



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: October 20, 2021

TO: Hearing Officer

SUBJECT: Vesting Tentative Tract Map #74985

LOCATION: 737 E. Walnut Street

APPLICANT: Burke Farrar

ZONING DESIGNATION: CD-3 (Central District Specific Plan, Walnut Housing Sub-district)

GENERAL PLAN DESIGNATION: Medium Mixed Use

CASE PLANNER: Ivan Galeazzi

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Vesting Tentative Tract Map #74985 with the Conditions of Approval in Attachment B.

PROJECT PROPOSAL: Vesting Tentative Tract Map: To allow for the creation of 43 air parcels (one commercial and 42 residential) for condominium purposes on one land lot. This application is for the creation of air parcels only; no changes to the project are proposed as part of the current application.

ENVIRONMENTAL DETERMINATION: In conjunction with the Affordable Housing Concession Permit approval on July 23, 2018, it was determined that the project is Categorical Exempt from CEQA (Section 15332, Class 32, In-Fill Development Projects). It has further been determined that there are no changed circumstances or new information as part of the proposed Vesting Tentative Tract Map application that necessitate further environmental review and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

BACKGROUND:

Site characteristics: The subject site is a rectangular-shaped parcel of land, with frontage on Walnut Street to the south and Hudson Avenue to the east. The 16,300 square-foot site is currently undeveloped.

Adjacent Uses: North – Multi-Family Residential
South – General Commercial
East – Multi-Family Residential
West – General Commercial

Adjacent Zoning: North – CD-3 (Central District Specific Plan, Walnut Housing Sub-district)
South – CD-3 (Central District Specific Plan, Walnut Housing Sub-district)
East – CD-3 (Central District Specific Plan, Walnut Housing Sub-district)
West – CD-3 (Central District Specific Plan, Walnut Housing Sub-district)

Previous zoning cases on this property: Affordable Housing Concession Permit #11866: A request to facilitate the construction of a new 47,670 square-foot, 5-story, mixed-use building containing 42 residential units (three very low-income units), 5,835 square feet of commercial space, and 76 parking spaces within three levels of subterranean parking. The request includes a concession to increase the maximum allowable floor area ratio (FAR) from 2.25 FAR to 2.92. Approved on July 23, 2018.

V#11476 – To allow the construction of a new 5-story, sixty-foot tall mixed-use project with 22 residential units on the upper four floors and approximately 1,700 square feet of commercial space on the ground floor. A Variance was requested to reduce the required parking, and a Variance was requested to increase the maximum height. Approved w/ conditions 4/21/2004.

UP#2897 – Expansion of a nonconforming use (service station). Approved w/ conditions 8/17/1994.

PROJECT DESCRIPTION:

The applicant, Burke Farrar, on behalf of the property owner, has submitted a Vesting Tentative Tract Map application for the creation of 42 air parcels for residential condominium purposes and one air parcel for commercial condominium purposes on one lot. The associated mixed-use project was granted Affordable Housing Concession Permit (AHCP) #11866 on July 23, 2018 to facilitate the construction of a new five-story, 47,670 square-foot, mixed-use building containing 5,835 square feet of commercial space on the ground floor, 42 units on the upper four floors, and

76 parking spaces in three-levels of parking, and obtained Concept Design Review approval on September 11, 2018. This application is limited to the creation of air parcels to allow the individual sale of the commercial space and dwelling units. This application does not address the design or construction of the mixed-use project and does not include any proposed changes to the previous AHCP or Design Review approvals.

ANALYSIS:

The subject property is located in the CD-3 (Central District Specific Plan, Walnut Housing Subdistrict) zoning district, which permits mixed-use projects. The maximum residential density allowed is 87 dwelling units per acre, or 33 units based on a site area of 16,300 square feet. To achieve the proposed density, the applicant applied density bonus provisions in the Zoning Code and State Law. The provisions allow for an increase in the unit count without discretionary approval, provided a percentage of the units are dedicated for affordable households (i.e. very low-income, low-income, and moderate-income). The project includes three very low-income units, which represents more than 9 percent of the base 33 units. Pursuant to Table 4-3 (Increase in Allowable Density for Very Low-Income Units), Zoning Code Section 17.43.040 (Density Bonus Allowance), the percentage of very low-income units proposed qualifies the project for a 30 percent density bonus, or 43 total units. The project includes 42 units.

