



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: August 16, 2023

TO: Hearing Officer

SUBJECT: Minor Variance #11947

LOCATION: 515 Champlain Avenue

APPLICANT: Rene Gonzalez

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

GENERAL PLAN DESIGNATION: Medium High Density Residential

CASE PLANNER: Alison Walker

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Variance #11947 with the conditions in Attachment B.

PROJECT PROPOSAL: Minor Variance: To allow an 18'-11" front yard setback, where a minimum of 28'-3" is required to facilitate the construction of two additional units to an existing five-unit multi-family residential project.

ENVIRONMENTAL DETERMINATION: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15303(b), Class 3, New Construction or Conversion of Small Structures) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15303 specifically exempts the construction of a duplex or similar multi-family residential structure. The project includes the construction of two dwelling units.

BACKGROUND:

Site characteristics: The subject property is a rectangular-shaped, 12,035 square-foot, 68-foot-wide parcel located on the west side of Champlain Avenue between Peoria Street to the north and Villa Street to the south. The property is currently improved with three one- and two-story buildings that contain five multi-family residential units. The existing front structure (Building A), a single-family dwelling, is situated with an 18'-11" front yard setback. The building located approximately 20 feet behind Building A includes a four-car carport on the first level and one unit on the second level (Building B). The third structure (Building C) is located to the rear of the property, approximately 16 feet behind Building B, is one-story, and includes three units.

Adjacent Uses: North – Educational Facility
South – Single- and Multi-Family Residential
East – Single- and Multi-Family Residential
West – Single- and Multi-Family Residential

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

Previous zoning cases on this property: Exception #6562 – To allow the construction of a swimming pool in the front half of the lot, where detached accessory structures are required to be in the rear half of the lot. The pool is located on the south side of the lot and is setback 28 feet from the front property line. Approved on May 31, 1963.

PROJECT DESCRIPTION:

The applicant and property owner, Rene Gonzalez, has submitted a Minor Variance application to facilitate the construction of a two additional units on a site with five existing multi-family units.

One new unit is proposed to be constructed above the existing unit in Building A and will include a common roof deck on the second floor and a tenant's lounge with roof deck on the third floor. The second new unit is proposed to be constructed above the existing second floor unit in Building B as a third floor. To meet the parking requirements for the two new units, the existing four-car carport in Building B will be modified to a three-car carport, and a new four-car carport is proposed to be attached to Building B and Building C.

The Minor Variance would adjust the front setback for the second floor roof deck at Building A. The required front yard setback is 28'-3" and the proposed second floor roof deck would maintain 18'-11" to the front property line.

Included with the original application and public notice was a request for a Variance to allow buildings to enclose less than 50 percent of the main garden perimeter. Subsequent to the release of the public notice, the Variance was determined to not be needed because the project demonstrated compliance with the requirement, and is no longer requested.

ANALYSIS:

Zoning, Land Use and Development Standards

The subject property is located within the RM-32 zoning district and is subject to the development standards provided in Zoning Code Section 17.22.060 (RM District General Development Standards), Section 17.22.070 (RM District Additional Development Standards), and garden requirements provided in Section 17.22.080 (RM District Garden Requirements). Described below are several of the development standards applicable to the project.

Density

For a property of 10,000 square feet or more, a minimum lot area of 1,360 square feet is required for each unit. The subject site is 12,035 square feet, which allows for a maximum of nine residential units. The project proposes seven residential units and therefore complies with the density requirements.

Setbacks

The requirement for front yard setback is the average of the front setbacks of the developed lots on the blockface in the same zoning district, but not less than 20 feet. In this case, there are three properties (including the subject site) on the blockface within the RM-32 zoning district. The average front setback of these three properties is 28'-3". The proposed second-story unit of Building A includes a roof deck that would provide a front yard setback of 18'-11", the same currently provided to the existing first story unit below that is to remain. A Minor Variance to adjust the front yard setback is requested as part of the application, and discussed further below.

The minimum side yard setback requirement is five feet for a distance of 40 feet behind the front-setback line, otherwise none required. Within 40 feet of the proposed front setback, the project provides a 12-foot side yard setback along the northern property line and a 27'-3" setback along the southern property line and is in compliance. For this site, there is no rear setback requirement.

Height

For the subject site, a one-story building element with a maximum height of 15 feet is permitted for the first 15 feet behind the front setback line. The proposed project additions to the front unit are not more than 15 feet in height for the first 15 feet behind the requested front setback line and therefore complies. In addition, the maximum height of structures in the front 60 percent of the site is 24 feet to the highest ridgeline. Through the Design Review process, the maximum height in the front 60 percent of the site can be increased to 32 feet (to the highest ridgeline) if the project is not adjacent to an RS or RM-12 district. In the rear 40 percent of the site, the maximum height of structures is 36 feet to the highest ridgeline. The project proposes a maximum height of 32 feet overall and within the front 60 percent of the site; therefore, design review approval is required and is included as a recommended condition of approval.

Main Garden

The presence of gardens and landscaped areas creates the ambiance of Pasadena more than any other factor. Neighborhood character and quality depend on the coherence, embellishment, and visibility of courts and gardens, on the size and consistency of front yards, and on the frequency and uniformity of street trees. Mandatory requirements regulating the size and configuration of yards and gardens are therefore a central feature of these provisions.

The Zoning Code establishes a required minimum main garden rectangle area and minimum total garden space based on the lot size and the width of the lot. For the subject site, the minimum main garden rectangle area is 19 percent, or 2,287 square feet. As proposed, the project provides 2,303 square feet of main garden area which complies. The minimum total garden space required for the lot is 32 percent, or 3,851 square feet. The proposed project provides 4,730 square feet of total garden space, which complies. In addition, the main garden area must be a rectangular shape and shall have a minimum dimension of 20 feet in either direction. The proposed garden shape meets these requirements.

For the subject site with 68 feet of street frontage, buildings shall enclose the main garden for at least 50 percent, or 117 feet of its 234.5-foot perimeter. In addition, at least 75 percent or 176 feet of the main garden's perimeter shall be bounded by building walls, architectural elements such as low walls or trellises, or linear landscape elements such as hedges or rows of trees. As proposed, 53 percent or 124.5 feet of the main garden's perimeter would be enclosed by building volume, and 94 percent or 220 feet of the main garden perimeter is enclosed by walls and building elements.

Parking

Pursuant to Section 17.46.040 (Parking and Loading), the residential parking requirement is one covered space for each unit less than 650 square feet, and two covered spaces for each unit 650 square feet or greater. The existing five-unit project provides four existing covered parking spaces. According to the submitted plans, one new unit would be less than 650 square feet, and one new unit would be 650 square feet or greater; therefore, the parking requirement for the proposed two additional units is three spaces. For the entire project, a total of seven parking spaces are required.

As proposed, three covered parking spaces would be located in the existing first-story carport at Building B and a new four-car carport would be constructed between Building B and C. The seven covered parking spaces would comply with the requirements of this project.

Table 1 below summarizes the project's compliance with the several of the development standards for the RM-32 zoning district:

Table 1 – RM-32 Development Standards

Development Standard		Requirement	Proposed Project	Compliance
Density (Maximum)		9 units	7 units	Complies
Setbacks (Minimum)	Front	28'-3"	18'-11"	Minor Variance
	Sides	5' for a distance of 40' behind the front setback line, otherwise none required	12' and 27'-3" for a distance of 40' behind the front setback line along north and south property lines	Complies
	Rear	0'	0'	Complies
Height (Maximum)		15' for first 15' behind front setback line; 24' in the front 60% of the site; 36' in the rear 40% of the site	15' for first 15' behind proposed front setback; 32' for the remainder	Requires Design Review Approval for 32'
Garden Size (Minimum)	Main Garden Size	19% (2,287 sf)	19.1% (2,303 sf)	Complies
	Total Garden Size	32% (3,851 sf)	39% (4,730 sf)	Complies
Main Garden Perimeter Enclosure (Minimum)	Building	50% (117 feet)	53% (124.5 feet)	Complies
	Architectural/Landscape Features	75% (176 feet)	94% (220 feet)	Complies

As shown in the table above, other than the Minor Variance request and where design review approval is required, the proposed project would comply with the Zoning Code.

Minor Variance: To allow an 18'-11" front yard setback, where a minimum of 28'-3" is required

The new second floor unit and rooftop deck of Building A are subject to a 28'-3" front setback based on the blockface average. The enclosed space of the new unit itself would meet the minimum required setback and would be set back a minimum of 33 feet from the front property line. However, the applicant proposes a front setback of 18'-11" for an open roof deck and railing on the second floor. Pursuant to Table 6-4 of Zoning Code Section 17.61.080, adjustments to front setback requirements are subject to a Minor Variance application. A Minor Variance is a form of Variance intended for adjustments that are determined to have lesser (minor) potential impacts.

The Hearing Officer may approve a Minor Variance to adjust a required setback only after making five findings in the affirmative, pursuant to Zoning Code Section 17.61.080.G (Findings and Decision). The general purpose of review is to identify compliance with the Zoning Code and General Plan, whether exceptional or extraordinary circumstances exist, whether the application is necessary for the preservation and enjoyment of property rights, and to ensure no detriment or injury to surrounding properties. In addition, a Minor Variance shall not be granted that would have the effect of granting a special privilege not shared by other property owners in the vicinity and under identical zoning districts. Lastly, cost to the applicant of strict compliance with a regulation shall not be the primary reason for granting the Minor Variance.

Staff finds that there are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district. The blockface

consists of three properties (including the subject property). The abutting property to the north at 136 West Peoria Street, an educational facility with administrative offices, is an irregular 'L'-shaped, double frontage lot that has frontage on West Peoria Street to the north and on Champlain Avenue to the east. The frontage on West Peoria functions as the primary frontage of the property and Champlain Avenue functions as the rear or secondary frontage. The existing front setback from Champlain Avenue is 51 feet, which is an outlier when compared with the front yard setbacks for the other two lots (18'-11" and 14'-11") on the blockface. If 136 West Peoria Street was removed, the resulting average would be 16'-11."

In addition, the inclusion of a double frontage lot in a setback calculation with lots that are not double frontage is a condition that does not typically apply to sites in multifamily zoning districts. In this case, while Champlain Avenue is a frontage for 136 West Peoria, it functions as the rear of the property and when averaged with other frontages on the block, presents a unique circumstance that does not apply generally to sites in the same zoning district. Granting the Minor Variance would allow the applicant to develop a project with a front yard setback consistent with the existing development on the property and neighboring lots that are developed with residential uses that have a single-frontage. As such, a special privilege would not be granted because the proposal would be consistent with existing on-site improvements and the abutting property to the south. The applicant is still required to comply with all other applicable requirements to facilitate the project.

Lastly, in order to add additional units to the property, the most practical site design is to construct above the existing buildings. Building A presently maintains an 18'-11" front setback. The project proposes a railing for an open second floor roof deck in line with the existing front yard setback at the first floor in order to provide open space accessible to all tenants. Other alternatives to develop the site, including the demolition of existing buildings or building elsewhere on the site, would be less practical, require additional deviations from the Zoning Code, and may create a hardship that inhibits development. Staff finds that approval of the Minor Variance for the front yard setback is warranted in order to allow for the construction of a project that conforms with the maximum density allowed and provides recreational space for tenants using existing conditions. Furthermore, the proposed land use, multi-family residential, is a permitted use in the RM-32 Zoning District and is consistent with neighboring properties that are developed with multi-family uses. The proposed project would meet all other Zoning Code requirements, with the exception of the requested Minor Variance.

GENERAL PLAN CONSISTENCY:

The project as proposed is consistent with the goals and objectives of the General Plan. The subject site is designated as Medium High Density Residential in the General Plan Land Use Element. The use of the property (seven multi-family dwelling units) would be consistent with the Medium High Density Residential land use designation and the character of the multi-family neighborhood would be maintained. One of the Guiding Principles is that Pasadena will provide neighborhoods with a variety of housing types. Goal 21 (Desirable Neighborhoods) strives for neighborhoods in the City that are composed of variety of housing types that are desirable places to live, contribute to the quality of life, and are well maintained. Specifically, Policies 21.4 (New Residential Development) and 21.5 (Housing Character and Design) encourages that the City attract new residential development that is well-conceived and constructed, and encourages that when replacement housing is proposed, that it reflects the unique neighborhood character and qualities including building massing and relationship to street frontages. The reduced front yard setback would facilitate the construction of two additional units to the existing five-unit multi-family

development, consistent with the Medium High Density Residential land use designation for the neighborhood.

ENVIRONMENTAL REVIEW:

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15303(b), Class 3, New Construction or Conversion of Small Structures) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15303 specifically exempts the construction of a duplex or similar multi-family residential structure. The project would result in the construction of two dwelling units.

REVIEW BY OTHER DEPARTMENTS:

The Design and Historic Preservation Division, Department of Transportation, Building and Safety Division, and Water Division, and Fire Department and Public Works Department have reviewed the project. The Department of Transportation, Building and Safety Division, and Water Division have provided conditions, which are included in Attachment B.

CONCLUSION:

Due to the existing development on site and the conditions of the adjacent lots, it is staff's assessment that the findings necessary for approval of the Minor Variance to adjust the front setback can be made. The proposed project meets all applicable development standards required by the Zoning Code, with the exception of the front setback.

As designed, the request would not be detrimental to surrounding properties and to other residences in the immediate neighborhood, and would be compatible with the front yard setbacks of the neighboring properties. The project would be in conformance with the goals, policies, and objectives of the General Plan. Staff recommends approval of the Minor Variance, subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

ATTACHMENTS:

Attachment A: Specific Findings for Minor Variance
Attachment B: Recommended Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR VARIANCE #11947

Minor Variance: To allow an 18'-11" front yard setback, where a minimum of 28'-3" is required

1. *There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district.* Within the RM-32 zoning district, the requirement for front yard setback is the average of the front setbacks of the developed lots in the same zoning district on the blockface, but not less than 20 feet. However, there is one lot with an unusually large front yard setback for the RM-32 Zoning District. 136 West Peoria, an educational facility with administrative offices, has a front yard setback of 51 feet and is an outlier when compared with the front yard setbacks for the other two lots (18'-11" and 14'-11") on the blockface. If 136 West Peoria were to be removed from the average front yard setback calculation, the resulting average would be 16'-11" and the front yard setback requirement would defer to the minimum 20-foot requirement. In addition, the existing site has a nonconforming 18'-11" front yard setback. The outlier of the front yard setback of the educational facility within the RM-32 zoning district and the existing nonconforming front yard setback on-site are exceptional conditions applicable to the subject site that does not apply generally to sites in the same zoning district. Granting the Minor Variance would allow the applicant to develop a project with a front yard setback consistent with the neighboring lots and the existing project. Apart from the requested Minor Variance, the proposed project complies with all other applicable development standards.
2. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* In order to add additional units to the property, the most practical site design is to construct on top of the existing buildings. At the existing nonconforming 18'-11" front yard setback, the project includes a railing for an open second-story roof deck area to provide open space accessible to all tenants. Other alternatives to develop the site, including the demolition of existing buildings or building elsewhere on the site, will be less practical, require additional deviations from the Code, and will create a hardship that inhibits development. Staff finds that approval of the Minor Variance for the front yard setback is warranted due to the existing site constraints. Thus, granting of the Minor Variance would allow the property owner to construct a multi-family development that, other than the front yard setback requirement, will meet the Zoning Code requirements, which is a substantial property right for properties within the Medium High Density Residential land use.
3. *Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.* The proposed use of the site is a multi-family residential development, which is a permitted use in the RM-32 zoning district and compatible with surrounding residential uses. Furthermore, a reduced front setback will not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety or general welfare, as the project was reviewed by the Fire Department and Building and Safety Division, who posed no concerns regarding the project. The project is also required to comply with all applicable Fire Department and Building and Safety Division standards through the City's plan check process.
4. *Granting the application is consistent with the General Plan and the purposes of Title 17 of the Municipal Code and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The use of the property (seven multi-family dwelling units) would be consistent with the Medium High Density

Residential land use and the character of the multi-family neighborhood would be maintained. One of the Guiding Principles of the Land Use Element of the General Plan (GPLU) is that Pasadena will provide neighborhoods with a variety of housing types. GPLU Goal 21 (“Desirable Neighborhoods”) strives for neighborhoods in the City that are composed of a variety of housing types that are desirable places to live, contribute to the quality of life, and are well maintained. Specifically, GPLU Policies 21.4 and 21.5 (“New Residential Development” and “Housing Character and Design”) encourages that the City attract new residential development that is well-conceived and constructed, and encourages that when replacement housing is proposed, that it reflects the unique neighborhood character and qualities including building massing and relationship to street frontages. The reduced front yard setback would facilitate the construction of two additional units to the existing five-unit multi-family development, consistent with the Medium High Density Residential land use designation for the neighborhood, and the project has been designed to maintain the multi-family residential character of the neighborhood. Furthermore, the proposed project will be subject to Design Review.

5. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant to comply with the City’s development standards has not been considered a factor throughout the review of this application.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR VARIANCE #11947

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

General

1. The site plan submitted for building permits shall substantially conform to plans submitted, stamped "Approved at Hearing, August 16, 2023", except as modified herein.
2. This approval allows a minimum front setback of 18'-11" for a second-floor deck and railing, where the Zoning Code requires a minimum front yard setback of 28'-3."
3. In accordance with Section 17.64.040 of the Pasadena Municipal Code, the right granted under this application must be enacted within 36 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Section 17.64.040 C of the Zoning Code
4. Any change to these conditions of approval may require the modification of this Variance or a new Variance.
5. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
6. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
7. The proposed project, Activity Number **ZENT2021-00148**, is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Alison Walker, Current Planning Section, at (626) 744-6742 to schedule an appointment for the Final Zoning Inspection.

Planning Division

8. The proposed project is subject to Design Review approval.
9. The proposed building height within the front 60 percent of the site, and the location of the main garden shall be reviewed and approved through the Design Review process pursuant to 17.22.070.F.1(g) and 17.22.080.A.1, accordingly.
10. 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

Building and Safety Division

- 11. Governing Codes: Comply with the Current Edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, *California Green Building Standard Code* and the City of Pasadena Municipal Code. The governing edition is based on the date in which the project is submitted to the City of Pasadena for review.
- 12. Building Code Analysis: Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy, assessor’s parcel number, number of stories, type of construction, fire sprinklers, floor area, height, and allowable floor area.
- 13. Best Management Practices: Photocopy to plans and complete the BEST MANAGEMENT PRACTICE page 1(form must be signed). Photocopy any other applicable pages and cross reference the location at the site plan, i.e. the material storage, the concrete waste management, etc. These forms can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts> .
- 14. Green Code: Photocopy to plans and complete the 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms are being provided attach and can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>.
- 15. Soils Report Required. A soils engineer report is require for: Second (2nd) story addition to existing one-story building.
- 16. Energy: Submit the current, applicable residential energy documentation using either the “Prescriptive Standard” or the “Performance Standard”. Photocopy form to plans, include the mandatory measures.
- 17. REQUIRED PLANS AND PERMIT(S): In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, PV systems and grading plans as required. Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.

Department of Transportation

- 18. Parking: No permanent, on-street, overnight parking permits will be issued to future residents of this project. Future tenants shall be advised by the property management/owner of the unavailability of permanent, on-street, overnight parking permits.
- 19. Traffic Impact Fee: The Traffic Reduction and Transportation Improvement Fee (Ordinance No. 7076) will apply to all net new residential developments. For FY 2022 the fees are:

Land Use	Fee (FY 2024)
Multi-family (per dwelling units)	\$ 4,173.98

20. The fees are subject to change based on the General Fee Schedule at the time of permit issuance. Affordable housing projects may receive fee credits.

Water Division

21. Water Mains: Pasadena Water and Power (PWP), Water Division can serve water to this project. The following water mains can serve the property:

- 4-inch cast iron water main in Champlain Avenue, installed under Work Order 5557 in 1962. This water main is located approximately 13 feet east of the west property line of Champlain Avenue.

21. Moratoriums: Verify with Public Works Department regarding any street construction moratorium affecting this project.

22. Water Pressure: The water pressure at this site is approximately 70 psi.

23. Water Service: PWP records reflect there are two (2) water service providing water to the property:

- 1-inch copper domestic service (#109) installed in 1962 from 4-inch water main in Champlain Avenue.
- 3/4-inch copper domestic service (#25449) installed in 1963 from 4-inch water main in Champlain Avenue.

Any change in water service will be reviewed when the building plans are submitted. Any change in service will be installed at actual cost and paid for by the owner/developer. 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.
- 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 and any services 50 years and older require abandonment.

26. Cross Connection Control 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 Control Requirements for Fire Service (if required):

- 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 is one fire hydrant in close proximity to the project.

- Fire hydrant number 415-31 is located on the south curb of West Villa Street, approximately 200 feet south of property line of 515 Champlain Avenue.

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

31. Fire Hydrants Details:

