



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: January 15, 2020

TO: Hearing Officer

SUBJECT: Minor Conditional Use Permit #6733

LOCATION: 180 – 186 N. Sierra Bonita Avenue

APPLICANT: Levon Khandjian

ZONING DESIGNATION: CG (Commercial General)

GENERAL PLAN DESIGNATION: Low Commercial

CASE PLANNER: Jennifer Driver

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Minor Conditional Use Permit #6733 with the conditions in Attachment B.

PROJECT PROPOSAL: Minor Conditional Use Permit: To allow the enlargement of a legally established nonconforming multi-family residential use in the CG (Commercial General) zoning district. The use is nonconforming because the Zoning Code does not allow for multi-family residential use in the CG zoning district. The project includes a 149 square-foot addition to one existing dwelling unit in the multi-family development. A legal nonconforming use may not be altered or enlarged unless a Minor Conditional Use Permit is first obtained.

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 additions to existing structures, provided the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition or 2,500 square feet, whichever is less.

BACKGROUND:

Site characteristics: The subject site is an 8,200 square-foot (0.19 acres) parcel located on the east side of North Sierra Bonita Avenue south of East Walnut Street. The site is improved with four dwelling units, in two detached duplexes, and three surface parking spaces.

Adjacent Uses: North – Auto Repair and Commercial
South – Multi-Family Residential
East – Parking Lot
West – Multi-Family Residential

Adjacent Zoning: North – CG (Commercial General)
South – RM-32-PK (Multi-Family Residential, 0-32 dwelling units per acre, Parking Overlay District)
East – CG (Commercial General)
West – CG (Commercial General)

Previous zoning cases on this property: None

PROJECT DESCRIPTION:

The applicant, Levon Khandjian on behalf of Krikor Missirlian, has submitted a Minor Conditional Use Permit application to allow the enlargement of a legally established nonconforming multi-family residential use in the CG (Commercial General) zoning district. A legal nonconforming use may not be altered or enlarged unless a Minor Conditional Use Permit is first obtained.

According to the City’s permit records, the front duplex was constructed in 1953 and the rear duplex in 1958, with no covered parking. As such, the land use of the site is legally established but is nonconforming because the current zoning does not permit the multi-family residential use.

The project includes a 149 square-foot addition to unit number 182, which is located in the rear of the front duplex. The resulting floor area for unit number 182 would be 462 square feet; there is no change to the floor area of the other three units. No trees are proposed for removal as a part of the project.

ANALYSIS:

A nonconforming use is defined in the Zoning Code as a use that was legally established and maintained prior to a change in the permitted land uses for the site (e.g. a Zone Change or change Zoning Code regulations). Zoning Code Section 17.71.080(E) (Alteration or enlargement of a nonconforming use shall require a permit) states that a legal nonconforming use may not be altered or enlarged unless a Minor Conditional Use Permit is first obtained, in compliance with Zoning Code Section 17.61.050 (Conditional Use Permits and Master Plans).

The Minor Conditional Use Permit application allows the City to review the project and determine if the proposed enlargement would be compatible with the surrounding area. In order to approve a Minor Conditional Use Permit, six findings must be made in the affirmative. These findings

include project conformance with the Zoning Code and General Plan, potential project impacts on the surrounding properties, and compatibility with the surrounding uses. The following analysis focuses on whether the request for an enlargement of a nonconforming use would create negative impacts to the surrounding uses, as it relates to conformance with the provisions of the Zoning Code and consistency with the General Plan.

General Development Standards

Per Zoning Code Section 17.71.080.E.2, nonconforming structures must comply with all of the applicable development standards for the underlying zoning district (e.g. CG). In this case, these standards include those in Zoning Code Sections 17.24.040 (Commercial and Industrial District General Development Standards), 17.24.50 (Commercial Frontage and Façade Standards), 17.40.160 (Setback and Encroachment Plane Requirements and Exceptions) and Chapter 17.46 (Parking and Loading). In addition to the following discussion, a summary of the applicable development standards is included in Table A.

Maximum Allowable Floor Area

Pursuant to Zoning Code Section 17.24.040 Table 2-6 (Commercial and Industrial District General Development Standards), the maximum allowable gross floor area ratio for a lot in the CG zoning district is 0.80 (i.e. 80 percent of the total lot/site area). In this instance, gross floor area includes the total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms and basement or attic areas having a height of more than seven feet. Areas used exclusively for vehicle parking or loading are not included.

