



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: September 4, 2019

TO: Hearing Officer

SUBJECT: Conditional Use Permit #6727

LOCATION: 1035 E. Green Street

APPLICANT: Myca Tran on behalf of Art Rodriguez Associates on behalf of Taiji Restaurant

ZONING DESIGNATION: CD-5/LD-23 (Central District Specific Plan, Lake Avenue Subdistrict, Green Street Village Landmark District)

GENERAL PLAN DESIGNATION: Medium Mixed-Use

CASE PLANNER: Katherine Moran

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Conditional Use Permit #6727 with the conditions in Attachment B

PROJECT PROPOSAL: Conditional Use Permit: To allow the on-site sale and consumption of a full line of alcoholic beverages in conjunction with the operation of a proposed restaurant. A Conditional Use Permit is required for the on-site sale and consumption of alcohol in conjunction with the operation of a restaurant within the CD-5/LD-23 zoning district.

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 that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances. This section specifically applies to small additions, expansions or alterations to existing structures where there is negligible or no expansion of the use. The sale of alcohol in conjunction with the operation of a restaurant is considered a negligible expansion to an existing commercial structure.

BACKGROUND:

Site characteristics: The subject property is located on the north side of E. Green Street, between S. Catalina Avenue and S. Wilson Avenue. The 4,567-square-foot property contains an approximately 8,512-square-foot, multi-tenant, two-story commercial building. The adjacent parking lot to the north is owned by the property owner and serves as on-site parking for the multi-tenant commercial building.

Adjacent Uses: North: Commercial/Office
South: Commercial/Office
East: Commercial/Office, Retail, and Parking Lot
West: Commercial/Medical Office, Personal Improvement Services, and Retail

Adjacent Zoning: North: CD-5/LD-23 (Central District Specific Plan, Lake Avenue Subdistrict, Green Street Village Landmark District)
South: CD-5/LD-23 (Central District Specific Plan, Lake Avenue Subdistrict, Green Street Village Landmark District)
East: CD-5 (Central District Specific Plan, Lake Avenue Subdistrict,
West: CD-5/LD-23 (Central District Specific Plan, Lake Avenue Subdistrict, Green Street Village Landmark District)

Previous Cases: None

PROJECT DESCRIPTION:

The applicant, Taiji Restaurant, has submitted a Conditional Use Permit application to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a new restaurant located in the CD-5/LD-23 zoning district. The restaurant would have approximately 1,198 square feet in gross floor area, without any square footage dedicated to a bar area. The proposed hours of operation are from 11:00 a.m. to 12:00 a.m. seven days a week. There would be no sale of alcoholic beverages for off-site consumption at the restaurant. A Conditional Use Permit is required for the on-site consumption of a full line of alcoholic beverages within the CD-5/LD-23 zoning district.

ANALYSIS:

Staff’s review of a Conditional Use Permit for alcohol sales entails an analysis of whether the proposed location of alcohol sales would affect the general welfare of surrounding properties and whether the proposed use would result in an aggravation of existing alcohol-related problems such as loitering, public drunkenness, sales to minors, noise, and littering. The Hearing Officer may consider existing calls for police response to make a determination of whether there is an undesirable concentration of alcohol uses in the vicinity of the project site.

Zoning and Land Use

The site is located in the CD-5/LD-23 zoning district, which allows the establishment of a restaurant by right. However, serving a full line of alcoholic beverages in this zoning district requires approval of a Conditional Use Permit. Specifically, the applicant would be applying for a Type 47 License (On-Sale General for Bona Fide Public Eating Place) with the California Department of Alcohol Beverage Control (ABC). This type of license authorizes the sale of a full line of alcohol for consumption on the premises in conjunction with a bona-fide restaurant.

According to the applicant, the sale and consumption of alcohol would be ancillary to the service of food and the principal restaurant use. Alcohol sales are intended to be paired with food. The Zoning Code classifies a restaurant as a bar when it includes a bar area exceeding 500 square feet or 30 percent of the dining area. In this case, the applicant is proposing a restaurant without a dedicated bar area, therefore the use is classified as a restaurant.

