



## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** July 1, 2020

**TO:** Hearing Officer

**SUBJECT:** Certificate of Exception #366

**LOCATION:** 350 and 356 South Grand Avenue

**APPLICANT:** Andrew Oliver / C. James Levin

**ZONING DESIGNATION:** RS-4 (Single-Family Residential, 0-4 du/acre)

**GENERAL PLAN DESIGNATION:** Low Density Residential

**CASE PLANNER:** Beilin Yu

**STAFF RECOMMENDATION:** Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Certificate of Exception #366 with the conditions in Attachment B.

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**PROJECT PROPOSAL:** Certificate of Exception: To allow a lot line adjustment between two adjacent parcels, 350 South Grand Avenue (Parcel #1) and 356 South Grand Avenue (Parcel #2). The proposed lot line adjustment would eliminate the shared interior lot line, resulting in one parcel measuring 29,720 square feet in area. The subject site is located within the RS-4 (Single-Family Residential, 0-4 du/acre) zoning district. There are no tree removals proposed as part of this application.

**ENVIRONMENTAL DETERMINATION:** This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, (Existing Facilities), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts projects that involve negligible or no

expansion of an existing use. The use of each site is single-family residential, and will remain single-family residential after the lot line adjustment. The Certificate of Exception application has also 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, §15305, Class 5, Minor Alterations in Land Use Limitations), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15305 exempts minor alterations in land use limitations, specifically minor lot line adjustments not resulting in the creation of any new parcel. The project as proposed involves only the consolidation of two existing legal parcels into one parcel.

**BACKGROUND:**

**Site characteristics:**

The subject properties are located at the southeast corner of South Grand Avenue and Arbor Street. Parcel #1, a corner lot, addressed 350 South Grand Avenue measures 17,590 square feet in area and is developed with a three-story, single-family residence and two one-car detached garages. Parcel #2, an interior lot, addressed 356 South Grand Avenue, measures 12,130 square feet in area and is improved with a single-story, single-family residence and detached garage.

**Adjacent Uses:**

North – Single-Family Residential  
South – Single Family Residential  
East – Single Family Residential  
West – Single-Family Residential

**Adjacent Zoning:**

North – RS-4 (Single-Family Residential, 0-4 du/acre)  
South – RS-4 (Single-Family Residential, 0-4 du/acre)  
East – RS-4 (Single-Family Residential, 0-4 du/acre)  
West – RS-4-HD (Single-Family Residential, 0-4 du/acre, Hillside Overlay District)

**Previous Zoning Cases:**

**350 South Grand Avenue:**

Zoning Exception #3988: To allow construction of a single-family residence on a portion of a recorded lot. (Denied September 17, 1953)

Zoning Exception #6587: To allow the division of 350 South Grand Avenue, into two separate parcels for development of single-family residence at 356 South Grand Avenue. (Approved July 5, 1962)

Conditional Use Permit #743: To allow the single-family residence to be used as a residence and rest home for Catholic Nuns. (Approved June 21, 1973)

Variance #11160: To allow the site to exceed the maximum allowed floor area ratio, for construction of two, one-car garages. (Approved January 18, 1995)

**356 South Grand Avenue:**  
None

**PROJECT DESCRIPTION:**

The applicant, Andrew Oliver on behalf of C. James Levin, has filed a Certificate of Exception application to allow a lot line adjustment between two adjacent parcels, 350 South Grand Avenue (Parcel #1) and 356 South Grand Avenue (Parcel #2). The proposal would eliminate the shared interior lot line, resulting in one parcel measuring 29,720 square feet in area. The subject site is located within the RS-4 (Single-Family Residential) zoning district. This application only concerns an adjustment to the existing interior lot line. No new development or tree removal is proposed.

The existing three-story single-family residence and detached garages improved on Parcel #1 would remain; and, although not part of this application, improvements on Parcel #2 would be demolished or relocated. The house at 356 S. Grand Avenue will be advertised and made available for relocation to another site for a continuous 30-day period. The residence, and access for removal, would be made available at no charge, to any potential relocater, with certain limitations. The limitations include but are not limited to: receiver sites in the City of Pasadena will be given preferential consideration and any such inquiries will be prioritized; the City and property owners will diligently pursue all relocation inquiries received within the 30-day period; the relocater will be responsible for all costs and permits associated with moving and dismantling the property; and the relocater will be required to accomplish the relocation within 180 days of acceptance of offer.

