



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: May 16, 2018

TO: Hearing Officer

SUBJECT: Conditional Use Permit #6627

LOCATION: 656 E. Green Street

APPLICANT: Bulgarini Gelato Vino Cucina, LLC

ZONING DESIGNATION: CD-4 (Central District Specific Plan, Pasadena Playhouse sub-district)

GENERAL PLAN DESIGNATION: Medium Mixed Use

CASE PLANNER: Jason Van Patten

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Conditional Use Permit #6627 with the conditions in Attachment B

PROJECT PROPOSAL: Conditional Use Permit: To allow the on- and off-site sale of alcohol (beer and wine) in conjunction with the operation of a restaurant (Piazza Bulgarini).

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 and, therefore, there are no unusual circumstances. This section specifically applies to the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The sale of alcohol in conjunction with the operation of a restaurant on a property previously occupied by a nonresidential use is a negligible expansion of use.

BACKGROUND:

Site characteristics: The subject property is located at the southwest corner of Green Street and El Molino Avenue. The 17,500-square-foot site is developed with a two tenant commercial building, an exterior canopy structure, and a surface parking lot. The site topography gradually descends west to east towards El Molino Avenue. The property is included in the National Register of Historic Places as a contributing resource.

Adjacent Uses: North: Retail
South: Office
East: Retail
West: Office

Adjacent Zoning: North: CD-4 (Central District Specific Plan, Pasadena Playhouse sub-district)
South: CD-4 (Central District Specific Plan, Pasadena Playhouse sub-district)
East: CD-4 (Central District Specific Plan, Pasadena Playhouse sub-district)
West: CD-4 (Central District Specific Plan, Pasadena Playhouse sub-district)

Previous Cases: Conditional Use Permit #6575: To allow the on-site sale and consumption of full alcohol (beer, wine, and distilled spirits) in conjunction with the operation of a Bar or Tavern land use that is proposed as part of a new restaurant use. Approved October 4, 2017.

Variance for Historic Resources #11846: To allow the adaptive reuse of the existing building as a restaurant. The area under an existing canopy and the existing surface parking area to be improved as outdoor seating area. The request required the following entitlements: 1) Variance for Historic Resources to not provide the 114 required off-street parking spaces; and 2) Variance for Historic Resources to not provide the one required on-site loading space. Approved April 19, 2017.

PROJECT DESCRIPTION:

The applicant Bulgarini Gelato Vino Cucina, LLC, has submitted a Conditional Use Permit application to allow the on- and off-site sale of alcohol (beer and wine) in conjunction with the operation of a 1,610 square-foot restaurant. The restaurant will offer Italian food, serving freshly prepared items as well as a selection of specialty and imported goods. The proposed floor plan includes 478 square feet of interior dining and 1,505 square feet of outdoor dining area. The proposal also includes kitchen facilities, an area for gelato service, restrooms, storage, and a 272-square-foot ancillary retail sales area. The retail area will provide an assortment of meats, cheeses, dry pastas, wines, and cooking ingredients and utensils for sale. No dedicated bar area for preparing and serving alcohol is proposed. In addition, the restaurant intends to provide to-go meals that may be paired with a selection of wines for off-site consumption. The California Department of Alcoholic Beverage Control (ABC) license requested is a Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place). This ABC license type authorizes the sale of beer

and wine for consumption on or off the premises where sold. It requires the operator to maintain the licensed premise as a bona fide eating place, maintain suitable kitchen facilities, and make actual and substantial sales of meals for consumption on the premises.

ANALYSIS:

The subject property is located in the Central District Specific Plan, Pasadena Playhouse subdistrict (CD-4). This subdistrict is intended to provide for a vibrant mixed-use environment that encompasses cultural and arts activities, centered on Colorado Boulevard and the Pasadena Playhouse. The Zoning Code currently allows restaurant uses by right within the district. The proposed accessory sale of alcohol for on- and off-site consumption is subject to the approval of a Conditional Use Permit pursuant to Table 3-1 of Zoning Code Section 17.30.030 (CD District Land Uses and Permit Requirements).

The Conditional Use Permit process allows the City to review a project to determine its compatibility with the surrounding area. This review may result in recommended conditions or requirements associated with the operation of the use, specifically the on- and off-site sale of alcohol (beer and wine). The Hearing Officer may approve a Conditional Use Permit for the accessory sale of alcohol only after making five findings identified in the Zoning Code. The general purpose is to evaluate compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses. In this case, the analysis focused on whether the request to allow the sales and consumption of alcohol would create a negative impact on the general welfare of the surrounding property owners or result in an aggravation of existing alcohol-related problems such as loitering, public drunkenness, sales to minors, or noise.