A restaurant use may include accessory live entertainment where the performance area does not exceed 75 square feet and customer dancing is not provided. If the performance area exceeds 75 square feet or customer dancing is provided, the use shall be classified as a nightclub (Commercial Entertainment). At the time of this application, the applicant is not proposing any live entertainment in conjunction with the restaurant use. Furthermore, the sale of alcohol in disposable containers is prohibited. Cover charges, age restrictions, and amplified music conducive of a night club atmosphere are also prohibited so that this establishment remains a bona-fide restaurant, and does not deviate from its approved use.

The site is located within the CD-5/LD-23 zoning district, which encourages a diverse mix of land uses and services consistent with office, retail, mixed use, and restaurant uses in the area. The on-site sale and consumption of a full line of alcoholic beverages in conjunction with the operation of a new restaurant use is a pedestrian-oriented use that is consistent with the surrounding uses within the Central District Specific Plan. The request to serve alcohol would enhance the services provided by the proposed restaurant use and would enhance the commercial atmosphere of the Lake Avenue Subdistrict. The introduction of on-site sale of a full line of alcohol is not viewed as a conflict with the surrounding commercial uses.

Parking

The previous use located at the subject tenant space was a physical fitness club land use, which required five parking spaces for every 1,000 square feet of gross floor area. A restaurant use has a higher parking ratio than a physical fitness club use; thus, the change in use would require additional off-street parking spaces. The proposed restaurant requires ten parking spaces for every 1,000 square feet of gross floor area. Because the subject site is located within the Central District Transit-Oriented Area (Section 17.30, Figure 3-5), it is subject to a mandatory parking reduction of ten percent, with an optional reduction of up to 20 percent for nonresidential uses (excluding offices). With the optional 20 percent reduction, the previous physical fitness club use required five parking spaces for the 1,198 square-foot tenant space. The proposed restaurant use would require ten parking spaces.

Accounting for the land use intensification from physical fitness club to restaurant, the proposed project's parking requirement would increase by five spaces. In order to accommodate the parking demand increase, the applicant has the ability to provide the required number of off-street parking spaces on-site through the building's on-site communal parking lot. The project plans illustrate the 43-space parking lot and include a summary table indicating each tenant's land use

designation, square footage, and parking allocation. After computing the current tenant roster's collective 25-space parking demand (including vacancies) in conjunction with the proposed project's 10-space requirement, the parking lot continues to maintain an 8-space parking surplus allowing for future tenant land use intensifications.

Hours of Operation

The subject site is located within the Central District Specific Plan and may operate 24 hours by right. Sites within the Central District Specific Plan are not subject to Section 17.40.070 (Limited Hours of Operation) of the Zoning Code. The proposed hours of operation would be from 11:00 a.m. to 12:00 a.m. seven days a week.

As previously discussed, the property is surrounded primarily by other commercial uses with similar activities and uses conducted. It is not anticipated that the operation of the restaurant use and the serving of alcohol for on-site consumption would be detrimental to the immediate area. All activities associated with the use would occur in an enclosed environment of an existing commercial building. Adherence with the recommended conditions of approval and periodic condition monitoring would ensure that the use would not deviate from the planned operation reviewed under this application.

As proposed, the hours of operation comply with Zoning Code requirements. However, staff is recommending a condition of approval be added stating that all alcohol sales shall cease one-half hour before closing or 1:30 a.m., whichever is earlier.

Analysis of Existing Alcohol-Related Establishments in the Area

The project site is located within Census Tract #4637. According to the State Department of Alcoholic Beverage Control (ABC), a maximum of two alcohol licenses for on-site consumption and one license for off-site consumption are allowed in the census tract, based on the population in the tract. Currently, there are a total of 32 on-site licenses. The ABC may approve the applicant's request if the applicant can demonstrate the issuance of a license would serve public convenience or necessity. The ABC only requires this finding to be made by the local governing agency if the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license. Since the applicant does not intend to file for one of those license types, the City is not required to make findings for public convenience and necessity when evaluating this application.

A Conditional Use Permit application for alcohol sales requires the applicant to identify uses with either on-site or off-site alcohol consumption within 1,000 feet of the subject property. According to the applicant, there are currently five establishments within 1,000 feet of the subject property possessing active on-sale or off-sale ABC licenses. Table 1 summarizes these establishments.

Table 1: Existing Alcohol License Types for Businesses within 1,000 Feet

No.	Business Name	Address	License Type
1	Rounds Premium Burgers	46 N. Lake Avenue	Type 41 On-Sale, Beer & Wine
2	The Ice House	24 N. Mentor Avenue	Type 47 On-Sale General
3	El Metate Café	12 N. Mentor Avenue	Type 41 On-Sale, Beer & Wine
4	T. Boyles's Tavern	37 N. Catalina Avenue	Type 41 On-Sale, Beer & Wine
5	Hotel Constance Perry	928 E. Colorado Boulevard	Type 47 On-Sale General Type 48 On-Sale General (Public Premises)
6	New Delhi Palace	950 E. Colorado Boulevard #205/206	Type 41 On-Sale, Beer & Wine
7	Pat's Liquor Store	1072 E. Colorado Boulevard	Type 21 Off-Sale General
8	Amigo's Restaurant	1074 E. Colorado Boulevard	Type 47 On-Sale General
9	Bistro 45	45 S. Mentor Avenue	Type 47 On-Sale General
10	Café Verde	961 E. Green Street	Type 47 On-Sale General
11	Malbec new Argentinian Cuisine	1001 E. Green Street	Type 41 On-Sale, Beer & Wine
12	Madeline Garden Bistro & Café	1030 E. Green Street	Type 47 On-Sale General
13	Matsuri Japanese Rest'n	1065 E. Green Street	Type 41 On-Sale, Beer & Wine
14	Vinotera Wine & Spirits	102 S. Lake Avenue	Type 21 Off-Sale General Type 42 On-Sale Beer & Wine (Public Premises)
15	Smitty's Grill Steak & Seafood	110 S. Lake Avenue	Type 47 On-Sale General
16	Mercado Pasadena	140 S. Lake Avenue #101	Type 47 On-Sale General
17	Lemonade	146 S. Lake Avenue #101	Type 41 On-Sale, Beer & Wine
18	Sugarfish	146 S. Lake Avenue #108	Type 41 On-Sale, Beer & Wine
19	The Counter	140 Shoppers Lane	Type 41 On-Sale, Beer & Wine
20	Green Street Rest'n	146 Shoppers Lane	Type 47 On-Sale General

The project is located in the Lake Avenue Subdistrict of the Central District Specific Plan, which is intended for a pedestrian-oriented, shopping and dining destination primarily catering to local residents. The Central District includes a variety of uses including retail, commercial, entertainment, and mixed-use developments. Although an undue concentration of alcohol establishments, as defined by ABC exists in the area, most of the existing alcohol establishments are restaurants which are not typically problematic as opposed to nightclubs or bars. The approval of this request would add to the number of alcohol licenses; however, serving a full-line of alcoholic beverages at a restaurant in the commercial district is considered an amenity. The alcohol sale proposal consists of on-site sale and consumption only; there would be no off-site sales. Therefore, the project is not expected to contribute to the undue concentration of alcoholic establishments in the Census Tract.

Proximity to Sensitive Uses

The nearest public park (Grant Park) is 1,150 feet southeast of the site. The nearest school (Futures Academy) is 1,150 feet northwest of the site. The nearest religious facility (Trinity Baptist Church) is 700 feet southeast of the site. The property is surrounded by other general commercial uses to the north, south, east, and west of the site. There are no residential zoning districts within a distance of 150 feet from the subject site; the nearest residential uses in a residential zone are located in the RM-48 zoning district which is approximately 380 feet south of the project site. The residential uses are located along South Wilson Avenue and it is not anticipated that they would be impacted by the proposed project since the subject site is along Green Street, is a bona-fide restaurant land use, and the hours of operation are consistent with other existing restaurant uses in the South Lake Avenue Subdistrict. There are mixed-use projects located within the vicinity; as conditioned, it is also not anticipated that they would be impacted by the proposed project. In the South Lake Avenue Subdistrict, the Central District Specific Plan promotes vibrant commercial activities that cater to local residents. The proposed hours of operation for the restaurant are from 11:00 a.m. to 12:00 p.m., seven days a week, which is reasonable for a full-service restaurant. Alcohol sales in conjunction with a bona-fide eating establishment typically do not encourage activities that negatively affect the surrounding area. The sale of alcohol is recommended to cease before 11:00 p.m. or one-half hour prior to closing, which would ensure that the premises does not operate as a nightclub type of use.

After giving consideration to the location and nature of the proposed project with respect to sensitive uses in the general area, it is staff's assessment that the sale and consumption of beer, wine and distilled spirits in conjunction with the expansion of the restaurant would not detrimentally affect the surrounding area.

GENERAL PLAN CONSISTENCY:

As conditioned, the proposed use is consistent with General Plan Land Use Element Policy 4.3: An Active Central District, which encourages the Central District to continue and to be reinforced as a vital, pedestrian-oriented place, linked to local and regional transit designed for all ages and serving as the focal point of community identity, business activity, employment, living, governance, and culture. The proposed incidental alcohol sales in conjunction with a bona fide restaurant promotes pedestrian activity in a way that is compatible with nearby residential uses. It would bolster a diverse economy base and would be a long-term economic contribution to the City and to the South Lake Avenue Subdistrict of the Central District Specific Plan area, which encourages for a diverse mix of land uses and services consistent with office, retail, mixed use, and restaurant uses. The proposed on-site sale and consumption of a full line of alcohol in conjunction with the operation of a restaurant would enhance the commercial district by offering a quality dining experience that would attract customers, consistent with General Plan Land Use Element Policy 31.1 - Focus Growth, as it would support the neighborhood's economic vitality while preserving and complementing the historic core. The proposed project is also consistent with General Plan Land Use Element Policy 31.7 - Expanded Economic Opportunities, which would strengthen the Central District's economic vitality by supporting existing businesses and providing opportunities for new commercial development in underutilized areas with higher development capacity.

REVIEW BY OTHER CITY DEPARTMENTS:

The proposal was reviewed by the Department of Transportation, Fire Department, Department of Public Works, Building Division, Design and Historic Preservation (DHP) Section, Police Department, and Water and Power Divisions. The Department of Water and Power has provided a list of comments that are incorporated in Attachment B of this report as recommended conditions of approval. The Police Department, Department of Transportation, Fire Department, Building Division, and DHP Section did not have any comments at this time and would review the use during the building permit plan check process.

CONCLUSION:

It is staff's assessment that the findings necessary for approval of the Conditional Use Permit for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of the proposed restaurant can be made. The site is located within the Lake Avenue Subdistrict and Green Street Village Landmark District of the Central District Specific Plan, which is a pedestrian-oriented commercial area, which includes regional office space and local shopping. The restaurant would provide a full food menu during all hours of operation, and the sale of a full line of alcoholic beverages would be incidental to food sales. Conditions of approval would ensure that the use would not deviate from the planned operation as reviewed by staff. Therefore, staff recommends that the Hearing Officer approve the application with the findings in Attachment A and the Conditions of Approval in Attachment B.

Attachments:

- Attachment A: Recommended Specific Findings
- Attachment B: Recommended Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #6727

Conditional Use Permit: To Allow the On-Site Sale of Full Line of Alcohol in Conjunction with a Restaurant Use.

1. *The proposed location of the site for the Conditional Use Permit would not adversely affect the general welfare of the surrounding property owners.* The operation of the restaurant with on-site sale and consumption of a full line of alcoholic beverages is consistent with the activity of the existing commercial/retail uses within the vicinity. The use of the site will be a bona fide restaurant with the sale of a full line of alcoholic beverages incidental to food sales. The use will operate in accordance with all City laws, ordinances, and conditions of approval to ensure the continuity of the compatible coexistence of this use with the surrounding area.

2. *The proposed location of the site for the Conditional Use Permit would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including wine, in the area.* An overconcentration of alcohol establishments, as defined by Alcoholic Beverage Control (ABC), exists in the Census Tract. Although an undue concentration of alcohol establishments exists in the area, most of the existing alcohol establishments are restaurants. Unlike nightclubs or bars, restaurants are not typically a problematic use. The approval of this request will add to the number of alcohol licenses; however, serving a full line of alcoholic beverages at a privately owned restaurant would be an added amenity to the mixed-use neighborhood. Therefore, the project will not contribute negatively to the undue concentration of alcoholic establishments in the Census Tract. The sale of alcoholic beverages for off-site consumption is not proposed as part of this application. No live entertainment is proposed in conjunction with this application and the sale of alcohol in disposable containers is prohibited. Cover charges, age restrictions, and amplified music conducive of a nightclub atmosphere are also prohibited in order to ensure this establishment remains a bona-fide restaurant, and does not deviate from the operation proposed. Additionally, conditions of approval have been included that will limit the potential for negative impacts.

3. *The proposed location of the site for the Conditional Use Permit would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to the following: a. Residential uses and residential districts; b. Hospitals, park and recreation facilities, places of public assembly, public or private schools, and religious assembly uses that attract minors and other similar uses; and c. Other establishments offering alcoholic beverages (including wine) for sale for consumption both on- and off-site.* Not within the immediate vicinity, the nearest religious facility, Trinity Baptist Church, is 700 feet southeast of the tenant space. The nearest public park, Grant Park, is 1,150 feet southeast of the site. The nearest school, Futures Academy, is 1,150 feet northwest of the site. In the immediate vicinity, the nearest residential zone is the RM-48 zoning district which is approximately 380 feet south of the tenant space. However, they would not likely be impacted because the proposed operation of the restaurant, including the sale of a full line of alcoholic beverages, would be consistent with existing restaurants within the immediate area, and all the activities related to this restaurant would occur indoors. All alcohol sales would be strictly for on-site consumption; off-site sales of alcohol would be prohibited at all times. Adherence with the recommended conditions of approval and periodic condition monitoring would ensure that the use would not deviate from the planned operation reviewed under this application. As proposed, the on-site sale and consumption of alcohol would be ancillary to the primary restaurant use. Furthermore, it has been found that alcohol

sales in conjunction with a bona-fide eating establishment typically do not encourage activities that cause negative effects on the surrounding area.

4. *The proposed location of the site for the Conditional Use Permit would not aggravate existing problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, and sales to minors).* The incidental sale of a full line of alcoholic beverages, in conjunction with the proposed bona-fide restaurant, is not considered a problematic use and will not contribute to an aggravation of existing problems in the vicinity. The Police Department did not express concerns in regards to this application. With this approval, the project is subject to the City's Condition Mitigation Monitoring Program. Noncompliance with any of the conditions of approval or any of the provisions of the Zoning Code may result in the revocation of the Conditional Use Permit.
5. *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.* As conditioned, the proposed use is consistent with General Plan Land Use Element Policy 4.3: An Active Central District, which encourages the Central District to continue and to be reinforced as a vital, pedestrian-oriented place, linked to local and regional transit designed for all ages and serving as the focal point of community identity, business activity, employment, living, governance, and culture. The proposed on-site sale and consumption of a full line of alcohol in conjunction with the operation of a restaurant would enhance the commercial district by offering a quality dining experience that would attract customers, consistent with General Plan Land Use Element Policy 31.1 - Focus Growth, as it would support the neighborhood's economic vitality while preserving and complementing the historic core. The proposed project is also consistent with General Plan Land Use Element Policy 31.7 - Expanded Economic Opportunities, which would strengthen the Central District's economic vitality by supporting existing businesses and providing opportunities for new commercial development in underutilized areas with higher development capacity.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6727

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

General

1. The site/floor plans submitted for building permits and/or future development shall substantially conform to the site/floor plans stamped "Approved at Hearing, September 4, 2019," except as modified herein.
2. The right granted under this application must be enacted within 36 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.
3. The approval of this application authorizes the on-site sale of a full line of alcoholic beverages in conjunction with the operation of a 1,198 square-foot restaurant, without a proposed bar, as depicted in the approved floor plan.
4. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit if sufficient cause is given.
5. Any change to these conditions of approval or expansion of the use shall require the modification of this Conditional Use Permit or a new Conditional Use Permit.
6. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
7. The final decision letter and conditions of approval shall be incorporated in the building plans as part of the building plan check process.
8. The proposed project, Activity Number **PLN2019-00028**, is subject to a **Final Zoning Inspection**. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy. In addition, the project requires Condition Mitigation Monitoring. Contact the Planning Case Manager, Katherine Moran at (626) 744-6740 to schedule an inspection appointment time.

