

Agenda Report

DATE: OCTOBER 4, 2004

TO: CITY COUNCIL

FROM: CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED "MADRE VILLA ESTATES" SUBDIVISION AND DEVELOPMENT OF TWENTY-EIGHT SINGLE FAMILY PARCELS AT 800 SIERRA MADRE VILLA AVENUE (PPR2004-00024).

RECOMMENDATION:

This report is being provided for information purposes only at this time.

BACKGROUND:

This project summary is being presented to City Council as part of the Predevelopment Plan Review (PPR) guidelines, which directs staff to present a PPR report for projects of community-wide significance to the City Council for information purposes only. On June 15, 2004, the applicant submitted an application for PPR for "Madre Villa Estates", a project proposing the subdivision of one lot into twenty-eight individual parcels located at 800 Sierra Madre Villa. The site is bounded by Sierra Madre Boulevard to the north and Sierra Madre Villa to the west, the site currently houses an unmanned mechanical building used for maintenance of radio station towers.

PROJECT DESCRIPTION:

The following description is taken from the preliminary plans which are conceptual at this stage and are subject to change:

The "Madre Villa Estates" project site measures approximately 5.86 acres and is located within the RS-6 zoning district where the minimum lot size is 7,200 square feet, as proposed all twenty-eight parcels will be meeting the minimum lot size requirements. The applicant is proposing three different types of floor plans that range in size from 3,293 square feet to 3,698 square feet. The proposed subdivision will be arranged around two cul-de-sac streets, one will be modified to accommodate a hammerhead as

part of a Fire Department vehicle turn around. The site will utilize Sierra Madre Villa Avenue as the main point of entry.

Some additional highlights of the project include:

- Each unit will provide two (2) covered parking spaces.
- The streets within the cul-de-sac will be private and maintained by an Home Owner Association.
- There will be no means of egress/ingress onto Sierra Madre Blvd.

PPR MEETING SUMMARY:

Staff has met with the applicant to discuss the proposal, its processing, and to identify the requirements of various City departments. Comments from City departments identified the following issues:

Environmental Review – An Initial Environmental Study will be prepared to determine if the proposal would result in a potential significant environmental impact and if an Environmental Impact Report (EIR) would be required to further evaluate project impacts. A traffic impact analysis will be required to determine if there would be any traffic circulation impacts in the adjacent and surrounding areas.

Public Works – A sewer area study will be prepared by a licensed civil engineer. The study shall include sewer flow monitoring at specific locations to be determined by Public Works.

Discretionary Actions/Hearings – Since the project proposes the subdivision of property, a hearing by the Subdivision Committee is required. No Variances or Conditional Use Permits are required for the subdivision of the property.

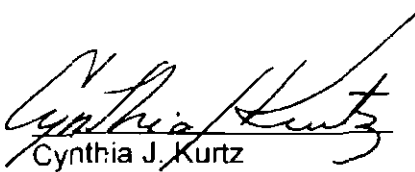
Timeline: The following timeline outlines the major steps in the process, if an environmental impact report (EIR) is not required. If the environmental assessment requires preparation of an EIR, an additional nine months will be required.

07/2004	Application submitted for Subdivision
09/2004	Prepare Initial Environmental Study
10/04/2004	PPR Review for City Council
12/2004	Public hearing held by Subdivision Committee

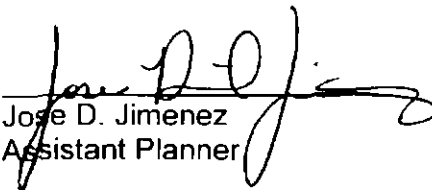
FISCAL IMPACT:

Fees will be collected for the discretionary actions required for the project. Additionally, the project will generate plan check and permit fees, in an amount that cannot be determined at this time.

Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


Jose D. Jimenez
Assistant Planner

Approved by:

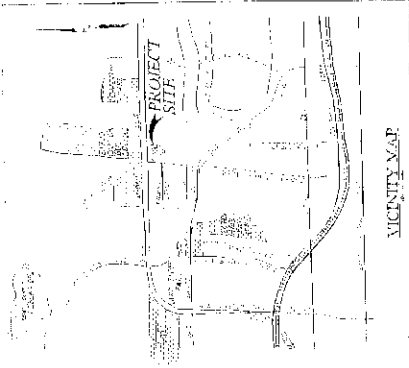
JAP 
Richard J. Bruckner
Director of Planning and Development

Attachments: 1. Site Plan
2. PPR Comments

Attachment

1

Plans



GENERAL NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.
4. ALL CURVES ARE TO BE MARKED WITH IRON PIPES.
5. ALL POINTS OF INTERSECTION ARE TO BE MARKED WITH IRON PIPES.
6. ALL POINTS OF BEGINNING AND END OF CURVES ARE TO BE MARKED WITH IRON PIPES.
7. ALL POINTS OF BEGINNING AND END OF SLOPES ARE TO BE MARKED WITH IRON PIPES.
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UTILITIES AND SERVICES:

ALL UTILITIES AND SERVICES ARE TO BE MAINTAINED AND PROTECTED AT ALL TIMES.

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UNIVERSITY:

UNIVERSITY OF CALIFORNIA, BERKELEY

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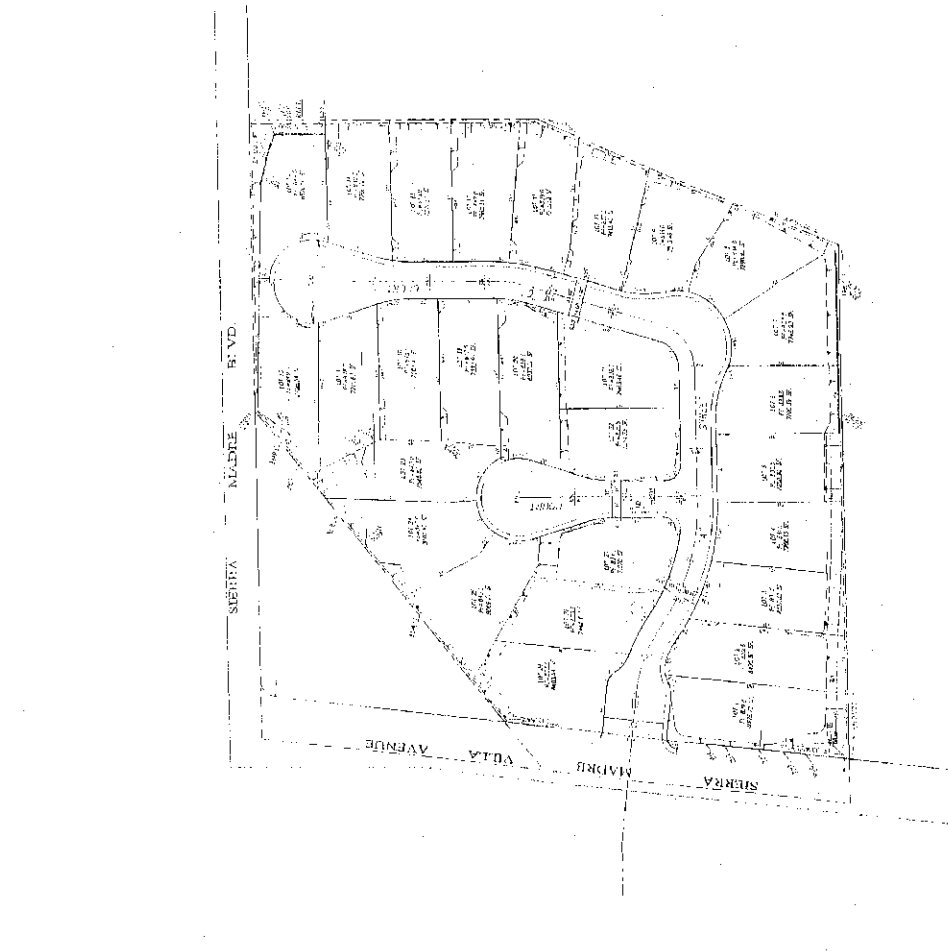
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061334

VESTING TENTATIVE TRACT MAP NO.

LAND DESIGN CONSULTANTS, INC.

10000 ...

MADEIRAS, LLC

LAND DESIGN CONSULTANTS, INC.

10000 ...

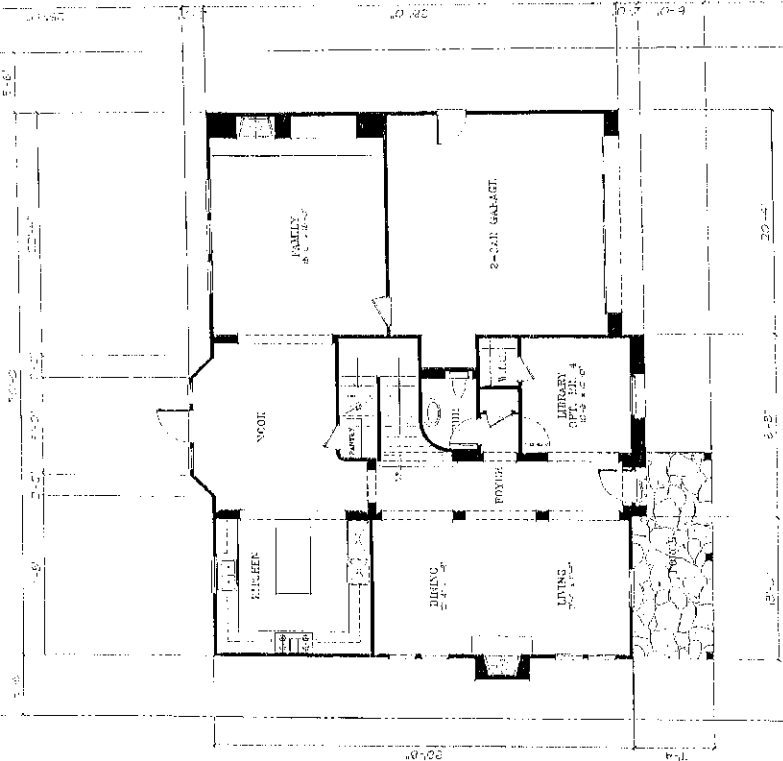
Sierra, Madrie, Volia Avenue, R. V.D.

061334

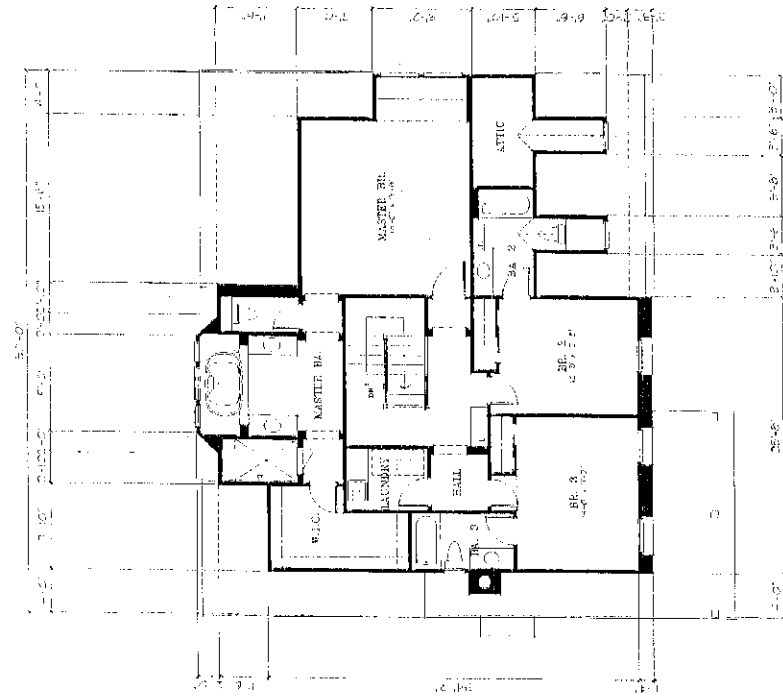
VESTING TENTATIVE TRACT MAP NO.

LAND DESIGN CONSULTANTS, INC.

10000 ...



1st FLOOR	1,200
2nd FLOOR	1,200
2-DAY GARAGE	1,200
TOTAL	3,600 S.F.

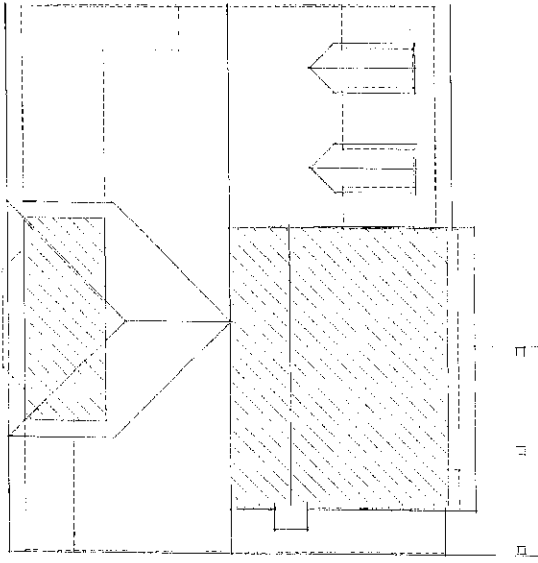


PLAN 1

Sierra Madre Villa Project

Madre Villas, L/LC
 June 15, 2004

FLORIAN CONSULTANTS

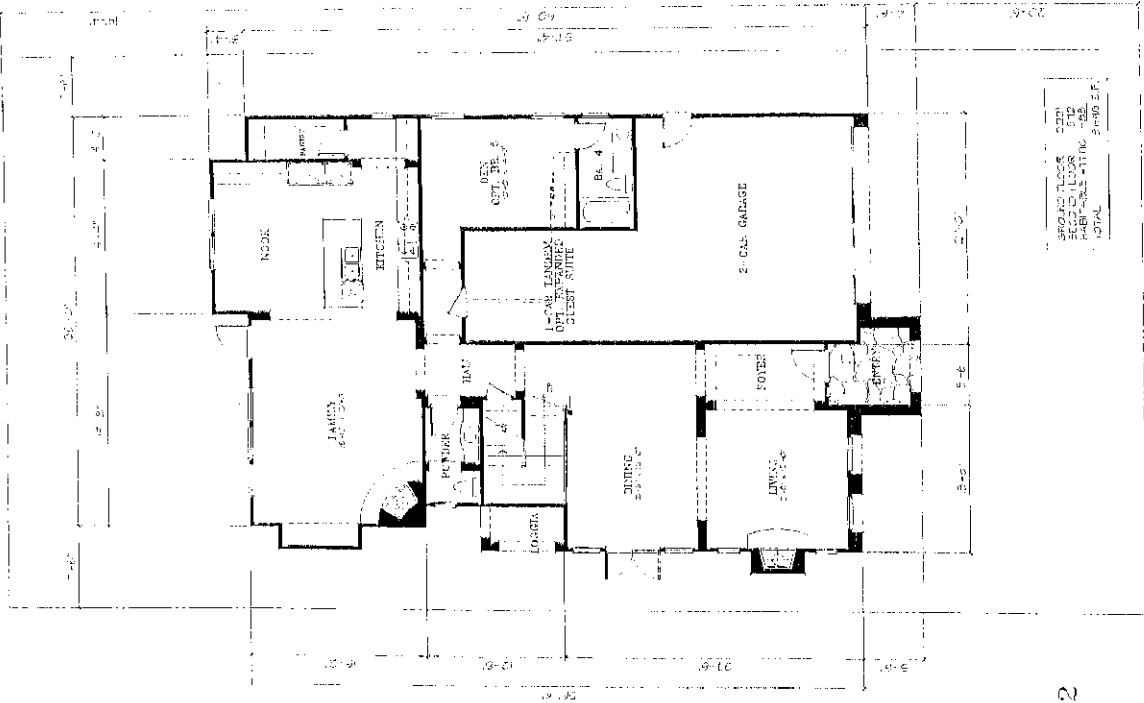
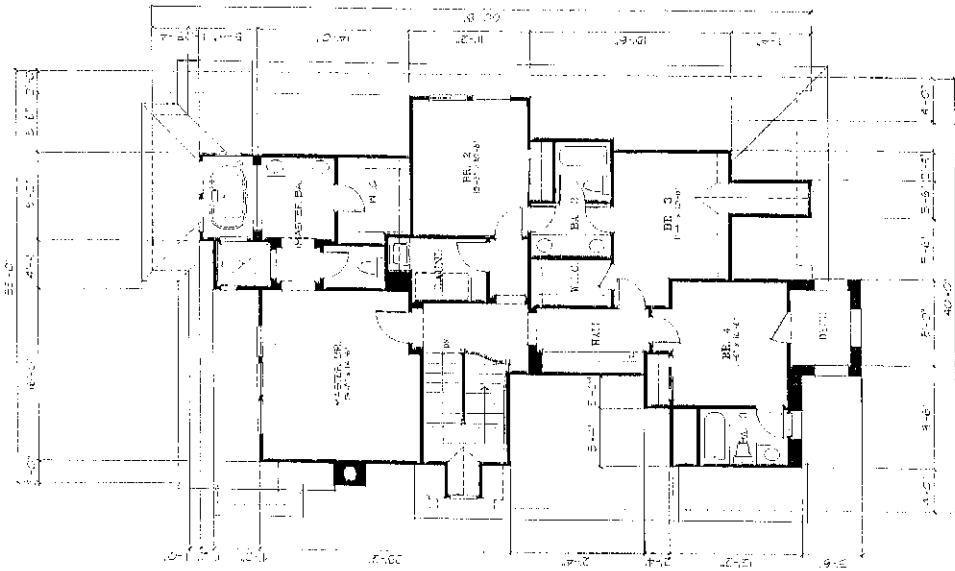


PLAN 1 ROOF

Sierra Madre Villa Project

Sierra Villas, LLC
 11111 Sierra Blvd, Suite 100
 San Diego, CA 92121

Sierra Villas, LLC
 11111 Sierra Blvd, Suite 100
 San Diego, CA 92121



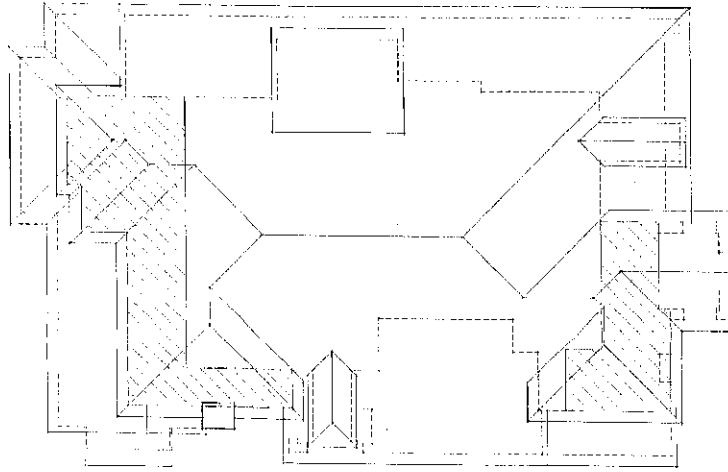
3RD FLOOR	000'
2ND FLOOR	570'
1ST FLOOR	1,110'
TOTAL	2,680'

PLAN 2

Sierra Madre Villa Project

Madre Villas, LLC
June 15, 2004

UNIVERSITY MICROFILMS

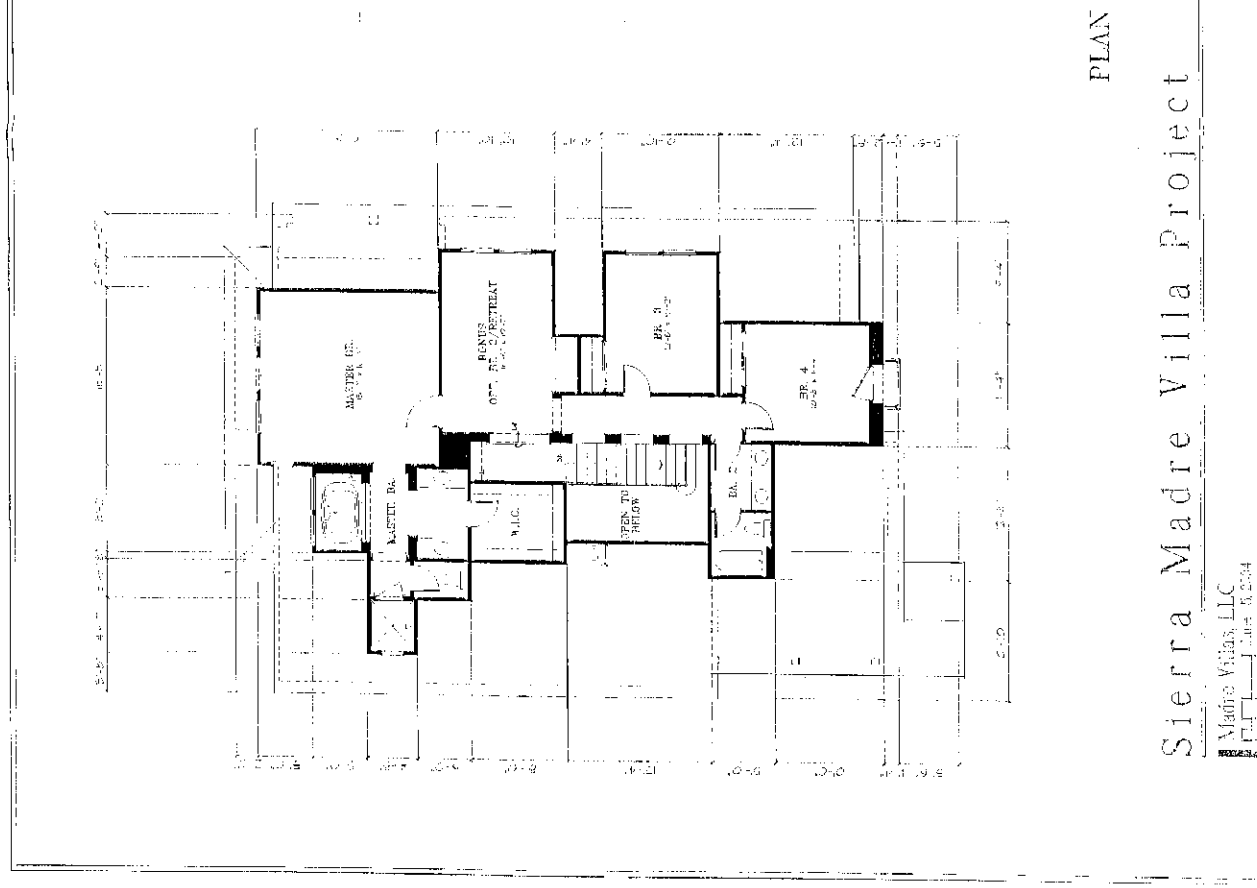
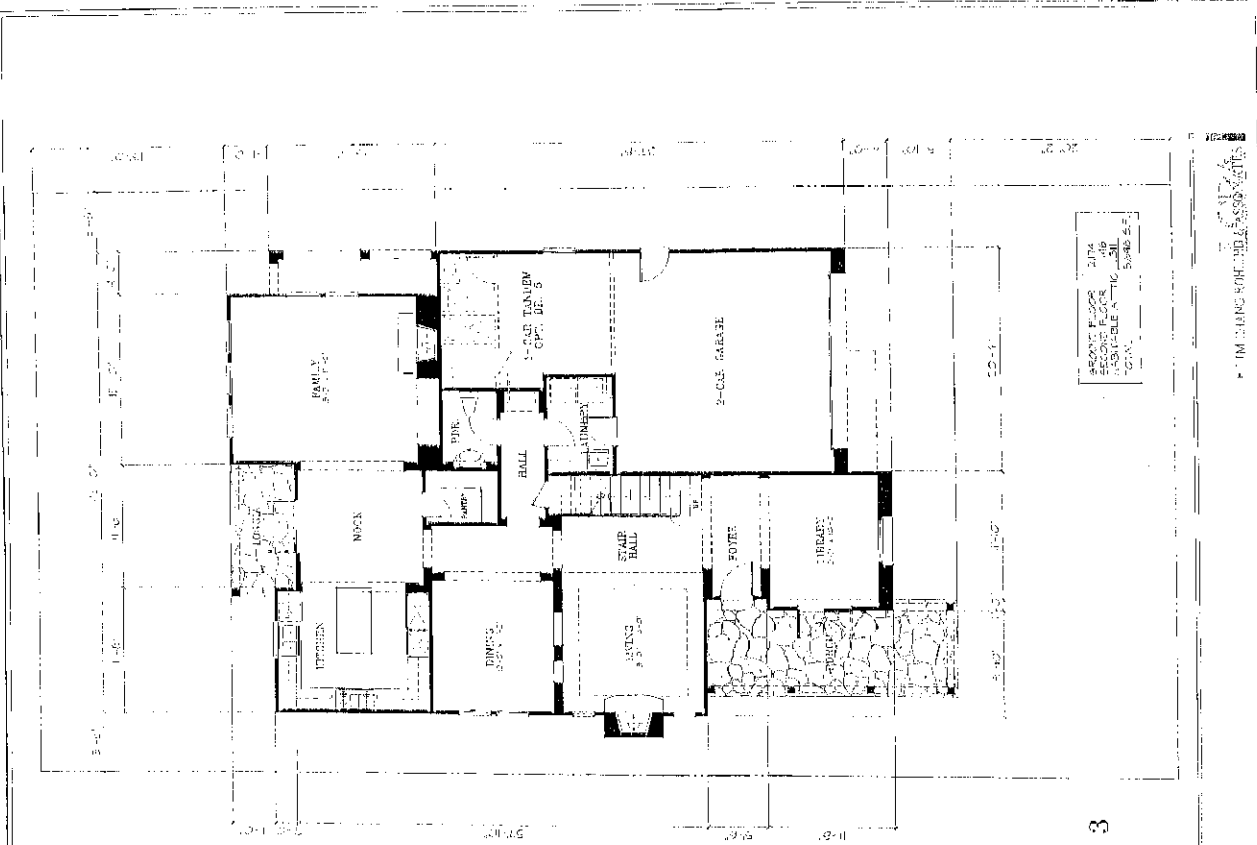


PLAN 2 ROOF

Sierra Madre Villa Project

Sierra Villas, LLC
11111 Sierra Drive, Suite 100, F

ARCHITECTS
LAW OFFICE OF JENNIFER M. HARRIS

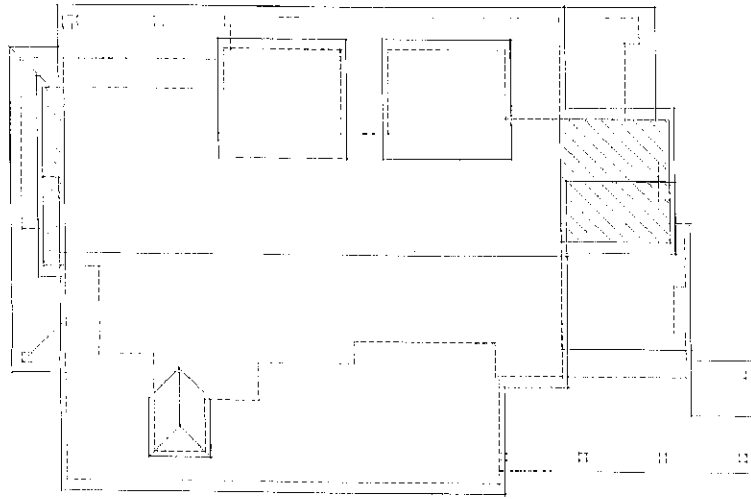


PLAN 3

Sierra Madre Villa Project

Madre Villas, LLC
 11111 Calle Ocho

ARCHITECT: JIM LINDEN
 ASSOCIATES



PLAN 3 ROOF

Sierra Madre Villa Project

Sierra Madre Villa, LLC
PH 3 June 15, 2014

LINE TYPING BOILING

Attachment

2

PPR Comments



PREDEVELOPMENT PLAN REVIEW COMMENTS



Project Number: PPR2004-00024 **Date:** August 11, 2004

Project Address: 800 Sierra Madre Villa

Project Description: Subdivision of property and creation of twenty-eight parcels for single-family use in the RS-6 zoning district.

Applicant: Madre Villas, LLC

Case Manager: Jose D. Jimenez

Phone # (626) 744-7137

CURRENT PLANNING

Planner: Jose D. Jimenez **Phone No.** (626) 744-7137

Zoning District RS-6 (Single-family Residential)

Proposed Use: The proposed project envisions the construction of 28 new single-family detached residential units on lots ranging between 7,200-9,929 square feet arranged around two new cul-de-sac streets. Three floor plans would be offered at 3,293 and two at 3,698 square feet. As proposed, the net square footage of the project is 68,531 square feet. The proposed units shall be in substantial conformance to the provisions outlined in the RS-6 development standards. As such, no proposed structure can exceed a floor area of 30 percent of the lot size plus 500 square feet.

Hillside Review: Not applicable

Applicable Development Standards: The following development standards of the zoning code apply.

Chapter 17.20 (RS-Single-Family Residential District)
Chapter 17.64 (Site Regulations)
Chapter 17.68 (Off-Street Parking Requirements)

Minimum Lot Width: The minimum lot width in the RS-6 Zoning District is fifty-five (55) feet. For this particular case the lot width measurement is taken 25 feet back from the front property line. All parcels seem to be meeting the minimum lot width, the only parcel in question is lot number 12, please double-check this.

Minimum Lot Area: The minimum lot area in the RS-6 Zoning District is 7,200 square feet. As proposed, the 28 proposed parcels will vary in size from 7,200 square feet to 9,929 square feet meeting the minimum lot area requirements.

Building Modulation: Not applicable

Height: Any proposed residential structure shall not exceed an overall height 32 feet, this is based on lots smaller than 20,000 square feet and cannot exceed the height of 23 feet to the top plate.

Landscaping: Not more than 35 of the front or corner yard area shall be paved. All unpaved portions of a lot shall be improved and maintained with landscape.

Parking: Parking shall comply with chapter 17.68 of Zoning Ordinance. For single-family residential 2 covered parking spaces are required.

CEQA: Based on the size and location of the proposed project, an Initial Study will be required to evaluate potential impacts to the surrounding area. Some of the areas of concern are traffic and circulation, aesthetics, area compatibility etc.

Loading: Loading is not required for single-family residential projects.

Discretionary Review Process: If a CUP or Variance is deemed necessary, the processing time for such an application is 2-3 months. The review authority for these projects is the Zoning Hearing Officer. Findings must be made through this process that there is a hardship or unusual circumstance that necessitates the Variance.

Mitigation/Condition Monitoring: If the Initial Environmental Study results in a Mitigated Negative Declaration, mitigation measures will be placed on the project. These measures will be monitored over time by the City's Code Compliance staff. If a Variance were approved, conditions would most likely be attached to the approval. *These conditions would be monitored by Code Compliance staff.*

General Notes and questions: Lot "20" which will be considered a through lot, which contains two front yards, please be aware of development restrictions regarding fence height and the placement of accessory structures.

- Are the proposed streets private?
- Who is going to maintain the strip of land parallel to Sierra Madre Blvd? Will it be landscaped?
- Will there be an HOA?
- Would the developer consider sidewalks and parkways?

Provisions for Habitable Attic Space: An attic is defined as the area between the uppermost plate and the roof or ridge of a building. In calculating the amount of area allowed under the definition of gross floor area, the attic cannot be more than sixty percent of the area of the floor directly below the attic. The measurement of the area of the story below shall be from the outside edges of the exterior walls to the extent that an uppermost plate supports the attic. If the measurement of the habitable attic space is less than sixty percent of the area of the floor directly below it, the area considered attic space shall be exempt from the gross floor area measurement. The entire attic space

shall be counted towards the gross floor area if the amount of the attic space exceeds sixty percent of the floor area immediately below it.

Estimated Fees: Initial Environmental Study = \$1,860. A Tentative Tract Map = \$3,033+ \$67 per air parcel.

Public Works

Planner: John Orolfo

Phone No. (626) 744-4273

General Statement: The following conditions are in response to a predevelopment plan review and intended to be used only for this purpose. The conditions, as intended are general in nature and are to be used as points of general discussion. Should this proposed development continue beyond the predevelopment plan review process, the Department of Public Works will review the proposed development for specific recommended conditions to be approved, which could also include other conditions.

Sewer: A sewer area study, prepared by a licensed civil engineer registered in the State of California, shall be submitted to the Department of Public Works for review and approval. The sewer area study shall include sewer flow monitoring at specific locations to be determined by the Department. The sewer flow analysis shall include calculations for the quantities of sewer flow for the pre-development and post-development conditions and determine the impact on all affected City sewerage facilities. The increase in sewer flow may impact the sewer capacity downstream from the proposed development. The applicant will be required to mitigate any potential capacity deficiency by a method approved by the Department. The applicant shall be responsible for all costs required to mitigate the potential capacity deficiency, including upgrading existing sewer main and/or replacing the existing sewer main with sewer mains larger than the existing sewer main in the fronting street, including sewers downstream of the proposed development.

If the new streets are privately maintained, the applicant shall dedicate to the City an easement for sewer and public utility purposes and ingress and egress. The width and limits of the easement shall be determined by the Department of Public Works. The easement shall be shown on the final tract map.

The proposed development shall connect to the public sewer by a method approved by the Department of Public Works. All sewer mains shall be vitrified clay pipe with a minimum 8" diameter. House sewer connections shall be 6" diameter vitrified clay pipe with a minimum slope of 2 percent.

Grading and Drainage: The applicant shall submit to the Department of Public Works a grading and drainage plan and hydrology study for review and approval prior to the issuance of a building permit. The grading and drainage plan and hydrology study shall be prepared by a licensed civil engineer registered in the State of California. The hydrology study shall include calculations for the quantities of storm water runoff for the pre-development and post-development conditions and how it will be handled. On-site drainage shall be connected to an off-site drainage system, whenever possible.

Drainage along the south property line shall be collected and conveyed to Sierra

Madre Villa Avenue by a method approved by the Department of Public Works.

This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance.

Street Improvements and Repair: New public streets shall comply with the design standards as specified in Chapter 16.12 of the Pasadena Municipal Code (PMC). New public streets shall have a 32-foot wide roadway, measured from curb to curb, and 10-foot wide parkway on each side of the street. The parkway shall consist of a 5-foot wide concrete sidewalk and 5-foot wide parkway strip. Cul-de-sac radii shall be 35 feet in accordance with City Standard Drawing No. S-409. In order to accommodate wheelchair ramps that comply with the American with Disabilities Act (Act), the property corner rounding at street intersections shall have 20-foot radii. Streets that do not comply with the PMC and the Department of Public Works standards will not be accepted by the City as public streets or maintained by the City.

The applicant shall construct street improvements for the new public streets, including concrete sidewalk, wheelchair ramp, curb and gutter, storm drain system, pavement, install street lights and signs, plant street trees, and other related street work.

Retaining walls, including footings, shall not be constructed in public right-of-ways.

Unless otherwise arranged, the applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Department of Public Works, 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.

Sierra Madre Boulevard was resurfaced with rubberized asphalt in October 2001, therefore, no street excavation for utility connections prior to October 2006 will be permitted. If the street must be excavated for new utility connections, the excavations shall be as close as possible to each other and the street shall be repaved from the south curb to the median island.

Excavation in the streets for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.

The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, avoiding any damage to existing street trees and using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514) of the Department of Public Works, along the frontages prior to the issuance of a Certificate of Occupancy.

The applicant shall construct any drive approach a minimum of 12 feet in width and in accordance with Standard Drawing No. S-403.

Recycling: The applicant shall submit the following plan and form which can be obtained from the Recycling Coordinator, 744-4721, of the Department of Public Works for approval prior to the request for a building permit:

- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the grading permit. A list of Construction and Demolition Recyclers in Los Angeles County can be obtained from the Recycling Coordinator.
- b. Monthly reports must be submitted throughout the duration of the project.
- c. Summary Report with documentation must be submitted prior to final inspection.

The applicant shall advertise the availability of salvage materials. A listing can be made at no charge in the CALMAX Quarterly Catalog at www.ciwmb.ca.gov/CALMAX or through LACOMAX at www.dpw.co.la.ca.us/epd/lacomax or through preservation groups or web or newspaper advertising.

The project shall be subject to the use of deconstruction techniques. A deconstruction manual is available free of charge by downloading it from www.ciwmb.ca.gov/publications or by requesting a copy from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works.

Street Lighting: If the new streets are public streets, the applicant shall install a street lighting system for those streets. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Department of Public Works. The cost of the street lights is the applicant's responsibility.

If the existing street lighting system along the project frontages is in conflict with the proposed development and/or driveway locations, it is the responsibility of the applicant to relocate the affected street lights, including conduits, conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.

Unless otherwise arranged, the applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Department of Public Works, 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.

Street Trees: The project shall comply with the Tree Protection Ordinance (TPO) that provides protection for specific types of trees on private property as well as all trees on public property.

The applicant shall plant and maintain, for a period of three years, ten officially designated street trees on the Sierra Madre Boulevard frontage of the subject property and install and permanently maintain an irrigation system for those trees. Locations will be finalized in the field by Department of Public Works. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to the Department for review and approval.

In addition, the applicant shall plant and maintain, for a period of three years, street trees as determined by the Department for the new public streets in the development and install and permanently maintain an irrigation system for those trees. Locations will be finalized in the field by Department. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to the Department for review and approval.

Plans must be submitted to the Parks and Natural Resources Division for approval showing any structures, irrigation, footings grading or plantings that impact City street trees. The plans must conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters and actual canopies as well as any trees to be planted with their canopy at mature size.

Deposit: Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a **\$10,000** deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, either directly or indirectly, by the construction on this site.

Construction Staging & 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 and the Department of Transportation for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way including street occupations, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. The applicant shall submit a flat fee to the Department of Public Works for review of the Construction Staging & Traffic Management Plan.

Estimated Fees: Based on work performed in the public right-of-way. See General Fee Schedule.

TRANSPORTATION

Planner: Jolene Hayes

Phone No. (626) 744-7427

General Statement: The following conditions are in response to a predevelopment plan review and intended to be used only for this purpose. The conditions, as intended are general in nature and are to be used as points of general discussion. Should this proposed development continue beyond the predevelopment plan review process, the Department of Transportation will review the proposed development for specific recommended conditions to be approved, which could also include other conditions.

Construction Staging & 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 and the Department of Transportation for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way including street occupations, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site.

Estimated Fees: Based on work performed in the public right-of-way. See General Fee Schedule.

Traffic: A full Traffic Impact and Parking Analysis shall be prepared in accordance to the City's established guidelines. The applicant shall deposit \$2,400 for reviewing the traffic analysis, subject to refund or additional billing. The report shall assess the projects potential effects on the following:

- On-street parking demand
- Pedestrian traffic and/or bicycle use
- Increases in traffic volumes and/or speeds on adjacent residential streets
- Transit use, including identification of existing nearby transit stops, potential/proposed location changes to existing amenities (bus benches, receptacles, etc)
- Multi-modal corridors and/or de-emphasized streets

Appropriate traffic impact mitigation measures will be determined in conjunction with the Public Works' street improvements and dedications. The scope of work for the traffic study must be approved by the Department of Transportation; therefore, it is strongly recommended that the applicant enter into a memorandum of understanding (MOU) for the traffic study scope prior to collecting data and conducting the traffic analysis. Contact Eric Shen, Transportation Planning & Development Manager, at 626-744-7208 for additional information.

Trip Reduction: The project is not subject to the City's Transportation Demand Management (TDM)/Trip Reduction Ordinance (TRO) requirements.

BUILDING DIVISION

Plan Reviewer: Zaheer Khan

Phone No. (626) 744-6876

Governing Codes: The design and construction for this project shall comply with Title 14, Chapter 14.03 of the Pasadena Municipal Code (PMC) and Ordinance No. 6909 which adopts but not limited to the following: 2001 California Building Code (CBC) 2001 California Plumbing Code (CPC) 2001 California Mechanical Code (CMC) 2001 California Electrical Code (CEC) 2001 California Fire Code, 2001 California Energy Code, State Urban Stormwater Mitigation Program (SUSMP) including all applicable county, state, federal laws and regulations.

Occupancy Group: Requirements shall be based on Chapter 3, 'Use and Occupancy', 2001 C.B.C.

Construction Type: Construction shall comply with the requirements of Chapter 5, 'General Building Limitations', and Chapter 6, 'Type of Construction', 2001 C.B.C. Provide code analysis and design summary justifying allowable area and number of stories.

Means of Egress (Exiting): Means of egress shall comply with the requirements of Chapter 10, 2001 C.B.C.

California Disabled Access Requirements: California Multi-Family Disabled Access Regulations by the California Department of Housing and Community Development.

California CCR Title 24 Energy Requirements: Latest edition of the California Energy Standards, Title 24, Part 6

Fire Protection System: Fire protection systems shall be in conformance to Section 14.25 of the Pasadena Municipal Code, Chapter 9 of the 2001 C.B.C., 2001 California Fire Code (CFC) and applicable National Fire Protection Standards (NFPA).

Plans and Professional Documents: All working drawings, engineering calculations, soils report, grading plan and supporting documents shall be prepared and sealed by a licensed Architect/Engineer registered in the State of California. A soil report for this project is required.

Estimated Fees: To be determined at the time of submittal.

COMMUNITY PLANNING

Plan Reviewer: Robert Ávila

Phone No. (626) 744-6706

General Plan Consistency: The project site is located at 800 Sierra Madre Villa Avenue, near the southeast corner of Sierra Madre Villa Avenue and Sierra Madre Boulevard. The proposed project envisions the construction of 28 new single-family detached residences on lots ranging between 7,200-9,929 square feet arranged around two new cul-de-sac streets. Three two-story floor plans would be offered at 3,293 and 3,698 square feet, two plans being identical in size. The net square footage of the project is 68,531 square feet.

The General Plan designation for the proposed project site is Low-Density Residential (0-6 du/acre). The 250,034 square foot lot area of the project site allows up to 34 dwelling units to be built at this location. In this case, the proposal to build 28 units at the project site is consistent with the General Plan Land Use designation of Low-Density Residential.

As this project progresses through the development review process, the General Plan provides the following policies that are relevant to the project:

Policy 5.5 - Architectural and Design Excellence: The City shall actively promote architectural and design excellence in buildings, open space and urban design and shall discourage poor quality development.

The design of the proposed project should ensure that the architectural design of structures and their materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located.

Objective 7 - Residential Neighborhoods: Preserve the character and scale of Pasadena's established residential neighborhoods.

The proposed project should take into consideration the scale and massing of existing residential development, particularly building setbacks, rooflines, and landscaping. The design should relate to and support the special characteristics of the existing fabric of the site's immediate surroundings as well as to the larger environment of which they are a part.

Policy 7.2 - Subdivisions: Where subdivision of existing lots is proposed, provide that the resultant lots in the proposed subdivision are consistent with the prevailing size and character of lots in the immediate vicinity, and that the subdivision would not have a substantial adverse impact on adjacent residences.

The proposed project should take into consideration the prevailing lot sizes, setbacks, and landscaping at adjacent existing development along Calderwood Lane, Rim Road, Sierra Madre Boulevard, Paloma and Primavera Streets. The parcels in the proposed project average 15-46% smaller than the lots in adjacent development. Therefore, consideration should be given to pad siting, building height, massing and volumes to avoid the appearance of large residences overwhelming their building lots and surroundings.

Policy 15.1 - Sizes and Types: Provide a range of housing sizes and types for the many sizes and types of families in the community.

The proposed project envisions the construction of 28 new single-family residences. The type of affordable housing needed for Pasadena's diverse families is not limited to multifamily housing units but includes a need for affordable single-family residences as well. Consideration should be given to providing the 15% (four units) on-site.

Policy 15.2 - Increase Supply: Increase the total number of market rate and affordable housing units within the City.

The proposed project is subject to the Inclusionary Housing Ordinance that mandates that 15% of the units be affordable on-site or comparable units built within the project vicinity or the payment of an in-lieu fee. Please contact the Housing & Development Division for details of the project Inclusionary Housing Plan.

Policy 15.4 - Family Housing: Increase the supply of large family affordable housing units with adequate outdoor play space for children.

See above comments for Policies 15.1 and 15.2.

Specific Plan: The proposed project is not located within a Specific Plan Area.

Master Development Plan: The proposed project is not located within a Master Development Plan Area.

Planned Development: The proposed project is not located within a Planned Development Area.

Neighborhoods: The proposed project is located within the following Council District and Neighborhood Association:

Council District 4: Steve Haderlein, City Council Member
Rhonda Stone, Field Representative
(626) 744-4740
Lower Hastings Ranch Association
Gail Anderson
2589 Morningside Street
Pasadena, CA 91107

Sierra Madre Villa Neighborhood Association
Susan Walker
3259 Barthite Street
Pasadena, CA 91107

Upper Hastings Ranch Association
Diane Robinson
1220 Valley View Avenue
Pasadena, CA 91107

Estimated Fees: Community Planning does not anticipate any fees at this time.

HOUSING & DEVELOPMENT

Plan Reviewer: Kermit Mahan/Leon White
8315/4660

Phone No. (626) 744-

General Comments: Housing comments - Project propose to construct 28 new residential units and thus is required to comply with the Inclusionary Housing Ordinance.

Development Division comments - The proposed 28 new single family residential units are not located within the boundaries of any of the City's redevelopment project areas. It is the understanding of the PCDC that the project will be developed privately, without the financial assistance from the Commission. Therefore is is not subject to a formal review by the Development Division staff.

Estimated Fees: NA

WATER & POWER DEPARTMENT, Power Division
150 South Los Robles Avenue, Suite 200 Pasadena, CA 91101

Plan Reviewer: Ron Smith Phone No. (626) 744-4015

PPR2004-00024
800 Sierra Madre Villa Avenue

City of Pasadena Water and Power can serve power to the proposed development.

Customer must provide a transformer room/vault if electrical service is 400 Amps, 120/240V or larger. The size and the voltage of the service will determine the size of the transformer room/vault.

Customer must maintain existing ingress/egress access to a transformer room/vault, and 14' vertical clearance above a below grade transformer vault.

2-4" concrete encased conduits shall be installed from transformer room/vault to the property line nearest to Sierra Madre Blvd.

Customer/Developer must identify and notify the department for any conflict with existing overhead lines/poles. Proper clearances between proposed structure and those overhead poles/lines must be maintained.

Please contact Sheldon Cox, the overhead the Power Distribution Supervisor regarding power poles and line clearances at (626) 744-3707.

Customer/Developer must also identify and notify the department if there is any underground electrical conduit in the proposed development area that is in conflict with the construction.

Developer/Owner shall maintain existing ingress/egress access for those existing overhead wires and power poles.

The following items will need to be included on the drawings (2 sets of power plans required): main switch, size & voltage type; plot plan with scale; vault location; suggested meter location and single line diagram.

Please arrange a meeting with Utility Services Advisor personnel for other detail requirements.

Further information may be obtained from Bill Woods, Utility Services Advisor at (626)744-4495

Estimated fees: \$30,000

WATER & POWER DEPARTMENT, Water Division
150 South Los Robles Avenue, Suite 200, Pasadena, CA 91101

Plan Reviewer: Ivo Chewtoh **Phone No.** (626) 744-7488

Date Reviewed: 07/13/2004

PPR2004-00024: 800 Sierra Madre Villa Avenue (D.S. #1314)

Water Mains: Pasadena Water and Power (PWP), Water Division can serve water to this project. Currently, there is a 36-inch transmission water main in Sierra Madre Villa Avenue, 34-feet east of the west property line of Sierra Madre Villa Avenue, and an 8-inch water main in Sierra Madre Villa Avenue, 20-feet west of the east property line of Sierra Madre Villa Avenue.

Moratoriums: A section of Sierra Madre Boulevard was reconstructed/resurfaced in year 2001. Verify with The Public Works Department regarding any construction moratorium affecting this project.

Water Pressure: The approximate water pressure for the project site is 100 psi (pounds per square inch).

Water Service: There is an existing 2-inch water service to this site. This service may not be sufficient for the proposed development. The size of the single service necessary will be determined per the Uniform Plumbing Code when final building plans are submitted. PWP will install any new service at the Pasadena Water Service Rate Ordinance in effect at the time of application and installation. (NOTE: Pasadena Water Service Rate Ordinance is applied to new services tapped off the main closest to the parcel when installed in the street under normal conditions and standard methods).

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. If you would like to request fire flow test information for your site, please contact Rudy Nickens at (626) 744-4524.

Cross Connections: All city cross-connection prevention policies must be adhered to. All meters serving the project shall be protected by an approved backflow prevention assembly. Each parcel must have a separate water service; water lines are not permitted to cross lot lines to serve adjoining lots. If you have additional questions, please contact Richard Thompson at (626) 744-4299.

Landscaping and Irrigation: Provide backflow protection.

FIRE DEPARTMENT

07/26/04

**Plan Reviewer: Douglas Myers
6885**

CBC: R-3/U1 Occupancy Classification

PPR2004-00024

**(Moderate Fire Zone)
Phone No. (626) 744-**

Minimum Fire Flow/Fire Hydrants: All structures shall have the minimum fire flow (GPM) required by Appendix III-A and the quantity and spacing of fire hydrants as

required by Appendix III-B of Title 24, California Fire Code; Urban Wildland Interface Code (UWIC), Section 405. All hydrants (new and existing) serving properties in the High Fire Severity Zone shall provide a minimum of 1500 GPM. Plans shall be submitted to the Pasadena Fire Department for review and approval prior the review and approval of the building plans.

A current fire flow report (not older than 6-months), performed by the Pasadena Water Department, shall be provided to the Fire Department when applying for building permits to construct or add to any structures.

Fire Dept. Access/Knox Box: A minimum of two (2) points of emergency vehicle access is required for this project. Access shall comply with those design requirements identified below.

Fire Department Access shall be provided to within 150-feet of all exterior portions of any structure. All access roads exceeding 150-feet shall be provided with an approved Fire Department Hammerhead or Turnaround. Fire department access shall be constructed of an approved and engineered of all weather surfaces to support a minimum of 35,000lbs., minimum of 20-feet wide and unobstructed height of 13'-6", with No Parking on either side. No roadway way shall exceed 12% slope.

All access gates across roadways or entrances to facilities shall fail unlocked/open in the event of any loss of power. All access gates and main entrance doors shall have a Know Box or Knox Control Key Switch installed. Obtain Knox Box Applications from the Pasadena Fire Department Permit Desk.

Storage of construction materials in the public right-of-way is NOT PERMITTED. Specify on site plan the proposed location of the storage of construction materials. NOTE: In times of high fire hazard in brush areas, temporary fire protection of the construction materials may be required.

Defensible Space – Wildland Fuel Modification:

Provide defensible space with low fuel volume (fire retardant) landscaping in compliance with UWIC Section 603.2. Urban - Wildland Interface Fuel Modification plans shall be engineered by a Landscape Architect having the special disciplines for fuel modification (a list of other projects and the AHJ the work was completed in for the purpose of verifying qualifications). All landscape plans shall clearly indicate:

- a. All planting adjacent to the structure(s) and on all slopes is to be a low fuel volume species. This includes trees, shrubs and ground cover.
- b. Provide documentation for each plan species incorporated into the Fuel Modification Zones.
- c. A complete irrigation system for the maintenance of these plants. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for a building permit.

- d. Specify on a landscape plan the extent of clearing existing brush for the new construction and/or future landscaping. This plan shall be approved by the Fire & Environmental Control Departments prior to or concurrent with the approval of the plans for the building permit.

Firefighter Rescue Window Access: A minimum of 10-foot clear width shall be provided in the form of a clear and unobstructed pathway from the public way to each rescue window serving each sleeping area for those windows located up to and including the third level of the residential units. This width can be reduced to 5-foot provided a minimum of 3-foot projection from the building at each rescue window that will enable the fire department to rest the ground ladders against directly adjacent to the window opening.

Automatic Fire Sprinkler System or Standpipe: All structures shall be provided with a fully automatic quick response fire sprinkler system engineered and installed per NFPA 13 throughout the structure. UWIC 602. CFC Article 10.

Fire Department Fire Sprinkler Connections, *when required:* Shall be comprised of:

- FDC shall be located a minimum of 25-feet from the building and within 50-feet of a fire hydrant.
- (2) 2-1/2" CLAPPERED internal swivel outlet X 2-1/2" CLAPPERED internal swivel outlet X 4" FDC
- **A CLEAR DIMENSION OF 3-FEET SHALL BE MAINTAINED AROUND THE PERIMETER OF EACH FIRE DEPARTMENT APPLIANCE.**
- All fire appliances except for fire hydrants shall be cleaned, primed, and painted fire engine red enamel or krylon.

Dwelling Unit Automatic Smoke Alarms: Provide approved hardwired smoke alarms, with battery backup, in each sleeping room, areas serving the sleeping rooms and at the top of stairways. All smoke alarms are to be photoelectric or a smoke alarm that is listed a photoelectric/ionization. All smoke alarms are to be interconnected for alarm sounders. All sounders are to produce a coded temporal pattern. All smoke alarms are to be UL 217 and California State Fire Marshal Listed. All smoke alarms are to be manufactured by the same company and compatible with each other. Smoke alarms are not permitted to be installed within 3-feet of any supply or return air register or opening into a bath or shower area.

HEALTH DEPARTMENT PPR 2004-00024

Plan Reviewer: Mel Lim

Phone No. 744-6062

No Comments