According to the applicant, the sale and consumption of alcohol would be ancillary to the service of food and principal restaurant use. Alcohol sales are intended to be paired with food selected. No bar area is proposed. In addition, while limited live entertainment (accessory live entertainment, where the performance area does not exceed 75 square feet, and customer dancing does not occur) is allowed, none is proposed at this time. However, the applicant has indicated that the restaurant intends to provide pre-recorded music. Included conditions of approval prohibit the sale of alcohol in disposable containers, cover charges, age restrictions, and amplified music conducive of a nightclub atmosphere. The conditions of approval would ensure the use remains a bona-fide restaurant.

Parking

All required off-street parking and loading for the site was evaluated, and subsequently waived April 19, 2017, as part of approved Variance for Historic Resources #11846. The analysis was based on restaurant uses (requiring 10 spaces per 1,000 gross square feet) occupying the two-tenant building. The analysis and parking calculations also accounted for 3,770 square feet of outdoor dining on private property. Based on these figures and the property's location within a transit-oriented development (TOD) area, the approval waived a requirement for 114 parking spaces and one loading zone (115 total). The proposed restaurant use is consistent with the prior analysis and the area devoted to outdoor dining is designed to comply with the allowed outdoor area. Therefore, no additional parking is required. The City would verify that the outdoor dining area proposed complies with the maximum allowed when formal plans are submitted for building permit review.

Hours of Operation

Although the Zoning Code does not restrict hours of operation in the Central District, the applicant indicated the hours of operation would be 6 a.m. to 11 a.m., daily. These hours are similar to existing nonresidential and mixed-use developments that surround the subject property. There are no residential districts nearby. However, to reduce potential impacts to surrounding uses that include residential units, staff recommends a condition of approval requiring alcohol sales cease one-half hour prior to close, but no later than 1:30 a.m. (should the proposed hours of operation change).

Concentration of Alcohol Sales

The subject property is located in Census Tract 4636.01. The ABC indicates there is an overconcentration of alcohol licenses for on-sale consumption in the census tract. The census tract allows five on-sale licenses, where 23 currently exist. The ABC may approve the applicant’s request if they 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.

As part of the request, the applicant identified existing alcohol sales (on-sale or off-sale consumption) establishments within 1,000 feet of the subject property. According to the applicant, there are currently 21 establishments within 1,000 feet of the subject property possessing active on-sale or off-sale ABC licenses. Table 1 summarizes the establishments.

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

Site	Business Name	Address	ABC License Type (Code)
1	New School of Cooking	525 E. Colorado Blvd.	On-Sale Beer and Wine (41)
2	Asakusa	624 E. Colorado Blvd.	On-Sale Beer and Wine (41)
3	Dr. Robbin Bistro	630 E. Colorado Blvd.	On-Sale Beer and Wine (41)
4	Tender Greens	621 E. Colorado Blvd.	On-Sale Beer and Wine (41)
5	Settebello	625 E. Colorado Blvd.	On-Sale General (47)
6	Roys	641 E. Colorado Blvd.	On-Sale General (47)
7	Blaze Fast Fired Pizza	667 E. Colorado Blvd.	On-Sale Beer and Wine (41)
8	Target	777 E. Colorado Blvd.	Off-Sale General (21)
9	Takuya Japanese Restaurant	694 E. Colorado Blvd.	On-Sale Beer and Wine (41)
10	Yahairas Café	698 E. Colorado Blvd.	On-Sale Beer and Wine (41)
11	Nine & Nine Thai Kitchen	738 E. Colorado Blvd.	On-Sale Beer and Wine (41)
12	El Portal Mexican Restaurant	695 E. Green St.	On-Sale General (47)
13	The Stand	36 S. El Molino Ave.	On-Sale Beer and Wine (41)
14	Maison Akira Restaurant	713 E. Green St.	On-Sale Beer and Wine (41)
15	Sushi of Naples	735 E. Green St.	On-Sale Beer and Wine (41)
16	Tarantino’s Pizza	784 E. Green St.	On-Sale Beer and Wine (41)
17	Monopole Wine	21 S. El Molino Ave.	Off-Sale Beer and Wine (20) On-Sale Beer and Wine, Public Premises (42)

18	Trejo's Cantina	37 S. El Molino Ave.	On-Sale General (47) Caterer Permit (58)
19	Pasadena Playhouse State Theatre of California Inc.	39 S. El Molino Ave	Special On-Sale Beer and Wine Theatre (69)
20	Jacob Maarse	655 E. Green St.	Off-Sale Beer and Wine (20)
21	Winebee	572 E. Green St.	Off-Sale Beer and Wine (20)

The ABC considers there to be an overconcentration of licenses in the census tract because the number of existing licenses exceed the number allowed. However, the subject property is located in the Pasadena Playhouse subdistrict of the Central District Specific Plan. The Central District is the primary business, financial, retail and government center of the City. This subdistrict lies in a transit-oriented development area that generally consists of nonresidential uses and higher levels of pedestrian traffic. Uses include offices, theatres, universities, museums, bookstores, restaurants, and mixed-use developments. The proposed addition of alcohol sales would add an amenity to the area. In addition, many of the existing alcohol serving establishments nearby are restaurants and not bars. Unlike traditional nightclubs or bars, restaurants typically serve alcohol with food and have shorter hours of operation, decreasing any negative effects on the surrounding area.

Proximity to Sensitive Uses

The subject property generally maintains a sufficient proximity from sensitive uses that may attract minors, such as park and recreation facilities, places of public assembly, public or private schools, hospitals, or religious facilities. The nearest religious assembly is First Church of Christ Scientist Pasadena located approximately 370 feet west of the subject property at 80 South Oakland Avenue. Memorial Park located at 85 East Holly Street and Grant Park located at 232 South Michigan Avenue are each located more than 3,000 feet from the subject property. There are no hospitals nearby. Fuller Theological Seminary located at 135 North Oakland Avenue and North-West College located at 530 East Union Street are the nearest schools, but offer degree programs, and are not within the immediate vicinity. The Southern California Children's Museum is located approximately 1,100 feet to the north and the Pasadena Montessori School is approximately 1,475 feet to the south. Both are outside of the immediate vicinity. The nearest residential units are located approximately 80 feet south of the site. While nearby, adjacent nonresidential uses and the El Molino Avenue right-of-way help to buffer, and limit visibility of the subject property from these nearby residential units.

With the exception of the outdoor dining area, all activities associated with the use would occur indoors. The outdoor dining area is required to be defined by landscaping or other barriers and the ABC similarly requires a physical separation between the outdoor service area and the public right-of-way. The applicant has proposed landscaping and raised elements at the perimeter of the outdoor area for the purpose of separating the dining area from the public right-of-way. Staff believes the sale of alcohol would not be detrimental to the nearby religious facilities, museums, or surrounding residential units based on their proximity to the site, operational characteristics of the restaurant, and requirements imposed on the outdoor area by the Zoning Code and the ABC. Therefore, staff believes the sale of alcohol in conjunction with the proposed bona fide restaurant would not detrimentally affect the surrounding area.

GENERAL PLAN CONSISTENCY:

The subject property is located in the Central District Specific Plan, which emphasizes a higher density, mixed-use environment that would support transit- and pedestrian-oriented mobility strategies. The proposed alcohol sales are consistent with General Plan Land Use Element policy 12.1 (Vital Commercial Districts). The proposed on- and off-site sale of alcohol in conjunction with the operation of a restaurant would enhance the commercial district by offering a quality dining experience. This supports the General Plan's goal of enabling residents to acquire desired goods as well as attracting customers from surrounding communities.

ENVIRONMENTAL REVIEW:

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 and, therefore, there are no unusual circumstances. This section specifically applies to the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The sale of alcohol in conjunction with the operation of a restaurant on a property previously occupied by a nonresidential use is a negligible expansion.

REVIEW BY OTHER CITY DEPARTMENTS:

The Building and Safety and Design and Historic Preservation sections along with the Departments of Transportation, Fire, Public Works, Public Health, and Police reviewed the proposal. The Fire and Police Departments did not express any concerns. Staff received recommended conditions of approval from the Public Works and Fire Departments and incorporated them in Attachment B.

CONCLUSION:

Staff believes findings for approval of the Conditional Use Permit can be made. The site is located in a nonresidential zoning district that encourages a diverse mix of land uses and services that may include mixed-use and multi-family uses. The proposed sale of alcohol for on- and off-site consumption would be complimentary to other existing restaurants nearby that sell alcohol. The establishment would provide a full menu during hours of operation with the sale of alcohol incidental to food sales. Conditions of approval and periodic condition monitoring would ensure that the use would not deviate from the planned operation reviewed under this application. 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: Specific Findings of Approval