The subject site is 8,200 square feet in area, resulting in a maximum allowable gross floor area of 6,560 square feet. The addition of the proposed 149 square foot addition to the existing floor area of 2,314 square feet totals 2,463 square feet, which is in conformance with the maximum allowable floor area requirement.

Setbacks

Pursuant to Zoning Code Section 17.40.160.B.2 (Setback and Encroachment Plan Requirements and Exceptions), projects with three or more dwelling units in a commercial zoning district (when permitted) that abut a residential zoning district, shall meet the setback requirements for multi-family districts (City of Garden requirements – Zoning Code Section 17.22.060). In this case, the setback requirements of the abutting multi-family district, RM-16, apply to the project.

The proposed addition is to the rear of the front duplex. As a result, the front and rear setbacks will remain unchanged by the proposed project.

Per Zoning Code Section 17.22.060, Table 2-4 (Multi-Family Residential District Development Standards), the required side yard setback for the RM-16 zoning district is five feet from an interior side property line. As proposed, the addition will provide a 12'-6" setback from the north interior property line and a 13'-6" setback from the south property line. As a result, the proposed project will comply with the required setbacks for the side yard for multi-family districts.

Height

Pursuant to Zoning Code Section 17.24.040, Table 2-6 (Commercial and Industrial District General Development Standards), a property located within the CG zoning district is limited to a maximum height of 45 feet. The plans demonstrate that the addition would not increase the height of the front duplex (16 feet). As proposed, the project complies with the maximum allowable building height.

Commercial Frontage and Façade Standards

Pursuant to Zoning Code Section 17.24.050 (Commercial Frontage and Façade Standards), there are several development standards that are applicable to building placement and façade treatments for projects in the CG zoning district. While the subject site is subject to these development standards, the proposed 149 square-foot addition is located on the rear of the front duplex and is not visible from the public right-of-way.

Parking

Four dwelling units on a site is a multi-family residential land use. Pursuant to Zoning Code Section 17.46.040 Table 4-6 (Off-Street Parking Space Requirements), the parking requirement for a multi-family residential land use is two covered parking spaces for each dwelling unit over 650 square feet in size, and one covered parking space for each dwelling unit less than 650 square feet. After completing the proposed additions, unit number 180 will be 901 square feet, unit number 182 will be 462 square feet, and unit numbers 184 and 186 will be 550 square feet each; therefore, five covered parking spaces would be required to bring the four units into compliance with the current Zoning Code.

The site currently has no covered parking and three uncovered parking spaces and thus is nonconforming as it relates to parking. However, pursuant to Zoning Code Section 17.46.020.J (Small Residential Additions Exempt from Two-Car Covered Parking Requirement), small additions to a residential use, with a maximum aggregate total of 150 square feet, are not required to bring projects into compliance with the current Zoning Code parking requirements. As a result, the 149 square-foot addition does not require the construction of covered parking.

Table A: Development Standards

Development Standard		Requirement	Proposed Project	Analysis
Maximum Allowable Floor Area Ratio		0.80 (6,560 square feet)	0.30 (2,463 square feet)	Complies
Minimum Setbacks (Section 17.22.060)	Front	Prevailing	No change	Complies
	Side (north)	5'	12'6"	Complies
	Side (south)	5'	13'6"	Complies
	Rear	0'	No change	Complies
Height		45'	16'0"	Complies
Parking		5 covered parking spaces; 3 uncovered parking spaces	3 uncovered parking spaces	<i>Nonconforming*</i>

*No covered parking is required for an addition of 149 square feet per Zoning Code Section 17.46.020.J.

Tree Protection Ordinance

There are no trees with a diameter-at-breast-height of at least eight inches on site and the project will not result in the removal or impactation of any protected trees.

GENERAL PLAN CONSISTENCY:

The subject site maintains a nonconforming residential use with four dwelling units constructed with permits in 1953 and 1958 and three uncovered parking spaces. The site is designated as Low Commercial in the General Plan Land Use Element. Goal 21 (Desirable Neighborhoods) of the Land Use Element includes policies for the conservation and maintenance of Pasadena's residential neighborhoods. Specifically, Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods to reflect the unique neighborhood character and qualities, including the building form, scale, massing and, architectural design. The proposed 149 square-foot addition on the rear side of the front duplex would not be visible from the public right-of-way and, as such, the site will continue to be compatible with the adjacent multi-family neighborhood.

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; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition or 2,500 square feet, whichever is less.

REVIEW BY OTHER DEPARTMENTS:

The plans for the proposed project were provided to the Building Division, Fire Department, Department of Transportation, Public Works Department, Water and Power Department and the Design and Historic Preservation Section. Based on their review of the project, the Building Division, Public Works Department, and Water and Power Department (Water Division) provided comments and recommended conditions of approval, which are included in Attachment B.

CONCLUSION:

It is staff's assessment that the findings necessary for approval of the Minor Conditional Use Permit can be made. The proposed project meets all applicable development standards required by the Zoning Code. Staff finds that the project would be compatible with the residential development within the surrounding neighborhood and would not be detrimental to the general welfare of the City, as the project would not result in an increase to the number of dwelling units on the subject site. Furthermore, the project is consistent with the goals and policies of the General Plan. As such, staff recommends that the Hearing Officer adopt the environmental determination and the specific findings in Attachment A to approve the application with the conditions in Attachment B.

Attachments:

Attachment A: Minor Conditional Use Permit Findings

Attachment B: Recommended Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR MINOR CONDITIONAL USE PERMIT #6733

Minor Conditional Use Permit –To allow the enlargement of a nonconforming use

1. *The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district, but does not comply with all applicable provisions of this Zoning Code.*

The enlargement of a nonconforming use is permitted with the approval of a Minor Conditional Use Permit as provided in Zoning Code Section 17.71.080.E. The proposed project will comply with all applicable development standards required for the zoning district and use, with respect to height, setbacks, floor area, and parking.

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 site is currently within the CG zoning district, which is designated for a variety of commercial and light industrial uses. The proposed project is an addition to a legally established nonconforming multi-family development and will not have any significant adverse impacts to the existing development in the CG district. Alterations or expansions that continue a nonconforming use and are compatible with the existing development of the neighborhood may be allowed with the approval of a Minor Conditional Use Permit. As proposed, the project is in compliance with all development standards of the Zoning Code and can be allowed with the approval of a Minor Conditional Use Permit.

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 maintains a nonconforming residential use with four dwelling units constructed with permits in 1953 and 1958, and three uncovered parking spaces. The site is designated as Low Commercial in the General Plan Land Use Element. Goal 21 (Desirable Neighborhoods) includes policies for the conservation and maintenance of Pasadena's residential neighborhoods. Specifically, General Plan Land Use Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods to reflect the unique neighborhood character and qualities, including the building form, scale, massing and, architectural design. The proposed 149 square-foot addition on the rear of the front duplex would not be visible from the public right-of-way and, as such, the site will continue to be compatible and harmonious with the surrounding multi-family neighborhood and consistent with the City's General Plan. Therefore, the project would not impact the scale and massing of the site and the adjacent multi-family neighborhood.

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 proposed project includes a 149 square-foot addition to the rear of the front duplex. Although the proposed addition is considered an enlargement of a nonconforming multi-family residential use, all four residential units on-site were constructed with permits in 1953 and 1958. The proposed addition will not increase the existing density, as there are no new housing units proposed as a part of this project. Therefore, the proposed project will not be detrimental

to the health, safety, or general welfare of the persons residing or working in the surrounding neighborhood of the existing nonconforming, residential use.

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.*

Approval of the application will allow the enlargement of a nonconforming use within a commercial zoning district. However, allowing additions to the existing residential units will maintain the existing residential use and will not compromise the underlying character of the multi-family residential neighborhood. Furthermore, 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.

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 subject site is designated as Low Commercial in the General Plan Land Use Element. The addition to one of the existing residential units will not increase the number of residential units on the subject site and will remain consistent with the existing and future uses within the residential neighborhood, as the proposed addition has been designed in compliance with the development standards applicable to the subject site and uses in the vicinity.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR MINOR CONDITIONAL USE PERMIT #6733

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

General

1. The site plan, floor plan, elevations, and building sections, submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, January 15, 2020", 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 Zoning Code Section 17.64.040.C (Time Limits and Extensions – Extensions of Time).
3. The approval of the Minor Conditional Use Permit allows the applicant to enlarge an existing nonconforming use with a 149 square-foot addition to one of the existing four dwelling units.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. The proposed project, Activity Number **PLN2019-00080**, is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Jennifer Driver, Current Planning Section, at (626) 744-6756 to schedule an inspection appointment time.

Planning Division

7. The applicant or successor in interest shall comply with all requirements of the Zoning Code, including but not limited to Chapter 17.24 (Commercial and Industrial Zoning Districts).
8. Any above ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Zoning Code Section 17.40.150 (Screening).
9. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.
10. The applicant or successor in interest shall comply with all requirements of Municipal Code Chapter 9.36 (Noise Restrictions). Specifically, all construction activities shall adhere to Municipal Code Section 9.36.070 (Construction Projects) and Section 9.36.080 (Construction Equipment).

Building and Safety Division

11. Governing Codes: Comply with the Current Edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Green Building Standard Code and the City of Pasadena Municipal Code. The governing edition is based on the date in which the project is submitted to the City of Pasadena for review.
12. Building Code Analysis: Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy, assessor's parcel number, number of stories, type of construction, fire sprinklers, floor area, height, and allowable floor area.
13. Best Management Practices: Photocopy to plans and complete the Best Management Practice page 1 (form must be signed). Photocopy any other applicable pages and cross reference the location at the site plan, i.e. the material storage, the concrete waste management, etc. These forms can be found at <https://ww5.cityofpasadena.net/planning/building-and-safety/informational-handouts/>
14. Green Code: Photocopy to plans and complete the 2016 California Green Building Standards Code with City of Pasadena Amendments Forms. These forms are being provided attach and can be found at <https://ww5.cityofpasadena.net/planning/building-and-safety/informational-handouts/>
15. Energy: Provide the current, applicable residential energy documentation using either the "Prescriptive Standard" or the "Performance Standard".
16. Required Plans And Permit(S) (No Deferred Submittals):
 - a. In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, and grading plans as required. No deferred submittal.
 - b. Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.

Department of Public Works

17. 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.
18. In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:
 - a. 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.

- b. 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.

Pasadena Water and Power – Water Division

19. Water Mains: Pasadena Water and Power (PWP), Water Division can serve water to this project. There is one water main surrounding this property. There is an 8-inch cast iron water main in Sierra Bonita Avenue that was installed under Work Order 4300 in 1949. This water main is located approximately 15 feet west of the east property line of Sierra Bonita Avenue.
20. Moratorium: Verify with Public Works Department regarding any street construction moratorium affecting this project.
21. Water Pressure: The approximate water pressure in the area is 60-70 psi.
22. Water Service: PWP records reflect one 1-inch domestic service (12869) serving 180-186 N Sierra Bonita 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.
23. Water Division Requirements:
 - a. 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.
 - b. The Water Division will install the service tap, lateral, water meter and designate the distribution main and service tap.
 - c. All services not in use must be abandoned at the distribution main at the applicable rate.
 - d. For subdivided lots with one unit behind the existing, show easement documentation and assessor parcel map showing the subdivision.

- e. 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. Cross Connection Requirements for Domestic Services:

- a. 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.
- b. There shall be no taps between the meter and the backflow assembly.
- c. 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.
- d. 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.
- e. 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.
- f. 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.
- g. All water services shall be protected from cross connections by means of approved backflow prevention techniques and assemblies.
- h. An administrative fee of \$194.00 will be charged for each backflow prevention assembly installed.

25. Cross Connection Requirements for Fire Service:

- a. The fire service requires a detector meter and back-flow prevention assembly.
- b. The assembly shall be located in a readily accessible location for meter reading, test and maintenance.
- c. All fire sprinkler systems require installation of an approved double check valve backflow prevention assembly at the sprinkler lateral off the domestic system.

- d. 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 approve list of assemblies.
 - e. 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.
 - f. If PWP is to provide DCDA for fire service, PWP will install Wilkins, model 450 DA.
 - g. Choose from one of the below listed options and incorporate into the fire sprinkler plans.
 - i. Option 1: Detector meter located on double check detector check assembly (DCDA) outside the structure on private property.
 - a) 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.
 - b) 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.
 - ii. 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.
 - a) The Water Division will install the service tap, lateral, detector water meter and designate the distribution main and service tap.
 - b) 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.
26. All Other Cross Connection Requirements: 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.
27. Fire Flow and Fire Hydrants: 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.
28. There is one fire hydrant in close proximity to the project site. Fire hydrant 816-4 is located on the southwest corner of Walnut Street and Sierra Bonita Avenue. There is no current fire flow test information for this fire hydrant. If you would like to request for a fire flow test, please contact Marco Sustaita at (626) 744-4498.

Fire Hydrant Details:

