



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: August 7, 2019

TO: Hearing Officer

SUBJECT: Minor Conditional Use Permit #6750

LOCATION: 1268 - 1270 Bresee Avenue

APPLICANT: Sandy Liu

ZONING DESIGNATION: RS-6 (Single-Family Residential, 0-6 dwelling units per acre)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Nathan Gapper

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Minor Conditional Use Permit #6750 with the conditions in Attachment B.

PROJECT PROPOSAL: Minor Conditional Use Permit: To allow a 149 square-foot addition to an existing single-story dwelling unit (1270 Bresee Avenue) at the rear of the subject property. The existing use is non-conforming because it consists of two dwelling units in the RS-6 (Single-Family Residential, six units per acre) zoning district, where only one dwelling unit is permitted. A Minor Conditional Use Permit is required for an expansion and/or alteration of a legally established non-conforming use.

ENVIRONMENTAL DETERMINATION: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b) (9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities), and there

are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts projects that involve additions to existing structures, provided that the alteration or addition will not result in an increase of more than 50% of the existing floor area. The proposed project includes a 149 square-foot addition to an existing 768 square-foot residential unit, less than 50% of the existing floor area.

BACKGROUND:

Site Characteristics:

The subject site is a rectangular 9,300 square-foot lot. The parcel is located on the east side of Bresee Avenue, between East Washington Boulevard and Asbury Drive. The site is developed with an existing 1,240 square-foot residential unit and attached garage, and a second 768 square-foot residential unit with a 296 square-foot detached garage.

Adjacent Uses:

North – Religious Facility
South – Two-unit Detached Residential
East – Two and Three-unit Detached Residential
West – Three-unit Detached Residential

Adjacent Zoning:

North – RS-6 (Single-Family Residential, 0-6 dwelling units per acre)
South – RS-6 (Single-Family Residential, 0-6 dwelling units per acre)
East – RS-6 (Single-Family Residential, 0-6 dwelling units per acre)
West – RS-6 (Single-Family Residential, 0-6 dwelling units per acre)

Previous Cases:

Variance #4447 – to allow the construction of a second residence and attached garage at the front of the subject property. Approved on November 18, 1954.

PROJECT DESCRIPTION:

The applicant, Sandy Liu, has submitted a Minor Conditional Use Permit (MCUP) to allow the expansion of an existing nonconforming use. The subject property is located within the RS-6 (Single-Family Residential, 0-6 dwelling units per acre) zoning district where multi-family residential uses are not permitted. The subject property is currently developed with two detached residential units and is therefore considered nonconforming. The project consists of a 149 square-foot, one-story addition to an existing 768 square-foot, one-story dwelling unit at the rear of the property, a new roof, and extensive interior remodeling. Additionally, the project includes repairs to the existing, 296 square foot, detached garage at the rear of the property. An MCUP is required for the alteration or expansion of a nonconforming use within the RS-6 zoning district.

ANALYSIS

The 9,300 square-foot subject site is developed with two residential dwelling units, one attached one-car garage, and one detached two-car garage. The 1,240 square-foot, single-story dwelling unit and attached garage (1268 Bresee Avenue) is located at the front of the site and the 768 square-foot, single-story dwelling unit (1270 Bresee Avenue) and detached 296 square-foot garage is located at the rear of the site. Records indicate that the existing rear dwelling unit was constructed in 1924 and the front dwelling unit was constructed in 1955. No changes are proposed to the front dwelling unit or the attached garage. The existing rear dwelling unit consists of one living room, one dining room, two bedrooms, one kitchen and breakfast nook, and one bathroom for a total of 768 square feet. The proposed project consists of a 149 square-foot addition to the east and south sides of the structure, a replacement of the roof, and a remodel of the dwelling unit. The resulting floor plan of the residential unit combines the living and dining rooms, eliminates the breakfast nook, and adds a second bathroom. Repairs to the existing detached garage at the rear of the property are also proposed.

Minor Conditional Use Permit

The subject property is located within the RS-6 (Single-Family Residential, 0-6 dwelling units per acre) zoning district where multi-family residential uses are not permitted. The subject property is currently developed with two detached residential units and is therefore considered nonconforming. Chapter 17.71 of the Zoning Code establishes provisions for the regulation of nonconforming land uses, structures, and lots. The intent of this Chapter is to generally discourage the long-term continuance of nonconformities and to establish procedures and criteria for evaluating the allowable enlargement of specific nonconforming uses and structures. Section 17.71.080.E.1 of the Zoning Code states that a legally established nonconforming use may be continued and maintained; however, any enlargement of the use is subject to review and approval through the Minor Conditional Use Permit process. The proposed enlargement to the nonconforming use must comply with the development standards of the applicable zoning district. In this case, the project has been analyzed to determine if it is in compliance with the applicable development standards of the RS-6 zoning district, regardless of the number of dwelling units on the site. As proposed, the project would comply with applicable development standards of the Zoning Code.

Gross Floor Area:

In the RS-6 zoning district, the maximum allowable gross floor area is 30 percent of the lot area plus 500 square feet. Based upon the lot size of 9,300 square feet, the maximum allowable floor area is 3,290 square feet. The existing residential units have a combined total floor area of 2,008 square feet (including the attached garage), the existing detached accessory structure has a total floor area of 296 square feet, and the proposed addition floor area is 149 square feet resulting in a total floor area of 2,453 square feet. Therefore, the proposed project is in compliance with the maximum allowable gross floor area requirement.

Lot Coverage:

The maximum allowable lot coverage requirement is limited to 40 percent of the lot size for projects that are not more than one story in height. Lot coverage is defined as the percentage of a site covered by roofs, soffits or overhangs extending more than three feet from a wall, and by decks more than four feet in height. Roofs with openings or perforations of 50 percent or greater of their surface area, pools, or hot tubs are not included in lot coverage calculations. The

maximum allowable lot coverage for the 9,300 square-foot lot is 3,720 square feet. The total proposed lot coverage for this site is 2,453 square feet or approximately 26 percent of the lot area, in compliance with the lot coverage requirement.

Setbacks:

The proposed addition is in the rear of the property and therefore the existing front yard setback will remain unchanged. The required rear yard setback is 25 feet. The minimum required interior side yard setback is 10 percent of the lot width, with a minimum of five feet, and a maximum of 10 feet. The lot width is approximately 60 feet; therefore, the minimum required side yard setback is six feet.

The project would provide a setback of 25 feet from the proposed addition to the rear property line. Therefore, the proposed addition complies with the required rear yard setback. As proposed, the addition would provide a side yard setback of five feet along the north side property line for a length of 4'4" inches and does not project into the encroachment plane. Section 17.40.160, Table 4-2 allows a wall line that is existing, nonconforming with regard to side yard setback, to be extended as long as there is a minimum setback of four feet from the property line, the proposed addition does not project into the encroachment plane, and the length of the addition is not greater than 20 linear feet. Therefore, the project complies with the required side yard setback from the north property line. Furthermore, the proposed side yard setback is 27'1" along the south side property line. As a result, the proposed project is in compliance with front, sides, and rear yard setback requirements.

Encroachment Plane:

The proposed project is subject to the encroachment plane requirement per Section 17.40.160.D.1 of the Zoning Code. The Zoning Code requires residences not to be located within a side setback encroachment plane sloping upward and inward to the site at a 30-degree angle measured from the vertical, commencing six feet above the existing grade along the interior side property line. No portion of the existing residence nor the proposed addition encroaches into the encroachment angle as demonstrated on the submitted plans. The project as proposed is in compliance with the encroachment plane requirement.

Height:

The maximum allowable height for properties less than 75-feet wide in the RS-6 zoning district is 23 feet to the top plate and the maximum overall height is 28 feet, measured from existing grade. The maximum top plate height proposed is 8'1" and the overall height of the existing single-family residence after the proposed roof replacement and the proposed addition is 13'1". As a result, the proposed project is in compliance with the height limit requirements.

Parking:

The Zoning Code requires two covered parking spaces for each dwelling unit that is greater than 650 square feet in size, and one covered parking space for each dwelling unit less than 650 square feet. The front dwelling unit is 1,240 square feet in size and the rear unit is 768 square feet in size, and as a result four covered parking spaces are required on-site while only three covered parking spaces are provided. Pasadena Zoning Code Section 17.46.020(J) states that small additions (with a maximum aggregate total of 150 square feet), may be made to existing residences without requiring the two-car covered parking per dwelling unit as required in

Section 17.46.040. The addition proposed is 149 square feet. Therefore the construction of the one additional covered parking space is not required at this time.

Trees

The project will not result in the removal of any trees on-site. There is one protected tree on the subject site. The protected tree is at the front of the property approximately 75 feet from where the proposed scope of work would occur. To ensure the health of the tree, a tree protection and retention plan shall be submitted for approval prior to the issuance of any building or grading permits.

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Element, Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontage; architectural design, and landscaped setbacks. The scope of the project includes a small addition to an existing residential unit on a lot with two dwelling units in the single-family zone. The use of the site would remain as two dwelling units on one lot and the project would maintain the unique character and design of the residential neighborhood as the addition is not visible from the street and remains consistent with the City's General Plan.

ENVIRONMENTAL DETERMINATION:

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b) (9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts projects that involve additions to existing structures, provided that the alteration or addition will not result in an increase of more than 50% of the existing floor area. The proposed project includes a 149 square-foot addition to an existing 768 square-foot residential unit, less than 50% of the existing floor area.

COMMENTS FROM OTHER DEPARTMENTS:

The Building and Safety Division, Design and Historic Preservation Section, Public Works Department, Transportation Department, Department of Water and Power, and the Fire Department have reviewed the project. Comments from the Public Works Department and the Department of Water and Power were received and are incorporated in Attachment B of this report. The proposed project would be reviewed by each applicable department during the building permit plan check process for compliance with each of the department's regulations and requirements.

CONCLUSION:

It is staff's assessment that the findings necessary for approval of the Minor Conditional Use Permit to allow the expansion of an existing nonconforming use can be made. The project complies with all applicable development standards of the Zoning Code. The project would maintain the existing nonconforming use and would not result in the creation of any new dwelling

units onsite. Therefore, staff recommends that the Hearing Officer approve the Minor Conditional Use Permit subject to the Findings in Attachment A and recommended Conditions of Approval in Attachment B.

Attachments:

Attachment A: Specific Findings for Approval

Attachment B: Conditions of Approval

ATTACHMENT A
FINDINGS FOR MINOR CONDITIONAL USE PERMIT #6750

Minor Conditional Use Permit – Expansion and Alteration of a Nonconforming Use

1. *The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The expansion of the nonconforming use is permitted through the approval of a Minor Conditional Use Permit application as indicated in Section 17.71.080(E) of the Zoning Code. The addition complies with all applicable development standards of the Zoning Code. No Variances are requested as the improvements comply with the applicable development standards of the RS-6 zoning district.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The purpose of the RS-6 zoning district is to ensure adequate light, air, privacy, and open space for each dwelling and to protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects. The proposed project will be designed to comply with the development standards of the RS-6 zoning district and meet the special purpose of the zoning district. The project consists of a 149 square-foot addition, roof replacement, and remodel of a nonconforming use and may be permitted with the approval of a Minor Conditional Use Permit. The project as proposed is in compliance with all development standards of the RS-6 zoning district, and the number of existing dwelling units will remain unchanged.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. General Plan Land Use Element Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontage; architectural design, and landscaped setbacks. The scope of the project includes a small addition to an existing residential unit on a lot with two dwelling units in a single-family zone. The use of the site would remain as two dwelling units on one lot and the project would maintain the unique character and design of the residential neighborhood as the addition is not visible from the street and remains consistent with the City's General Plan.
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposal is to expand, remodel, and replace the roof of one of the two existing dwelling units on the site. The use of the site will remain as two dwelling units on a lot within a single-family residential zoning district. The project will not result in any new dwelling units onsite. The addition is located at the rear of the site and will not be visible from public right-of-way views. Therefore, the addition, remodel, and roof replacement will not be detrimental to the health, safety, or general welfare of the persons residing or working in the neighborhood. The addition, remodel, and roof replacement will be required to adhere to all requirements as they relate to the Zoning, Fire, and Building and Safety codes.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The

project as proposed will result in an addition to one of the two units onsite and will not result in any new units added to the site. The existing rear residential structure was constructed in 1924 and the front unit was constructed in 1955 prior to the adoption of the RS-6 zoning district, resulting in a legal nonconforming status of the site. The addition will be required to comply with all zoning, building, and fire codes which will be reviewed through the building permit plan check process and is designed to not be detrimental or injurious to the surrounding residential uses.

6. *The design location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The addition is located at the rear of the site and is not visible from the street. The project will maintain the existing aesthetic character and scale of the neighborhood because the addition, remodel, and roof replacement complies with all applicable development standards of the Zoning Code. The project as proposed is designed to match the existing roof and siding design and character of the residential structure at the front of the property.

**ATTACHMENT B
CONDITIONS OF APPROVAL
MINOR CONDITIONAL USE PERMIT #6750**

The applicant or successor in interest shall meet the following conditions:

General

1. The site plan, elevations, and building section drawings submitted for building permits shall substantially conform to plans submitted stamped "Approved at Hearing, August 7, 2019", except as modified herein.
2. This approval allows a 149 square-foot, one-story addition to a one-story, 768 square-foot dwelling unit at the rear of the subject site (1270 Bresee Avenue). This approval also allows the remodel and roof replacement of the rear unit and repairs to the associated detached garage.
3. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
4. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
5. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Section 17.64.040.C of the Zoning Code.
6. The proposed project, Activity Number **PLN2019-00263**, is subject to the Inspection Program by the City. A Final Zoning Inspection is required prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Katherine Moran, Current Planning Section, at (626) 744-6740 to schedule an inspection appointment time.

Planning Division

7. Pursuant to Section 17.40.140 of the Zoning Code, if more than 50 percent of the exterior walls of the rear residential unit (1270 Bresee Avenue) are removed, the replacement construction shall constitute a new structure that would have to comply with all current land use and development standards of the RS-6 (Single-Family Residential, 0-6 dwelling units per acre) zoning district. A property with more than one residential unit is not an allowed land use in the RS-6 zoning district.
8. All rooms within each dwelling unit shall be internally accessible from one another.
9. The project shall comply with all applicable Zoning, Building, and Fire Code requirements as determined during the building permit plan check process.
10. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any

proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.

Public Works

11. The applicant shall protect all existing public facilities and maintain the right-of-way in good clean condition during the construction. If any damage is proven to be caused by the subject development, the applicant is responsible for replacing and/or repairing the facilities to the satisfaction of the City, prior to the issuance of Certificate of Occupancy.
12. Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged curb, gutter and sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.
13. City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the support of the Urban Forestry Advisory Committee. No trees shall be damaged by the proposed construction. If a City tree is damaged, the applicant may be liable for the assessed value of the tree. Refer to <https://ww5.cityofpasadena.net/public-works/parks-and-natural-resources/urban-forestry/> for guidelines and requirements for tree protection.
14. Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at: <https://ww5.cityofpasadena.net/public-works/street-maintenance-waste-management/recycling-resources/construction-and-demolition-debris-recyclers/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.
 - b. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

Water Division, Pasadena Water and Power

15. Pasadena Water and Power (PWP), Water Division can serve water to this project. There is one water main surrounding this property. There is a 6-inch cast iron water main in Bresee Avenue that was installed under Work Order 4166 in 1948. This water main is located approximately 49 feet west of the east property line of Bresee Avenue.

16. The applicant shall verify with the Public Works Department regarding any street construction moratorium affecting this project.
17. The approximate water pressure in the area is 80-90 psi.
18. PWP records reflect one 1-inch service (19984) serving 1270 Bresee Avenue. Any change in water service will be reviewed when the building plans are submitted. Any change in service will be installed at actual cost and paid for by the owner/developer. Additionally, if it is determined that a water main must be upgraded due to size, age, pressure deficiencies, and/or the integrity of the existing water main; the upgrade will be paid for by the owner/developer. A deposit will be requested for the water main design and a cost estimate will be provided to the owner/developer for the new water service installations, main design, and main construction. The owner/developer must be aware that the design of a new water main will take 3 to 4 months after the initial deposit is made by the owner/developer. Also, an additional 4 to 6 months will be needed for the construction of the water main after the balance of the estimate is paid in full by the owner/developer. The design and construction estimated time depends on the size and length of the water main and other mains in the queue. For this reason, it is imperative that the initial deposit be submitted promptly.
19. Water lines are not permitted to cross lot lines to serve adjoining lots without a utility easement; the Pasadena Water Division shall approve all proposed easements.
20. The Water Division will install the service tap, lateral, water meter and designate the distribution main and service tap.
21. All services not in use must be abandoned at the distribution main at the applicable rate.
22. For subdivided lots with one unit behind the existing, show easement documentation and the assessor parcel map showing the subdivision.
23. Pursuant to the PWP Water Regulation Section XI "A water service and meter may be evaluated for its continuing integrity. Should PWP find a service, meter, vault or other appurtenance to be substandard and no longer suitable for continued use, replacement and/or construction of new facilities may be required. PWP may require that a portion or all of the costs of such replacement and/or construction be paid or contracted for by the Applicant or Customer prior to construction." The property owner is responsible for the replacement cost. All service pipes shall be of suitable capacity as determined by applicable plumbing and fire codes. The minimum sized service installed by PWP is 1-inch.
24. All city cross-connection prevention policies must be adhered to. The developer is required to provide back-flow protection at all connections whereby the plan arrangement or configuration could potentially contaminate the domestic water system.
25. There shall be no taps between the meter and the backflow assembly.
26. The owner/developer shall provide and install an approved double check valve backflow prevention assembly at each water service if more than one water service serves property. The location of the back-flow prevention assembly shall be above ground within 20-feet of the property line.

27. The property owner is responsible for the back-flow prevention assembly. The assembly will be registered and require an annual test certification. All manufacturer warranties shall be transferred upon installation and certification to the property owner.
28. The owner/developer is responsible for certifying and testing the assembly after installation by a person that possesses a current and valid license, and must be certified by the County of Los Angeles Department of Health Services.
29. The owner/developer shall submit the results of the test to the Water Utility Service Section for approval. Upon approval, the City will maintain domestic water to the property and will automatically register the assembly.
30. All water services shall be protected from cross connections by means of approved backflow prevention techniques and assemblies.
31. An administrative fee of \$194.00 will be charged for each backflow prevention assembly installed.
32. The fire service requires a detector meter and back-flow prevention assembly.
33. The assembly shall be located in a readily accessible location for meter reading, test and maintenance.
34. All fire sprinkler systems require installation of an approved double check valve backflow prevention assembly at the sprinkler lateral off the domestic system.
35. Contract service other than PWP, providing the backflow prevention assembly shall contact the Water Utility Services Section to verify assembly approval or contact the University of Southern California foundation for Cross Connection Control and Hydraulic Research for an approved list of assemblies.
36. All manufacturer warranties shall be transferred upon installation and certification to the property owner. The property owner shall assume ownership of the back-flow prevention assembly. The assembly will be registered and require an annual test certification.
37. If PWP is to provide DCDA for fire service, PWP will install Wilkins, model 450 DA.
38. The applicant shall choose from one of the below listed options and incorporate into the fire sprinkler plans.
Option 1:
Detector meter located on double check detector assembly (DCDA) outside the structure on private property.
The Water Division will install the service tap, lateral, DCDA (optional Wilkins, models 350 DA or 450 DA) and designate the distribution main and service tap.
The location of the back-flow prevention assembly shall be a minimum of 12-inches above grade within 10-feet of the property line, on private property. Reference Water Division Plan Check for certification and registration.

Option 2:

Detector meter located in a vault within the public right-of-way with a double check valve backflow prevention assembly (DCA) provided and installed inside or outside the building by the owner/developer.

The Water Division will install the service tap, lateral, detector water meter and designate the distribution main and service tap.

The location of the back-flow prevention assembly shall be a minimum of 12-inches above grade within 20-feet of the property line on private property. Reference Water Division Plan Check for certification and registration.

39. The owner/developer is also responsible for additional cross connection requirements for irrigation system, swimming pool and/or spa, boiler / chilled water / cooling tower (using chemical additives), domestic water line at makeup to carbonation system, sewage ejector, decorative water fountain, and makeup water to reverse osmosis filtration equipment.
40. Senate Bill No. 7 (Housing: water meter: multiunit structures) approved by the Governor September 25, 2016, requires that individual meters or submeters be installed on all new multifamily residential units. Per Senate Bill No. 7: Each water purveyor that sells, leases, rents, furnishes, or delivers water service to a newly constructed multiunit residential structure or newly constructed mixed-use residential and commercial structure for which an application for a water connection, or more than one connection, is submitted after January 1, 2018, shall require a measurement of the quantity of water supplied to each individual residential dwelling unit as a condition of new water service. The law exempts long-term health care facilities, low-income housing, residential care facilities, housing at a place of education, and time-share properties, as well as, other multiunit residential structures deemed infeasible by the Department of Housing and Community Development.
41. Per the Water Regulations adopted by City Council on June 4, 2012: "The water service will end at the curb, public right-of-way or property line at the option of PWP. Where the location of the meter box or vault on the City side of the property line is not practicable, the meter box or vault shall be located on the Customer's premises or such other location that may be agreed upon by PWP at its option. The Customer shall be responsible for the expense of installation and maintenance of the lines on the Customer's side of the property line connecting to PWP's service where construction of the Customer's facilities began."
42. The following submetering options are available for PWP customers.
 - Option 1:

Individual metering located on the parkway.

The Water Division will install individual water meters on the parkway in front of the project site, if permitted by available space as per the General Requirements, for each residential unit. PWP's responsibility of service ends at the meter and PWP will bill each tenant directly.
 - Option 2:

Individual metering located on private property.

The Water Division will install a service lateral up to the property line with a shut off valve. The owner/developer will install all piping behind the property line and will install all water meters, provided by PWP to each residential unit. Water meters must be installed outside or in a garage/parking area in order for meter readers to have unrestricted access to them if needed. PWP will inspect the individual meters as a condition of providing service. PWP's responsibility of service ends at the property line and PWP will bill each tenant directly.

Option 3:

Submetering by third party vendor located on private property.

The Water Division will install master water meter(s) on the parkway, in front of the project site. The owner/developer must submit a statement on letterhead stating that a Contractor licensed by the California State License Board will install submeters, per Senate Bill No. 7, to all residential units. PWP will inspect the submeters as a condition of providing service. PWP's responsibility of service ends at the master meter and the owner/developer is responsible for billing each tenant per Senate Bill No. 7.

43. The Pasadena Fire Department (PFD) has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. PFD must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer.
44. There is one fire hydrant in close proximity to the project site. Fire hydrant 813-22 is located on the west side curb of Bresee Avenue in front of 1287 Bresee Avenue. There is no current fire flow test information for this fire hydrant. If you would like to request for fire flow test, please contact Marco Sustaita at (626) 744-4498.

Fire Hydrants Details:

