



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: December 20, 2023

TO: Hearing Officer

SUBJECT: Vesting Tentative Tract Map #83977

LOCATION: 244 and 256 North Michigan Avenue

APPLICANT: Rose City Holdings, LLC

ZONING DESIGNATION: RM-32 (Multi-Family Residential, City of Gardens, 0-32 dwelling units per acre) and RM-32-PK (Multi-Family Residential, City of Gardens, 0-32 dwelling units per acre, Parking Overlay District)

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** Vesting Tentative Tract Map #83977 with the Conditions of Approval in Attachment B.

PROJECT PROPOSAL: Vesting Tentative Tract Map: To consolidate two land lots and create 34 air parcels for residential condominium purposes on one common land lot. This application is for the consolidation of lots and creation of air parcels only; no changes to the previous Design Review approval are proposed as part of the current application.

ENVIRONMENTAL DETERMINATION: In conjunction with the Concept Design Review approval on November 9, 2021, it was determined that the project is Categorically Exempt from CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §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 consists of two double frontage parcels (5738-015-130 and 5738-015-143) with a total area of 34,632 square feet. The project site is bounded by Michigan Avenue to the west and Chester Avenue to the east. The site is relatively flat in topography, and predominantly vacant with a small portion currently improved with a surface parking lot.

Adjacent Uses: North – Multi-family Residential
South – Commercial Office, Single-family Residential
East – Commercial Office
West – Multi-family Residential

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

Previous zoning cases on this property: None

PROJECT DESCRIPTION:

The applicant, Rose City Holdings, LLC, has submitted a Vesting Tentative Tract Map application to consolidate two land lots and the creation of 34 air parcels on one parcel for residential condominium purposes. The project received Final Design Review approval on June 27, 2023. This application is limited to the lot consolidation and creation of air parcels to allow the individual sale of the dwelling units. This application does not address the design or construction of the 34-unit project and does not include any proposed changes to the previous Design Review approvals.

ANALYSIS:

The subject site is located within the RM-32 (Multi-Family Residential, City of Gardens, 0-32 dwelling units per acre) and RM-32-PK (Multi-Family Residential, City of Gardens, 0-32 dwelling units per acre, Parking Overlay) zoning districts. Multi-family projects are permitted within this zoning district and are subject to development standards in Zoning Code Section 17.22.060 (RM District General Development Standards). In this case, the maximum permitted density on the site is 32 dwelling units per acre and based on a lot size of 34,632 square feet, a maximum of 26 units

are permitted on the site. In order to develop the site with 34 residential units, a density bonus was requested.

The density bonus section of the Zoning Code (Section 17.43.040) and State Law permits an increase in the number of units permitted on the site, without discretionary approval, provided a specified percentage are designated as affordable units. Designating 11 percent of the allowed base units (i.e., three units) as very low-income would permit a density bonus of 35 percent (i.e., nine units), resulting in a maximum of 36 dwelling units. The proposed 34 dwelling units are within the maximum permitted number of units with the provision of three very low-income units and two moderate income units. Additionally, applicants using density bonus provisions may also request concessions. On November 9, 2021, through the Concept Design Review process, the applicant was granted a concession to increase the maximum height allowed for each building by up to 12 feet beyond the required standard not to exceed 60 proposed of the proposed footprint for each building.

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.

Except for the requested concession, staff determined that the project complies with all applicable development standards as required by the City's Zoning Code, including, but not limited to setback, open space and parking. The City's Design Commission also found on June 27, 2023, that the project, upon implementation of the conditions of Final Design Review approval, would be consistent with the purposes of design review, the design-related goals and policies in the Land Use Element of the General Plan, and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts. As such, the purpose of this Vesting Tentative Tract Map application is strictly to allow the consolidation of parcels and the future sale of each dwelling unit, 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 on one vacant parcel and one parcel with an existing surface parking lot. 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.

For this project, the applicant intends to provide three very-low-income units and two moderate income units within the development, which satisfies inclusionary housing requirements. The Inclusionary Housing Plan has approved two one-bedroom units and three two-bedroom affordable units.

GENERAL PLAN CONSISTENCY:

The project site is designated the Medium-High Density Residential (0-32 dwelling units per acre) on the Land Use Diagram in the Land Use Element of the General Plan. 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 proposed 34-unit project complies with the maximum density allowed.

The Vesting Tentative Tract Map for 34 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, General Plan Land Use 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. 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 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:

The 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 Concept Design Review approval on November 9, 2021, the Design Commission granted removal of one *Quercus Agrifolia*, (Coast Live Oak) tree, and required the planting of two 36" box trees or four 24" box trees as required by the City's Tree Replacement Matrix. No new tree removal is proposed with this Vesting Tentative Tract Map application.

ENVIRONMENTAL REVIEW:

In conjunction with the Concept Design Review approval on November 9, 2021, it was determined that the project is Categorically Exempt from CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §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 Departments of Transportation, Public Works, Fire, Housing and Career Services, Water Division, Design and Historic Preservation Section, Community Planning Section, and Building and Safety Section reviewed the current application. The Housing and Career Services Department and Community Planning Section did not have any comments at this time. The Planning Division, Design and Historic Preservation Section, Building and Safety Section, Public Works Department, Fire Department, and Water and Power Division have provided conditions of approval that have been included in Attachment B of this staff report.

CONCLUSION:

The Vesting Tentative Tract Map would consolidate two land lots and create air parcels to allow the sale of units. The proposal is consistent with the General Plan and complies with the development standards for residential 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: Specific Findings for Vesting Tentative Tract Map

Attachment B: Recommended Conditions of Approval for Vesting Tentative Tract Map

ATTACHMENT A
SPECIFIC FINDINGS FOR VESTING TENTATIVE TRACT MAP #83977

1. *The proposed map is consistent with applicable general and specific plans as specified in Section 65450.* The project site is designated the Medium-High Density Residential (0-32 dwelling units per acre) on the Land Use Diagram in the Land Use Element of the General Plan. 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 proposed 34-unit project complies with the maximum density allowed. The Tentative Tract Map for 34 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, 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. 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 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.
2. *The site is physically suitable for the type of development.* The site is relatively flat in topography and is accessible to traffic from public streets (Michigan Avenue and Chester Avenue). The site is in a developed, urban area consisting of similarly sized lots that are developed with similar uses. Therefore, it is anticipated that the site will be physically suitable for residential 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 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 vesting tentative tract 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 residential 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 and Power Department, Fire Department, Department of Transportation, and Housing Department. 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 will 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 #83977

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, December 20, 2023," 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, December 20, 2023", except as modified herein.
3. This approval allows consolidation of two land lots and creation of 34 air parcels for residential condominiums purposes on one land lot. The creation of 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. All utility substructures shall be located underground if required by the applicable City Departments. However, no subterranean gas meters shall be allowed.
6. The applicant or successor in interest shall comply with the attached conditions of approval from other City Departments.
7. 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 Division

8. Any change to these conditions of approval or expansion of the use shall require the modification of this Vesting Tentative Tract Map or a new Vesting Tentative Tract Map.
9. The common area portion of the site shall be maintained and kept in good condition at all times.
10. 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.
11. The applicant or successor in interest shall comply with the conditions of the Design Review approval.

12. All proposed signage on the site shall conform to the regulations of the Zoning Code and shall be reviewed and approved by the Zoning Administrator and Design and Historic Preservation staff prior to issuance of any building permits.
13. 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.
14. All landscape and walkway lighting shall be directed downward to minimize glare.
15. A final landscape and irrigation plan, in compliance with Zoning Code Chapter 17.44 (Landscaping) shall be submitted prior to final approval of a building permit. Final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications) consisting of new landscape areas equal to or greater than 500 square feet 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.
16. All proposed fencing and/or walls shall comply with Section 17.40.180 (Walls and Fences) of the Zoning Code.

Design and Historic Preservation Section

17. The second-floor balcony railings that sit above the solid wall shall be simplified in design or be eliminated by way of extending the solid wall to meet code requirements.
18. The proposed vinyl shutters shall have a matte finish so as to not appear glossy and inconsistent with the traditional architectural style of the project. Alternatively, the shutters may be pursued as wood construction or other material that would be consistent with traditional shutter designs.
19. All proposed metalwork colors, independent of manufacturers' color names, shall be a consistent dark bronze or black color.
20. The applicant shall explore methodologies for stucco application that minimize or eliminate the use of control joints.
21. Plans submitted for Plan Check shall include revised window details specifying the dimensions of the proposed recess within the new openings, which shall be of a depth that provides shade and shadow on the facades in a manner consistent with the style of the building.
22. The applicant shall explore a vent cap for ground floor venting that is more consistent with the proposed style of the buildings or provides for a more discreet or flat aesthetic.

23. Overflow drainage shall be carefully designed to ensure that it is integrated into the design of the building internally and avoids placement of scuppers, or careful integration of them, within the façade.
24. Plans submitted for Plan Check shall include details related to dimensions, location and materials of any proposed address or identifying signage.
25. The project shall comply with all applicable Zoning Code requirements prior to issuance of a building permit, unless deviation is authorized by a Zoning entitlement or allowable design review modification. In particular, the proposed second floor deck railings at the east and west elevations shall be reduced in height to comply with the 15-foot height limit at this location.
26. The project shall comply with the Model Water Efficient Landscape Ordinance and any changes to the proposed landscape design that may be required shall be reviewed and approved by staff prior to issuance of a building permit.
27. The landscape plan and proposed tree schedule shall be revised to provide twelve 24-inch box or eight 36-inch box native trees per the Tree Replacement Matrix. In addition, the applicant's landscape architect or arborist shall demonstrate to staff that the landscape design plan emphasizes a tree canopy that is sustainable over the long term, particularly as it relates to soil depth for the replacement trees.
28. A copy of this decision letter, including written responses to each condition indicating how and where they are addressed, shall be included in the plans submitted for building permit plan check.
29. The lighting temperature specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures. Replacement lighting elements should be regulated by maintenance staff in the future.
30. An 8' x 8' minimum mock-up panel of the building finishes shall be provided and reviewed by staff prior to construction and installation. The mock-up may be freestanding or on the building in a location agreed upon by the applicant and staff.
31. Prior to issuance of a building permit, submit to staff written confirmation from utility providers (Pasadena Water & Power and The Gas Company) that the locations of utility equipment shown on the plans are approved.
32. This project will be subject to 50%, 75%, and 100% inspection points and sign-off by staff of the Design & Historic Preservation section to ensure that the project is constructed as indicated and specified in the decision letter and that all work is performed consistent with the approved plans.
33. Explore integrating a trellis or arch feature at the entry pedestrian gate. If incorporated, the currently proposed low wall may be eliminated.
34. Consider the location(s) of downspout and ensure their treatment is consistent with the architectural style.

Building Division

35. 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. Important: All projects submitted for plan check review on or after January 1st, 2023, will be under the 2022 California Codes. All construction documents shall be prepared by a registered design professional; stamped and signed on all sheets.
36. Project Data: Provide Project Data/ Summary information on the cover sheet. Include information for each building proposed: written detailed scope of work, occupancy group, type of construction, APN (assessor's parcel number), number of stories, fire sprinklers, hillside, fire hazard level, floor area, height, and allowable floor area.
37. Electrification Ordinance 7398, adopted in August 2022, requires certain categories of newly constructed buildings to be all-electric, thus prohibiting gas infrastructure. The electrification requirement applies primarily to new construction and certain commercial additions. Existing buildings undergoing alterations or tenant improvements are exempt. Refer to the City of Pasadena link for further information on the requirements and submittal process:
<https://www.cityofpasadena.net/planning/building-and-safety/electrification-ordinance/#required-to-be-all-electric>
38. 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>
39. CalGreen Code: Complete and add to plans the 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. Where an item does not apply type "N/A". This form can be found at the following link
<https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>
40. Property Line Survey Required: Per City of Pasadena Policy property line survey is required for:
 - a. New construction.
 - b. Auxiliary buildings and additions, where the setback is less than 5'-0" to property line.
 - c. All buildings where specific Zoning Division Variance is issued for approved setbacks, whether newly constructed or altered.
41. Soils Report Required: A soils engineer report is required for:
 - a. All new constructed single and multi-family residential, commercial, and industrial buildings.
 - b. An addition to a commercial or industrial building.
 - c. Second (2nd) story addition to existing one-story building.
 - d. Hillside construction, i.e., decks, retaining walls, and swimming pools.
42. Grading: Show compliance with CBC 2022 Appendix J – Grading with the City of Pasadena Amendments. Clearly show/ calculate the cubic yard quantities for excavation (cut and fill).

Call-out/ label if site grading or foundation excavations. A grading permit may not be required per section J103.2 Exemptions.

43. Low Impact Development (LID) may be required for this project. Refer to the City of Pasadena link for further information on the requirements and submittal process:

<https://www.cityofpasadena.net/wp-content/uploads/sites/30/Form-PC.pdf?v=1599178168233>

44. Means of Egress (Existing)

- Provide an egress plan showing compliance with all the relevant requirements for the exit access, exit, and the exit discharge. Reference the 2022 CBC Section 1003 for General Means of Egress.
- Clearly label and identify on plans fire-resistive corridors, exit enclosures, exit passageways, horizontal exits, occupancy separation walls and floors, fire resistive shafts, balconies, parapets, projections, and fire walls, along with their fire-resistive ratings as applicable.
- Primary accessible path of travel shall include a primary entrance to the building or facility; toilet and bathing facilities serving the area; drinking fountains serving the area; public telephones serving the area, and signs.
- Exits shall discharge directly to the exterior of the building. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge. The exit discharge shall not reenter a building.
- Clearly show compliance with the maximum travel distance per chapter 10.
- Roof terraces shall comply with all the applicable code provisions, i.e., exiting, type of construction, and accessibility.
- Exterior exit stairways and ramps shall have a minimum fire separation distance of 10 feet measure at the right angles from the exterior edge of the stairways or ramps, including landing, to: adjacent lot lines, other portions of the building, other buildings on the same lot unless the adjacent building exterior wall and opening are protected in accordance with section 705 based on fire separation distance [CBC Section 1027]

45. Fire and Smoke Protection Features

- The fire-resistance ratings of structural members and assemblies shall comply with Section 704 [2022 CBC] and the requirements for the type of construction as specified in Table 601. The fire-resistance ratings shall be not less than the ratings required for the fire-resistance-rated assemblies supported by structural members (See exceptions).

46. Accessibility

- Note on plans: "COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT (ADA) IS SOLELY THE RESPONSIBILITY OF THE OWNER/ DESIGNER. THE CITY OF PASADENA ASSUMES NO RESPONSIBILITY FOR ADA COMPLIANCE."
- Show on the plans existing compliance with 11B-202.4 or provide upgrade to existing non-conforming.
- Show accessible route within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; public transportation stops to the accessible building or facility entrances. Where more than one route is provided, all routes must be accessible. Accessible route shall be the most practical direct route feasible and may incorporate pedestrian ramps, curbs ramps, etc.
- Public housing facilities with residential dwelling units shall comply with 11B-233.3.

1. Newly constructed public housing facilities with residential dwelling units shall comply with 11B-233.3.1. (See exception)
 - a. In facilities with residential dwelling units, at least 5 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with 11B-809.2 through 11B-809.4 and shall be on an accessible route as required by 11B-206. [11B-233.3.1.1]
 - b. In facilities with residential dwelling units, adaptable residential dwelling units complying with Chapter 11A, Division IV – Dwelling Unit Features shall be provided as required by 11B-233.3.1.2.1 through 11B-233.3.1.2.6 Adaptable residential dwelling units shall be on an accessible route as required by 11B-206. [11B-233.3.1.2] (See exception).
- Multi-Story residential dwelling units in buildings with one or more elevators. In elevator buildings, facilities with multi-story residential dwelling units shall comply with the following (See exception) [11B-233.3.1.2.4]
- In residential dwelling units with more than one bathroom, when a bathtub is installed in the first bathroom in compliance with 11B-809.4 and a shower compartment is provided in a subsequent bathroom, at least one shower compartment shall comply with 11B-608 [11B-809.4.1]
- Provide an analysis for the minimum required units and parking spaces. Label the accessible units/ parking spaces.
- Provide the minimum 98” vertical clearance for parking spaces, access aisles, and vehicular routes serving them (entrance to parking) [2022 CBC 11B-502.5]
- Show Maneuvering clearance at swing doors, gates, sliding doors, folding doors and doorways without doors.
- Clearly detail all accessible requirement for bathroom stall at the “All-gender restroom” and the private restroom serving office 107.
- Minimum toilet room clearance shall be greater than 66 inches to comply with the toe clearance exception per CBC 11B-604.8.1.4.

47. Energy

- Complete and add to plans the current applicable Lighting Energy documentation using either the “Prescriptive Standard” or the “Performance Standard”. NRCC-LT1 forms or NRCC-PRF forms as applicable.
- The following compliance documents shall be attached to plan:
 1. Certificate of Compliance Documents for lighting.
 2. Mandatory Features Summary
- Show on plans the primary and secondary daylit zones and automatic daylighting controls [Section 130.1(d)].

48. Required Plans and Permit(s)

- In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, PV systems and grading plans as required. No deferred submittal.
- Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.
- New ePermitting services. Visit the city website at:
<https://www.cityofpasadena.net/planning/permit-center/permit-center-online/>

Public Works Department

49. 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.
50. 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.
51. The building footprint of the adjacent parcel 5738-015-083 (236 N. Michigan Avenue) is encroaching onto parcel 5738-015-143 (236 N. Chester Avenue). This building footprint encroachment is reflected throughout the construction plans with no mitigation comments. The footprint encroachment may pose potential problems during the subterranean parking level excavation/construction. Public Works would recommend a lot line adjustment to eliminate the illegal encroachment prior to proceeding.
52. The applicant shall comply with Department of Transportation conditions in regard to Street Design Guidelines for sidewalk and parkway width.
53. 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. 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.

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.

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.

54. In order to provide sufficient sight distance for pedestrians along Chester Avenue frontage, the proposed driveway ramp to the subterranean garage, from the property line to the first 20 feet west, shall be sloped at 2% or less, unless otherwise reviewed and approved by the Department of Transportation.
55. The proposed drive approach shall be constructed in accordance with Standard Drawing No. S-403. All drive approaches shall be at least seven (7) feet clear of existing trees.
56. Each building of 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.
57. All excavations for utility connections/services for the development shall be limited to one street frontage only, either on Michigan Avenue or on Chester Avenue. The applicant shall restore/reconstruct the selected frontage as required by the City Engineer.
58. Michigan Avenue or Chester Avenue restoration, depending on the utilities excavations and connections, 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. All street restoration shall be completed prior to the issuance of Certificate of Occupancy.
59. The applicant shall demolish existing and construct all new public improvements along both subject development frontages of Michigan Avenue and Chester 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 of Certificate of Occupancy.
60. 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. The amount of deposit will be based on the current City's General Fee Schedule. Note that 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 public improvements plans and the plan check deposit at least two (2) months prior to the issuance of any building or demolition permits.

61. There is an existing 12-foot wide Caltrans' storm drain easement that contains a 69" storm drain from the I-210 freeway, which possibly is running through or adjacent to the subject property. The said storm drain easement shall be reflected on all of the construction drawings. Review and approval from Caltrans shall be required for the proposed subterranean parking structure adjacent to Caltrans drainage facility and any potential easement issues.
62. On-site drainage, such as roof drain, area drain and subterranean garage discharge, shall be contained on-site per LA County Regional Water Quality Control Board's current permit.
63. The applicant shall provide storm water drainage plans and obtain approval from the Planning Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
64. The applicant shall plant a maximum of (2) Oak-species trees, the officially designated street tree per the City's approved Master Street Tree Plan, along the Chester Avenue frontage of the subject property. The Department of Public Works will confirm eligible planting sites, and will provide the location as a result of the applicant's project.
65. 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.
66. 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.
67. Prior to issuance of the Certificate of Occupancy, the applicant shall submit a Tree Guarantee Deposit equal to the cost of all new trees planted to guarantee that newly planted trees are maintained by the applicant for a minimum of three calendar years. Tree maintenance during this period shall include the following: watering no less than once a week; weed removal; reconstruction of tree wells as needed; re-staking as needed; adjustment to grade of any trees that settle; and any other operations needed to assure normal tree growth. The applicant shall replace any newly planted trees which, for any reason, die or whose health is compromised, within the applicant's three-year establishment period. The three-year tree establishment period shall commence on the day that the Certificate of Occupancy is issued. PNR shall inspect all trees planted by the applicant at the end of the three-year establishment period, and if the trees are found to be in good health, the applicant's deposit will be released. If the trees are found to be in poor health, the establishment period may be extended by PNR and the applicant's deposit shall be held accordingly. Said deposit may be included as part of the construction guarantee if applicable, and is subject to partial refund or additional billing.
68. To protect existing City trees during construction, the applicant shall fully conformed to the Tree Protection Guidelines signed by the City Manager. The full guidelines is available at the

following link: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>

69. The applicant shall update tree inventory for North Michigan Avenue frontage with existing City trees.
70. A Tree Protection Zone (TPZ) shall be established for all existing City trees within the scope of a construction project. The TPZ extends from the base of the tree to four (4) radial feet beyond the dripline of a tree and applies to the entirety of the tree – from the roots to the canopy of the tree.

The applicant is prohibited from the following within a designated TPZ: construction vehicle access, construction vehicle operation, staging of materials, and trenching without the consent of the Department of Public Works.

The applicant shall at minimum provide the following within a designated TPZ: mulching, irrigation, and protective fencing.

71. Prior to the issuance of any permit, the applicant shall submit a Preliminary Tree Protection Plan (PMC Ch. 8.52 – City Trees and Tree Protection Ordinance), prepared by a Landscape Architect or certified Arborist, showing the TPZ and all structures, footings, and grading that may impact City trees shall be submitted to the Department of Public Works, for review and approval. Given that each construction project poses unique conditions, it is the responsibility of the applicant to develop a Tree Protection Plan based off the TPZ standards to the extent feasible. The Plan shall conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters, canopies, whether the tree is a public tree or private tree, as well as any trees to be planted with their canopy at mature size. The final conditions of the Tree Protection Plan shall be approved by the Forestry Superintendent. A non-refundable flat fee, per the current General Fee Schedule, will be required for staff time to review the Tree Protection Ordinance compliance.
72. Prior to any construction, tree protections including the installation of fencing to protect public trees must be in place. The fencing material shall be chain-link attached to posts inserted into the ground at the edge of the dripline and shall be a minimum of 6' in height. See Standard Plan S-642 – Tree Protection Chain Link Fencing. Fencing shall maintain visual lines of sight in order to avoid vehicle and pedestrian hazards. Fencing shall include a minimum 8.5" x 11" warning sign with the following information: 'Tree Protection Zone'; name and contact information of project owner or authorized representative; 'Please contact the City of Pasadena Citizen Service Center to report any concerns (626) 744-7311'. All protective fencing must be permitted, inspected and approved by Public Works prior to the commencement of any construction.
73. 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.
74. Prior to issuance of any permit, the applicant shall submit a valuation assessment report of the existing public tree(s) along the boundary of their project. The report shall be prepared by a registered Arborist and submitted to PNR for review and approval. If it is determined that the applicant has failed to care for any City tree within their Tree Protection Plan, and the health of the tree(s) was critically compromised requiring its removal, the applicant shall be

liable for the following costs: assessed value of tree determined by a PNR Arborist using a current ISA assessment methodology; the removal cost determined by PNR; and any applicable infraction or administrative fines determined by Code Compliance.

75. Prior to issuance of any permit, a deposit in the amount of the applicant's total liabilities based on the aforementioned approved tree assessment report shall be submitted to the City. The deposit is fully refundable, less administrative fees, upon the satisfaction of Public Works prior to the issuance of a Certificate of Occupancy.
76. The existing street lighting along the Michigan Avenue frontage is substandard. In order to improve pedestrian and traffic safety, the applicant shall replace/renovate one (1) existing street lighting on the Michigan Avenue frontage of the subject property per the City requirements and current standards. The renovation shall include but not limited to new LED light, conductors, lamp socket, fuse, globe/lantern, globe holder, photo cell, and miscellaneous related parts.
77. 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.
78. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of one (1) new street light on the Chester Avenue frontage of the property, including LED light, conduits, conductors, electrical service (if necessary), pull boxes, and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the City Council, and the location shall be as approved by the Department of Public Works.
79. The applicant is responsible for the design, preparation of plans and specifications, and the construction of all required street lights. 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 condition at least five (5) months in advance of the anticipated issuance of Certificates of Occupancy.
80. 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://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/> . A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all

street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.

In addition, prior to the start of construction or the issuance of any permits, the applicant shall conduct a field meeting with an inspector from 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.

81. 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 refundable deposit with the Department of Public Works prior to the issuance of any 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.
82. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met.

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

Fire Department

83. It shall be the responsibility of the applicant to ensure compliance with all applicable Pasadena Municipal Codes, California Fire and Building Codes and referenced standards; the governing editions are based on the date in which the project is submitted to the City of Pasadena for review. The following list of items is not an all inclusive list of requirements applicable to the project but is provided as a courtesy to the applicant in identifying overall project requirements that must be adhered to during the development process:

84. Governing Codes:
- a. Comply with the current edition of the California Fire Code and referenced NFPA standards and the Pasadena Municipal Code
85. Fire and Life Safety Protection Systems:
- a. The installation of a fire sprinkler system complying with the currently adopted California Fire Code, Pasadena Municipal Code, and applicable NFPA standard is required.
 - b. The installation of a fire alarm system complying with the currently adopted California Fire Code, Pasadena Municipal Code, and NFPA 72 standard is required.
 - c. A Standpipe system is required in accordance with the California Fire Code and NFPA Standard. Hose connections shall be provided within every 150' of travel throughout all areas of the building.
 - d. Smoke alarms. Provide approved interconnected hardwired smoke alarms, with battery backup, in each sleeping room, areas serving the sleeping rooms and at the top of stairways.
86. An Emergency Responder Radio Coverage System shall be provided in accordance with CFC Chapter 5 and as per the City of Pasadena requirements.
87. Include plan for compliance with Chapter 33, Fire Safety During Construction, in the building plan set prior to plan approval.
88. Fire Access:
- a. A fire road shall extend into the property so that no portion of the exterior of the structure is more than 150' from the fire road. Show dimensions on re-submitted plan (on site plan) to demonstrate compliance. The current plan does not demonstrate compliance with this requirement. Note: Alternative materials and methods of construction proposed by the applicant can be reviewed for consideration. Please contact jmorelli@cityofpasadena.net if additional information is needed.
 - b. Provide emergency escape and rescue openings in accordance with the California Building and Fires Codes. Provide area around the building for laddering locations (to access all emergency escape and rescue openings to bedrooms) so that the climbing angle does not exceed 75%. The current plan does not demonstrate compliance with this requirement. Note: Group R-2 occupancies constructed of Type I, IIA, Type IIIA or Type IV construction equipped throughout with an approved automatic sprinkler system in accordance with CFC Section 903.3.1.1 (an NFPA 13 compliant systems) are exempt from this requirement.
 - c. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.
 - i. Aerial apparatus access roads are required to be a minimum of 26' of unobstructed width and clear to the sky, and the proximity to the building shall be not less than 15' and not greater than 30' from the building, and shall be positioned parallel to the entire side of the longest side of the building. The current plan does not demonstrate compliance with this requirement. Alternative materials and methods of construction proposed by the applicant can be reviewed for consideration. Please contact jmorelli@cityofpasadena.net if additional information is needed. Note: Where approved by the fire code official, buildings of Type IA, IB, or Type IIA construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and having fire fighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

- ii. Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Any other obstructions must be shown for Fire Department review and consideration for approval.

89. Fire Hydrants and Fire Flow:

- a. Fire Hydrant spacing and fire flow shall be provided in accordance with the California Fire Code and Pasadena Municipal Code.

90. Egress

- a. Egress shall comply with Chapter 10 of the California Building Code and the California Fire code for exit path and means of egress.
- b. A minimum of two means of egress are required from each floor. Additional exits may be required as per the California Building Code.

91. Fire Master Plan: A Fire Master Plan shall be included in the building plan as part of the architectural plan submittal and shall show compliance with Fire Department access (fire road access, access to roof where required, entry points into building) and laddering location requirements as well as key fire protection system features (i.e. proposed Fire Control room location, FDC location, summary of fire protection systems to be installed under deferred submittals) and other items as required by the Pasadena Fire Department.

92. Fire and Smoke Protection Features: Show materials, systems and assemblies used for structural fire resistance and fire-resistance- rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

Water and Power: Water Division

93. Water Mains: Pasadena Water and Power (PWP), Water Division can serve water to this project. There are two water mains surrounding this project.

- There is a 6-inch cast iron water main on Michigan Avenue, installed under Work Order 3878 in 1946. This water main is located approximately 21 feet east of the west property line of Michigan Avenue. Approximately 30 feet of this water main, located in front of 5738-015-130, is made of galvanized steel.
- 4-inch cast iron water main on Chester Avenue, installed under Work Order 6232 in 1978. This water main is located approximately 21 feet east of the west property line of Chester Avenue.

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

95. Water Pressure: The approximate water pressure at this site is 50 – 60 psi.

96. Water Service: PWP records reflect one (1) water service providing water to 5738-015-130 a one (1) inch copper domestic service (#50049) installed in 2010 from 6-inch water main in Michigan 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.

97. 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.

98. 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.

99. 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.

100. 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.

101. 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.

102. 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.

103. 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.

104. Fire Flow and Fire Hydrants:

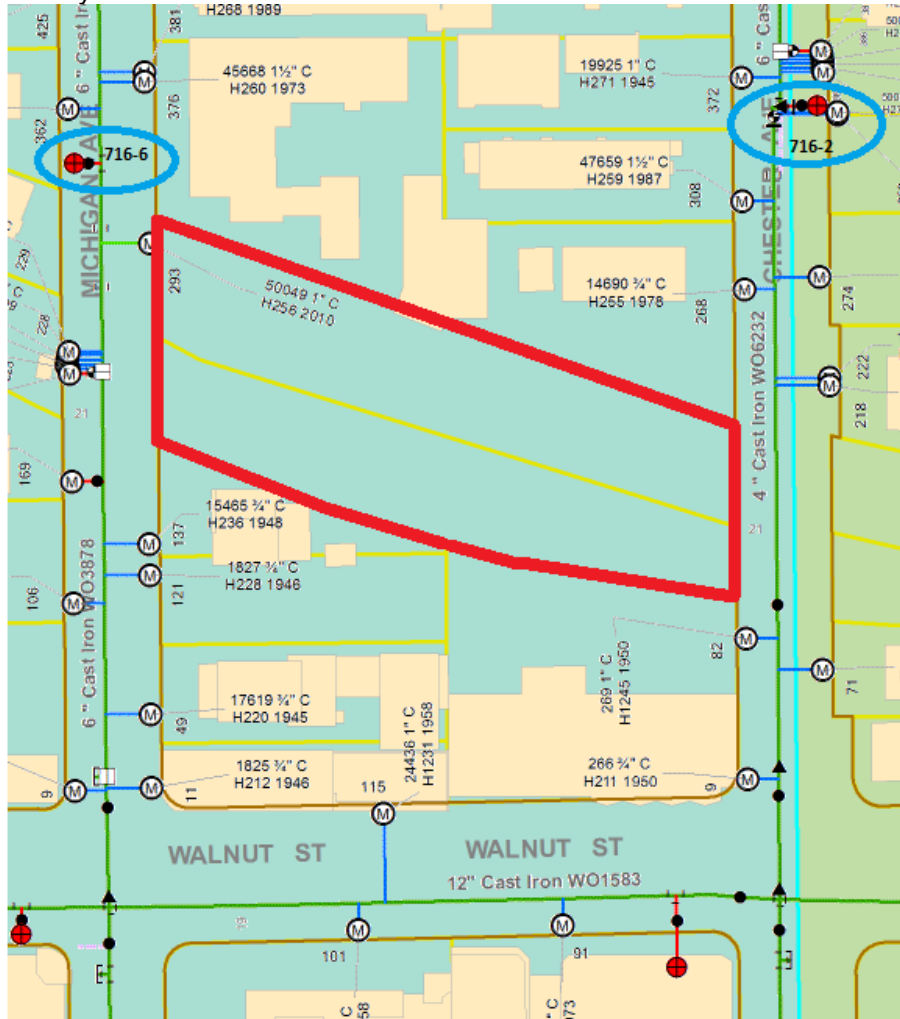
The Pasadena Fire Department (PFD) has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. PFD must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer. A Fire Plan approved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

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

- Fire hydrant 716-6 is located on the west curb of Michigan Avenue approximately 30 feet north of the north property line of 256 N Michigan Avenue.
- Fire hydrant 716-2 is located on the east curb of Chester Avenue approximately 165 feet north of the north property line of 256 N Michigan Avenue.

There are no current fire flow test available for this hydrant. If you would like to request a fire flow test, please contact Linette Vasquez at (626) 744-4495.

105. Fire Hydrant Details:



Department of Transportation

106. Transportation Analysis: Based on the preliminary information provided in the Master Application form, a transportation analysis shall be prepared for this project. When the applicant is ready to proceed, they shall contact the Mobility, Planning, Engineering, and Operations Division at (626)744-7526 to begin the invoice process. Appropriate traffic measures will be determined in conjunction with the Public Works' Street improvements and dedications.
107. Construction Staging and Traffic Management: Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging & Traffic Management Plan to the Department of Public Works for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way including street operations, parking space, relocation agreements, closures, detours, staging areas, and routes of construction vehicles entering and existing the construction site. Permitted hours for construction traffic (delivery trucks, haul trucks) may be limited to the hours between 9L:00 AM- 3:00 PM.

108. Driveway Configuration: As shown on the plans dated June 21, 2023, the ramp design includes a 20' flat area beyond the property line, an acceptable 10%-20%10% ramp slope configuration. This configuration shall be included in the final plan set for approval.
109. Driveway Width: The design shall comply with the required driveway width per the Zoning Code.
110. Gate Location: if proposed, the location of a driveway gate shall be setback a minimum 20' from the property line. The specific location shall be included on the site plan and approve by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building).
111. Tandem Parking: DOT does not have a position regarding the tandem spaces for development. The parking layout and number of spaces shall be reviewed and approved by the Planning Department prior to the issuance of a Building Permit.
112. 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 of the unavailability of permanent, on-street, overnight parking permits.
113. Street Design Guidelines: Pursuant to the adopted Street Design Guide, the applicant shall comply with the following:
 - a. The existing sidelock along Chester Avenue is 9' wide (4' landscape area plus 5' clear walk zone). The project shall maintain a 5' min clear walk zone free of any obstructions along the project's frontage on Chester Avenue.
 - b. The existing sidewalk along Michigan Avenue is 10' wide (5' landscape area plus 5' clear walk zone). The project shall maintain a 5' min clear walk zone free of any obstructions along the project's frontage on Michigan Avenue.
114. Traffic Impact Fee: The Traffic Reduction and transportation Improvement Fee (Ordinance No, 7076) will apply to all net new residential developments. For FY 2024 the fee per dwelling unit for a multi-family development is \$4,173.98 and shall be paid prior to the issuance of the Certificate of Occupancy.