Per California State Law, developers using density bonus provisions may also request concessions through an Affordable Housing Concession Permit application to facilitate construction of the project; the project received approval of Affordable Housing Concession Permit #11866 in July 23, 2018. The approval allowed the increase of maximum allowable floor area ratio (FAR) from 2.25 FAR to 2.92. During the review for the Affordable Housing Concession Permit, the 42-unit project was analyzed for compliance with applicable requirements of the Zoning Code. At the time, staff determined that the proposal satisfied general requirements of the applicable zoning district, including mixed-use standards.

The City's Design Commission found on July 28, 2020, that the project, upon implementation of the conditions of approval, will comply with the purposes of design review, the design-related goals and policies in the Land Use Element of the General Plan, the Land Use Element of the General Plan. The purpose of this Vesting Tentative Tract Map application is strictly to allow the future sale of each dwelling unit and the commercial space, following the issuance of a building permit and, subsequently, construction of the project.

Tenant Protection Ordinance

The proposed project would create air parcels in conjunction with new construction. The site is currently vacant and do not contain any residential dwelling units. Therefore, the proposed project is not subject to the City's Tenant Protection Ordinance requirements because it does not entail the demolition/removal of housing units.

Inclusionary Housing

Chapter 17.42 (Inclusionary Housing Requirements) of the Zoning Code applies to projects proposing 10 or more new dwelling units. These standards are intended to encourage the development of housing that is affordable to a range of households with varying income levels. The purpose of the Chapter is to encourage the development and availability of affordable housing by ensuring that the addition of affordable housing units to the City's housing stock is proportional to the overall increase in new housing units. As the 42-unit project was granted approval of the

Affordable Housing Concession Permit prior to the effective date of the current Inclusionary Housing Ordinance, a minimum of 15 percent of the total number of dwelling units to be developed are required to be offered to, and sold to households at an affordable housing cost. The requirement was also allowed to be adjusted if very low-income units were provided. For this project, the applicant intends to provide three very-low income units within the development, which satisfies inclusionary housing requirements.

Prior to Final Design Review approval, the applicant is required to submit an Inclusionary Housing Plan for review and approval by the Housing and Career Services Department. Prior to building permit issuance, the applicant shall submit an Inclusionary Housing Agreement to the Housing and Career Services Department. The Inclusionary Housing Plan and Inclusionary Housing Agreement will be required to include the provision for three (3) rental affordable units at the Very Low income level, consisting of two (2) one-bedroom units and one (1) two-bedroom unit.

GENERAL PLAN CONSISTENCY:

The project site is designated Medium Mixed Use (0.0-2.25 FAR, 0-87 du/acre) on the Land Use Diagram in the Land Use Element of the General Plan. Development is characterized by shared open spaces, extensive landscaping, small to medium separations between buildings, and shared driveways and parking. Sites may be exclusively commercial or exclusively residential, or with buildings integrating housing with non-residential uses. The proposed mixed-use project consisting of residential units and commercial office is consistent with goals and policies of the General Plan related to mixed-use corridors and villages, sustainable growth, housing affordability, and Central District vitality.

The Vesting Tentative Tract Map that would allow the sale of residential units and a commercial condominium is consistent with Policies 2.1 (Housing Choices), 2.5 (Mixed Use), 21.1 (Adequate and Affordable Housing), and 21.2 (Equitable Distribution of Affordable Housing). Policies 2.1 and 21.1 encourage providing opportunities for a full range of housing affordability levels. Policy 2.5 emphasizes the creation of opportunities for development projects that mix housing with commercial uses to enable Pasadena's residents to live close to businesses and employment, increasing non-auto travel, and to interact socially. Policy 21.2 encourages the equitable distribution of affordable housing throughout the City, consistent with the goals of the Housing Element. In addition, the proposed project would add to the customer base helping to sustain the economic vitality of Pasadena's commercial land uses, and provide additional opportunities for residents to live close to businesses and employment and interact socially.

ENVIRONMENTAL REVIEW:

In conjunction with the Affordable Housing Concession Permit approval on July 23, 2018, it was determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development Projects). It has further been determined that there are no changed circumstances or new information as part of the proposed Vesting Tentative Tract Map application that necessitate further environmental review and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

REVIEW BY OTHER DEPARTMENTS:

The proposal was reviewed by the Department of Transportation, Department of Public Works, Fire Department, Building and Safety Division, Water Engineering Section from the Water and Power Department, Power Delivery Division of the Water and Power Department, and Housing and Career Services Department. Conditions from the Department of Public Works, Water Engineering, Power Delivery, and Housing and Career Services Department are incorporated in Attachment B of this report.

CONCLUSION:

The Vesting Tentative Tract Map would create air parcels to allow the sale of units. The proposal is consistent with the General Plan, and complies with the development standards for mixed-use projects as established in the Zoning Code. Therefore, staff recommends approval of the application based on the findings in Attachment A and the conditions in Attachment B.

Attachments:

Attachment A: Findings

Attachment B: Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR VESTING TENTATIVE TRACT MAP #74985

1. *The proposed map is consistent with applicable general and specific plans as specified in Section 65450.* The project site is designated Medium Mixed Use (0.0-2.25 FAR, 0-87 du/acre) on the Land Use Diagram in the Land Use Element of the General Plan. Development is characterized by shared open spaces, extensive landscaping, small to medium separations between buildings, and shared driveways and parking. Sites may be exclusively commercial or exclusively residential, or with buildings integrating housing with non-residential uses. The proposed mixed-use project is consistent with goals and policies of the General Plan related to mixed-use corridors and villages, sustainable growth, housing affordability, and Central District vitality.

The Vesting Tentative Tract Map to allow the sale of residential units (inclusive of a mix of market rate and very low-income units) and a commercial condominium, is consistent with Policies 2.1 (Housing Choices), 2.5 (Mixed Use), 21.1 (Adequate and Affordable Housing), and 21.2 (Equitable Distribution of Affordable Housing). Policies 2.1 and 21.1 encourage providing opportunities for a full range of housing affordability levels. Policy 2.5 emphasizes the creation of opportunities for development projects that mix housing with commercial uses to enable Pasadena's residents to live close to businesses and employment, increasing non-auto travel, and to interact socially. Policy 21.2 encourages the equitable distribution of affordable housing throughout the City, consistent with the goals of the Housing Element. In addition, the proposed project would add to the customer base helping to sustain the economic vitality of Pasadena's commercial land uses and provide additional opportunities for residents to live close to businesses and employment and interact socially.

2. *The site is physically suitable for the type of development.* The site consist of a rectangular shaped corner lot, is relatively flat in topography, and is accessible from both E. Walnut Street and N. Hudson Avenue. The site is located in a developed, urban area consisting of similarly sized lots that are developed with similar uses. Therefore the site is physically suitable for a mixed-use development.
3. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.* The property is located in an urbanized area and not near any sensitive habitat. The proposal for air parcels will not cause substantial environmental damage as the uses proposed on the property will be consistent with other sites nearby that consist of a mix of uses. Furthermore, the proposed improvements were previously determined to be categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15332 (In-Fill Development) and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances. No fish or wildlife habitats in the vicinity have been identified. As such, approval of the map will not result in significant environmental impacts.
4. *The design of the subdivision or the proposed improvements is not likely to cause serious health problems in that the subdivision is compatible with existing residential land uses in the vicinity.* The design of the subdivision and proposed improvements will be consistent with uses in the vicinity. The mixed-use project will be designed in compliance with applicable Zoning Code standards, and Citywide Design Principles and architectural standards. The design of the project provides appropriate ventilation, light, and circulation within the development and adjacent developments, consistent with requirements of the Zoning Code. Therefore, the

design of the subdivision nor the proposed improvements are not likely to cause serious health problems.

5. *The proposed map meets the requirements of Title 16 as applicable.* The proposal for air parcels complies with applicable design standards. The map identifies the height, size, and location of all buildings to be erected, information on planned uses, and parking layout. Copies of the Vesting Tentative Tract Map were provided to the applicable parties, including, but not limited to the City engineer, water department, power department, fire department, transportation department, housing department, and Telephone Company. The proposed number of parcels complies with the General Plan Land Use Element and Zoning Code. The project is consistent with the size and character of other developments in the vicinity.
6. *The discharge of waste from the proposed subdivision into existing sewer system would not add to or result in violation of existing water quality control standards.* The development standards of the Pasadena Municipal Code provide standards that will require the applicant to connect to public sewer. Compliance with this requirement will be verified during the building permit plan check process. Therefore, the discharge of waste from the proposed subdivision into existing sewer system would not add to or result in violation of existing water quality control standards.
7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.* The design of the subdivision and type of improvements proposed will not conflict with easements acquired by the public, because no public easements traverse the site.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP #74985

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

General

1. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Vesting Tentative Tract Map submitted with this application and dated "Approved at Hearing, October 20, 2021," except as modified herein.
2. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans submitted and stamped "Approved at Hearing, October 20, 2021, except as modified herein.
3. The creation of the air parcels for residential condominiums purposes and an air parcel for commercial condominium purposes on one land lot shall occur substantially as shown on the submitted plans, except as modified herein and shall comply with the applicable land use regulations and development standards of the Pasadena Municipal Code subject to the approval of the Zoning Administrator.
4. All utility substructures shall be located underground if required by the applicable City Departments. However, no subterranean gas meters shall be allowed.
5. All conditions of approval of Affordable Housing Concession Permit #11866 approved by the City Council on July 23, 2018, shall remain in effect.
6. The applicant shall receive written final approval of the addresses that will be assigned to each proposed parcel/unit prior to recordation of map. Final approval of the addresses shall come from the Addressing Coordinator. For additional information please contact the Addressing Coordinator at (626) 744-4622.

Planning

7. Any change to these conditions of approval or expansion of the use may require the modification of this Vesting Tentative Tract Map or a new Vesting Tentative Tract Map.
8. The applicant or successor in interest shall comply with the conditions of the Design Review approval.
9. The applicant shall satisfy the requirements of Chapter 17.46 (Parking and Loading) of the Pasadena Municipal Code prior to the issuance of a Building Permit.

Housing and Career Services

10. Prior to Final Design Review approval, the applicant shall submit an Inclusionary Housing Plan for review and approval by the Housing and Career Services Department. Prior to building permit issuance, the applicant shall submit an Inclusionary Housing Agreement to the Housing and Career Services Department. The Inclusionary Housing Plan and Inclusionary Housing Agreement shall include the provision for three (3) rental affordable units at the Very Low income level, consisting of two (2) one-bedroom units and one (1) two-bedroom unit.

Water and Power Department – Water Division

11. Water Mains: Pasadena Water and Power (PWP), Water Division can serve water to this project. The following water mains serve the property: 4-inch cast iron water main in Walnut Street installed under Work Order 2357 in 1929. This water main is located approximately 12 feet south of the north property line of Walnut Street. 12-inch cast iron cement-mortar lined water main in Walnut Street installed under Work Order 2356 in 1929. This water main is located approximately 11 feet north of the south property line of Walnut Street.
12. Moratoriums: Verify with Public Works Department regarding any street construction moratorium affecting this project.
13. Water Pressure: The approximate water pressure at this site is 85 - 95 psi.
14. Water Service: PWP records reflect that there is one domestic service providing water to this property: 1 -inch copper service installed in 1972 (#45553) in Walnut Street.
15. 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. Water services older than 50 years require renewals.
16. Water Main Charge: 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. Also, the owner/developer will pay in full any street restoration that is required by PWD. PWD determines the limits of the street restoration.
17. 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.

18. 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 \$194.00 will be charged for each backflow prevention assembly installed.

19. Cross Connection Requirements for Fire Service:

- The fire service requires a detector meter and back-flow prevention assembly.
- The assembly shall be located in a readily accessible location for meter reading, test and maintenance.
- All fire sprinkler systems require installation of an approved double check valve backflow prevention assembly at the sprinkler lateral off the domestic system.
- 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.
- 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.
- If PWP is to provide DCDA for fire service, PWP will install Wilkins, model 450 DA.
- Choose from one of the below listed options and incorporate into the fire sprinkler plans.

Option 1:

Detector meter located on double check detector check assembly (DCDA) outside the structure on private property.

- The Water Division will install the service tap, lateral, DCDA (optional Wilkins, models 350 DA or 450 DA) and designate the distribution main and service tap.
- The location of the back-flow prevention assembly shall be a minimum of 12-inches above grade within 10-feet of the property line, on private property. Reference Water Division Plan Check for certification and registration.

Option 2:

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

- The Water Division will install the service tap, lateral, detector water meter and designate the distribution main and service tap.
- The location of the back-flow prevention assembly shall be a minimum of 12-inches above grade within 20-feet of the property line on private property. Reference Water Division Plan Check for certification and registration.

20. 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.

21. Residential Water Metering Requirements:

Senate Bill No. 7 (Housing: water meter: multiunit structures) approved by the Governor September 25, 2016, requires that individual meters or submeters be installed on all new multifamily residential units. Per Senate Bill No. 7: Each water purveyor that sells, leases, rents, furnishes, or delivers water service to a newly constructed multiunit residential structure or newly constructed mixed-use residential and commercial structure for which an application for a water connection, or more than one connection, is submitted after January 1, 2018, shall require a measurement of the quantity of water supplied to each individual residential dwelling unit as a condition of new water service. The law exempts long-term health care facilities, low-income housing, residential care facilities, housing at a place of education, and time-share properties, as well as, other multiunit residential structures deemed infeasible by the Department of Housing and Community Development.

Per the Water Regulations adopted by City Council on June 4, 2012: "The water service will end at the curb, public right of way or property line at the option of PWP. Where the location of the meter box or vault on the City side of the property line is not practicable, the meter box or vault shall be located on the Customer's premises or such other location that may be agreed upon by PWP at its option. The Customer shall be responsible for the expense of installation and maintenance of the lines on the Customer's side of the property line connecting to PWP's service where construction of the Customer's facilities began."

The following submetering options are available for PWP customers:

Option 1:

Individual metering located on the parkway.

- The Water Division will install individual water meters on the parkway in front of the project site, if permitted by available space as per the General Requirements, for each residential unit. The owner/developer shall install an approved double check valve backflow prevention assembly at each domestic water service. All dedicated irrigation services must have a Reduced Pressure Zone Valve Assembly ("RP"). The location of the backflow prevention assemblies shall be above ground within 20-feet of the property line, and the assemblies require registration and annual test certifications. PWP's responsibility of service ends at the meter and PWP will bill each tenant directly.

Option 2:

Individual metering located on private property.

- The Water Division will install a service lateral up to the property line with a shut off valve. The owner/developer shall provide and install an approved double check valve backflow prevention assembly after the shut off valve and will install all piping behind the property line. The location of the backflow prevention assembly shall be above ground within 20-feet of the property line, and the assembly requires registration and an annual test certification. The owner/developer will pay for and install all water meters, provided by PWP, to each residential unit. Water meters must be installed horizontally and must be located in an open area or in a garage/parking area and must have a minimum 12-inch above grade in order for meter readers to have unrestricted access to them if needed. All dedicated irrigation services must have a RP. PWP will inspect the individual meters as a condition of providing service. PWP's responsibility of service ends at the property line and PWP will bill each tenant directly.

Option 3:

Submetering by third party vendor located on private property.

- The Water Division will install master water meter(s) on the parkway, in front of the project site. The owner/developer must submit a statement on letterhead stating that a Contractor licensed by the California State License Board will install submeters, per Senate Bill No. 7, to all residential units. The owner/developer shall install an approved double check valve backflow prevention assembly on each submeter. All dedicated irrigation services must have a RP. The backflow prevention assemblies require registration and annual test certifications. PWP will inspect the submeters as a condition of providing service. PWP's responsibility of service ends at the master meter and the owner/developer is responsible for billing each tenant per Senate Bill No. 7.

22. 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.

There are two fire hydrants in close proximity to the project site.

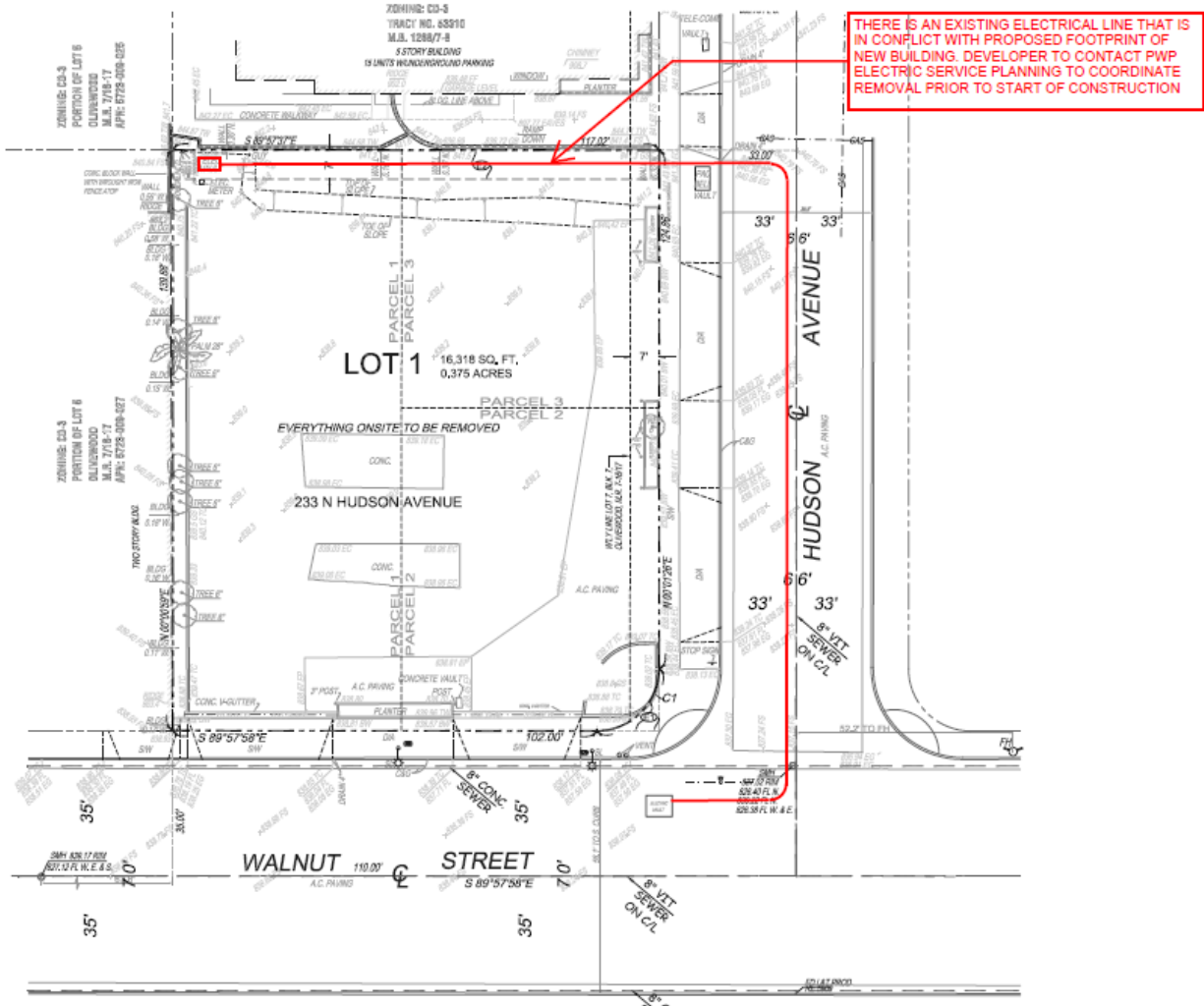
Fire hydrant 616-44 is located on the northeast corner of Walnut Street and Hudson Avenue.

Fire hydrant 616-7 is located on the southeast corner of Walnut Street and Oak Knoll Avenue.

There are no current fire flow tests information available for these hydrants. If you would like to request a fire flow test, please contact Linette Vasquez at (626) 744-7064.

Water and Power Department –Power Delivery

23. There is an existing electrical line that is in conflict with proposed footprint of new building. The Developer shall contact Pasadena Water and Power (PWP) Electric Service Planning to coordinate removal prior to start of construction.



Public Works Department

24. Prior to submission of the final map to the City for approval, the applicant shall pay a non-refundable flat fee (based on the current General Fee Schedule) to cover the cost of processing the final map. The applicant shall complete all required conditions before City's approval, or provide a Letter of Credit or cash deposit to cover all unfinished public improvements as quantified in an approved cost estimate.
25. The applicant's engineer shall set boundary monuments on the proposed subdivision per Pasadena Municipal Code, Section 16.24, and furnish to the City a set of field notes that have been recorded with Los Angeles County Department of Public Works. The monuments shall be independently inspected by a third party licensed surveyor; with a certified report submitted to the City.
26. In reference to the Department of Transportation right-of-way dedication, if applicable, the applicant shall be responsible for all the costs required to complete the dedications. Walnut Street along the frontage of the subject property has a substandard sidewalk width of seven (7) feet. In order to provide for a standard ten (10) feet wide sidewalk, the applicant shall

dedicate to the City a 3-foot strip of land along the subject frontage for street purposes. The dedication documents and processing fee/deposit shall be submitted to this office, at least three to four (3-4) months prior to the issuance of any permits. The dedication documents shall be executed and recorded prior to the issuance of a Certificate of Occupancy, or be included as part of the final map process.

27. No private improvements may be placed within the public right-of-way, including, but not limited to, soldier beams, tie-backs, utility conduits, backflow preventers, transformers, fire sprinkler valve, decorative sidewalk and applicable parade post holes on Colorado Boulevard per Standard Drawing S-419. Private improvements may only be placed in the public right-of-way by submitting a license agreement, which must be approved by the City. The license agreement application for any private improvement within the public right-of-way shall be submitted to the Department of Public Works for review and shall be approved by the City before any permits are granted.
28. The applicant shall submit the application, plan and processing fee/deposit, associated with processing the license agreement, at least three to four (3-4) months prior to the issuance of any building or demolition permits. An approved license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.
29. A license agreement for shoring requires an indemnity bond in order to guarantee that shoring and tie-backs are free from defect due to faulty material, workmanship and failure. Upon review of the license agreement exhibits, an indemnity bond estimate will be prepared and forwarded to the applicant. The estimated amount is equivalent to the cost of reconstructing the public right of way, including all affected utilities, public facilities, and infrastructures, based on the plane of failure at a 45-degree angle from the lowest point of excavation. The indemnity bond shall be submitted to the City prior to the execution of the agreement and the issuance of any building or demolition permits.
30. All steel rods in every tie-back unit shall be relieved of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located be removed entirely from the public right-of-way. A monthly monitoring report stamped and certified by a licensed surveyor shall be submitted to indicate that the deflection from any piles or soldier beams does not exceed one inch. Upon completion of construction, the developer or his contractor shall remove all tie-back rods within the public right-of-way. The removal shall be documented by a report certified by a licensed deputy inspector. The report shall be submitted to the City for review and approval. The applicant will be charged a penalty of \$7,000 for each tie-back rod not removed from the public right-of-way. For temporary tie-backs or shoring, the maximum width of the license area fronting the development frontage(s) shall only extend to the centerline of the public right-of-way.
31. In Per the adopted Street Design Guide by the City Council on March 20, 2017 and per the Department of Transportation's condition of approval, the applicant shall reconstruct the northwest corner of Walnut Street at Hudson Avenue with a 15 feet curb radius and American with Disability Act (ADA) compliant ramp per Caltrans Standard A88A. Additional striping, signal work, and/or poles/utility relocations might be necessary. Upon review of the curb ramp improvement plans, the applicant may need to dedicate to the City for street purposes the land necessary at the property line corner rounding to provide for the minimum clearance required by the Americans with Disabilities Act standards. If so, the applicant shall remove and reconstruct the sidewalk for the dedicated area, per Standard Plan No. S-421. The applicant shall be responsible for all the cost required to complete the dedication, if it is

required. The dedication document and processing fee shall be submitted to this office prior to issuance of any permits. The dedication document shall be executed and recorded prior to the issuance of a Certificate of Occupancy.

32. The applicant shall submit to the City for review any proposed designs that will comply with the ADA requirements. The applicant is responsible for the design, preparation of plans and specifications, and construction of the new curb ramp. Plans for the curb return improvements shall be prepared by a civil engineer, registered in the State of California. Upon submittal of improvement plans to the Departments of Public Works for review, the applicant will be required to place a deposit with the Department of Public Works to cover the cost of plan checking. The amount of deposit will be based on the current City's General Fee Schedule. Note that the building plans approved by the City's Planning (Building) Department do not constitute approvals for work in the public right-of-way. Separate plans shall be submitted to the Department of Public Works – Engineering Division – at 175 North Garfield Avenue Window 6. The applicant shall submit the curb return improvement plans and the plan check deposit at least two months prior to the issuance of any building or demolition permits.
33. The Department of Transportation recommends a 26' wide driveway along the entire length of the ramp to accommodate 2-way traffic on the ramp. The driveway apron width shall match the ramp width. To improve the safety of pedestrians crossing the driveway, the design plans shall indicate a slope of 2 percent or less from the property line to 20' into the property to improve vehicular sight distance, unless otherwise reviewed and approved by the Department of Transportation.
34. If proposed, any parking entry gate shall be setback a minimum 20' from the property line. The gate must be included on the site plan and approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building).
35. All new drive approaches shall be at least seven (7) feet clear of the existing street trees measured from the edge of the trunk closest to the drive approach. All public trees shall be protected and fenced with a posting on the fences advising of the tree protection.
36. The electrical vault within the boundaries of the drive approach shall be relocated outside the limit of the drive approach area prior to, or in conjunction with, drive approach construction. The applicant is responsible for coordinating with the Pasadena Water and Power Department.
37. In order to improve pedestrian and traffic safety, the applicant shall install one (1) new street light on the Hudson Avenue property frontage. In addition, the type, hardware, and location of the new street lights shall be approved by the Department of Public Works and shall conform to the Playhouse District Specific Plans and specifications. The cost of the street light is the applicant's responsibility. The existing street lighting along the Walnut Street frontage is substandard. In order to improve pedestrian and traffic safety, the applicant shall replace/renovate two (2) existing street lighting, on the frontage of the subject property per the City requirements and current standards. The renovation shall include but not limited to new LED light(s), conductors, lamp socket, fuse, globe/lantern, globe holder, photo cell, and miscellaneous related parts.
38. If the existing street lighting system along the project frontages is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street

lights, including new LED lights, conduit(s), conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.

39. In the event where the existing street light pole determined, by the City, to be deteriorated and/or damaged, the applicant shall replace the existing street light pole with a new street light pole in kind. The replacement shall include but not limited to new pole, new footing, new LED light(s), conduit, conductors, lamp socket, fuse, globe/lantern, globe holder, photo cell, and other miscellaneous related parts. The applicant shall schedule a street lighting pre-inspection with the Public Works inspector to determine the details/scope of the replacement/renovation of the existing street lighting. Please contact 626-744-4195 or via email: pw-permits@cityofpasadena.net to schedule a street lighting pre-inspection, prior to the issuance of any permits.
40. The applicant is responsible for the design, preparation of plans and specifications, and the construction of all required street lights construction. Plans for the improvements shall be prepared by a civil engineer, registered in the State of California. Upon submission of improvement plans to the Departments of Public Works for checking, the applicant will be required to place a deposit with the department to cover the cost of plan checking and construction inspection of the improvements. The amount of deposit will be determined when the plans are submitted. In addition, there is possibly considerable lead-time for the materials required for the construction and modification. In order to avoid delays in the development schedule, the applicant shall coordinate with this office at 626-744-4195 regarding this street light/traffic signal condition at least five (5) months in advance of the anticipated issuance of Certificates of Occupancy.
41. The applicant shall demolish existing and construct the following public improvements along the subject development frontage of Walnut Street and Hudson Avenue, including concrete drive approach per Standard Plan S-403; concrete sidewalk per Standard Plan S-421; concrete curb and gutter per Standard Plan S-406. The public improvements shall be completed prior to the issuance of Certificate of Occupancy.
42. Walnut Street and Hudson Avenue restoration, fronting the subject development, shall be a full width (from gutter to gutter) cold milling and resurfacing of asphalt concrete roadway per Standard Plan S-415. The street restoration shall be completed prior to the issuance of Certificate of Occupancy.
43. The proposed development shall connect to the public sewer with one or more new six-inch diameter house sewers laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer "means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer." The section of house sewers within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.
44. The applicant shall construct two new catch basins with connector pipes, one each along the Hudson Avenue and Walnut frontages of the subject property, at the northwest corner of Hudson Avenue and Walnut Street. The catch basins shall be connected to the existing

storm drain systems in Hudson Avenue and Walnut Street. The storm drain improvements shall include removing the cross-gutter across Hudson Avenue north of Walnut Street, replacing it with asphalt pavement, and other necessary related work.

45. The applicant is responsible for the design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by a civil engineer, registered in the State of California. Upon submittal of improvement plans to the Departments of Public Works for review, the applicant will be required to place a deposit with the department to cover the cost of plan checking and construction inspection of the improvements. The amount of deposit will be determined when the plans are submitted and will be based upon the estimated cost to the department for the work. Note that building plans approved by the City's Planning (Building) Department do not constitute approvals for work in the public right-of-way. Independent plans shall be submitted to the Department of Public Works – Engineering Division – at 175 North Garfield Avenue. The applicant is encouraged to submit these plans as early as possible to avoid delays in the issuance of Certificates of Occupancy.
46. On-site drainage, such as roof drain and area drain discharge, shall be contained on-site per LA County Regional Water Quality Control Board's current permit.
47. The applicant shall plant a maximum of two (2) Crepe Myrtle (*Lagerstroemia indica*) on Walnut Street frontage and a maximum of two (2) Southern Live Oak (*Quercus virginiana*) on Hudson Avenue frontage per the City's approved Master Street Tree Plan. Trees planted by the applicant must meet the City's tree stock standards, be inspected by the City, and be planted according to the details provided by the Parks and Natural Resources (PNR) Division. Planting shall include the installation of the following per tree: no less than two tree stakes; one arbor guard; and the use of slow-release fertilizer tablets. The applicant shall contact PNR (626-744-3880) for tree planting approval, a minimum of two (2) months, prior to the issuance of a Certificate of Occupancy.

Trees planted by the applicant must be irrigated by either an existing or a new irrigation system constructed by the applicant. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to PNR for review and approval. Irrigation facilities (main line, valve, pull box, timer, etc.) must be constructed within private property with the exception of the laterals and bubblers. The lateral shall be a minimum of 18" deep, and no above-ground structures are allowed.

48. In order to ensure that the developer maintains a clean and safe site during the construction phase of development, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/ resurfacing, street trees, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control.
49. 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 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.

50. Permitted hours for construction may be limited to the hours between 9:00 AM to 3:00 PM due to construction activities bordering the project site.
51. In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the Department of Public Works for review and approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.