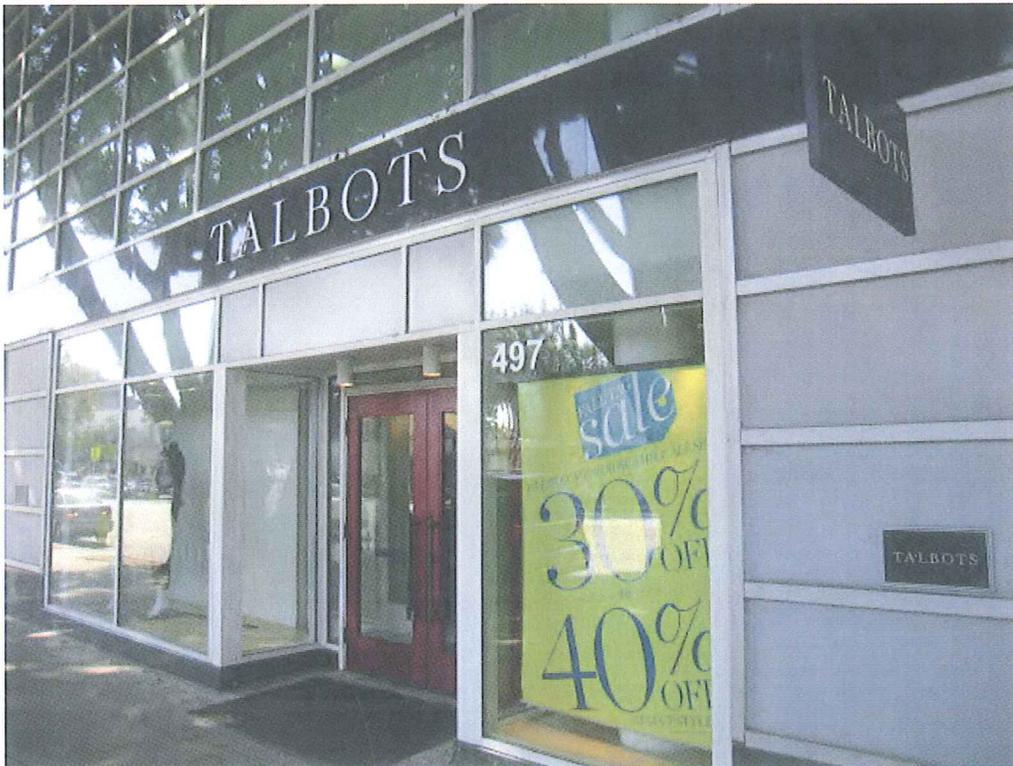


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

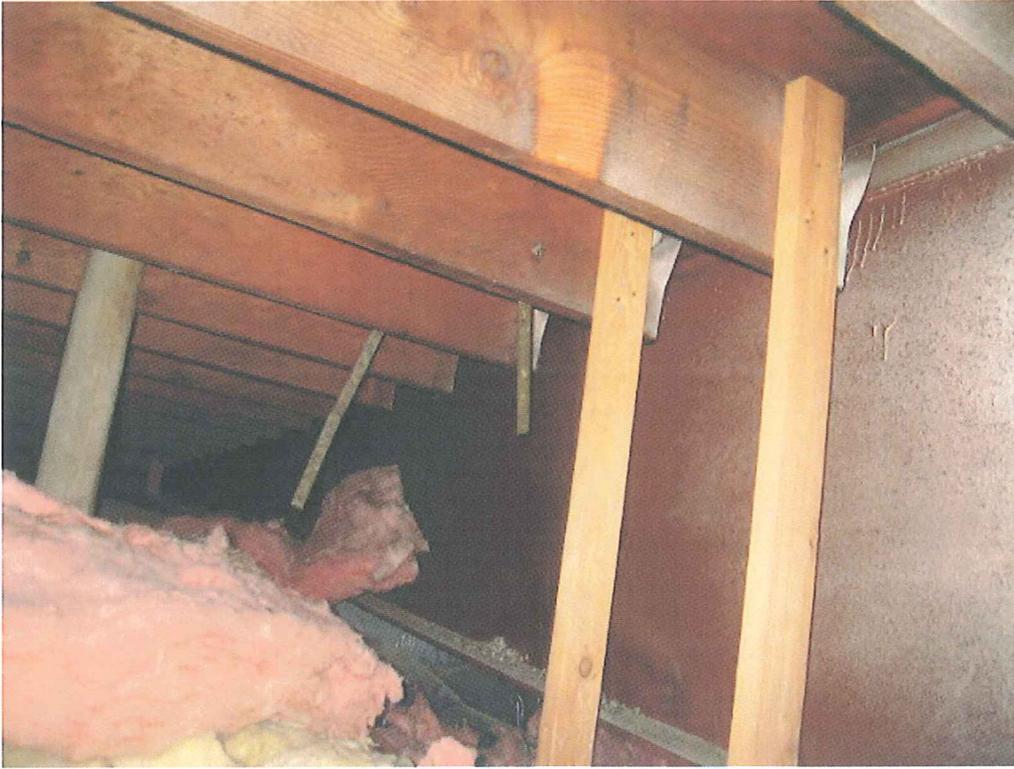


Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

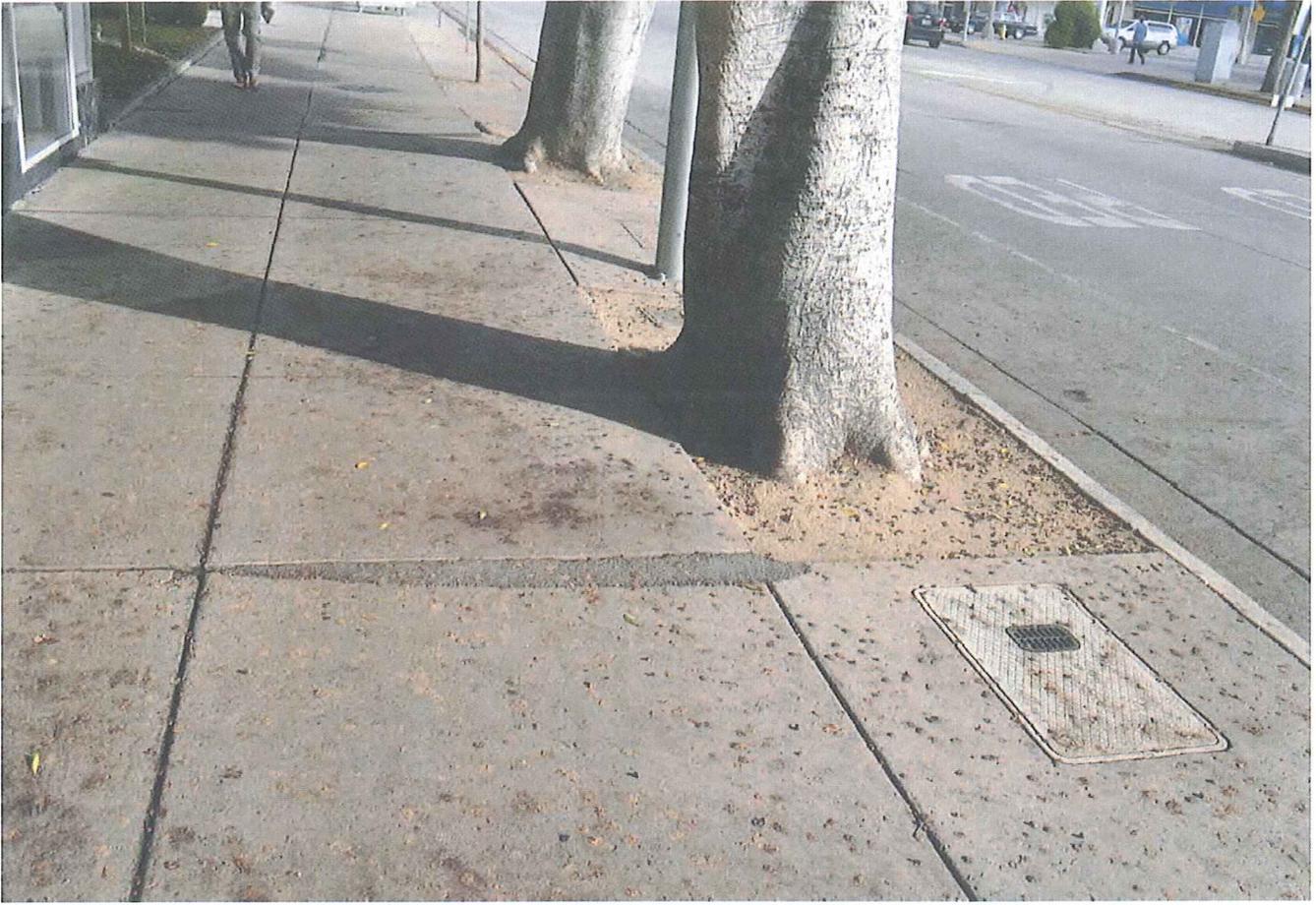


Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50

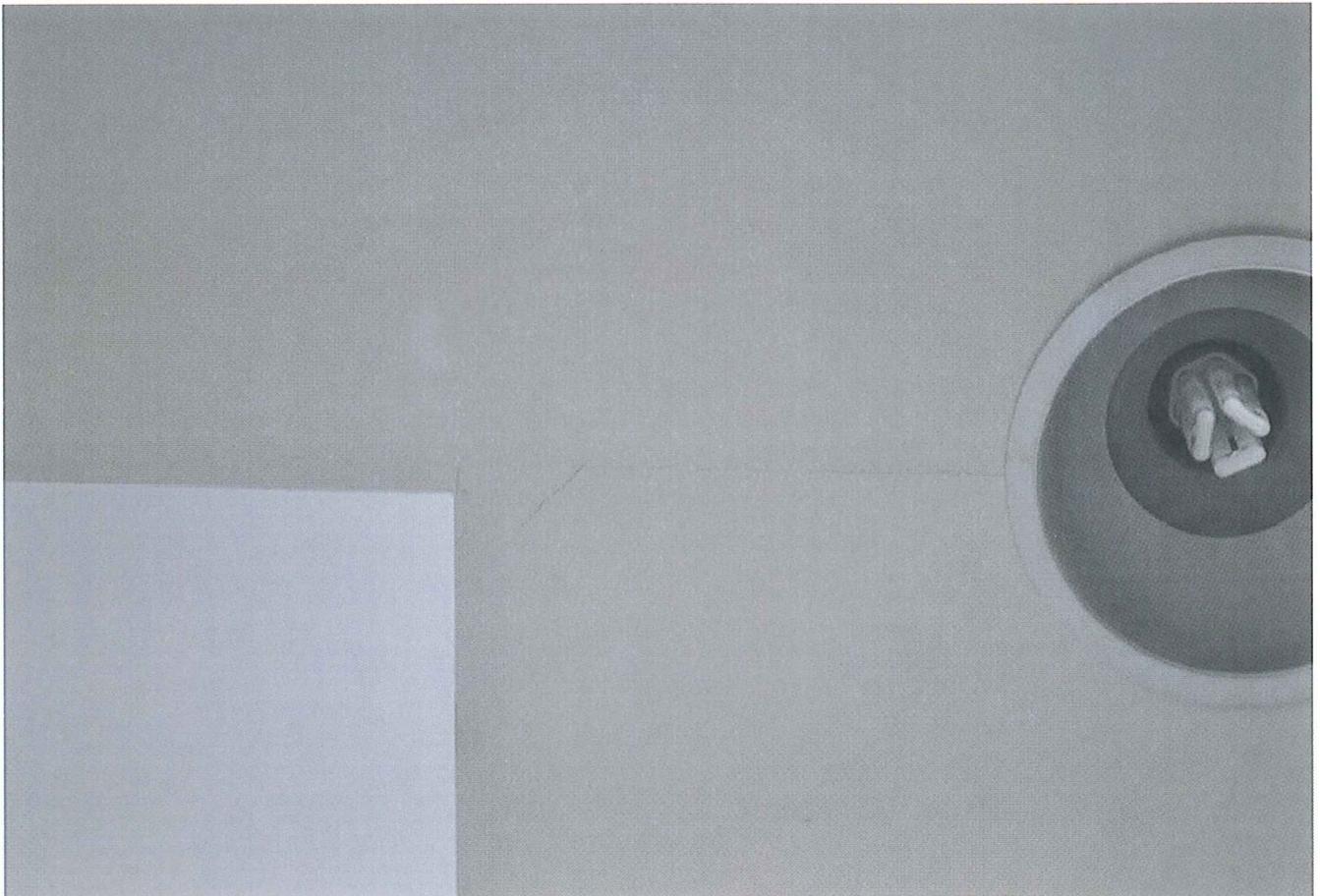


Photo 51

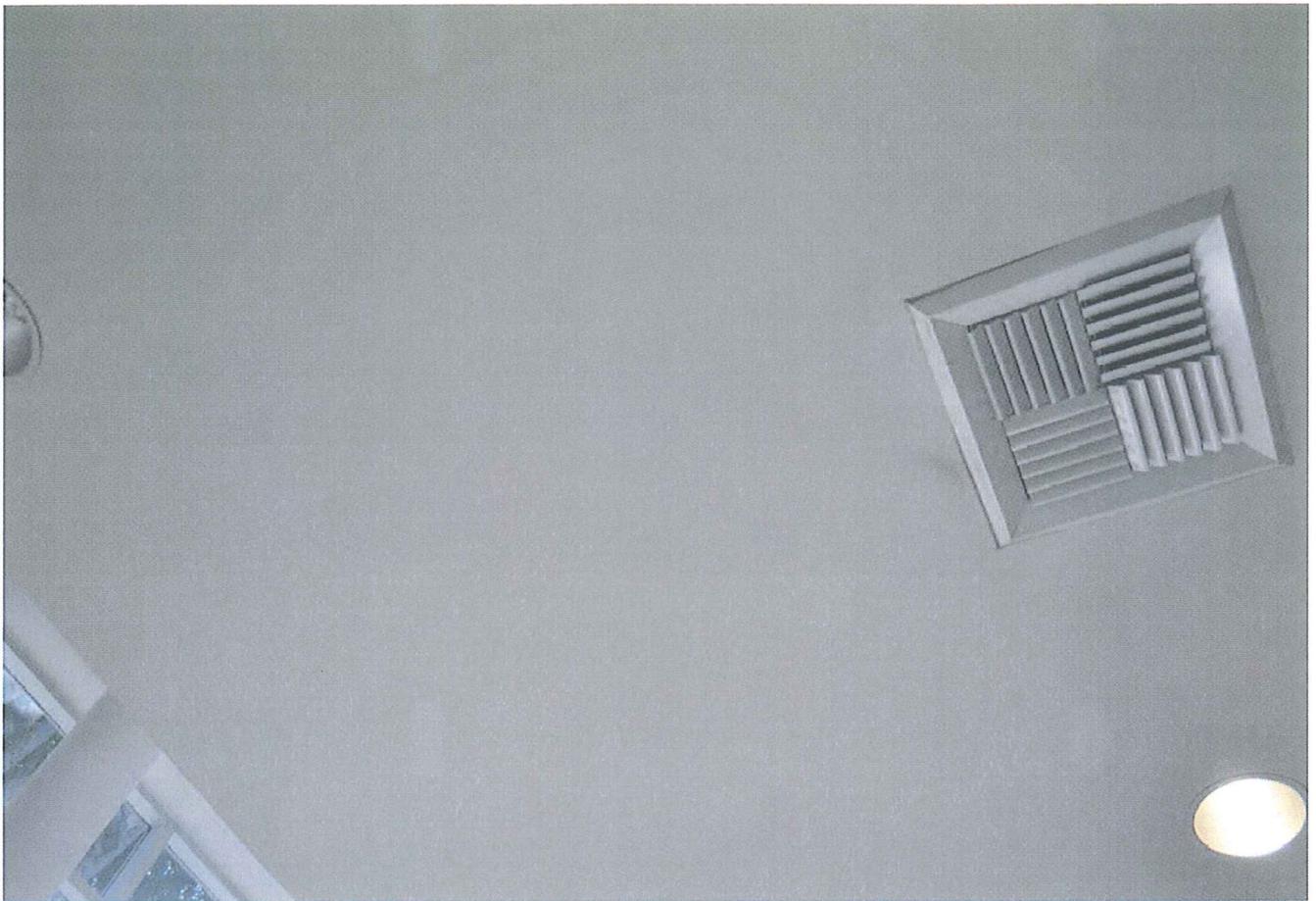


Photo 52



Photo 53



Photo 54



Photo 55

ATTACHMENT 1

TAYLOR LEAK DETECTION, INC.
Pipe and Leak Locating

13455 Ventura Blvd., Suite 204
Sherman Oaks, CA 91423-6121
(800) 252 0070
Fax (818) 789 0115
Email – taylorleak@gmail.com

October 22, 2015

Group Delta Consultants, Inc.
370 Amapola Ave., Suite 212
Torrance, CA 90501
Attn: Sean D. Wilson PG, CEG

Re: Job Site : 497-511 S. Lake Ave., Pasadena

Dear Mr. Wilson,

We were asked to video inspect portions of the sewer system and the rain water downspout system at the above site. We were advised that there are large trees in the parkway in front of the building.

The structure at the site consists of a two story commercial building. Our investigation concerned a first floor unit in the 497 building.

Sewer

In the subject unit, there are two bathrooms. We video inspected the four inch collector line from a two inch wall cleanout. We inspected the line approximately 40 feet under the concrete slab sub floor towards the front of the building to a location in the storage room.

Under the storage room, the line is heavily deteriorated, and standing water was encountered. The line is cast iron which, due to its age is subject to deterioration. The line appears subject to stoppage.

We inspected the line an additional 15 feet to a location under the show room. The line under the show room appeared satisfactory. The camera could not proceed beyond this point.

It appears necessary to uncover the line in the storage room to replace a four foot section and to install a cleanout. The line is 28 inches deep at this point. After the cleanout is installed, the line may be more effectively cleaned and inspected.

It would be the hope that the balance of the line from the bathrooms to the storage room and from the storage room through the showroom to the front of the building might be saved.

After the storage room cleanout is installed, if the line outside of the building cannot be inspected or cleaned, it might be necessary to locate the line outside of the building and install a second cleanout from which the line may be further snaked and/or inspected to the street.

Roof Downspout

There are two relevant roof downspouts, a south downspout and a north downspout. The south downspout, it was reported, is operative, and the north downspout is not. The slope of the roof is such that some water coming onto the roof runs exclusively to the south downspout, and other water runs exclusively to the north downspout.

Presently, water running towards the north downspout is pumped by a pump to the south downspout.

We video inspected the north downspout. This line runs down inside of the north exterior side wall of the building for two floors. On the vertical drop, the line is full of water. It does not appear to be broken.

We presume that the line turns out under the foundation on the north side, runs into the north side yard, and turns east to run under the front sidewalk to a curb opening at the street, a distance of approximately 25 feet. In the curb opening, and, we presume, along much of the horizontal run from the building to the curb, the line is completely stopped up with mud.

It might be possible to clear the line from the curb opening working upstream. However, we were advised that pieces of sewer machine snake cable are stuck in the line which will make cleaning more difficult.

Otherwise, the line will have to be opened where it exits from under the building and cleared or replaced from there. If there is a fear that the line will leak inside of the wall for the two stories from the roof to the ground, the inside line may be replaced also.

Very truly yours,

TAYLOR LEAK DETECTION, INC.

By: _____

TIGHE R. TAYLOR, President

TRT/tt



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Property Overview

Parcel Status: Active
 Parcel Number: 5734-030-034
 Primary Address: 495 SOUTH LAKE AVENUE
 503 SOUTH LAKE AVENUE
 505 SOUTH LAKE AVENUE
 511 SOUTH LAKE AVENUE
 497 SOUTH LAKE AVENUE
 500 SOUTH HUDSON AVENUE
 504 SOUTH HUDSON AVENUE

Other Addresses:

Council District: [7 - ANDY WILSON](#)
 Sidewalk Damage Estimate: 931

[Attached Case Summary](#)
[Attached Documents](#)

Planning Designations

Zoning Code(s): CD5
 Zoning Complete: CD5
 Specific Plan: CENTRAL DISTRICT

Special Review Areas

Enterprise Zone: EZTEXP
 Fire Hazard Zone: Not in Fire Hazard Area
 Business District: South Lake

Assessor data

Land Use: COMMERCIAL, GENERAL
 Lot size (sq. ft.): 48319
 Lot size (acres): 1.1
 Year built: 1954

[L.A. County Assessor](#)

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CASE SEARCH RESULTS

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Case Number	Type	Status	Description	Related Links
ELE2002-01289	ELE	FNL	INSTALL ELECT. FOR TENANT IMPROVEMENT TALBOTS	Case Summary Inspection Summary
CCI-MSC-40313	CCI	CLS	PROACTIVE MISCELLANEOUS INSPECTION	Case Summary Inspection Summary
CCI2004-00545	CCI	APR	BUSINESS LICENSE	Case Summary Inspection Summary
CCI2009-00464	CCI	APR	CODE COMPLIANCE CERTIFICATE	Case Summary Inspection Summary
PLN2011-00271	PLN	APR	INSTALLATION OF NEW SIGNAGE	Case Summary
BMN2011-01096	BMN	FNL	3 NON ILLUMINATED LETTERS 12"H X 8' X 8-5/8"W (2) ONE BLADE SIGN 18"H X 24"W. WINDOW & DOOR VINYL INTERIOR WALL SIGNS NON ILLUMINATED. SHANGE (E) FREESTANDING SIGN PANEL LETTERING.	Case Summary Inspection Summary
BLD2002-00778	BLD	FNL	INTERIOR TENANT IMPROVEMENT - (4) NEW LOW WALL PARTITIONS FOR TALBOTS	Case Summary Plan Review Inspection Summary
BLD2007-00857	BLD	EXP	TENANT IMPROVEMENT (ALSO INCLUDED IN SCOPE ARE NEW BUILDING SIGNAGE AND AWNINGS (NO NEW S/F)	Case Summary Plan Review Inspection Summary
PLN2007-00389	PLN	REC	New signs and awnings	Case Summary
BMN2007-01151	BMN	ISS	INSTALL (2) NON-ILLUMINATED SIGNS (A - 4' X 2' & B - 8' X 4') & (2) AWNINGS FOR TALBOTS	Case Summary Inspection Summary
FPI2007-02417	FPI	REC		Case Summary Inspection Summary
BMN2008-00239	BMN	ISS	1 SET OF PIN MOUNTED PLEX LETTERS "WOMAN" FOR TALBOTS STORE	Case Summary Inspection Summary
MEC2008-00156	MEC	FNL	INSTALLING 5 HEAT PUMP UNITS	Case Summary Inspection Summary
ELE2008-00268	ELE	FNL	INSTALL ELECTRICAL SERVICES FOR TENANT IMPROVEMENT	Case Summary Inspection Summary
BLD2008-00194	BLD	CAN	ADDING ADDITIONAL SHELVING UNITS IN NON-SALES AREA (NO NEW 125 S/F) TALBOTS	Case Summary Plan Review Inspection Summary

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00-00586	BLD	FNL	TENANT IMPROVEMENT OF STOREFRONT - DEMO SINGLE DOOR, INSTALLING NEW GLAZING AND DOUBLE DOORS	Case Summary Plan Review Inspection Summary
00-00618	ELE	FNL	ELECTRICAL FIXTURES FOR REMODEL	Case Summary Inspection Summary
00-01025	BMN	ISS	INSTALLATION OF (3) AWNINGS FOR TALBOT STORE SUBJECT TO FIELD INSPECTION	Case Summary Inspection Summary
95Z0195	CCI	APR	POWER TRANSFER UNIT 497-503-505-507	Case Summary Inspection Summary
96-03502	ELE	FNL	INSTALL ELECTRICAL FIXTURES FOR T.I.	Case Summary Inspection Summary
96-03982	PLM	FNL	INSTALL PLUMBING FIXTURES FOR REMODEL	Case Summary Inspection Summary
96FZ00015	PLN	CLS	FINAL ZONING INSPECTION FOR PARKING LOT + LAND USE	Case Summary
98Z0906	CCI	APR	CITY CENTER RETAIL TRUST	Case Summary Inspection Summary
BLD2002-00778	BLD	FNL	INTERIOR TENANT IMPROVEMENT - (4) NEW LOW WALL PARTITIONS FOR TALBOTS	Case Summary Plan Review Inspection Summary
BLD2007-00857	BLD	EXP	TENANT IMPROVEMENT (ALSO INCLUDED IN SCOPE ARE NEW BUILDING SIGNAGE AND AWNINGS (NO NEW S/F)	Case Summary Plan Review Inspection Summary
BLD2008-00194	BLD	CAN	ADDING ADDITIONAL SHELVING UNITS IN NON-SALES AREA (NO NEW 125 S/F) TALBOTS	Case Summary Plan Review Inspection Summary
BMN2007-01151	BMN	ISS	INSTALL (2) NON-ILLUMINATED SIGNS (A - 4' X 2' & B - 8' X 4') & (2) AWNINGS FOR TALBOTS	Case Summary Inspection Summary
BMN2008-00239	BMN	ISS	1 SET OF PIN MOUNTED PLEX LETTERS "WOMAN" FOR TALBOTS STORE	Case Summary Inspection Summary
BMN2011-01096	BMN	FNL	3 NON ILLUMINATED LETTERS 12"H X 8' X 8-5/8"W (2) ONE BLADE SIGN 18"H X 24"W. WINDOW & DOOR VINYL INTERIOR WALL SIGNS NON ILLUMINATED. SHANGE (E) FREESTANDING SIGN PANEL LETTERING.	Case Summary Inspection Summary
BU114361	BLD	CLS	BU - TENANT IMPROVEMENT + STOREFRONT ALTERATIONS (TALBOTS)	Case Summary Plan Review Inspection Summary
BU114689	BLD	CLS	BU - INTERIOR DEMO FOR FUTURE T.I. (NON-BEARING PARTITION WALLS, ETC.)	Case Summary Plan Review Inspection Summary
CCI-MSC-40313	CCI	CLS	PROACTIVE MISCELLANEOUS INSPECTION	Case Summary Inspection Summary
CCI2004-00545	CCI	APR	BUSINESS LICENSE	Case Summary Inspection Summary
CCI2009-00464	CCI	APR	CODE COMPLIANCE CERTIFICATE	Case Summary Inspection Summary
EL114361	ELE	REC	EL - TENANT IMPROVEMENT + STOREFRONT ALTERATIONS (TALBOTS)	Case Summary Inspection Summary
EL115905	ELE	CLS	EL - INSTALL ELECT. PANELS, FIXTURES, MOTORS, ETC. TALBOTS STORE	Case Summary Inspection Summary
ELE2002-01289	ELE	FNL	INSTALL ELECT. FOR TENANT IMPROVEMENT TALBOTS	Case Summary Inspection Summary
ELE2008-00268	ELE	FNL	INSTALL ELECTRICAL SERVICES FOR TENANT IMPROVEMENT	Case Summary Inspection Summary
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02417	FPI	REC		Summary	Summary
GA115286	PLM	CLS	GA - REPLACE FIXTURES IN BATH GAS LINE + CONDENSAT LINES	Case Summary	Inspection Summary
HP019024	HBP	CLS	ARCHIVED PERMIT FILES FOR THIS ADDRESS	Case Summary	
ME115458	MEC	CLS	ME - INST. OIF VENTILATION/FURNACE/DUCTS AND COMPRESSORS FOR A/C UNIT	Case Summary	Inspection Summary
MEC2008-00156	MEC	FNL	INSTALLING 5 HEAT PUMP UNITS	Case Summary	Inspection Summary
PL115286	PLM	CLS	PL - REPLACE FIXTURES IN BATH GAS LINE + CONDENSAT LINES	Case Summary	Inspection Summary
PLN2007-00389	PLN	REC	New signs and awnings	Case Summary	
PLN2011-00271	PLN	APR	INSTALLATION OF NEW SIGNAGE	Case Summary	
RF140891	BMN	FNL	RF - SPRAY IN PLACE POLYURETHANE FOAM ROOFING (ICB #4630) CLASS A	Case Summary	Inspection Summary
SG120853	BMN	REC	SG - ERECT. FREE STANDING SIGN IN PARKING LOT AREA (REAR)	Case Summary	Inspection Summary

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Navigation PrintMap RetrieveParcels

Home Pan Zoom In Zoom Out Initial View Full Screen

Home Navigation Location Info



I want to...

- Property records are kept at the East District Office
- How frequently is this site updated? (and other FAQs)

Property Information
 Assessor's ID No: 5734-030-034
 Address: 505 S LAKE AVE PASADENA CA 91101
 Property Type: Commercial / Industrial
 Region / Cluster: 27 / 27615
 Tax Rate Area (TRA): 07500
 View Assessor Map
 View Index map

Recent Sales Information

Latest Sale Date:
 Indicated Sale Price:

Search for Recent Sales

2015 Roll Values

Recording Date:	01/16/2008
Land:	\$6,623,013
Improvements:	\$4,338,336
Personal Property:	\$0
Fixtures:	\$0
Homeowners' Exemption:	\$0
Real Estate Exemption:	\$0
Personal Property Exemption:	\$0
Fixture Exemptions:	\$0

- 2015 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

Property Boundary Description

M R 28-8 LOT 28 EX OF ST LOTS 22,23 AND N 17 FT OF LOT 21 AND N 50 FT OF LOT 29

Building Description

Building Improvement 1	
Square Footage:	22,739
Year Built / Effective Year Built:	1964 / 1969
Bedrooms / Bathrooms	0 / 0
Units	3
Building Improvement 2	
Square Footage:	22,600
Year Built / Effective Year Built:	1977 / 1977
Bedrooms / Bathrooms	0 / 0
Units	0

Navigation icons: Home, Pan, Zoom In, Zoom Out, Initial View, Full Screen, Location Info, PrintMap, RetrieveParcels

EXHIBIT B



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

EXHIBIT C

FMCO INC. F&M PLUMBING

1493 LINCOLN AVE
 PASADENA, CA 91103
 TEL 626-296-1060
 FAX 626-398-4002

Estimate

Date	Estimate #
3/4/2015	3510

Name / Address
Bruce Meyer 441 N Beverly Drive #207 Beverly Hills CA 90210

Ship To
497 S. Lake Ave. Pasadena, CA 91101 Tom Kenney 323 541 5281

P.O. No.	Rep	Project
	KH	497 S. Lake Ave

Description	Total
Estimate to replace the storm drain start from the ceiling of the second floor - not from the pipe that is connected to the roof To replace a new 4" storm drain inside the ceiling and the wall of Talbots store To open the wall from floor to ceiling inside the store on the first and second floor Run a new 4" pipe all the way to the street Cut and remove concrete from sidewalk Pull city permit Note: this job does not include sidewalk , ceiling or wall patching Estimate is only for the plumbing total estimate for the work above 7500.00 - 8500.00	8,500.00
All estimates are good for thirty-(30) days	
Total	\$8,500.00

FMCO Inc shall not be responsible for any unforeseen conditions or circumstances arising from said work. All estimates are good for 30days.

Signature _____

Phone #	Fax #	E-mail	Web Site
626 296-1060	626 398-4002	fmlisa@fandmplumbing.net	

EXHIBIT D

TAYLOR LEAK DETECTION, INC.
Pipe and Leak Locating

October 22, 2015

Group Delta Consultants, Inc.
370 Amapola Ave., Suite 212
Torrance, CA 90501
Attn: Sean D. Wilson PG, CEG

13455 Ventura Blvd., Suite 204
Sherman Oaks, CA 91423-6121
(800) 252 0070
Fax (818) 789 0115
Email – taylorleak@gmail.com

Re: Job Site : 497-511 S. Lake Ave., Pasadena

Dear Mr. Wilson,

We were asked to video inspect portions of the sewer system and the rain water downspout system at the above site. We were advised that there are large trees in the parkway in front of the building.

The structure at the site consists of a two story commercial building. Our investigation concerned a first floor unit in the 497 building.

Sewer

In the subject unit, there are two bathrooms. We video inspected the four inch collector line from a two inch wall cleanout. We inspected the line approximately 40 feet under the concrete slab sub floor towards the front of the building to a location in the storage room.

Under the storage room, the line is heavily deteriorated, and standing water was encountered. The line is cast iron which, due to its age is subject to deterioration. The line appears subject to stoppage.

We inspected the line an additional 15 feet to a location under the show room. The line under the show room appeared satisfactory. The camera could not proceed beyond this point.

It appears necessary to uncover the line in the storage room to replace a four foot section and to install a cleanout. The line is 28 inches deep at this point. After the cleanout is installed, the line may be more effectively cleaned and inspected.

It would be the hope that the balance of the line from the bathrooms to the storage room and from the storage room through the showroom to the front of the building might be saved.

After the storage room cleanout is installed, if the line outside of the building cannot be inspected or cleaned, it might be necessary to locate the line outside of the building and install a second cleanout from which the line may be further snaked and/or inspected to the street.

Roof Downspout

There are two relevant roof downspouts, a south downspout and a north downspout. The south downspout, it was reported, is operative, and the north downspout is not. The slope of the roof is such that some water coming onto the roof runs exclusively to the south downspout, and other water runs exclusively to the north downspout.

Presently, water running towards the north downspout is pumped by a pump to the south downspout.

We video inspected the north downspout. This line runs down inside of the north exterior side wall of the building for two floors. On the vertical drop, the line is full of water. It does not appear to be broken.

We presume that the line turns out under the foundation on the north side, runs into the north side yard, and turns east to run under the front sidewalk to a curb opening at the street, a distance of approximately 25 feet. In the curb opening, and, we presume, along much of the horizontal run from the building to the curb, the line is completely stopped up with mud.

It might be possible to clear the line from the curb opening working upstream. However, we were advised that pieces of sewer machine snake cable are stuck in the line which will make cleaning more difficult.

Otherwise, the line will have to be opened where it exits from under the building and cleared or replaced from there. If there is a fear that the line will leak inside of the wall for the two stories from the roof to the ground, the inside line may be replaced also.

Very truly yours,

TAYLOR LEAK DETECTION, INC.

By: _____
TIGHE R. TAYLOR, President
TRT/tt

EXHIBIT E





BOTTS

BOTTS

25% OFF
ENTIRE
PURCHASE

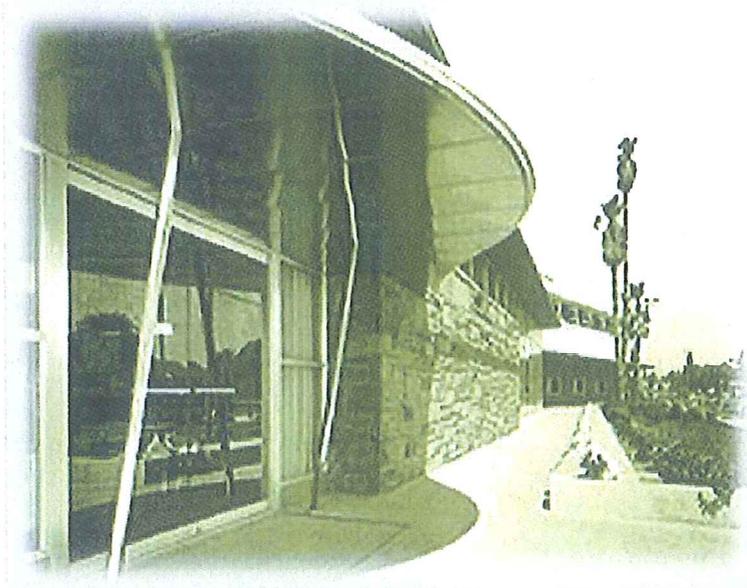
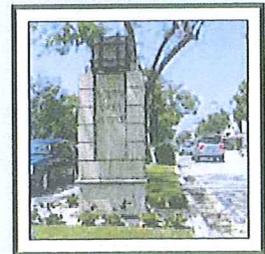
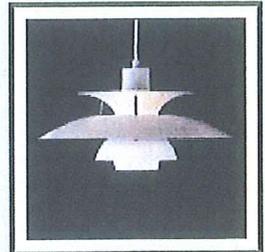
BOTTS

497

BOTTS

EXHIBIT F

South Lake Avenue Streetscape Concept Plan





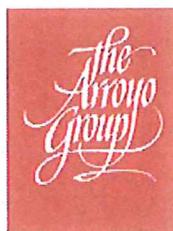
South Lake Avenue Streetscape Concept Plan

Prepared for
South Lake Business Association
in cooperation with the
City of Pasadena

Adopted by the
Pasadena City Council

July 30, 2007

Consulting Team:



The Arroyo Group, Planning and Urban Design
and
EPT DESIGN, Landscape Architecture
with
Herb Barnes, Graphic Design



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ACKNOWLEDGEMENTS

CITY COUNCIL

Sid Tyler, 6th District Councilperson

DESIGN COMMISSION

Andrew Wilson, Design Commissioner

SOUTH LAKE BUSINESS ASSOCIATION (SLBA)

Robert DePietro, Frank DePietro & Sons

Diane Grohulski, CFM, Merrill Lynch

Barry Jones, Branch Manager, Coldwell Banker Residential Brokerage

John Hicks, Relax the Back Store

John Howe, Vice President SLBA, The Howe Building

Joy Jacobson, Representative, SLBA

Carlton Maese, President SLBA, First Vice-President, CB Richard Ellis

CITY OF PASADENA STAFF

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Robert Montano, City Coordinator, Business Districts

Martin Pastucha, Director, Public Works

Dan Rix, City Engineer

CONSULTANT TEAM

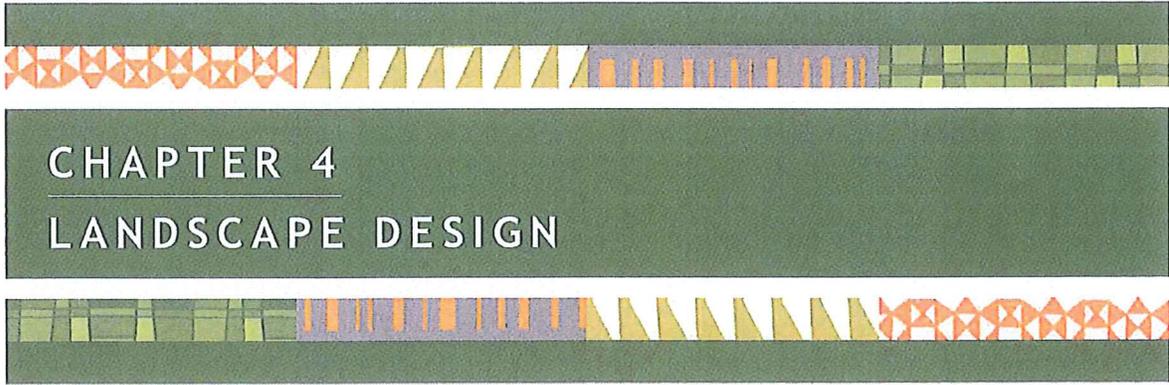
Simran Malhotra, Principal, The Arroyo Group

Larry Morrison, Founding Principal, The Arroyo Group

Stephen Carroll, Principal, EPT DESIGN

Brenda Wadsworth, Designer, EPT DESIGN

Herb Barnes, Graphic Design



CHAPTER 4
LANDSCAPE DESIGN

4.1 Street Trees

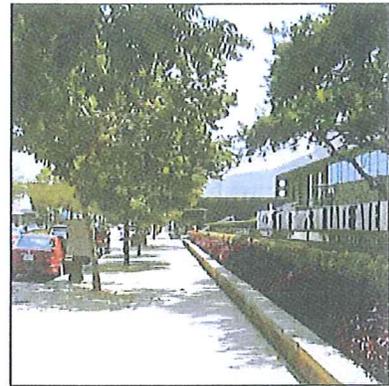
South Lake Avenue has a well-established stand of mature street trees that dominates the streetscape. As described in Chapter 2, tree types found along South Lake Avenue include Evergreen Pear, Ficus, London Plane and Chinese Pistache trees.

Proposed Street Trees

The established street trees for South Lake Avenue in the City of Pasadena Street Tree Master Plan are Chinese Pistache (*Pistacia chinensis*) and London Plane (*Platanus acerifolia* 'Bloodgood') trees in an alternating pattern. This plan recommends that over time, the non-complying trees be removed and replaced with the designated trees.

Phasing

A street tree removal and replacement program is recommended for South Lake Avenue to replace the existing trees with the Pasadena-approved street trees. The program will be based on an arborist's analysis that identifies the specific trees for replacement and establishes a schedule to do so. The Urban Forestry Advisory Council (UFAC), in other City design processes, has supported similar plans, which are phased over twenty years and implemented in seven-year increments. In general, it is recommended that no more than one-third of the trees on any block face be replaced at a time. Replacing the trees on the east side of South Lake Avenue across from Macy's is a suggested priority; this would result in a cohesive streetscape at the commercial core of the District.



Chinese Pistache and London Plane trees

4.2 Median

South Lake Avenue is unique within Downtown Pasadena in having a street median. The median planting consists of two tree types, Windmill Fan Palm and Jacaranda trees as well as other plants. The ground plane consists of bird of paradise plants, a flowering groundcover and turf. The Jacaranda trees and Windmill Palm trees are fairly healthy and mature while the rest of the median planting is aged and should be replaced.

Design Criteria and Functional Requirements

The street medians present an opportunity to make a striking visual statement along South Lake Avenue. The existing Jacaranda and Windmill Fan Palm trees will be retained, but a new ground-level planting pattern and palette will infuse the streetscape with new color and give the feeling of 'garden in the city.'



Existing median

CHAPTER 4



The median planting will:

- Be mid-century modern – classic,
- Be drought tolerant,
- Have strong ‘architectural’ form,
- Coordinate with existing colors and plant types,
- Be less than 30 inches high to preserve site lines, and
- Discourage mid-block jaywalking by pedestrians.

Plant Palette

The planting palette for the South Lake Avenue streetscape, as shown on the following page, will be drought-tolerant, consisting primarily of succulents and decorative, native grasses in gray-green and light blue-green tones. Violet and yellow accent plants will give visual punctuation in the field of blue-green. These plants have been chosen for their strong architectural forms that work well when planted in patterns, distinct coloring, and low maintenance requirements.

Median Design Concept

The South Lake Avenue median planting is inspired by mid-century textile patterns. Three geometric patterns have been chosen for the medians, establishing a ‘language’ that is easily read and memorable. The patterns will add a dynamic quality to the street; they will have a traffic-calming effect for motorists, and be eye-catching and interesting for pedestrians. The view of the streetscape from surrounding buildings will be visually stunning.

A horizontal stripe pattern that emulates Alexander Girard’s “Roman Stripe” fabric designed for Herman Miller (1952) will be used in the shorter medians near Colorado and California Boulevards and the short median in the heart of the District between Del Mar Boulevard and Cordova Street, as illustrated in Figure 4.1. The use of this repeating pattern at the ‘entries’ and ‘center’ of the South Lake Avenue streetscape will give the street continuity.

Two different patterns will be used in the two remaining longer medians, as illustrated in Figure 4.1. The median between Green Street and Cordova Street will feature planting in a pattern similar to Maija and Kristina Isola’s “Pojanmaa” fabric designed for Marimekko (c. 1953). Arne Jacobsen’s “Trapez” pattern (1949) will be the inspiration for the planting in the median between Del Mar Boulevard and San Pasqual Street.