Planning Division

9. The primary use shall be a bona fide restaurant with ancillary alcohol sales (beer, wine, and distilled spirits) for on-site consumption. The sale of alcoholic beverages shall be in conjunction with food sales. Food service along with a full menu shall be made available during all hours of business operation.
10. The provision of a bar or counter used for preparing and serving alcoholic beverages within the establishment shall require a modification to this Conditional Use Permit or a new Conditional Use Permit.

11. The last alcoholic beverage shall be served no later than one-half hour before closing or 1:30 a.m., whichever is earlier.
12. The premises shall operate under Type 47 (On-Sale General for Bona Fide Public Eating Place) alcohol license and be maintained as a bona-fide eating establishment. The premises shall not obtain any other public premises type licenses without the approval of a Conditional Use Permit and/or Expressive Use Permit.
13. The dollar sales of alcoholic beverages shall not exceed the dollar amount of food and non-alcoholic beverages in a quarterly basis to ensure the primary use of the premises as a restaurant. The sales record shall be maintained at the premises at all times and be presented to the City agencies for review upon request.
14. The off-site sale and/or consumption of alcohol is strictly prohibited.
15. Alcoholic beverages shall not be served in disposable containers.
16. The establishment shall allow patrons of all ages at all times.
17. Any live entertainment shall be limited to 75 square feet of floor area.
18. Dancing by customers shall be prohibited at all times.
19. No cover charges, entry fees, or minimum drink orders shall be charged/required of patrons. There shall be no restrictions on the age of customers.
20. Promoter-produced parties or events shall be prohibited. These events include private parties that involve with third persons who profit from organizing and/or drawing attendees to the events.
21. Customized lighting and sound system conducive of a nightclub atmosphere shall be prohibited at all times.
22. Amplification of music shall comply with the regulations of Chapter 9.36 of Pasadena Municipal Code (Noise Ordinance).
23. Signs advertising brands and types of alcohol or the availability of alcohol for sale at the subject site shall not be visible from the exterior of the premises.
24. The following preventive measures shall be undertaken to reduce the potential for alcohol related problems:
 - a. Rideshare service phone numbers shall be posted in a conspicuous location at all times in the area(s) where alcohol is served to customers;
 - b. All employees selling or serving alcohol shall be required to participate in an alcohol training program offered by the Alcoholic Beverages Control prior to the operation of selling/serving alcohol;

- c. The availability of a variety of non-alcoholic beverages shall be made known and offered to customers, and
 - d. No more than four video games shall be permitted.
25. These conditions of approval must be posted in a conspicuous location for public viewing within the restaurant on a continuous basis for the life of this Conditional Use Permit beginning on the date the alcohol sales commence.
26. The site and surrounding area shall be maintained in a litter and graffiti free manner. Any graffiti that should appear on the site shall be removed within 48 hours.
27. Compliance with the City of Pasadena Refuse Storage regulations, see Section 17.40.120 of the Pasadena Municipal Code, shall be maintained at all times.
28. Truck loading, unloading, and trash pick-up for the premises are allowed only between the hours of 7:00 a.m. to 9:00 p.m., Monday through Friday, and between 9:00 a.m. to 5:00 p.m. on Saturdays. No truck loading, unloading, or trash pick-up is allowed on Sundays, as specified in Section 17.40.070.C. (Limited Hours of Operation) of the Zoning Code. Loading and unloading activities shall be within the permitted hours and shall not continue afterwards.

Water and Power Division

29. Any change in water service will be installed at actual cost and paid for by the owner/developer.
30. 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.
31. The Water Division will install the service tap, lateral, water meter and designate the distribution main and service tap.
32. All services not in use must be abandoned at the distribution main at the applicable rate.