Attachment B: Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #6627

Conditional Use Permit

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 on- and off-site sale of alcohol will occur in conjunction with a restaurant use on property that fronts Green Street and El Molino Avenue. Nearby nonresidential uses include restaurant, retail, and mixed-use developments, consistent with the proposal. These adjacent nonresidential uses and the El Molino Avenue right-of-way will help buffer, and limit visibility of the subject property from nearby residential uses located south of the site. With the exception of the outdoor dining area, all activities associated with the use would occur indoors. Further, the perimeter of the outdoor area includes landscaping and raised elements that separate the dining area from the public right-of-way, which may limit any adverse impacts. The proposed use will operate in accordance with City laws, ordinances, and conditions of approval that ensure the continuity of the compatible coexistence of this use with 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.* Though the ABC considers there to be an overconcentration of licenses in the census tract, the proposal will add an amenity to the area. Many of the existing alcohol serving establishments nearby are restaurants and not bars. Unlike traditional nightclubs or bars, restaurants typically serve alcohol with food and have shorter hours of operation, decreasing any negative effects on the surrounding area. To ensure the proposed establishment remains a bona-fide restaurant, the Conditional use Permit prohibits cover charges, age restrictions, and amplified music conducive of a night club atmosphere. The applicant did not propose a bar area or live entertainment with this application further reducing any 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.* The subject property generally maintains a sufficient proximity from sensitive uses that may attract minors, such as park and recreation facilities, places of public assembly, public or private schools, hospitals, or religious facilities. The nearest religious assembly is First Church of Christ Scientist Pasadena located approximately 370 feet west of the subject property at 80 South Oakland Avenue. Memorial Park located at 85 East Holly Street and Grant Park located at 232 South Michigan Avenue are each located more than 3,000 feet from the subject property. There are no hospitals nearby. Fuller Theological Seminary located at 135 North Oakland Avenue and North-West College located at 530 East Union Street are the nearest schools, but offer degree programs, and are not within the immediate vicinity. The Southern California Children's Museum is located approximately 1,100 feet to the north and the Pasadena Montessori School is approximately 1,475 feet to the south. Both are outside of the immediate vicinity. The nearest residential units are located approximately 80 feet south of the site. While nearby, adjacent nonresidential uses and the El Molino Avenue right-of-way help to buffer, and limit visibility of the subject property from these nearby residential uses. With the exception of the outdoor dining area, all activities associated with the use would occur

indoors. The outdoor dining area is required to be defined by landscaping or other barriers and the ABC requires barriers separating the outdoor service area from the public right-of-way. The applicant has proposed landscaping and raised elements at the perimeter of the outdoor area for the purpose of separating the dining area from the public right-of-way. Based on the proposal's proximity to traditionally sensitive uses, the sale of alcohol in conjunction with the proposed bona fide restaurant will not detrimentally affect the surrounding area.

4. *The proposed location of the site for the Conditional Use Permit would not aggravate proposed problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, and sales to minors).* The incidental sale of alcohol in conjunction with a bona fide restaurant is generally not a problematic use. The Police Department reviewed the proposal and did not express any concerns. 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. These measures will limit any potential aggravation of existing or proposed problems created by the sale of alcohol.

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.* The subject property is located in the Central District Specific Plan, which emphasizes a higher density, mixed-use environment that will support transit- and pedestrian-oriented mobility strategies. The proposed alcohol sales are consistent with General Plan Land Use Element policy 12.1, which calls for vital commercial districts. The proposed on- and off-site sale and consumption of alcohol in conjunction with the operation of a restaurant will enhance the commercial district by offering a quality dining experience. This supports the General Plan's goal of enabling residents to acquire desired goods as well as attracting customers from surrounding communities.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6627

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

1. The proposed project shall substantially conform to the site plan submitted with this application and dated "Approved May 16, 2018", except as modified herein.
2. In accordance with Section 17.64.040 (Time Limits and Extension) of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within three years of the effective date of the approval, unless otherwise specified in the conditions of approval. The Hearing Officer may grant a one-year extension of your approval.
3. The approval of this application authorizes the accessory on- and off-site sale and consumption of alcohol (beer and wine) in conjunction with the operation of a 1,610-square-foot restaurant that includes 1,505 square feet of outdoor dining area.
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.

Planning Division

7. The primary use shall be a bona fide restaurant with ancillary alcohol sales (beer and wine) for on- and off-site consumption. The sale of alcoholic beverages shall be in conjunction with food sales. Food service along with full menu shall be made available during all hours of business operation.
8. The premises shall operate under ABC License Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) 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.
9. All alcohol sales shall cease by 1:30 a.m.
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. Any live entertainment shall be limited to 75 square feet of floor area. Dancing by customers shall be prohibited at all times.
12. Alcoholic beverages shall not be served in disposable containers.

13. No cover charges, entry fees, or minimum drink orders shall be required of patrons. There shall be no restrictions on the age of customers.
14. Promoter-produced parties or events shall be prohibited. These events include private parties that involve third parties who profit from organizing and/or drawing attendees to the events.
15. Customized lighting and sound system conducive of a nightclub atmosphere shall be prohibited at all times.
16. Amplification of music shall comply with the regulations of Chapter 9.36 (Noise Restrictions) of the Pasadena Municipal Code. Outdoor music, for the outdoor dining areas, is limited to background/ambience music
17. Signs advertising brands and types of alcoholic beverages or the availability of alcohol for sale at the subject site shall not be visible from the exterior of the premises.
18. The following preventive measures shall be undertaken to reduce the potential for alcohol related problems:
 - a. Food service shall remain available during all hours of operation;
 - b. Taxicab phone numbers shall be posted in a conspicuous location at all times in the area(s) where alcohol is served to customers;
 - c. 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;
 - d. The availability of a variety of non-alcoholic beverages shall be made known and offered to customers, and
 - e. No more than four video games shall be permitted.
19. 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.
20. 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.
21. Compliance with the City of Pasadena Refuse Storage regulations, see Section 17.40.120 (Refuse Storage Facilities) of the Pasadena Municipal Code, shall be maintained at all times.
22. The establishment shall allow patrons of all ages at all times.
23. 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.

Fire Department

24. Plan shall comply with the requirements of all California codes and Pasadena Municipal Code (PMC).
25. Automatic Fire Sprinkler System: An automatic sprinkler system shall be provided throughout building per and PMC amended CFC section 903 due to change of occupancy from Business to assembly
26. Fire Department Fire Sprinkler Connections: Shall be comprised of:
 - FDC shall be located a minimum of 25-feet from the building or surface mounted to 2-hours rated wall with no opening within 10 feet and FDC shall be located within 150 feet of a fire hydrant.
 - (2) 2-1/2" CLAPPERED internal swivel outlet X 2-1/2" CLAPPERED internal swivel outlet X 4" FDC
 - 4" CLAPPERED internal swivel outlet X 4" FDC
 - Shall be clearly labeled to indicate FDC for Fire Sprinklers and Standpipes.
 - A clear dimension of 3-feet shall be maintained around the perimeter of each fire department appliance.
 - All fire appliances except for fire hydrants shall be cleaned, primed, and painted fire engine red enamel or krylon.
27. Automatic Fire Alarm/Detection System: All structures 10,000 square feet or any structure required by Title 24, California Building or Fire Codes, shall be provided with a fully automatic and manual fire detection and notification system. Shop drawings to be submitted by contractor for review and approval prior to construction. PMC amended CFC Section 907.
28. Emergency Responder Radio Coverage: Building shall have approved radio coverage for emergency responders within the building based upon the existing coverage level of the public safety communication system per California Fire Code Section 510.
29. Minimum Fire Flow/Fire Hydrants: All structures shall have the minimum fire flow (GPM) required by Appendix B Table B 105.1 and the quantity and spacing of fire hydrants as required by Appendix C Table C105.1 of Title 24, California Fire Code. Plans shall be submitted to the Pasadena Fire Department for review and approval prior the review and approval of the building plans. NOTE: A current fire flow report (not older than 6-months), performed by the Pasadena Water Department, shall be provided to the Fire Department when applying for building permits to construct or add to any structures.
30. Fire Dept. Access/Knox Box: Fire Department Access shall be provided to within 150-feet of all exterior portions of any structure. All access roads exceeding 150-feet shall be provided with an approved Fire Department Hammerhead or Turnaround. Fire department access shall be constructed of an all weather surface to support a minimum of 75,000 pounds, with a minimum of 20-feet wide and unobstructed height of 13'-6", with No Parking on Either Side. No roadway way shall exceed 10% slope.
31. Emergency Vehicle Traffic Signal Preemption Systems: Traffic signaling systems serving this complex are required to have emergency vehicle signal preemption controls installed. The specific signals requiring this system is to be determined by both Pasadena Fire Department and Pasadena Department of Transportation. The fees for these systems will be determined based on the quantities and types of traffic signals being used and/or being retrofitted for the emergency vehicle controls.

Public Works Department

32. The applicant shall comply with all Public Works conditions of approval as required by Variance for Historic Resources #11846 (condition #'s 21-35).
33. This application does not permit sidewalk dining in the public right-of-way. If the applicant intends to serve any food or beverages in the public right-of-way, an application shall be filed with the Department of Public Works for a sidewalk dining occupancy permit to establish or maintain a sidewalk dining area within the public right-of-way. Sidewalk dining shall comply with all the requirements of Chapter 12.13, entitled "Sidewalk Dining on Public Walkways", of the Pasadena Municipal Code.