Regardless of whether the house is relocated or demolished, the owners have agreed to submit archival photo documentation of the house in accordance with the City's Specifications for Archival documentation of historic properties. Such documentation would be completed and submitted to the City within 15 days of the Public Hearing and reviewed by City staff within 15 days of submission. Once this documentation is approved, it would be submitted to the archives of the Pasadena Historical Society and the Pasadena Public Library.

In the event the house is relocated, the owners have agreed to work with the City to design an interpretive display to be installed at the relocation site. In the event the house is demolished, the owners have agreed to work with the City on a type of commemoration that will be harmonious with the proposed landscaping plans.

**ANALYSIS:**

Certificate of Exception

The two affected parcels are located in the RS-4 zoning district. Applicants may request a Certificate of Exception application for a lot line adjustment between two or more adjacent parcels, where: 1) the land taken from one parcel is added to the adjacent parcel; and 2) a greater number of parcels than originally existed is not thereby created. The Hearing Officer may approve a Certificate of Exception provided the resulting parcels conform to the General Plan, any applicable Specific Plan, and zoning and building ordinances. The table below summarizes the existing and resulting parcel sizes.

Parcel	Address	Assessor's Number	Existing Area	Proposed
1	350 South Grand Avenue	5714-006-015	17,590 square feet (0.40 acres)	one parcel totaling 29,720 square feet
2	356 South Grand Avenue	5714-006-016	12,130 square feet (0.27 acres)	

The applicant's proposal would eliminate the interior lot line between the two parcels resulting in one parcel measuring 29,720 square feet, and a greater number of parcels than currently exists would not be created. The resulting parcel would remain entirely within the RS-4 zoning district. The analysis that follows discusses the proposed parcel's consistency with applicable provisions of the Zoning Code and General Plan.

*Minimum Lot Size:*

The minimum lot area in the RS-4 zoning district is 12,000 square feet. In the RS-4- zoning district the minimum lot area is 12,000 square feet. As noted above, the lot would measure 29,720 square feet after the lot line adjustment, which is in compliance with the minimum lot size requirement.

*Minimum Lot Width:*

The minimum lot width in the RS-4 zoning district is 75'-0". Lot width is measured across the lot at the required front setback line.

As described above, the property at 350 South Grand Avenue is a corner lot located at the southeast corner of South Grand Avenue and Arbor Street, while the property at 356 South Grand Avenue is an interior lot located south of 350 South Grand Avenue.

The City's Zoning Code defines the front property line as the shortest line of a lot that is abutting a street line. When the lot lines of a corner lot that is abutting street lot lines are of equal or substantially equal lengths, the front lot line shall be determined by the Zoning Administrator. In determining the front lot line, the Zoning Administrator shall take into consideration the character of the improvements in the neighborhood of the lot, the impact to abutting property owners from the establishment of either of the boundaries as a front lot line, the character of the building proposed to be constructed and the distance that the building is set back from the lines of the two streets that the lot abuts. The corner property line is a street property line that is not a front lot line. The rear property line is the property line that is parallel or approximately parallel to the front lot line, and the interior side property line is a property line that is not abutting a street and is not a front or rear lot line.

The front property line of 350 South Grand Avenue is the property line along Grand Avenue since it is the shortest property line that abut a street. The property line along Arbor Street is considered the corner side property line. The east property line is considered the rear property line, while the south property line is considered the interior side property line.

For the property located at 356 South Grand Avenue, the property line along Grand Avenue is considered the front property line, while the east property line is the rear property line, and the north and south property lines are the interior side property lines.

After the lot line adjustment, the resulting property line along Grand Avenue would be approximately 180'-0" in length and the property line along Arbor Street would remain at

approximately 165'-0" in length. The two property lines are substantially equal in length, and the front of the residence at 350 South Grand Avenue is oriented toward Grand Avenue, similar to the adjacent properties along Grand Avenue. After taking into account the improvements in the neighborhood, the character of the existing residence, and the impacts of establishing Arbor Street as a front lot line, the property line along Grand Avenue has been determined to be the front property line, the property line along Arbor Street has been determined to be the corner side property line, the east property line has been determined to be the rear property line, and the south property line has been determined to be an interior side property line.

As such, after the lot line adjustment, the property line along Grand Avenue would result in a lot width of 180'-0", in compliance with the minimum lot width requirement.

#### *Gross Floor Area:*

In the RS-4 zoning district, the maximum allowable gross floor area for a site 24,000 square feet in area or greater is 25 percent of the lot size plus 1,000 square feet. Gross floor area includes the main residence, all covered parking (garage and carport areas), habitable attic space, and accessory structures, among other enclosed space.

The subject site would measure 29,720 square feet in area after the lot line adjustment. The maximum floor area allowed based on a lot size of 29,720 square feet is 8,430 square feet. As previously discussed, the three-story single-family residence and two one-car detached garages improved on Parcel 1 (350 South Grand Avenue) would remain. The improvements consisting of the three-story single-family residence and detached garages total 7,913 square feet, which complies with the maximum allowed floor area.

#### *Lot Coverage:*

The maximum allowed lot coverage for a site 12,000 square feet or greater is 35 percent of the lot area or 4,800 square feet, whichever is greater. Lot coverage is the percentage of the site covered by roofs, soffits or overhangs extending more than three feet from a wall, and by decks more than four feet in height. This standard evaluates the percentage of land area covered by development.

The maximum allowed lot coverage for the site, after the lot line adjustment equates to 10,402 square feet. The existing single-family residence, garage and other applicable improvements on the site cover an approximate area of 4,710 square feet, which complies with the maximum allowed lot coverage.

#### *Setbacks:*

The minimum front setback for the main structure in the RS-4 zoning district is the average front yard setback on the blockface but no less than 25'-0". The minimum corner side setback is 10 percent of the lot width, with a minimum of 10'-0" and a maximum of 25'-0". The minimum required rear setback is 25'-0", and the minimum required interior side setback is 10 percent of the lot width, with a minimum of 5'-0" and a maximum of 10'-0'.

As described above, the three-story single-family residence and two one-car detached garages improved on Parcel #1 (350 South Grand Avenue) would remain. The boundary adjustment would not result in less compliant setbacks. No new construction is proposed with the lot line adjustment. The property line along Grand Avenue would remain the front property line, while

the property line along Arbor Street would remain the corner side property line after the lot line adjustment, and the existing front and corner setbacks for the existing residence and detach garages would remain the same. The rear setback of the existing residence would remain unchanged as well. The interior side setback would increase with the consolidation of the properties and the demolition or relocation of the existing residence and garage at 356 South Grand Avenue.

The parcel resulting from the lot line adjust would continue to comply with applicable development standards and provisions of the Zoning Code. Existing nonconforming conditions would not be made worse as a result of the boundary adjustment and any future development on either parcel would be required to comply with applicable development standards.

## **GENERAL PLAN CONSISTENCY**

The proposed project, a mapping action consolidating two lots into one, is consistent with the General Plan Objectives and Policies, specifically Policy 21.5 (Housing Character and Design) of the City's General Plan that encourages the renovation of existing housing stock in single- and multi-family neighborhoods in a manner that reflects the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages; architectural design and landscaped setbacks. Grand Avenue has a variety of lot sizes and shapes, and the proposal would result in a lot that is more consistent with larger lots on the block.

The Land Use Element of the General Plan also describes the Single-Family Residential land use designation as characterized by "a variety of single-family dwellings, ample open space, extensive landscaping, and separations between single-family dwellings and/or accessory buildings. Single-family dwellings are typically some distance from the street, with large front, side, and rear yard setbacks." The proposed lot line adjustment would increase the amount of open space and landscaping on the remaining lot. There would be no change to the existing front, corner side, and rear setbacks provided to existing dwelling to remain, however the interior side setback would increase with the demolition or relocation of the residence and garage at 356 South Grand Avenue.

## **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 projects that involve negligible or no expansion of an existing use. The use of each site is single-family residential, and will remain single-family residential after the lot line adjustment. The Certificate of Exception application has also 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, §15305, Class 5, Minor Alterations in Land Use Limitations). Section 15305 exempts minor alterations in land use limitations, specifically minor lot line adjustments not resulting in the creation of any new parcel. The project as proposed involves only the consolidation of two existing legal parcels into one parcel.

Pursuant to State CEQA Guidelines Section 15300.2(f), a Categorical Exemption from CEQA may not be adopted for projects that may cause a substantial adverse change in the significance of a historical resource. Because the house at 356 S. Grand Avenue appeared to possess

architectural characteristics that may be historically significant, staff informed the applicant that a historical evaluation of the house by an architectural historian would be required to determine if the house is potentially eligible for historical designation.

The applicant submitted an evaluation from professional consultants ASM Affiliates (ASM) which determined that the property is not historically significant. The City then engaged ICF International (ICF) to conduct a peer review of the ASM report, which determined that there were significant errors and omissions in the ASM report and provided substantial evidence that the property is not eligible for listing in the National Register of Historic Places or California Register of Historic Resources, but may qualify for City landmark designation.

Section 15064.5 of the State CEQA Guidelines defines a historical resource as (1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or (3) an object, building, structure, site, area, place, record or manuscript that a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record.

Based on the ICF peer review report, the house at 356 S. Grand Avenue may qualify for local landmark designation and be a potential historical resource based on Pasadena Municipal Code (PMC) Section 17.62.040.C.2.c, which states: "It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region." The house was found in the ICF report to embody the distinctive characteristics of a single-family residence in the Mid-Century Modern post-and-beam architectural style. The house was determined to be ineligible for listing in the National or California Registers and the architect was not determined to be one whose work is of significance to the City or region.

The applicant has proposed project design features to ensure that efforts are made to relocate the house to another location and, regardless of whether it is relocated or demolished, that the important features of the house are adequately documented for the historical record prior to demolition or relocation of the house. With these features included in the project, impacts on historic resources would be less than significant.

#### **COMMENTS FROM OTHER DEPARTMENTS:**

The project was reviewed by the Department of Transportation, Public Works Department, Department of Water and Power, and Design and Historic Preservation Section. The comments received from Public Works Department and Department of Water and Power are included as conditions of approval in Attachment B of the staff report.

#### **CONCLUSION:**

It is staff's assessment, based on the analysis of the project, that the findings necessary for approving the Certificate of Exception can be made as included in Attachment A of this report. The elimination of the interior lot line resulting in the consolidation of the two existing parcels into one legal lot would result in the compliance with all applicable development standards of the

RS-4 zoning district. Any future development on the subject property would be required to conform to the development standards of the underlining zoning district and the Building Code in place at the time of any construction activity. Therefore, staff recommends that the Hearing Officer approve the application with the findings in Attachment A and the recommended Conditions of Approval in Attachment B.

Attachments:

Attachment A: Recommended Specific Findings

Attachment B: Recommended Conditions of Approval

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR CERTIFICATE OF EXCEPTION #366**

Certificate of Exception

1. *The parcel resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.* The proposed project, a mapping action consolidating two lots into one, is consistent with the General Plan Objectives and Policies, specifically Policy 21.5 (Housing Character and Design) of the City's General Plan that encourages the renovation of existing housing stock in single- and multi-family neighborhoods in a manner that reflects the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontages; architectural design and landscaped setbacks. Grand Avenue has a variety of lot sizes and shapes, and the proposal would result in a lot that is more consistent with larger lots on the block.

The Land Use Element of the General Plan also describes the Single-Family Residential land use designation as characterized by "a variety of single-family dwellings, ample open space, extensive landscaping, and separations between single-family dwellings and/or accessory buildings. Single-family dwellings are typically some distance from the street, with large front, side, and rear yard setbacks." The proposed lot line adjustment would increase the amount of open space and landscaping on the remaining lot. There would be no change to the existing front, corner side, and rear setbacks provided to existing dwelling to remain, however the interior side setback would increase with the demolition or relocation of the residence and garage at 356 South Grand Avenue.

The proposal does not include construction or removal of any trees, therefore building code compliance is not applicable.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR CERTIFICATE OF EXCEPTION #366**

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 submitted and stamped "Approved at Hearing, July 1, 2020," except as modified herein.
2. In accordance with Section 17.64.040 of the Pasadena Municipal Code and in accordance with City Council Resolution No. 9774, 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 elimination of the interior lot line resulting in the consolidation of two existing parcels identified as 5714-006-015 and 5714-006-016 into one legal parcel, as depicted on the property survey plan submitted.
4. The applicant or successor in interest shall provide to the Zoning Administrator a legal description and plan exhibit of the parcels resulting from this Lot Line Adjustment. The legal description and plan exhibit shall be prepared by a licensed civil engineer or land surveyor and shall include the wet stamp and signature of the author.
5. The applicant or successor in interest shall be responsible for recording with the Los Angeles County Recorder a Certificate of Compliance that has been approved by the Zoning Administrator, and furnishing a Grant Deed containing a legal description matching the legal description contained in the Certificate of Exception. This lot line adjustment shall not be effective until recorded with the Los Angeles County Recorder.
6. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.

Planning Division

7. The house at 356 South Grand Avenue shall not be demolished or relocated for any other project other than that which is described in this Certificate of Exception.
8. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any demolition and/or relocation permits. Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of permits. The tree protection and retention plan shall take into account the trees on adjoining properties along the property lines, adjacent to the proposed project that might be impacted by the proposed construction. The plan shall provide mitigation measures, if necessary, and analyses potential damage to trees by mechanical injuries to roots, trunks or branches; the compaction of soil; and changes to existing grade which may expose or suffocate roots.

## Public Works Department

9. The existing drive approach serving 356 S. Grand Avenue will be rendered abandoned/unused. The applicant shall close any abandoned/unused drive approach with standard concrete curb, gutter and sidewalk (PMC 12.04.035). A separate permit from the Department of Public Works is required for all construction in the public right-of-way. Please contact 626-744-4195 for the general process.
10. House sewer lateral serving 356 S. Grand Avenue will be inactive and shall be terminated and capped at the property line.
11. The applicant shall protect all existing public facilities and maintain the right of way in good clean condition during the construction. If any damage is proven to be caused by the subject development, the applicant is responsible for replacing and/or repairing the facilities to the satisfaction of the City, prior to the issuance of Certificate of Occupancy.
12. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://ww5.cityofpasadena.net/public-works/engineering-and-construction/engineering/forms-and-applications/> . A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.
13. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:

- 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.

- 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.
- Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC  
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at: <https://ww5.cityofpasadena.net/public-works/street-maintenance-waste-management/recycling-resources/construction-and-demolition-debris-recyclers/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
  - a) C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.
  - b) Summary Report with documentation must be submitted prior to final inspection.

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

#### Power Division

14. Electrical service at 356 South Grand Avenue would be required to be demolished prior to the demolition of the existing structure. Contact Electrical Service Planning for coordination.

#### Water Division

15. Water Mains: Pasadena Water and Power (PWP), Water Division can serve water to this project. There are two water mains surrounding this project. There is a 6-inch cast iron water main in Arbor Street, installed under Work Order 1918 in 1926. This water main is located approximately 20.5 feet north of the south property line of Arbor Street. There is a 6-inch cast iron water main in Grand Avenue, installed under Work Order 693 in 1918. This water main is located approximately 25 feet east of the west property line of Grand Avenue.

16. Moratorium: Verify with Public Works Department regarding any street construction moratorium affecting this project.

17. Water Pressure: The approximate water pressure in the area is 80 - 90 psi.

18. Water Service: PWP records reflect a 1 ½-inch water service (6253) serving 350 S Grand Avenue and another 1 ½-inch water service (44637) serving 356 S Grand Avenue. Any change in water service will be reviewed when the building plans are submitted. Any change

in service will be installed at actual cost and paid for by the owner/developer. Additionally, if it is determined that a water main must be upgraded due to size, age, pressure deficiencies, and/or the integrity of the existing water main; the upgrade will be paid for by the owner/developer. A deposit will be requested for the water main design and a cost estimate will be provided to the owner/developer for the new water service installations, main design, and main construction. The owner/developer must be aware that the design of a new water main will take 3 to 4 months after the initial deposit is made by the owner/developer. Also, an additional 4 to 6 months will be needed for the construction of the water main after the balance of the estimate is paid in full by the owner/developer. The design and construction estimated time depends on the size and length of the water main and other mains in the queue. For this reason, it is imperative that the initial deposit be submitted promptly

19. Water Division Requirements:

- 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.
- The Water Division will install the service tap, lateral, water meter and designate the distribution main and service tap.
- All services not in use must be abandoned at the distribution main at the applicable rate.
- For subdivided lots with one unit behind the existing, show easement documentation and assessor parcel map showing the subdivision.
- 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.

20. Cross Connection Requirements for Domestic Services:

- 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.
- There shall be no taps between the meter and the backflow assembly.
- 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.
- 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.
- 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.
- 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.
- All water services shall be protected from cross connections by means of approved backflow prevention techniques and assemblies.

- An administrative fee of \$180.94 will be charged for each backflow prevention assembly installed.

21. 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.