



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: March 20, 2024

TO: Hearing Officer

SUBJECT: Tentative Parcel Map #84379

LOCATION: 951 – 995 South Fair Oaks Avenue

APPLICANT: Pasadena CA Senior LandCo LLC and Pasadena CA Senior Property LLC

ZONING DESIGNATION: SFO-MU-G AD-2 (South Fair Oaks Specific Plan, Mixed-Use General, Alcohol Overlay District '2')

GENERAL PLAN DESIGNATION: Medium Mixed Use

CASE PLANNER: Jennifer Driver

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A and **approve** Tentative Parcel Map #84379 with the conditions in Attachment B.

PROJECT PROPOSAL: Tentative Parcel Map: To consolidate three existing parcels (Parcels 1 and 2: APN 5719-022-108; Parcel 3: APN 5719-022-101) into a single parcel with an area of 105,430 square feet, and to create two commercial condominiums that would allow the sale of the existing and proposed buildings.

ENVIRONMENTAL DETERMINATION: At a public hearing on May 20, 2020, it was determined by the Hearing Officer that the project was categorically 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, Section 15332, Class 32, In-Fill Development Projects); and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Furthermore, it has been determined that there are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review.

BACKGROUND:

Site characteristics: The subject site is located on the west side of South Fair Oaks Avenue and is bounded by Hurlbut Street to the north and Arlington Drive to the south. The site measures 105,430 square feet in size and is comprised of three parcels with two Assessor’s Identification Numbers (AIN). Parcels 1 and 2 are assigned AIN 5719-022-108 and the combined area measures 84,570 square feet in size. The parcel is improved with a Residential Care facility with 149 units and a surface parking lot. Parcel 3 is assigned AIN 5719-022-101 and measures 20,860 square feet in size and is developed with a one-story, 8,400 square-foot industrial building and a surface parking lot. The improvements on Parcel 3 would be demolished and replaced with a new residential care building approved under Modification to CUP #4577.

Adjacent Uses: North – Medical Office
South – Commercial Office / Residential
East – Light Industrial/ Commercial Office
West – Commercial Office / Multi-Family Residential

Adjacent Zoning: North – SFO-MU-G AD-2 (South Fair Oaks Specific Plan, Mixed-Use General, Alcohol Overlay District ‘2’)
South – SFO-MU-G AD-2 (South Fair Oaks Specific Plan, Mixed-Use General, Alcohol Overlay District ‘2’) and RS-6 (Single-Family Residential, 0-6 dwelling units per acre)
East – SFO-MU-C (South Fair Oaks Specific Plan, Mixed-Use Core)
West – SFO-RM-32 HL-1 (South Fair Oaks Specific Plan, Multi-Family Residential, 0-32 dwelling units per acre, Height Limit Overlay District ‘1’)

Previous Zoning Cases on this property: CUP #3507 – To allow for the construction of a four-story, 86,600 square-foot, 119-unit Residential Care facility. The application included a Variance to allow the proposed structure to have a maximum height of 56 feet, where the maximum allowed height is 45 feet and approved the Residential Care land use within the RM-32 zoning district. Approved January 20, 1999.

CUP #4577 – To allow for the construction of a four-story, 46,990 square-foot, 47-unit addition to an existing Residential Care facility. Three existing units would be removed. The application included a Variance to allow the proposed structure to have a maximum height of 53’3”, where the maximum height allowed is 45 feet and approved the Residential Care land use within the RM-32 zoning district. Approved October 5, 2005.

Modification to CUP #3507 – To eliminate the use of an off-site parking lot at 33 Hurlbut Street utilized by an existing 149-unit Residential Care facility. All required parking was provided on-site in a 65-space surface parking lot. Approved February 5, 2014.

Modification to CUP #4577 – To allow an 89,622 square-foot, four-story addition with 88 units to an existing 149-unit Residential Care, General ('Residential Care') facility land use and a Certificate of Exception to consolidate two parcels into one parcel. Approved May 20, 2020.

Minor Change to Modification to CUP #4577 – Minor change to Modification to CUP #4577 to allow an 89,549 square-foot, five-story addition with 76 residential care independent living units to an existing 149-unit residential care (Residential Care, General') facility land use and a Certificate of Exception to consolidate two parcels into one parcel. Approved November 8, 2021.

Time Extension Request for Modification to CUP #4577 – To allow a one-year time extension for Modification to CUP #4577, which is set to expire on June 2, 2024. Approved December 20, 2023.

PROJECT DESCRIPTION:

The applicants, Pasadena CA Senior LandCo LLC and Pasadena CA Senior Property LLC, have submitted a Tentative Parcel Map application to reconfigure three parcels to facilitate the development of a residential care facility previously approved by the Hearing Officer on May 20, 2020 (Modification to Conditional Use Permit #4577). After the subdivision, the three existing land parcels (Parcels 1 and 2: APN 5719-022-108; Parcel 3: APN 5719-022-101) would be consolidated into a single parcel with an area of 105,430 square feet. In addition, the Tentative Parcel Map includes the creation of two commercial condominiums that would allow the sale of an existing 149-unit Residential Care building on the northerly portion of the site, and the recently approved 76-unit Residential Care building to be located on the southerly portion of the site. No demolition of existing structures or new construction is proposed as part of this Tentative Parcel Map application. Further, this application does not address the design or construction of any structures or improvements proposed, planned, or previously approved for the project site.

ANALYSIS:

Tentative Parcel Map applications are subject to compliance with Title 16 (Subdivisions) of the Pasadena Municipal Code and applicable standards of the City's Zoning Code and General Plan. The intent of the Subdivision ordinance is to regulate divisions of land. The Hearing Officer may approve a Tentative Parcel Map provided findings in the affirmative are made pursuant to Municipal Code Section 16.20.170 (Required Findings). Findings are generally necessary to demonstrate the subdivisions consistency with the General Plan, suitability of the site, design, and that the subdivision would not cause serious public health problems, violate water quality control standards, or conflict with public easements.

The subject property is located within the SFO-MU-G AD-2 (South Fair Oaks Specific Plan, Mixed-Use General, Alcohol Overlay District '2') zoning district which does not specify minimums for lot width or area. The Tentative Parcel Map application does not modify the plans approved under Modification to Conditional Use Permit #4577 or include the demolition of existing structures or new construction. The proposed reconfigured boundaries will not affect requirements or conditions applicable to the approved residential care facility that were determined by the Zoning Hearing Officer to be consistent with the General Plan and Specific Plan. Additionally, the proposed subdivision will not conflict with development standards

established in the Zoning Code or the Building Permit application for the new residential care facility building. The Building Permit application was reviewed and approved and is awaiting issuance pending the decision in the subject Tentative Parcel Map. Furthermore, on November 8, 2022, the City's Design Commission found that the design of the project is consistent with the purposes of design review, the design-related goals and policies of the Land Use Element of the General Plan and the Design Guidelines in the South Fair Oaks Specific Plan and approved the Final Design Review application.

As a result, the proposed Tentative Parcel Map meets all required findings. The project demonstrates consistency with the goals, objectives, and policies of the General Plan related to sustainable growth, housing options and the South Fair Oaks Specific Plan area's vitality. The proposed project's development intensity, when combined with the earlier phases of the Residential Care facility development, is appropriate for the site and its surrounding context. By proposing an infill development on an underutilized property, the project is consistent with General Plan Land Use Element Policy 1.2 (Targeted Growth) and Policy 12.4 (Revitalization of Commercial Areas), the goal of which are to target growth and new construction in infill areas and away from Pasadena's residential neighborhoods and open spaces. In addition, by facilitating the expansion of an existing Residential Care facility, the project is consistent with General Plan Land Use Element Policy 2.2 (Senior Housing) and Policy 3.2 (Care Facilities). General Plan Policy 2.11 (Health Facilities) is supported by expanding healthcare facilities that are transit-accessible and pedestrian-friendly. Lastly, the expansion of the Residential Care facility supports Policy 37.2 (Medical Supporting Uses) by locating in a building that is accessible to public transportation for employees and visitors.

In addition, the site is physically suitable for the proposed density as it is relatively flat and located in an urban area. The design of the subdivision will not cause substantial environmental damage in that the property is located in an urbanized area and not near any sensitive habitat. The project has been previously reviewed in compliance with the California Environmental Quality Act. Further, the proposed improvements are not likely to cause serious health problems in that the design of the project provides appropriate ventilation, light, and circulation within the development, consistent with requirements of the Zoning Code. Finally, the project will comply with all sewer requirements and will not conflict with any easements or prevent access through the property.

TREE PROTECTION ORDINANCE:

No trees on-site would be affected by the subdivision. Therefore, the project does not conflict with the City's Tree Protection Ordinance, Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance).

TENANT PROTECTION ORDINANCE AND INCLUSIONARY HOUSING:

Housing is not present on-site, and the proposed subdivision is not a residential condominium project. In addition, housing is not proposed as part of this Tentative Parcel Map application. Therefore, the City's Tenant Protection Ordinance, Municipal Code Chapter 9.75 (Tenant Protection) and affordable housing requirements, Zoning Code Chapter 17.42 (Inclusionary Housing Requirements), are not applicable.

GENERAL PLAN CONSISTENCY:

The Project site is designated Medium Mixed-Use (0.0-2.25 FAR, 0-87 du/ac) on the General Plan Land Use Diagram, which is intended to support the development of multi-story mixed-use

buildings with a variety of compatible commercial (retail and office) and residential uses. This Tentative Parcel Map would reconfigure three existing parcels in order to facilitate the Residential Care project, which was determined by the Hearing Officer to be in conformance with the Medium Mixed-Use designation and the Zoning Code. As such, implementation of the proposed subdivision, which is solely intended to facilitate the development of the previously approved Project, is also consistent with the General Plan Land Use Element. The Tentative Parcel Map is consistent with General Plan Policy 1.2 (Targeted Growth) and Policy 12.4 (Revitalization of Commercial Areas). The subdivision would allow for the redevelopment of the area according to the approved Conditional Use Permit and would facilitate the revitalization of the commercial area by attracting private investment.

ENVIRONMENTAL REVIEW:

At a public hearing on May 20, 2020, it was determined by the Hearing Officer that the project was categorically 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, Section §15332, Class 32, In-Fill Development Projects) and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. It has further been determined that there are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review.

REVIEW BY OTHER DEPARTMENTS:

The City's Building and Safety Division, Design and Historic Preservation Division and the Departments of Public Works, Fire and Water and Power have reviewed the proposal. The Fire Department and the Department of Public Works provided recommended conditions of approval that are included in Attachment B of this staff report. No other comments or conditions were provided.

CONCLUSION:

It is staff's assessment that the findings necessary for approval of the Tentative Parcel Map can be made (Attachment A). The Tentative Parcel Map would reconfigure three existing parcels. No change in parcel count would result and the aggregate land area affected would remain the same. The proposal as previously approved by the Zoning Hearing Officer meets the development requirements of the Zoning Code and is consistent with the General Plan, any applicable Specific Plan, and the Zoning Map. 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 Tentative Parcel Map

Attachment B: Conditions of Approval for Tentative Parcel Map

ATTACHMENT A
SPECIFIC FINDINGS FOR TENTATIVE PARCEL MAP #84379

1. *The proposed map is consistent with applicable general and specific plans as specified in Section 65450.* The proposed Tentative Parcel Map will reconfigure three existing parcels that cover an aggregate land area of 105,430 square feet. After the subdivision, one land parcel will remain covering the same aggregate land area and two commercial condominiums will encompass the existing and proposed Residential Care buildings. The proposed map and the design of the subdivision are consistent with policies of the City's General Plan, and of the South Fair Oaks Specific Plan. The reconfigured boundaries will not affect requirements or conditions applicable to the proposed project that have been determined by the Zoning Hearing Officer to be consistent with the General Plan and Specific Plan and the proposed subdivision will not conflict with development standards established in the Zoning Code. The Tentative Parcel Map is consistent with General Plan Land Use Element Policy's 1.2 (Targeted Growth) and 12.4 (Revitalization of Commercial Areas) as it will facilitate the revitalization of the commercial area by attracting private investment and development of an underutilized property. The subdivision will allow for the redevelopment of the area according to the approved Conditional Use Permit site plan, and would include uses that are consistent with the Medium Mixed-Use General Plan Land Use designation. Furthermore, the proposed subdivision would facilitate the development of a Residential Care project that is consistent with policies of the General Plan related to sustainable growth, housing options and the South Fair Oaks Specific Plan area's vitality.
2. *The site is physically suitable for the type of development.* The subject property is rectangular, relatively flat in topography, and is accessible to vehicular and pedestrian traffic. The site lies in a developed, urban area. The proposed subdivision will reconfigure three existing parcels in order to facilitate the Residential Care project. The aggregate land area that makes up the site will remain after the parcels are reconfigured, and the site will continue to be physically suitable for the types of uses and size of development approved in the Conditional Use Permit.
3. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.* The property is located in an urbanized area and not near any sensitive habitat. The reconfiguration of parcels will not cause substantial environmental damage because no physical change will result. Development planned across the site will be consistent with a previously approved site plan. Further, The Zoning Hearing Officer determined that the project was categorically 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, Section 15332, Class 32, In-Fill Development Projects) in conjunction with an application for a Modification to a Conditional Use Permit for the subject site and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Furthermore, it has been determined that there are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review.
4. *The design of the subdivision or the proposed improvements is not likely to cause serious health problems.* The subdivision is compatible with existing commercial and residential land uses in the vicinity. The Tentative Parcel Map is limited to reconfiguring three existing parcels. Further, no improvements are included with this Tentative Parcel Map application. The design of the subdivision will conform to applicable standards of Municipal Code and the design of the subdivision does not have a documented history of causing serious health

problems. Therefore, the proposed subdivision of land is not likely to cause serious health problems.

5. *The proposed map meets the requirements of Title 16 as applicable.* The Tentative Parcel Map will comply with applicable standards of Title 16. The Tentative Parcel Map was prepared by a licensed land surveyor, obtained a map number assigned by the County, references the locations of adjacent streets and other public properties, labels and identifies easements, and references means of existing vehicular access. Copies of the Tentative Parcel Map were provided to the applicable parties, including, but not limited to, the City Engineer, Water and Power Department, Fire Department and Transportation Department, as required by Title 16.
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.* No improvements are proposed with this Tentative Parcel Map and the existing discharge of waste is not being affected. All future improvements are required to connect to the public sewer with compliance verified during the building permit plan check process. Therefore, the proposed Tentative Parcel Map 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 will not conflict with easements acquired by the public, for access through or use of property. The Tentative Parcel Map references existing easements for public street and utility purposes. All easements acquired by the public at large for access through or use of the property will continue to remain for the purposes intended. The Tentative Parcel Map will not result in abandonment of these easements.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP #84379

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

General

1. The parcels shall occur substantially as shown on the Tentative Parcel Map submitted with this application and dated "Approved for Hearing March 20, 2024," 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.
2. In accordance with Section 16.18.060.A (Period of validity, renewals and extensions – Period of Validity) 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.
3. Prior to the expiration of this Tentative Parcel Map, the subdivider shall prepare, file, and have recorded a Final Map. The subdivision shall not be final until a Final Map is recorded.
4. All utility substructures shall be located underground if required by the applicable City Departments. However, no subterranean gas meters shall be allowed.
5. The applicant or successor in interest shall meet all applicable code requirements of other City departments.
6. The applicant shall receive written final approval of the addresses that will be assigned to each proposed parcel/unit prior to recordation of map. Final approval of the addresses shall come from the Addressing Coordinator. For additional information please contact the Addressing Coordinator at (626) 744-4622.
7. The site shall be maintained and kept in good condition at all times.

Department of Public Works

8. 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.
9. 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.
10. All Public Works conditions of approval for this development will be implemented through entitlement case DHP2021-00369. The sidewalk dedication is currently being processed as Permit Case PWDWG2023-00012. Upon execution of the final deed and recordation with Los Angeles County Clerk's office, the document shall be referenced in the final parcel map.

11. 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.
12. 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:
 - a. Sidewalk Ordinance - Chapter 12.04
 - b. Sewer Facility Charge – Chapter 4.53
 - c. Residential Impact Fee – Chapter 4.17
 - d. City Trees and Tree Protection Ordinance - Chapter 8.52
 - e. Construction and Demolition Waste Ordinance - Chapter 8.62
 - f. Holiday Moratorium of activities within public right-of-way – Chapter 12.24.100

Fire Department

13. Governing Codes:

- a. Comply with the current edition of the California Fire Code and referenced NFPA standards and the Pasadena Municipal Code.

14. High Rise:

- a. Clearly show the highest portion of the building above the lowest level of Fire Department access on a plan page. A High Rise Structure is a building of any type of construction or occupancy having floors used for human occupancy located more than 75 feet above the lowest floor level having building access.
- b. High Rise Buildings shall comply with all of the requirements for High Rises as indicated in the California Fire and Building Codes and referenced standards for High Rise Buildings.

15. Assisted Living and Memory Care

- a. Clearly indicate proposed number of bedridden, non-ambulatory, and ambulatory residents and the proposed floors for their housing and number on each floor. Demonstrate compliance with codes based on proposed number of bedridden, non-ambulatory, and ambulatory residents.
- b. Comply with special requirements in Chapter 4 of the California Building Code.
- c. Prior to occupancy, obtain a license from the Department of Social Services and a Fire Clearance 850 Inspection as required.
- d. Any delayed egress shall comply with California Building and Fire Code requirements.
- e. Provide gurney accessible elevators as per the California Building Code.

- f. Comply with applicable requirements of Chapter 4 Emergency Planning of the California Fire Code.

16. 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 sprinkler system is required for existing occupancies where one of the following conditions exist as per Pasadena Municipal Code Section 14.28.210:
 - i. Whenever additions result in an additional level above or below grade, or a total increase of more than 1000 square feet (92.9 m²) or an increase of more than fifty percent (50%) in the total floor area including mezzanines and additional stories, whichever is less, regardless of ownership. Additions shall be cumulative with each application for a building permit from January 1, 2008. R-3 occupancies shall not be required to comply with this condition solely due to the addition of an additional level, unless one of the criteria for an increase of total floor area is also exceeded.
 - ii. Whenever the value of alterations exceed fifty percent (50%) of the replacement value of the structure, excluding the value of property and contents, as determined by the Building Official. Alteration values shall be cumulative with each application for a building permit from January 1, 2008. Expenditures for maintenance and repairs such as interior and exterior painting, carpeting, interior window coverings, drapes, movable partitions, surface re-roofing or plumbing, mechanical and electrical repairs shall not be considered when calculating the percentage of alterations.
 - iii. Whenever there is a change of occupancy to a more hazardous use, as determined by the fire code official.
 - iv. Whenever any existing Group R Division 1 occupancy is subdivided to a condominium or any nonresidential occupancy is converted, in part or whole, to a residential occupancy.
- c. The installation of a fire alarm system complying with the currently adopted California Fire Code, Pasadena Municipal Code, and NFPA 72 standard is required.
- d. A Standpipe system is required in accordance with the California Fire Code and NFPA Standard.
- e. 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.

17. Provide a UL300 compliant hood extinguishing system as required by code and tie in system to the fire alarm system.

18. Provide emergency and standby power in accordance with the California Building Code and California Fire Code.

19. An Emergency Responder Radio Coverage System shall be provided in accordance with CFC Chapter 5 and as per the City of Pasadena requirements.

20. Include plan for compliance with Chapter 33, Fire Safety During Construction, in the building plan set.

21. Fire Access

- a. Projects having more than 100 dwelling units shall be equipped with two separate and approved fire apparatus access roads as per CFC Section D106.1
 - i. Exception: Projects having up to 200 dwelling units shall have not fewer than one approved fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.1.1 or 903.3.1.2
- b. Projects having more than 200 dwelling units.
 - i. As per CFC Section D106.2, Multiple family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
 - ii. Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
- c. 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. **Note: Alternative materials and methods of construction proposed by the applicant can be reviewed for consideration. Contact nberry@cityofpasadena.net if additional information is needed.**
- d. A 5-foot unobstructed firefighter access path is required to all exterior portions of the structure.
- e. 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.
- f. 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. **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.

- g. Stairs are required to extend through the roof for any building over 4 stories in height.

22. 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.

23. 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. If delayed egress is provided on an exit door, the building shall be provided with fire sprinklers and a fire alarm system and meet all criteria for delayed 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.

24. Fire Master Plan

- a. 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.

25. Fire and Smoke Protection Features

- a. 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.

26. Additional Comments:

- a. Additional information is required to clearly define the proposed building/structure configuration and the parcel boundaries.
- b. The proposed buildings/structures being built across multiple parcels with multiple owners will require a document submitted for review and approval. This document will include verbiage stating how the fire protection systems and buildings/structures will be maintained for the life of the parcels, regardless of ownership. If approved, it will be required to be legally recorded for each parcel.