



## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** August 2, 2023

**TO:** Hearing Officer

**SUBJECT:** Tentative Tract Map #84079

**LOCATION:** 2438 & 2442 Oswego Street

**APPLICANT:** Fortune 800 Investment Group, LLC

**ZONING DESIGNATION:** RM-32 (Multi-Family Residential, 0-32 dwelling units per acre)

**GENERAL PLAN DESIGNATION:** Medium-High Density Residential

**CASE PLANNER:** Ivan Galeazzi

**STAFF RECOMMENDATION:** Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Tentative Tract Map #84079 with the Conditions of Approval in Attachment B.

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**PROJECT PROPOSAL:** Tentative Tract Map: To allow the creation of five air parcels on one land lot for residential condominium purposes.

**ENVIRONMENTAL DETERMINATION:** In conjunction with the Minor Conditional Use Permit (MCUP # 7031) approval on September 21, 2022, it was determined that the project is Categorically Exempt from CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Section 15303(b), Class 3, New Construction or Conversion of Small Structures) in that the project involves the construction of new, small structures of no more than six dwelling units in an urbanized area; therefore, there are no unusual circumstances. It has further been determined that there are no changed circumstances or new information as part of the proposed Tentative Tract Map application that necessitate further environmental review.

**BACKGROUND:**

**Site characteristics:** The subject site is a 9,993 square-foot rectangular-shaped lot located on the south side of Oswego Street between South Sierra Madre Boulevard to the west and South Altadena Drive to the east and. The property is currently developed with two, detached single-family residences.

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

**Adjacent Zoning:** North – RM-32 (Multi-Family Residential, 0-32 dwelling units per acre)  
South – RM-32 (Multi-Family Residential, 0-32 dwelling units per acre)  
East – RM-32 (Multi-Family Residential, 0-32 dwelling units per acre)  
West – RM-32 (Multi-Family Residential, 0-32 dwelling units per acre)

**Previous zoning cases:** Minor Conditional Use Permit #7031: To allow rooftop trellis structures to exceed the allowable building height by two feet, for a proposed multi-family building in the RM-32 (Multi-Family Residential, 0-32 dwelling units per acre) zoning district. Approved September 21, 2022.

**PROJECT DESCRIPTION:**

The applicant, Fortune 800 Investment Group, LLC, has submitted a Tentative Tract Map application to allow the creation of five air parcels on one land lot for residential condominium purposes. The new five-unit residential project received Consolidated Design Review (DHP2022-0287) approval on February 22, 2023. The applicant is proposing to demolish the two, existing detached single-family residences and develop the site with a five-unit condominium development project. This Tentative Tract Map application is for the creation of air parcels only to allow the individual sale of dwelling units; it does not address the design or construction of the multi-family project and does not include any proposed changes to the previously approved Design Review approval or any other previously approved entitlements.

**ANALYSIS:**

The subject site is located within the RM-32 (Multi-Family Residential, 0-32 dwelling units per acre) zoning district. Multi-family projects are permitted within this zoning district and are subject to the development standards in Section 17.22.060 (RM District General Development Standards) of the Zoning Code. In this case, the maximum permitted density on the site, based on a lot size of 9,993 square feet, is six units; therefore, the proposed five-unit project is in compliance with the maximum allowed density.

Tentative Maps are subject to seven findings contained in the City’s Subdivision Ordinance, Municipal Code Chapter 16.20 (Tentative Maps). Generally, the purpose of these findings is to address the design of subdivision, the suitability of the site, among other potential impacts, damage, or conflict with the environment, wildlife habitat, public health, water quality, and access.

The project is designed to comply with development standards applicable to projects in the RM-32 zoning district. The five-unit project has completed the Preliminary Plan Check process, received approval of a Minor Conditional Use Permit (MCUP #7031) on September 21, 2022, and received Consolidated Design Review approval on February 22, 2023. Through those reviews, it was determined that the five-unit project satisfied applicable Zoning Code requirements, Citywide Design Principles, and architectural standards for multi-family housing. These reviews included an analysis of the total and main garden requirements, setbacks, height, and off-street parking requirements. Outside of the Minor Conditional Use Permit request to allow for an increase in height for a roof top trellis, no additional deviations were required. No other concessions or waivers were requested as part of these reviews.

As demonstrated in Attachment A, the proposed tentative map meets all required findings. The project demonstrates consistency with the goals, objectives, and policies of the General Plan and the site is physically suitable for the proposed density as it is relatively flat and located in an urban area. The design of the subdivision would not cause substantial environmental damage in that the property is located in an urbanized area and not near any sensitive habitat. The proposal for five air parcels on one residential land lot would not cause environmental damage because the area is developed with residential uses, and the Tentative Tract Map application is a mapping action that does not include any physical changes to the site. Further, the proposed improvements are not likely to cause serious health problems in that the design of the housing project provides appropriate ventilation, light, and circulation within the development, consistent with requirements of the Zoning Code. Finally, the project would comply with all sewer requirements and would not conflict with any public easements or prevent access through the property.

#### Tenant Protection Ordinance

The property is currently developed with two dwelling units that would be demolished as part of the proposed project. If it is determined that any tenants currently residing on the property would be displaced as a result of the project, or of the approval of the subject application, the provisions of the City's Tenant Protection Ordinance, Municipal Code Chapter 9.75 ("TPO") would apply. These provisions require the applicant or successor to comply with all applicable TPO regulations including submittal of an Owner's Affidavit of Tenant Occupancy Status, providing written notification to tenants, preparation of a TPO relocation plan, and paying relocation and moving expense allowances to the income-eligible, displaced tenants.

#### Inclusionary Housing

Zoning Code Chapter 17.42 (Inclusionary Housing Requirements) establishes standards and procedures to encourage the development of housing that is affordable to a range of households with varying income levels. Pursuant to Chapter 17.42.020, these standards apply to new residential projects consisting of 10 or more dwelling units. Since the project consists of five units, it is not subject to the inclusionary housing requirements.

#### **GENERAL PLAN CONSISTENCY:**

The subject property is designated Medium-High Density Residential (0-32 dwelling units per acre) in the General Plan Land Use Element (GPLU). This designation is characterized by medium-high density multi-family complexes in neighborhoods with densities of up to 32 dwelling units per acre and one to three story buildings. The five-unit project complies with the maximum density allowed. The Tentative Tract Map for five air parcels is consistent with General Plan Land

Use Element Goal 21 (Desirable Neighborhoods) and Goal 23 (Multi-Family Neighborhoods), which encourages that the City develop a variety of housing types that are well-maintained, desirable places to live and that provide ownership and rental opportunities while exhibiting a high quality of architectural design. Specifically, GPLU Policies 21.4 and 21.5 (New Residential Development and Housing Character and Design) are supported by the proposed residential development that is well-conceived and constructed, and reflects the unique neighborhood character and qualities, including building massing and relationship to street frontages. GPLU Policies 23.1 (Character and Design) and 23.2 (Parking Areas and Garages) are supported by expanding the type, and increasing the inventory of, housing units available for Pasadena residents. The project is also consistent with GPLU Policy 23.4 (Development Transitions) in that the project would ensure sensitive transitions in building scale between buildings in multi-family residential areas and lower-scale buildings in adjoining residential areas. Furthermore, the proposed project is consistent with the City of Pasadena General Plan Housing Element Policy HE-1.3 (Housing Design), which is to require excellence in design of housing through use of materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive and sustainable building design. The project would enhance the neighborhood character and quality through implementation of the “City of Gardens” multi-family development standards that emphasize the coherence, embellishment, and visibility of courts and gardens. Finally, the proposal includes a subterranean garage in compliance with off-street parking requirements.

#### **TREE PROTECTION ORDINANCE:**

Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance) establishes standards for the protection and removal of protected trees on private property.

As part of the application, the applicant provided a tree inventory, that identified a total of five trees, three on-site, one off-site, and one street tree. Of the trees identified, two are protected by the City’s Tree Protection Ordinance based on the species, size, and location. The protected trees are located either off-site on the adjacent property to the east or a street tree. No protected trees are proposed to be removed as part of this project. The applicant has included a tree protection plan for all protected trees which will be implemented at the time of building permit plan check.

#### **ENVIRONMENTAL REVIEW:**

In conjunction with the Minor Conditional Use Permit approval on September 21, 2022, it was determined that the project is Categorically Exempt from CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, §15303(b), Class 3, New Construction or Conversion of Small Structures) in that the project involves the construction of new, small structures of no more than five dwelling units in an urbanized area; therefore, there are no unusual circumstances. It has further been determined that there are no changed circumstances or new information as part of the proposed Tentative Tract Map application that necessitate further environmental review.

#### **REVIEW BY OTHER DEPARTMENTS:**

The Building and Safety Division, Design and Historic Preservation Division and Community Planning Division, along with the Departments of Water and Power, Transportation, Fire, Housing and Public Works were asked to review and comment on the project. The Department of Public Works, Housing, Department of Water and Power (Water Division) and Fire Department, have

provided recommended conditions of approval that are included in Attachment B of this staff report. No other comments were provided.

**CONCLUSION:**

The Tentative Tract Map would create five air parcels on a single lot for residential condominium purposes. It is staff's assessment that the proposal is consistent with land use policies of the General Plan, development standards applicable to multi-family projects in the RM-32 zone, and applicable sections of the City's Subdivision Ordinance. Therefore, staff recommends approval of the application based on the findings in Attachment A and the conditions in Attachment B.

Attachments:

Attachment A: Specific Findings for Approval

Attachment B: Recommended Conditions of Approval

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR TENTATIVE TRACT MAP #84079**

1. *The proposed map is consistent with applicable general and specific plans as specified in Section 65450.* The subject property is designated Medium-High Density Residential (0-32 dwelling units per acre) in the General Plan Land Use Element (GPLU). This designation is characterized by medium-high density multi-family complexes in neighborhoods with densities of up to 32 dwelling units per acre and one to three story buildings. The five-unit project complies with the maximum density allowed. The Tentative Tract Map for five air parcels is consistent with General Plan Land Use Element Goal 21 (Desirable Neighborhoods) and Goal 23 (Multi-Family Neighborhoods), which encourages that the City develop a variety of housing types that are well-maintained, desirable places to live and that provide ownership and rental opportunities while exhibiting a high quality of architectural design. Specifically, GPLU Policies 21.4 and 21.5 (New Residential Development and Housing Character and Design) are supported by the proposed residential development that is well-conceived and constructed, and reflects the unique neighborhood character and qualities, including building massing and relationship to street frontages. GPLU Policies 23.1 (Character and Design) and 23.2 (Parking Areas and Garages) are supported by expanding the type, and increasing the inventory of, housing units available for Pasadena residents. The project is also consistent with GPLU Policy 23.4 (Development Transitions) in that the project would ensure sensitive transitions in building scale between buildings in multi-family residential areas and lower-scale buildings in adjoining residential areas. Furthermore, the proposed project is consistent with the City of Pasadena General Plan Housing Element Policy HE-1.3 (Housing Design), which is to require excellence in design of housing through use of materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive and sustainable building design. The project would enhance the neighborhood character and quality through implementation of the “City of Gardens” multi-family development standards that emphasize the coherence, embellishment, and visibility of courts and gardens. Finally, the proposal includes a subterranean garage in compliance with off-street parking requirements.
2. *The site is physically suitable for the type of development.* The site is located in an urban area, is rectangular in shape and relatively flat in topography. The proposed multi-family development will be located on a site that allows for multi-family development, consistent with lots on the block and in the vicinity that are similar in size and topography and developed with similar uses.
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 five air parcels will not cause environmental damage because the area is developed with residential uses and the Tentative Tract Map is a mapping action that does not include any physical changes to the site. Further, the project has been previously reviewed in compliance with the California Environmental Quality Act. No fish or wildlife habitats in the vicinity have been identified. As such, approval of the map will not result in significant environmental impacts. There are no changed circumstances or new information as part of the proposed Tentative Tract Map application that necessitate further environmental review and there are no features that distinguish this project from others in the exempt class and will not cause substantial damage to the environment.

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 subdivision and proposed project will be consistent with uses on this block and in the vicinity. The multi-family 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 open space, ventilation, light, and circulation within the development and adjacent developments, consistent with requirements of the Zoning Code. Therefore, proposed improvements are not likely to cause serious health problems.
5. *The proposed map meets the requirements of Title 16 as applicable.* The proposal to create five air parcels will comply with applicable standards of Title 16. The Tentative Tract Map was prepared by a registered engineer, obtained a map number assigned by the County, references the locations of adjacent streets and other public properties, labels and identifies easements, and references means of vehicular access. Copies of the Tentative Tract Map were provided to the applicable parties, including, but not limited to the City Engineer, Water and Power Department, Building and Safety Division, Fire Department, Transportation Department, and Housing Department as required by Title 16. The five-unit project complies with the maximum density allowed for the Medium-High Density Residential land use designation under the General Plan.
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 residential 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 plan check process.
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 TENTATIVE TRACT MAP #83068**

The applicant or the successor in interest shall comply with the following conditions:

General

1. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Tract Map submitted with this application and dated "Approved at Hearing, August 2, 2023," except as modified herein.
2. The plans submitted for building permits shall be in general conformance to site plan submitted and stamped "Approved at Hearing, August 2, 2023," except as modified herein.
3. This approval allows Tentative Tract Map #84079 to create five residential air parcels for residential condominiums on a single lot. The creation of the five residential air parcels 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. In accordance with Section 16.18.060.A of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval. It shall expire and become void, unless an extension of time is approved in compliance with Section 16.18.060 of the Municipal Code.
5. The applicant or successor in interest shall comply with the attached conditions of approval from other City Departments.
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. The common area portion of the site shall be maintained and kept in good condition at all times.
8. 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.
9. All exterior mechanical equipment shall be architecturally screened from view of the public right-of-way in a manner subject to review and approval by the Zoning Administrator and Design and Historic Preservation staff.
10. All landscape and walkway lighting shall be directed downward to minimize glare.
11. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Planning



and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.

12. All proposed fencing and/or walls shall comply with Section 17.40.180 (Walls and Fences) of the Zoning Code.
13. The project shall comply with Pasadena 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 building or grading permits.

#### Department of Public Works

14. Prior to submission of the final map to the City, 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.
15. 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 of approval before City's approval.
16. 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.
17. 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 subject to refund or additional billing and 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, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. The deposit may be used for any charges resulting from damage to street trees. A processing fee will be charged against the deposit.
18. The applicant shall demolish existing and construct all new public improvements along the subject development frontage of Grand Oaks 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. All public improvements shall be completed prior to the issuance

In addition to the above conditions, the requirements of all applicable Pasadena Municipal Code (PMC) will apply and be implemented during the corresponding plan review and permitting. They may include but not limited to:

- Sidewalk Ordinance – Chapter 12.04
- Sewer Facility Charge – Chapter 4.53
- Residential Impact Fee – Chapter 4.17
- City Trees and Tree Protection Ordinance – Chapter 8.52
- Construction and Demolition Waste Ordinance – Chapter 8.62
- Holiday Moratorium of activities within public right-of-way – Chapter 12.24.100

#### Department of Housing

19. The proposed project is a residential development containing fewer than ten (10) residential units; therefore, it is not subject to the City's Inclusionary Housing Requirements. Since there will be demolition of more than one (1) residential dwelling unit, the project may be subject to the Tenant Protection Ordinance (TPO). The applicant should contact Jim Wong at the Housing Department to discuss. Jim Wong is available at 626-744-8316."

#### Department of Water and Power

##### 20. Water Mains:

6-inch ductile iron water main in Oswego Street, installed under Work Order 02510 in 2006. This water main is located approximately 21.5 feet north of the south property line of Oswego Street.

##### 21. Moratoriums:

Verify with Public Works Department (PWD) regarding any street construction moratorium affecting this project.

##### 22. Water Pressure:

The approximate water pressure at this site is 90 psi.

##### 23. Water Service:

PWP records reflect there is one domestic service providing water to the property:

- ¾ -inch copper service installed in 1934 (#13262). 3/4-inch copper domestic service (#42378) installed in 2006 from 6-inch water main in Oswego Street.
- 1-inch copper domestic service (#23081) installed in 2006 from 6-inch water main in Oswego Street.

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. 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 and any services 50 years and older require abandonment.

##### 24. Water Main Change

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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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.

30. Fire Flow and Fire Hydrants:

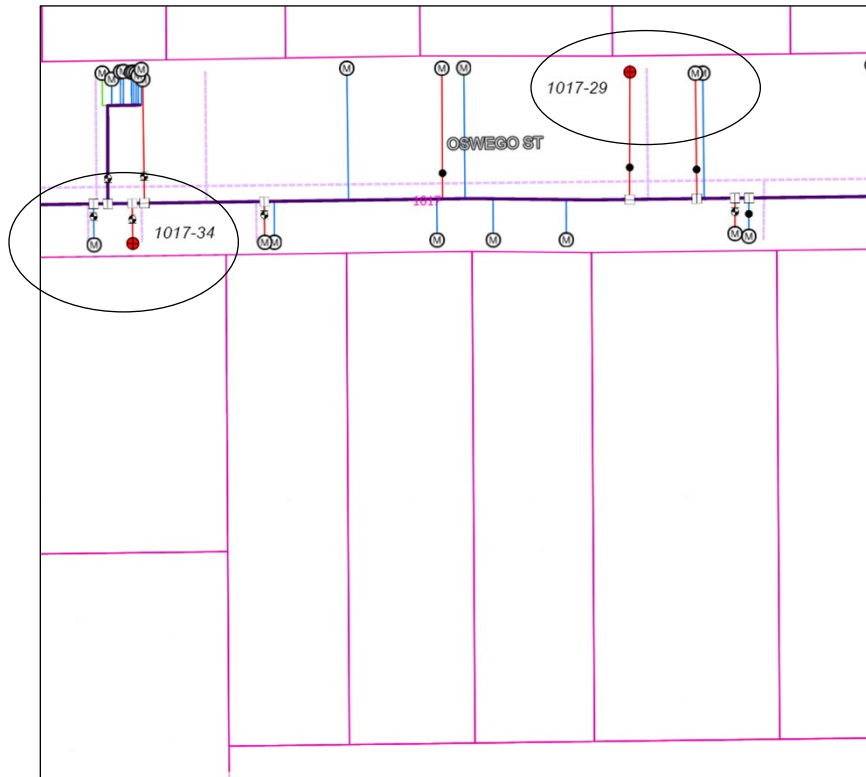
The Pasadena Fire Department (PFD) has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. PFD must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer.

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

- Fire hydrant number 1017-29 is located on the north curb of Oswego Street, approximately 80 feet northeast of north property line of 2438 Oswego Street.
- Fire hydrant number 1017-34 is located on the south curb of Oswego Street, approximately 140 feet west of west property line of 2438 Oswego Street.

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

Fire Hydrant Details:



Fire Department

31. Minimum Fire Flow/Fire Hydrants:

All structures shall have the minimum fire flow (GPM) required by Appendix-B and the quantity and spacing of fire hydrants as required by Appendix-C of Title 24, Part 9, California Fire Code.

32. Automatic Fire Sprinkler System: The structure shall be provided with a fully automatic fire sprinkler per NFPA 13 standards. Shop drawings are to be submitted by contractor for review and approval prior to construction. PMC, CFC Chapter 9.
33. Fire Department Fire Sprinkler Connections: Shall be comprised of:
- FDC shall be located a minimum of 25-feet from the building and within 100-feet of a public fire hydrant.
  - (2) 2½" clappered internal swivel outlet X 2½" clappered internal swivel outlet X 4" FDC.
  - Shall be clearly labeled to indicate FDC for fire sprinklers.
  - A clear dimension of 3-feet shall be maintained around the perimeter of each fire department appliance.
  - Approved protective vehicle bollards are to be installed when fire appliances are subjected to physical damage.
  - All fire appliances except for fire hydrants shall be cleaned, primed, and painted fire engine red enamel or Krylon.
34. Automatic Fire Alarm/Detection System: The structure shall be provided with a fully automatic fire alarm notification system throughout all areas of the building. Shop drawings are to be submitted by the contractor for review and approval prior to construction. All smoke detectors shall be intelligent analog and photoelectric.  
PMC, CFC Chapter 9.
35. Dwelling Unit Automatic Smoke Alarms: Provide approved hardwired smoke alarms, with battery backup, in each sleeping room, areas serving the sleeping rooms and at the top of stairways. All smoke alarms are to be photoelectric or a smoke alarm that is listed a photoelectric/ionization. All smoke alarms are to be interconnected for alarm sounders. All sounders are to produce a coded temporal pattern. All smoke alarms are to be UL 217 and California State Fire Marshal Listed. All smoke alarms are to be manufactured by the same company and compatible with each other. Smoke alarms are not permitted to be installed within 3-feet of any supply or return air register or opening into a bath or shower area.
36. Fire Department Access: This project requires a minimum of 5-feet unobstructed firefighter access to all exterior portions of the structure.
37. Fire Dept. Rescue Window Access:
- Sleeping rooms shall have at least one exterior emergency escape and rescue opening per CFC Section 1031 requirements.
  - A minimum of 5-feet clear width (subject to increase in width depending on exterior architectural features) shall be provided in the form of a clear and unobstructed pathway from the public way to all rescue windows serving each sleeping area.
  - A minimum of 10-feet clear width shall be provided front of rescue windows located up to and including the third level of the residential units.
38. Knox Box: All access gates across roadways or entrances to facilities shall fail unlocked/open in the event of any loss of power. All access gates and main entrance doors shall have a Knox Box or Knox Control Key Switch installed. Obtain Knox Box Applications from the Pasadena Fire Department Permit Desk.

39. Emergency Vehicle Traffic Signal Preemption Systems: Traffic signaling systems serving this complex are required to have Emergency Vehicle Signal Preemption Controls installed. The specific signals requiring this system is to be determined by both Pasadena Fire Department and Pasadena Department of Transportation. The fees for these systems will be determined based on the quantities and types of traffic signals being used and/or being retrofitted for the emergency vehicle controls.