

subterranean parking with six tandem spaces, for a total of 317 parking spaces in the five levels.

The building has a height of 86 feet at the Colorado/Madison corner, with a height of 75 feet plus appurtenances over most of the footprint.

The developer is Green Oak Investments, LLC, based in Beverly Hills. The architects are Studio One Eleven of Long Beach, California.

PPR SUMMARY

General Plan Review: The proposal is consistent with the policies, goals, and objectives of the Land Use Element. The intensity standards for the Central District Specific Plan Area provides sufficient remaining floor area to accommodate the project.

Environmental: An Initial Study is required.

Traffic: A traffic impact and parking analysis is required and will be submitted for review by the Transportation Department. The results of the study will be incorporated into the Initial Study. The project is subject to the requirements of the City's Transportation Demand Management and Trip Reduction Ordinance.

Zoning: Staff reviewed the proposal with both the existing Zoning Code and the draft Zoning Code, which follows the new Central District Specific Plan. The project is proposed to comply with the newly approved Code, anticipating a submittal date after the new Zoning Code ordinance is adopted.

The Central District Specific Plan and draft Zoning Code allow an FAR of 3.0, for up to 114,000 square feet of nonresidential development on the site. At 106,190 square feet, with an FAR of 2.79, the proposal complies with the Specific Plan and draft Zoning Code.

The submittal shows a height of 86 feet at the corner, with a height of 75 feet plus appurtenances over most of the footprint. Current code allows up to 130 feet in this location. Under the Central District Specific Plan, the height limit is 75 feet, with a maximum of 90 feet using height averaging. Height averaging allows additional height over no more than 30 percent of the total building footprint, excluding parking structures, provided that the average height of that footprint does not exceed the height limit. Height averaging requires approval from the Design Commission.

Under the current Zoning Code, the project is required to provide a minimum of 311 spaces. The revision to the parking standards will establish a basic requirement of approximately 307 spaces, after a 25 percent reduction in parking requirement for developments located in the Central District Transit-Oriented Zone. The actual number of spaces to be required, under the approved differentiation between "low turnover and

customer parking,” has not been determined. The parking standards, however, will be both minimum and maximum in the Transit-Oriented Zone.

Design: The contemporary composition with square lines, heavy cantilevered cornices, a step-back of the upper floors, significant articulation between the two modules on each street, and ground floor canopies has potential to result in a design that is “inviting and sustains interest” (*CDP page 6*). The deep overhang of the rooftop canopy meets the guideline for a “strong, attractively detailed cornice or parapet in conjunction with a flat roof” (*CDDG 9.8.3*). The design seems to achieve the spirit of the recommendation “for contemporary, progressive and innovative design throughout the area” (*CDDG Section 10*).

The *Central District Design Guidelines* encourage mid-block walkways and pascos, and the *Playhouse District Streetscapes, Walkways, and Alleys Plan* specifically shows one on the west side of the project site. The design may be judged deficient in providing “linked plazas, courtyards, streets, alleys, and passages” (*Citywide Design Guidelines*, page 8) and in “extend(ing) the circulation pattern through...publicly accessible...paseos and mid-block passages” (CDSF Guideline 8.3.3).

The loading area is located on Converse alley at Madison Avenue, with a solid wall on the Madison Avenue side. To further mitigate the view, staff recommends the applicant consider roll-up doors to enclose the loading dock when there are no trucks on site

Discretionary reviews: As a commercial project exceeding 25,000 square feet, the project requires a Conditional Use Permit. In addition, under the new Zoning Code, it will require a Use Permit for a project exceeding 15,000 square feet within a transit-oriented district. A Minor Conditional Use Permit will be required for approval of tandem parking spaces in the parking structure. The Municipal Code requires design review of all new construction in the Central District. Concept design review is a noticed public hearing before the Design Commission. Notification for this hearing may be combined with notification for any zoning entitlements, with the zoning hearing to precede the design hearing.

The design guidelines to be used during design review of this project are the City-wide Design Principles (CDP, in the Land Use Element of the General Plan), the Central District Design Guidelines (CDDG), and the Pasadena Playhouse District Streetscapes, Walkways and Alleys Plan.

There are no trees on the project site, according to the tree inventory. The proposed building is built to the sidewalk on both streets, and provides three-foot setbacks on the other sides. The zero setbacks are required along Colorado and Madison. The Design Commission may approve of deviations from zero setbacks to preserve the roots and canopies of existing street trees. There are significant trees along both streets that may require further articulation of the building in order to successfully retain the shape and vitality of these trees. The applicant has been advised to work with an arborist and the Parks and Natural Resources staff to evaluate the needs of these trees.

The applicant was likewise advised that if street tree vacancies exist, the applicant shall plant and maintain for a period of three years, the officially designated street trees on the subject frontages and install and permanently maintain an irrigation system for those trees.

Cultural Affairs Review: The project is subject to the public art requirement for new development, with 1 percent of the building valuation allocated for public art. The sequence for hiring an art consultant and presenting a proposal to the Arts Commission will be coordinated with submittals of applications for design review.

TIMELINE

The following schedule outlines the major stages of reviews for this project:

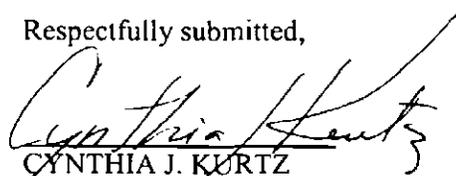
Dates	Activity
06/04-08/11	Review of PPR submittal and discussion of PPR comments at meeting with applicant
11/22/04	PPR presentation to City Council.
11/04	Applicant to submit application for Conditional Use Permits and Minor CUP (re: tandem parking)
12/04*	Staff circulates draft Initial Environmental Study and schedules Conditional Use Permits and Minor CUP for Zoning Hearing Officer agenda.*
2/05	Zoning Hearing Officer holds noticed public hearing for CUPs/MCUP.
2/05	Applicant to submit application for Concept Design Review.
03/05	Design Commission holds a noticed public hearing for concept design.
Depending on submittal	Design Commission reviews final design review and applicant submits plans for plan check.

*If an environmental impact report is required, the schedule will be extended as necessary.

FISCAL IMPACT

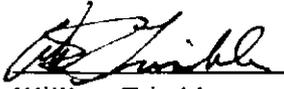
The developers will pay fees for the required discretionary actions. The project will also generate plan check and permit fees and construction tax. Additionally, the project will generate increased revenues from property taxes.

Respectfully submitted,



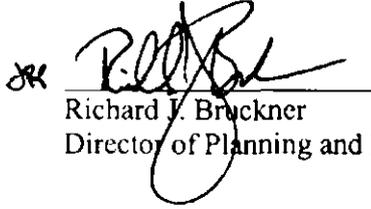
CYNTHIA J. KURTZ
City Manager

Prepared by:



William Trimble
Senior Planner

Approved by:



Richard J. Bruckner
Director of Planning and Development

Attachments:

- A. Master Application Form
- B. Plans and Elevations for 556 East Colorado Blvd Medical Office-Retail Project
- C. PPR Comments from City Staff

Attachment A
Master Application Form



MASTER APPLICATION FORM

APPLICATION #: _____

Project Address: 550 E. COLORADO BLVD.

Project Name: COLORADO ADD MAPPER

Project Description (Please describe demolitions, alterations and any new construction): _____

5 STORY TYPE 1 MEDICAL OFFICE BLDG WITH STREET LEVEL PEDESTRIAN-ORIENTED RETAIL SPACE AND 2 LEVELS OF BASEMENT PARKING AND 3 LEVELS OF ABOVE GROUND PARKING

Zoning Designation: CENTRAL DISTRICT SPECIFIC PLAN General Plan Designation: GENERAL COMMERCIAL

APPLICANT / OWNER INFORMATION

APPLICANT NAME: GREEN OAK INVESTMENTS, LLC

Telephone | 310 | 247-0900

Address: 9171 WILSHIRE BLVD, PENTHOUSE

Fax | 310 | 247-1525

City: BEVERLY HILLS State: CA Zip: 90210

Email: ADMIN@CHARLES-COMPANY.COM

CONTACT PERSON: MILAN L. GARRISON (MG RESOLUTIONS)

Telephone | 626 | 584-1098

Address: 595 E. COLORADO BLVD., SUITE 528

Fax | 626 | 584-1253

City: PASADENA State: CA Zip: 91101

Email: MILAN.GARRISON@SRCGLOBAL.NET

PROPERTY OWNER NAME: GREEN OAK INVESTMENTS, LLC

Telephone | 310 | 247-0900

Address: 9171 WILSHIRE BLVD, PENTHOUSE

Fax | 310 | 247-1525

City: BEVERLY HILLS State: CA Zip: 90210

Email: ADMIN@CHARLES-COMPANY.COM

TYPE OF CITY REVIEWS AND APPROVALS REQUIRED:

Mark clearly the type of approval required in the space provided below:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> PREDEVELOPMENT PLAN REVIEW | <input type="checkbox"/> STREET VACATION | <input type="checkbox"/> MINOR CUP |
| <input type="checkbox"/> PRELIMINARY PLAN CHECK | <input type="checkbox"/> ZONE CHANGE | <input type="checkbox"/> MCLIP IN HILLSIDE |
| <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> CERTIFICATE OF EXCEPTION | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE PARCEL MAP | <input type="checkbox"/> MINOR VARIANCE |
| <input type="checkbox"/> MASTER DEVELOPMENT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> SIGN EXCEPTION |
| | | <input type="checkbox"/> OTHER _____ |

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief

SIGNATURE OF APPLICANT OR AGENT: *Milan Garrison* Date: 5/20/04

* OFFICE USE ONLY			
PLN # _____	CASE # _____	DATE APPLICATION ACCEPTED _____	RECEIVED BY _____
DESCRIPTION _____	APPLICATION FEE \$ _____	APPLICANT FEE \$ _____	
DATE APPLICATION SUBMITTALS RECEIVED _____	HISTORIC ARCHITECTURAL RESEARCH REQUIRED? YES _____ NO _____	PUBLIC ARTS FEE REQUIRED? YES _____ NO _____	

ENVIRONMENTAL ASSESSMENT
(SUPPLEMENT TO MASTER APPLICATION FORM)

EXISTING PROPERTY INFORMATION:

This section of the Environmental Assessment is for information regarding the existing property only.

* Your application is complete when all attached supplemental applications are completed and submitted. The case manager will notify you if any additional items or reviews are necessary.

Assessor Parcel Number(s): 5734-036-006, 007, 008

Square Footage of Property: 38,000 SF Average slope of land if over 15%: N/A

Surrounding Land Uses:

North: CHURCH East: SHOE REPAIR FACILITY

South: PARKING STRUCTURE West: OFFICE BLDG.

EXISTING BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	200 SF			
Year built	1980			
Building footprint in square feet	200 SF			
Open space / landscaping square footage	5,400 SF			
Paving square footage	38,000 SF			
Number of parking spaces	76			
Height of building in feet	15 FT			
Number of stories	1			
Number of housing units	N/A			
Square feet to be demolished	200 SF			
Number of covenanted affordable units demolished	N/A			
Number of housing units demolished	N/A			
Number of hotel / motel rooms to be demolished	N/A			
To be altered? (yes <input type="radio"/> no <input checked="" type="radio"/>)	NO			
To be relocated? (yes <input type="radio"/> no <input checked="" type="radio"/>)	NO			
Unreinforced masonry? (yes <input type="radio"/> no <input checked="" type="radio"/>)	NO			
Type of Use (i.e. residential, commercial, mixed use, etc.)	ATM Kiosk			

* Continue to Proposed Project Information Section

ENVIRONMENTAL ASSESSMENT CONTINUED

PROPOSED PROJECT INFORMATION:

This section of the Environmental Assessment is for information regarding the Proposed project only

Estimated Valuation: UNDETERMINED

Explain if the project is located in a geological hazard area (i.e. hillside area, seismic fault, erosive soils): N/A

List any engineering, geological, traffic, or other technical reports prepared concerning the proposed project: NONE

Amount of grading proposed: Cut: TBD Fill: TBD Balance: TBD
 Imported: TBD Exported: TBD

Type of development (single family residence, apartments, condominiums, commercial, industrial, institutional): _____

Total housing units: N/A Is this an affordable housing project? Yes No # of affordable units: —

Proposed Energy types: All electrical Electric kitchen Electric HVAC Gas kitchen

PROPOSED BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	106,190			
Building footprint square foot	15,900			
Open Space square footage	—			
Landscaping square footage	—			
Height of building in feet	86			
Number of stories	5			
Number of parking spaces	317			
Number of housing units	N/A			
Number of bedrooms	NA			
Hotel / motel number of rooms	N/A			
Hours of operation	24 HRS			
Number of employees	undetermined			
Square feet of restaurant seating area	0			
Number of fixed seats (restaurant)	0			
Type of use (i.e. Residential, Commercial, Mixed)	Commercial			
UBC occupancy group	.			
UBC Type of construction	TYPE 4			
Fire sprinklers? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	YES			

* If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

ATTACH AN EXPLANATION of any questions answered with yes

yes no Is this a phased project?

yes no Will there be demolition or removal of any structure of any age? 200 SF ATM Kiosk

yes no Will there be any alteration of any existing structure?

* Continue to Inclusionary Housing Section.

ENVIRONMENTAL ASSESSMENT CONTINUED

INCLUSIONARY HOUSING

(if project includes 10 or more new residential units)

NO HOUSING AS PART OF PROJECT

Project type:

Ownership (for sale) → For Sale Subarea _____
 Rental → For Rental Subarea _____
 Combination (sale / rental) → For Sale Subarea _____ For Rental Subarea _____

Net residential floor area (habitable space) of the project in square feet:

Rental units: _____ square feet
 For Sale units: _____ square feet

Total number of units proposed: _____
 Number of inclusionary units required: _____
 Number of inclusionary units proposed: _____

Residential Unit Mix:

# Bedrooms	Total # Units	# Units on Site	# Units off Site	# Market Rate Units	# Very Low Income Units	# Low Income Units	# Moderate Income Units
Studio							
1							
2							
3							
4							
5							

Alternatives selected: (if 'yes' is selected, provide information in second part)

- yes no On-site development → Inclusionary Units Provided # _____
- yes no Off-site development → Inclusionary Units Provided # _____
- yes no Land donation → Estimated Land Value \$ _____
- yes no In-Lieu Fee → Estimated In-Lieu Fee \$ _____

Land Donation or Off-site Development Project Address _____

Incentives Requested:

- Fee Waiver yes no
- Unit Credit yes no
- Density Bonus yes no
- Financial Assistance yes no
- Marketing Assistance yes no

View Enlarged Map

View Panning Instructions

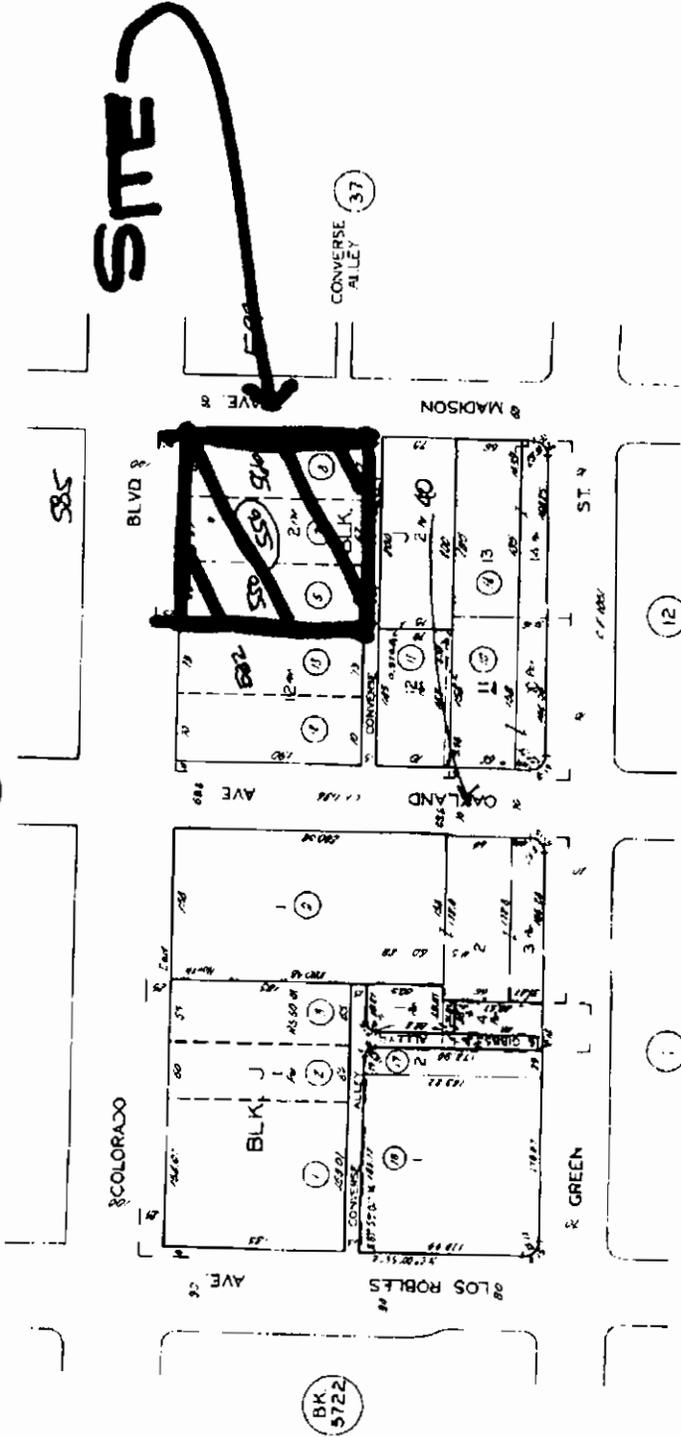
County of Los Angeles - Rick Auerbach, Assessor

5734 36

SCALE 1" = 100'

BK 5732

ASSASSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



PARCEL MAP P.M. 184-7-8
 WAL-ACE BROS. & KEYES SUBDIVISION MR. 13-Q
 SAN PASQUAL TRACT M.R. 3-315 & M.R. 32-81
 ALVIN GIBBS' SUBDIVISION M.K. 53-93

CODE 7456

FOR PREY ASSM'T SEE: 5734-36

ASSASSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

**Colorado and Madison
556 E. Colorado Boulevard, Pasadena, CA**



Subject Site Looking south and west
West Building 532 Colorado
Far South Building 40 Oakland Ave



North 585 Colorado



East 592 Colorado

Attachment B

**Plans and Elevations for 556 East Colorado Boulevard
Medical Office-Retail Project**

Colorado & Madison

556 E. Colorado Blvd
Pasadena, CA

PROJECT SUMMARY

DESCRIPTION

5 Story Type I Medical Office Building with Street Level, Mezzanine, Corridor, Relief Spacing and 2 Levels of Basement Parking, and 2 Levels of Above-Ground Parking

SITE SUMMARY

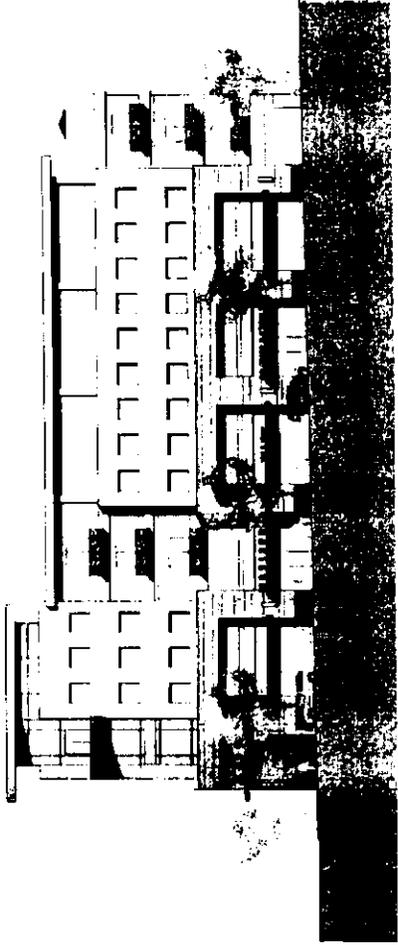
Site Area - 38,000 SF
Building Area - 106,190 SF
F.A.P. 2.8

BUILDING SUMMARY

LEVEL	USE	FLOOR AREA	PARKING RATIO	PARKING REQUIREMENTS
Ground Floor	Medical Lobby Service	11,000 SF 2,500 SF 2,400 SF	2.5 : 1,000	79 spaces
Second Floor	Medical Office	15,436 SF	3 : 1,000	46 spaces
Third Floor	Medical Office	26,310 SF	3 : 1,000	79 spaces
Fourth Floor	Medical Office	26,310 SF	3 : 1,000	79 spaces
Fifth Floor	Medical Office	22,240 SF	3 : 1,000	67 spaces
TOTAL		106,190 SF		299 spaces

PARKING SUMMARY

LEVEL	NUMBER OF SPACES
Basement - Level B2	67 spaces
Basement - Level B1	87 spaces
Ground Floor	40 spaces
Mezzanine Floor	51 spaces
Second Floor	50 spaces
TOTAL	317 spaces



PROJECT TEAM

OWNER

Green Oak's Investment, LLC
9177 Wilshire Blvd, Penthouse Suite
Beverly Hills, CA 90210

Arch: Milan Germain
Tel: (310) 247-0900
Fax: (310) 247-1575

ARCHITECT

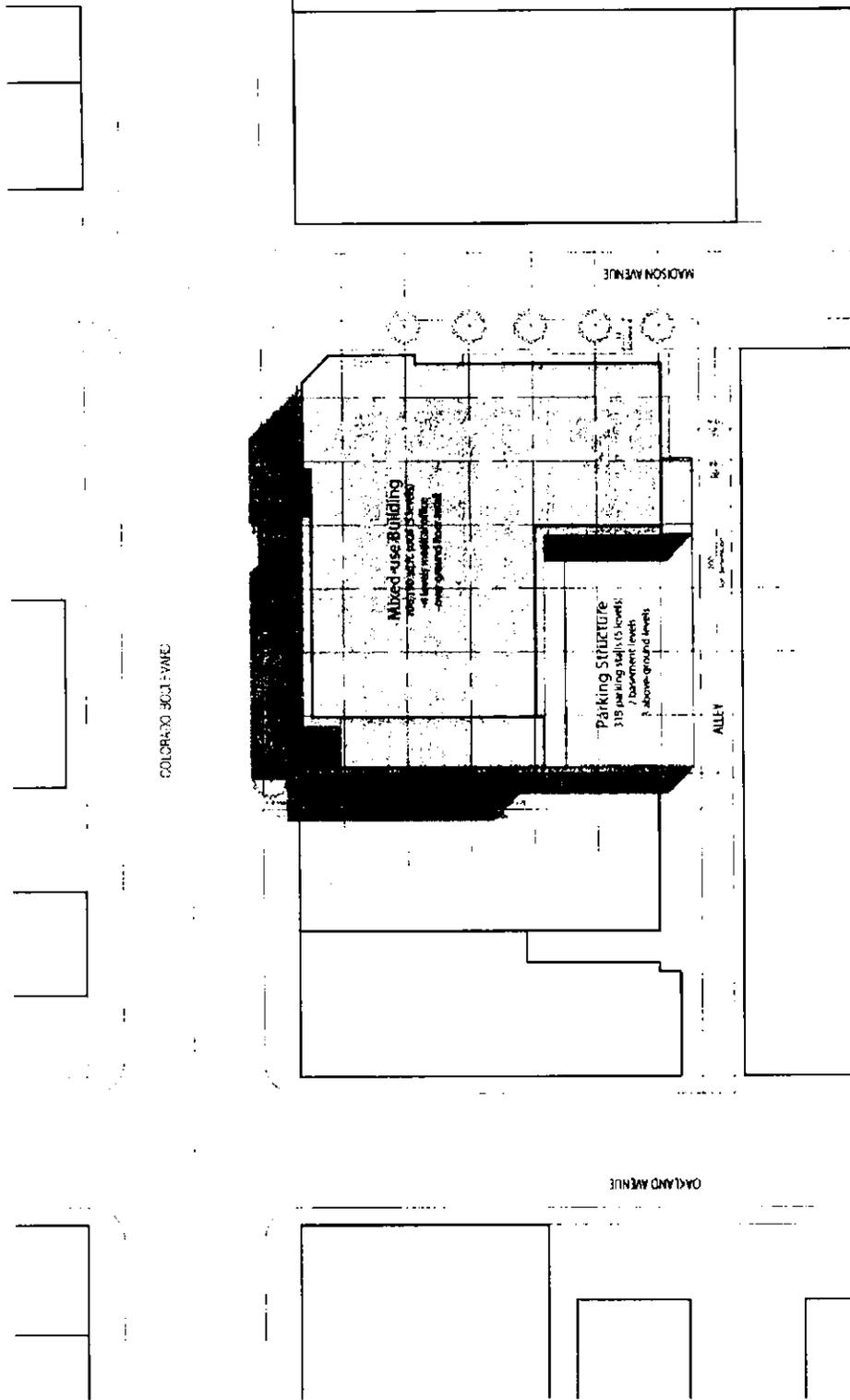
Studio Line Eleven
111 W. Ocean Blvd, Suite 1850
Long Beach, CA 90802

Arch: Anindita Ching
Tel: (424) 461-1506
Fax: (424) 461-1501

SHEET INDEX

SHEET # DESCRIPTION

SHEET #	DESCRIPTION
1	Title Sheet
2	Site Plan
3	Basement Parking Floor Plan - Level B2
4	Basement Parking Floor Plan - Level B1
5	Ground Floor Plan
6	Mezzanine Floor Plan
7	Second Floor Plan
8	Third Floor Plan
9	Fourth Floor Plan
10	Fifth Floor Plan
11	Section
12	Colorado Boulevard - North Elevation
13	Madison Avenue - East Elevation
14	South Elevation
14	West Elevation



COLORADO MADISON

COLORADO MADISON

550 EAST COLORADO AVENUE
PASADENA, CALIFORNIA
91107-1111

Site Plan



Green Oaks Investment, LLC

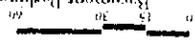
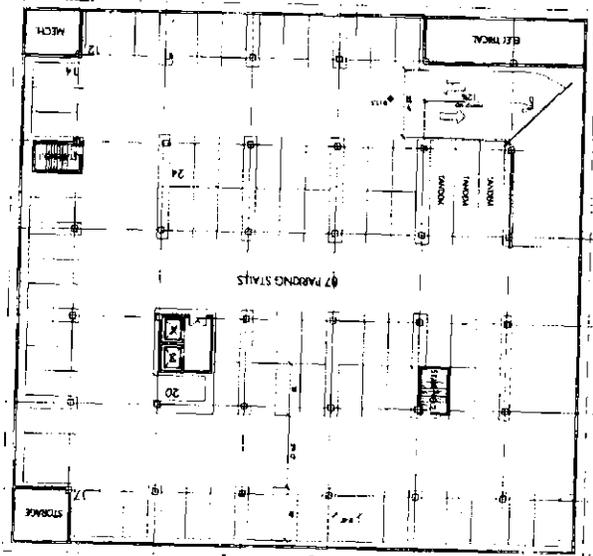
STUDIO 11

1111 11th Street, Pasadena, CA 91107

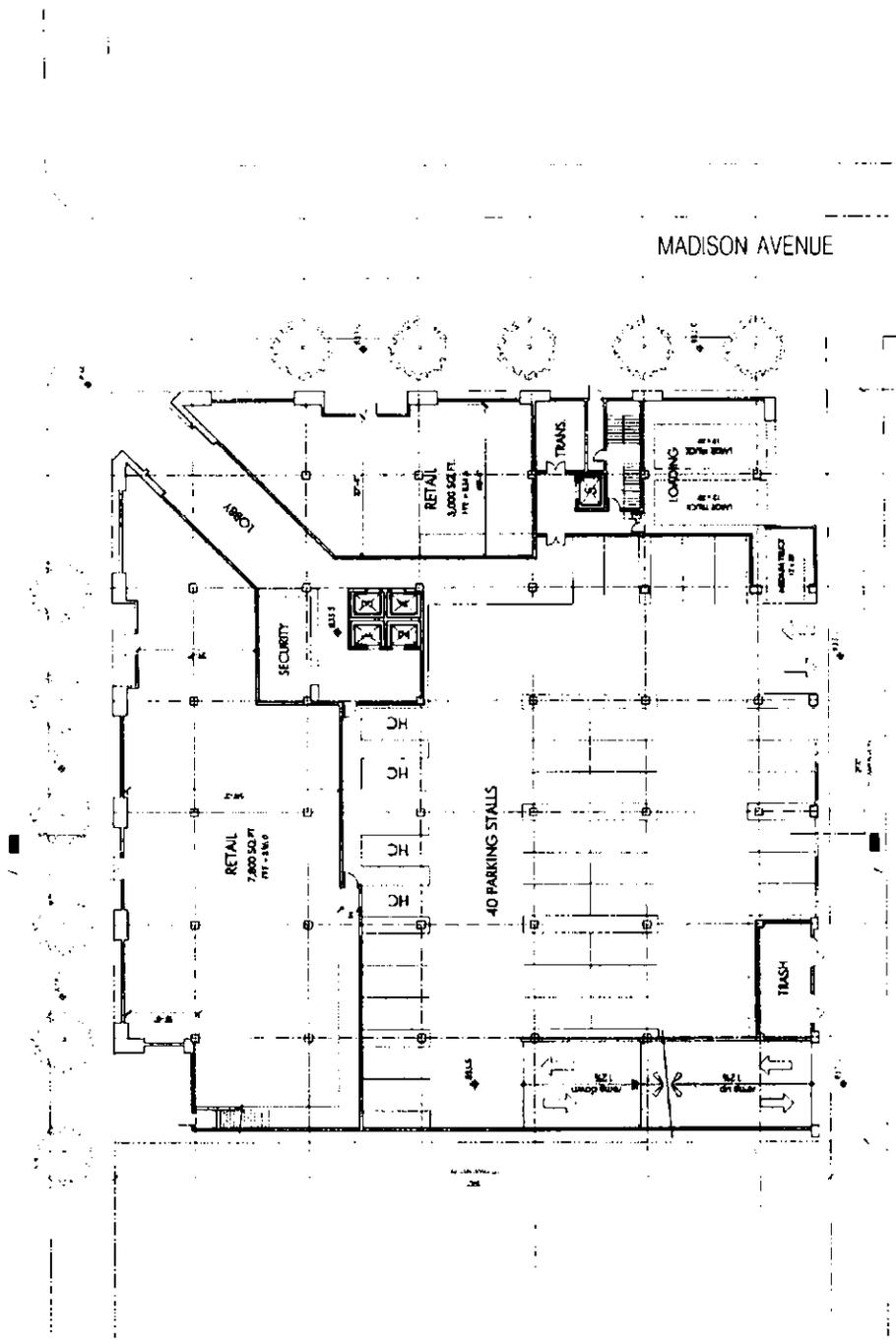
11/11/2011

COLORADO MADISON

MADISON AVENUE



ARCHITECTURAL FLOOR PLAN

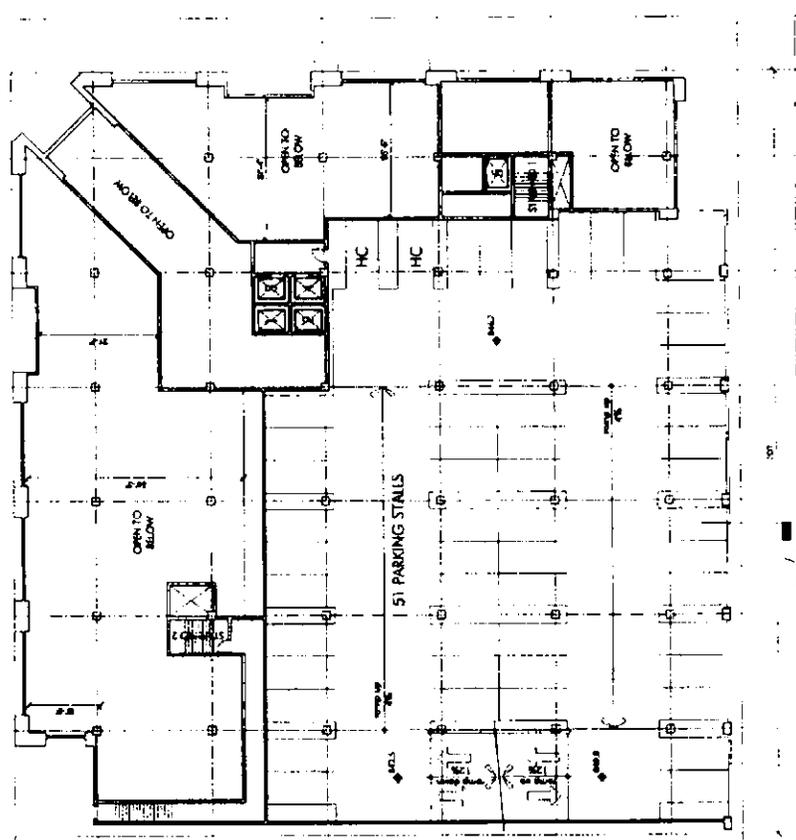


0 15 30 60
Ground Floor Plan

4

COLORADO MADISON

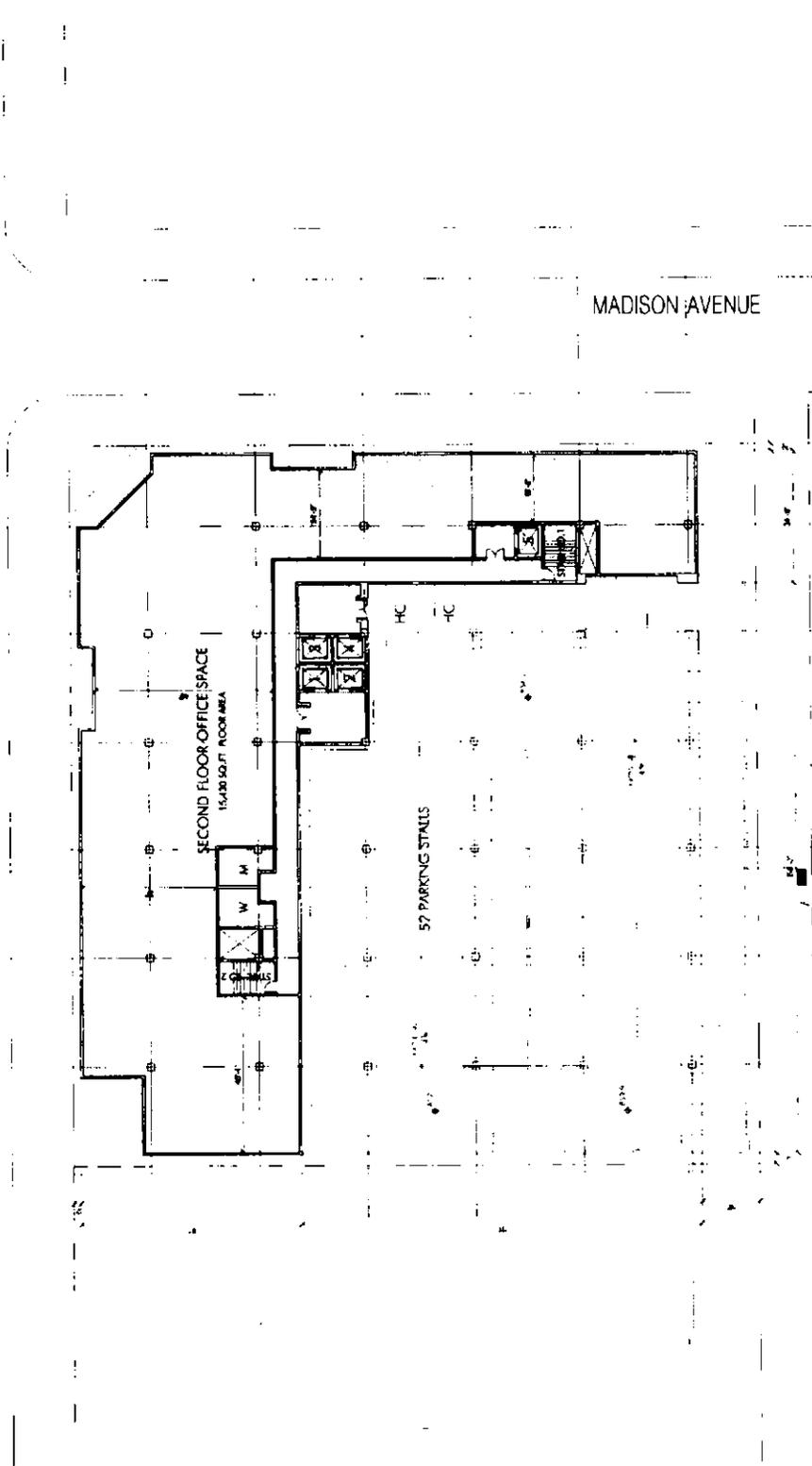
550 EAST COLORADO AVENUE
PASADENA, CALIFORNIA 91106-1111



MADISON AVENUE

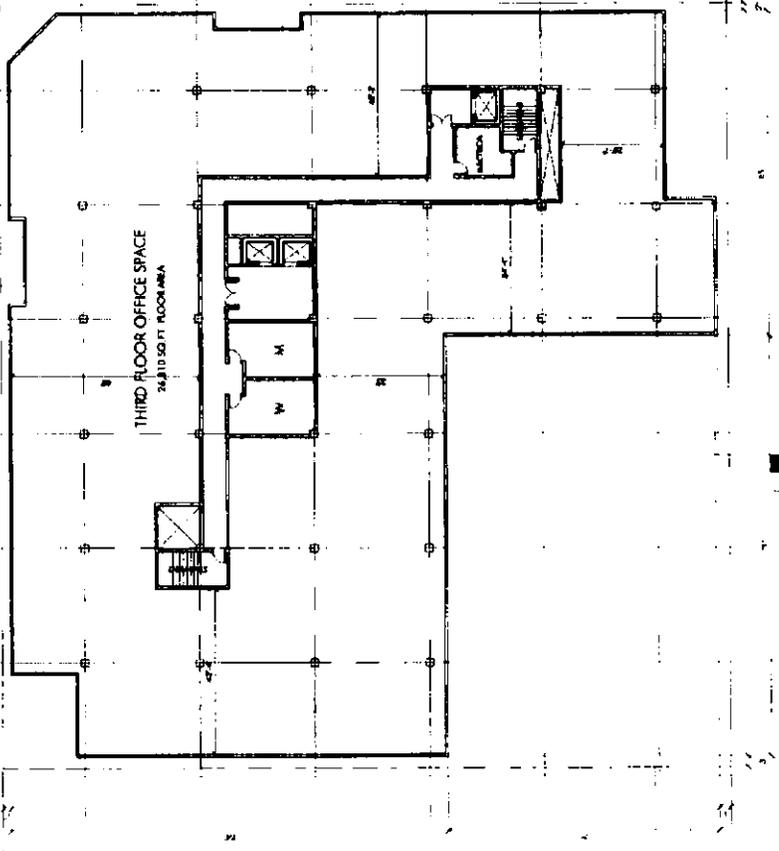
COLORADO MADISON

550 EAST COLORADO BLVD
PASADENA, CALIFORNIA
91107-1111



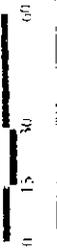
COLORADO MADISON

450 EAST COLORADO BLVD
 PASADENA, CALIFORNIA
 91106-1117



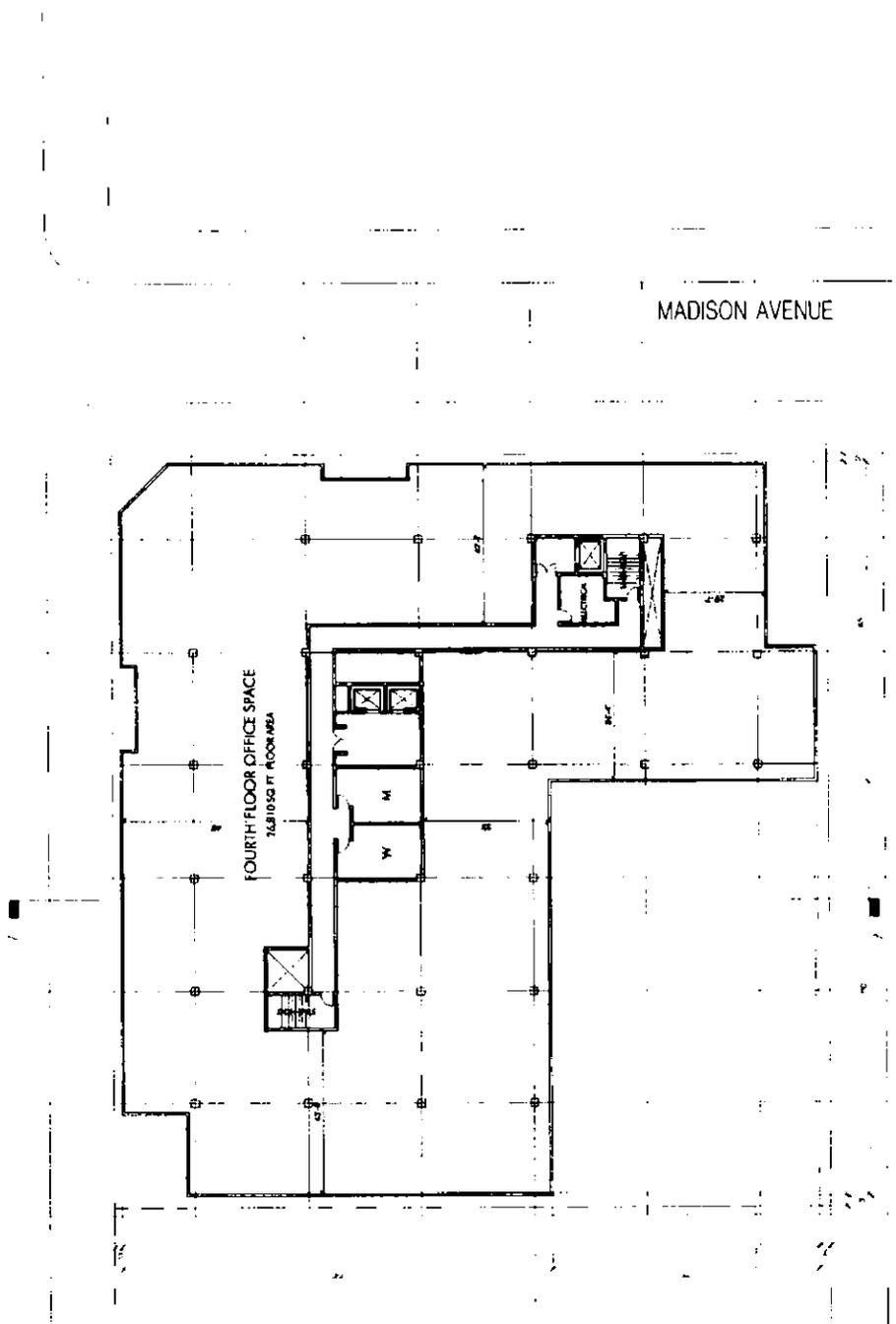
THIRD FLOOR OFFICE SPACE
24,110 SQ. FT. ROOM AREA

MADISON AVENUE



COLORADO MADISON

250 EAST COLORADO BLVD
PASADENA, CALIFORNIA
92377-1111

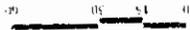


MADISON AVENUE



COLORADO MADISON

550 EAST COLORADO BLVD
PASADENA, CALIFORNIA
92376-1111

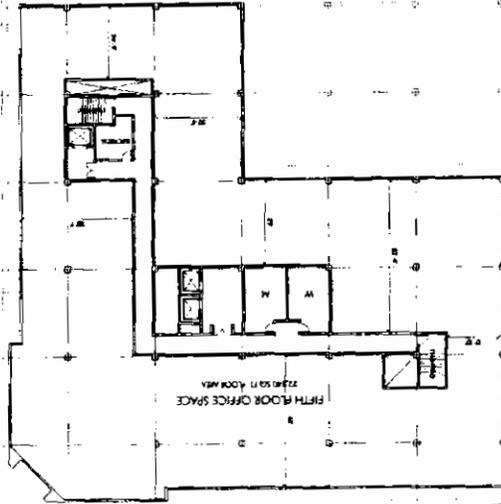


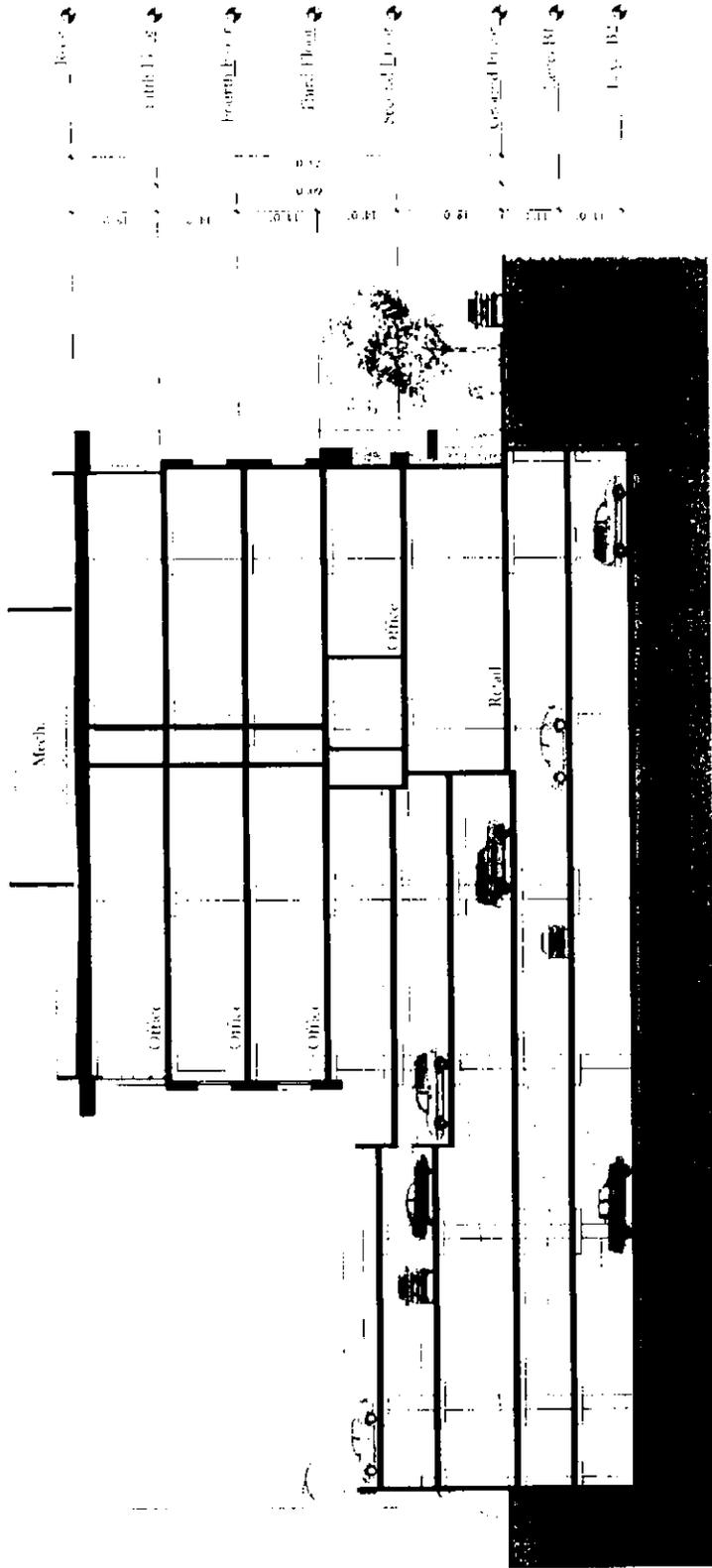
COLONADO MADISON

ARCHITECTURAL FIRM

Green Oaks Investment, LLC

MADISON AVENUE

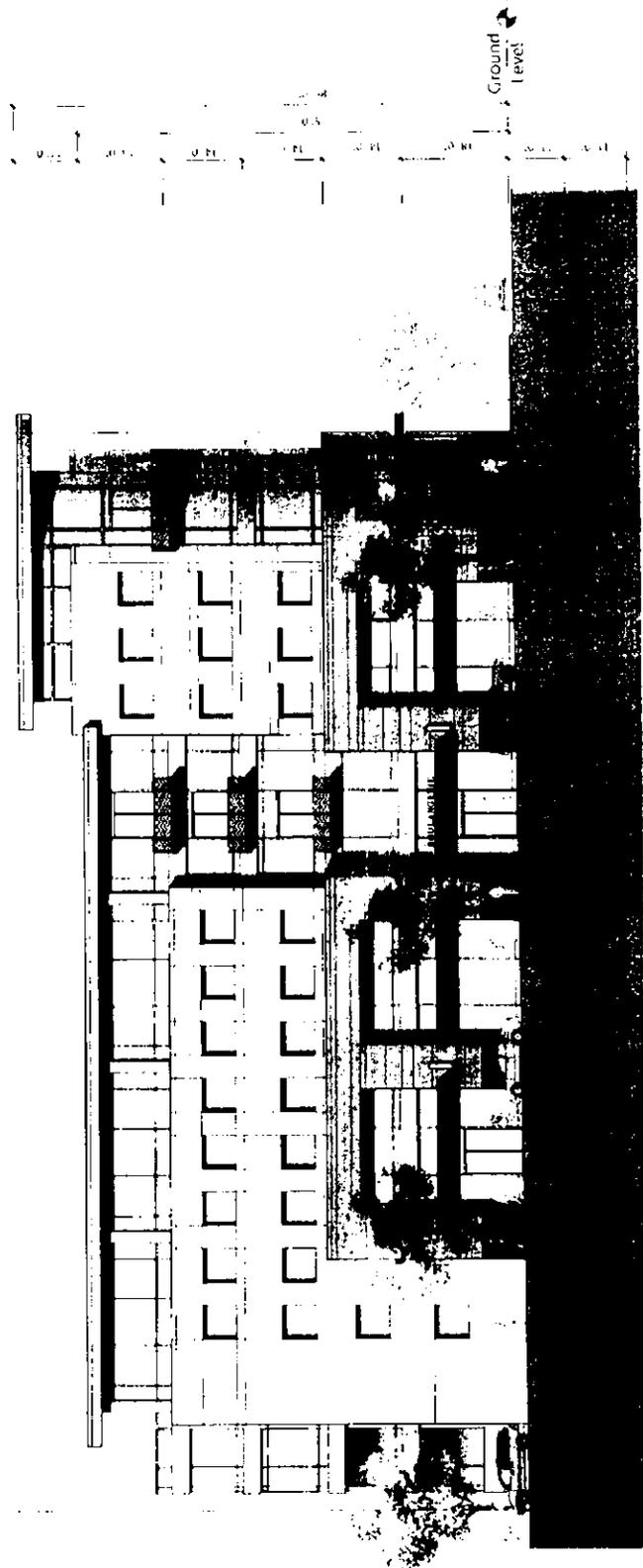




Section A-A
10

COLORADO MADISON

661 EAST CEDARHURST BLVD
PASADENA, CALIFORNIA 91106
951.253.1111



All other
Property

Ground
level

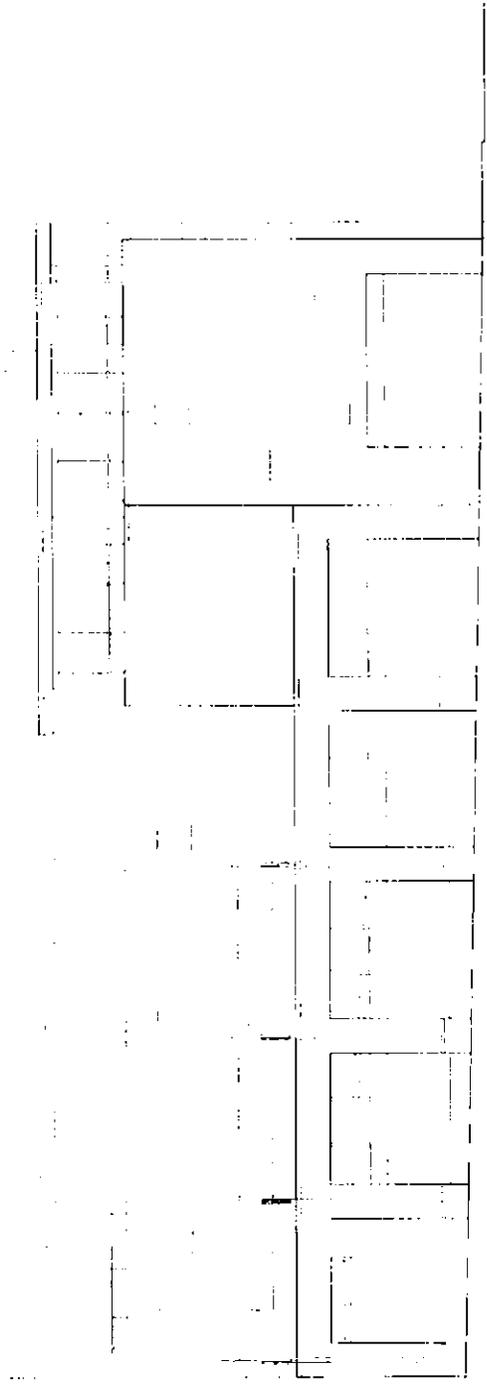
COLORADO MADISON

Madison Ave. - East Elevation

1500 EAST COLORADO BLVD
PALM BEACH, CALIFORNIA
33410-3131

Green Oaks Investment LLC

STUDIO 10



South Elevation

13



COLORADO MADISON

150 EAST COLORADO AV.
 PASADENA, CALIFORNIA
 91106-1111

Green Oaks Investment LLC
 STUDIO



Attachment C

PPR Comments from City staff

CULTURAL AFFAIRS DIVISION

**Public Art Coordinator: ROCHELLE BRANCH
(626) 744-6915**

Phone No.

Public Art Requirement: Based on the information provided, this project IS SUBJECT to the City of Pasadena Public Art Requirement. One percent of the building valuation must be dedicated to public art, of which 25% is due and payable to the City at Plancheck. The remainder is to be spent on an on-site public art project, if the developer so chooses.

PLEASE NOTE that Design Commission Reviews are now linked with those of the Arts Commission.

Please contact the City Public Art Manager: (626) 744-6915 to schedule an appointment to review the Requirement and procedures as soon as possible.

Estimated Fees:

BUILDING DIVISION

Plan Reviewer: Mel Fong

Phone No. (626) 744-6875

Governing Codes: The design and construction of 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 including all applicable county, state, federal laws and regulations.

Occupancy Group: The occupancy group of the proposed project is B & S-3 occupancies. Requirements shall be based on Chapter 3, 'Use and Occupancy', 2001 C.B.C. Additional requirements from Chapter 4A, Division III, Section 422A for clinics [OSHPD 3] may also apply.

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.

CURRENT PLANNING

Planner: Jason Kruckeberg

Phone No. (626) 744-6726

The Current Planning comments include both existing and proposed Zoning Code requirements for the project. The City's Zoning Code is going through a substantial revision and is currently in draft form. The revised Code is expected to be reviewed along with the Draft Central District Specific Plan, which will also apply to this project. All zoning requirements listed in the comments below as "Proposed" are subject to change through the public hearing and approval process. Comments based on the new Code and Specific Plan are taken from the draft language.

Certificate of Compliance: The project may require a Certificate of Compliance because the property is made up of three parcels that have been created with dashed lot lines. The Current Planning Division recommends that the parcels be consolidated through a Certificate of Exception application or tied together into one parcel.

Hillside Review: Not applicable for this project.

Minimum Yards: Current: No setbacks required for the Colorado Boulevard or Madison Avenue frontage and no rear yard setback required. The first 30' of the building along the side yard (west) must be at the property line; any portion of the building higher than 30 feet may be setback from the side property line. Proposed: The project must build to the property line along Colorado and Madison. Exceptions may be given for such features as recessed building entrances, forecourts, etc. No setbacks required on side or rear yards. A 15' sidewalk is required along Colorado Boulevard.

Maximum Building Area: Current: No lot coverage or Floor Area Ratio (FAR) requirements apply to the site. Proposed: The FAR for this site is 3.00 which allows 114,000 square feet to be built on the lot. The proposal shows 106,190 square feet for a FAR of 2.8. This does not include the parking structure. (Note: Some Planning Commissioners and City Council members have discussed requiring above-grade parking to be included in the FAR.)

Building Modulation: Building modulation will be reviewed and addressed by the Design and Historic Preservation staff.

Height: Current: 130 feet. Proposed: 75 feet with a maximum of 90 feet using height averaging. Height averaging allows additional height over no more than 30% of the building footprint on a development parcel (excluding parking garages) provided that the average height of that footprint does not exceed the otherwise required maximum building height. Height averaging requires approval from the Design Commission. The proposed elevations show a maximum height of 86 feet, which would require Design

Commission approval and the submittal of a roof plan that indicates how the height averaging requirements are being met.

Open Space: Current: None. Proposed: None.

Landscaping: Current: Street trees will be required as per the requirements of the Public Works Department-Urban Forestry. Trees shall be at least 24 inch box and shall be of a species identified on the City's Master Street Tree Plan or approved by the Urban Forestry Department. No perimeter landscaping is required for this project as there is no surface parking proposed.

Proposed: The same street tree requirements apply as listed above under "Current".

Parking: Current: The entire ground floor area of 15,900 square foot would be counted as retail, which requires 2.5 spaces per 1,000. Medical office uses require 3 parking spaces per 1,000 square feet of floor area. Under the current code, 40 spaces would be required for the retail and 271 spaces for the medical office for a total of 321 spaces. The parking space dimensions under the existing code are 9' x 18' for standard spaces and 7.5' x 16' for compact spaces.

Proposed: Under the proposed zoning code, retail requires 3 spaces per 1,000 square feet and medical office requires 4 spaces per 1,000 square feet. However, these uses are subject to a 25% reduction in the number of parking spaces required because the use is in the Central District Transit Area. With the same floor area calculations as listed above, a total of 307 spaces are required. This requirement is both a minimum and a maximum number of spaces. The parking space dimensions under the new code are 8.5' x 18' for all spaces; no compact spaces are allowed.

The site plan shows a total of 317 parking spaces including several tandem spaces on the lower levels. A Minor Conditional Use Permit is required for any tandem spaces.

Aisles must have 24 feet of unobstructed width unless the parking spaces are widened. Ramps less than 65 feet in length may have a ramp grade of 16% with the first and last 10 feet of the ramp at an 8% grade. For ramps more than 65 feet in length, the grade may be up to 12 % with the first and last 8 feet at 6% grade. It appears that the parking space dimension, aisle widths, and ramps are meeting code requirements.

Bicycle parking shall be provided for the use at the rate of 5% of the required number of vehicle parking spaces (15). Of the bike spaces: For the office use 75% must be "Class 1" which is enclosed and lockable and 25% may be "Class 2" (bike racks). For the retail use, 25% must be Class 1 and 75% Class 2.

CEQA: The project will require the completion of an Initial Environmental Study. The Initial Study will be completed by staff as part of the submittal of a Design Review package or other discretionary application. The Initial Environmental Study will be based in part on environmental information submitted with the application materials as well as information from associated studies or reports (e.g traffic study). The Initial Study will identify if a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is necessary.

Loading: Current: The current code would require three loading spaces; two of a dimension of 10' x 20' x 10' with a 25 foot backup radius and one of a dimension of 12' x 30' x 14' with a backup radius of 45 feet.

Proposed: The project requires the same number of loading spaces at the same size as listed above under "Current".

Three loading spaces are shown on the site plan. The location and access to these spaces will be reviewed by the Transportation Department.

Refuse Storage: Current: For more than 21 units and/or more than 25,000 square feet of floor area the size of the refuse storage area shall be determined by the Public Works Department through the building permit process. The location and access to the refuse storage area will also be reviewed through this process.

Proposed: In addition to the requirements listed above under "Current", the refuse storage area shall also require a recycling area and an enclosure that meets the requirements of Section 17.40.120 of the Zoning Code.

Conditional Use Permit/Variance: A Conditional Use Permit is necessary for any "major" project of more than 25,000 square feet of commercial floor area. As proposed, it does not appear that any Variance applications are required. If a Variance is necessary, it will be processed along with the "major project" Conditional Use Permit.

Discretionary Review Process: A Conditional Use Permit is processed through the Current Planning Division and takes approximately 2-3 months from the date of submittal of a complete application to the date of the hearing. A public hearing is held in front of the Zoning Hearing Officer and findings must be made that ensure the compatibility of the use with surrounding uses.

Maximum Floor Area: See comments above under Buildable Area.

Environmental Review - Initial Study: See comments above under CEQA.

Site Plan: Significant site plan review will occur when the project is submitted for Conditional Use Permit.

Signage: Signage for the building must meet the requirements of Section 17.48 of the new Zoning Code (Section 17.72 of the existing code). For a building such as this, a coordinated sign program is preferred to ensure that all tenants are represented but the building has a clear thematic.

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 Department. Conditions will also be placed on the project through the Conditional Use Permit process. Any conditions approved through the CUP will run with the property and will also be enforced and monitored by the Code Compliance Department.

Estimated Fees: Conditional Use Permit = \$1,867. Initial Environmental Study = \$1,827. A 3% records management fee is added to all applications.

DESIGN & HISTORIC PRESERVATION

Plan Reviewer: Darrell Cozen

Phone No. (626) 744-6753

Historic Significance: The existing accessory bank kiosk structure is an unsurveyed Category 3 building under the Historic Preservation ordinance. It does not have any architectural or historic significance.

Commission/Staff Review: There is no review of demolition of ATM structures

Relocation: Not applicable.

Demolition without a Building Permit for a Replacement Project: Not applicable.

Design District: The municipal code requires design review of all new construction in the Central District. In the Playhouse District portion of the Central District, for new construction over 10,000 S.F., as in this case, the code requires the Design Commission to review an application for concept-level design review at a noticed public hearing.

Applicable Design Guidelines: The applicable design guidelines are the City-wide Design Principles (*CDP*) in the General Plan, the Central District Design Guidelines (*CDDG*), and the Pasadena Playhouse District Streetscapes, Walkways, and Alleys Plan. In addition to the design guidelines, the Purposes of Design Review in the zoning code also provide measures for reviewing the project. Finally, there are guidelines for signs and awnings.

Design Commission Review/Staff Review: Design review is a three-step procedure: 1) a **preliminary meeting with staff** to review the project and site plans and elevations, to discuss the design guidelines, and to identify additional information that may be needed for a complete application; 2) **Concept (schematic-level) design review**; and 3) **Final design review**. Concept design review is a noticed public hearing before the Design Commission. Notification for this hearing may be combined with notification for any zoning entitlements, and the zoning and design review hearings may be scheduled concurrently, with the zoning hearing to precede the design hearing.

Concept design review requires: An application with a filing fee and the submittals listed in the design review information packet.

Concept design review addresses basic project design, including massing, modulation, siting, proportions, solid-to-void relationships, compatibility with surroundings, and compliance with design guidelines.

For a project of this scale, we suggest including some or all of the following visual materials: a) a massing model; b) rendered elevations; and c) eye-level perspective drawings or computer visualizations, concentrating on both street elevations.

Final Design review requires an application with a filing fee and the submittals listed in the design review information packet. Although the staff usually conducts final design, for a project of this size the Commission, during concept review, is likely to request that it conduct final review in place of the staff. You may file for building plan check (for possible building and fire safety corrections) while awaiting approval for the application for Final Design review.

Final Design review focuses on compliance with the conditions of approval (if any) of concept design and on construction details, paint colors, finishes, doors and windows, landscaping, exterior lighting, location/screening of mechanical equipment, etc.

Appeals/ call for review. Any interested person may appeal a decision to the City Council; the Council may also call for a review of a decision by the Planning Director or the Commission. Appeals must be filed before the decisions become effective (the 11th day following a decision).

Preliminary Design Issues

Based on the information contained in the preliminary plans, the following issues are likely to be analyzed during design review:

- The scale, massing, materials, solid-to-void relationships, the interplay of horizontal and vertical elements of the new construction and the modulation of the exterior walls facing public streets.
- The introduction of design features that are “human scaled” and inviting to pedestrians. The treatment of private entrances and common entrances facing the streets is part of this review.
- The quality of materials and finishes, the proportions of window/door openings, the modulation of building walls, shade and shadow.
- Introducing features that provide pedestrian interest along the alley.
- Landscaping, screening of mechanical equipment, window details, colors, and signs are among the considerations for Final Design Review.

Massing and Height: The proposed building is five stories tall. The adjacent office building to the west is eight stories tall (103 feet), and the parking structure to the south has a height similar to the proposed height here. The proposed building is L-shaped and wraps around a proposed parking structure on the southwest corner of the site. The 75' main height of the building is compatible with the office building to the west and the parking garage across Converse Alley.

The building design has a substantial two-story base with significant transparency, a more solid two-story middle section, and a one-story canopy with a glass curtain wall. This three-part massing follows the traditional commercial form recommended in *CDDG* 9.2.6. The extra height given to the ground floor (18') follows Colorado Blvd. traditions, and the two-story base successfully references the two-story base on the office building to the west and the two-story historic building farther west. The corner of the building is emphasized by creating a corner module that is 11 feet taller (86') and by increasing the height of the middle section in this corner module. There is a significant articulation of the building and an area of increased glazing in a transition piece next to the corner

module that helps to "break down the scale and massing" (*CDDG 9.2.1*). The articulation of this transition piece provides visual interest to the design. Another significant articulation is the cutout of the top floor on the west and south sides of the building, which provides pleasant roof terraces.

Siting: The project is built to the sidewalk on both streets and has three-foot (approx.) setbacks on the other sides. The zero setbacks are required along the streets, and minimal setbacks like these are appropriate at this urban location along the City's main street. Ample entries along the sidewalks are shown. The Design Commission may approve deviations from the zero setback to preserve the roots and canopies of existing street trees, which are not shown in these drawings. There are significant street trees along both streets that may require further articulation of the building in order to successfully retain the shape and vitality of these trees. The applicant should work with an arborist and the Parks and Natural Resources staff at the earliest possible time to evaluate the needs of these trees.

Parking is provided in two subterranean levels and three levels above ground in the quadrant of the building farthest away from the streets to successfully "mitigate parking's visibility along public streets" (*CDDG Section 10*). Access to the parking is via the alley, which is appropriate from an urban design point of view.

The ground floor retail spaces are designed effectively to "create a street-oriented environment that encourages sidewalk activity" (*CDDG Section 10*) and to make the streets "active and engaging places" (*CDP, page 14*). Both retail frontages have sufficient depth to make them viable.

Although the loading zone does not fully comply with *Central District Specific Plan* guideline 9.7.2 ("Locate service, loading, and storage areas away from public streets and public spaces, as far as feasible."), the loading zone's solid wall appears to minimize views of this function from the street. In order to further mitigate the view, staff recommends that the project designers consider adding roll-up doors to enclose the loading docks when there are no trucks at the site.

A single pedestrian entrance lobby is shown at the street corner, where it is encouraged (*CDDG 9.5.5*). The high canopy over the entry and the tall front doors make this a "well-marked, articulated building entrance" (*CDDG 9.5.1 and 9.5.4*).

The proposed building is north of an alley (Converse Alley) that is identified as a pedestrian corridor in the *Playhouse District Streetscapes, Walkways and Alleys Plan*. The design needs to fulfill the vision of the *Playhouse District Concept Plan for Streetscapes, Walkways, and Alleys* of providing a lively pedestrian environment in the alleys. The creation of courtyards and passages is one option (*CDDG section 10*). Public art is another. The proposed three-foot setback from the building to the alley may be sufficient to allow benches and other public amenities adjacent to the alley (*CDDG 8.5.2*).

The small plaza at the northwest corner of the building may provide a space for pedestrian use along Colorado Blvd. However, the proposed plan has only a utilitarian stairway exit door opening onto this plaza, which seems to diminish its effectiveness

and does not comply with *CDDG guideline 2.2* (“Orient building entrances toward public space, and encourage adjacent ground floor uses that animate and enliven the space.”). The *Central District Design Guidelines* encourages mid-block and off-street paseos and walks (section 10), and one is specifically shown on the west side of this site in the *Playhouse District Streetscapes, Walkways, and Alleys Plan*. The proposed plaza could be extended to create a pleasant walkway on the west end of the site. Otherwise, the design may be judged deficient in terms of providing “linked plazas, courtyards, street, alleys and passages” (*CDP, page 8*). See also *Central District SP guideline 8.3.3* (“Extend the circulation patterns of public sidewalks through publicly accessible plazas, courtyard, alley walkways, paseos, and mid-block passages”).

Fenestration: Large amounts of storefront glazing along both streets will provide the necessary transparency for a lively pedestrian experience. The upper floors also have sufficient windows with two styles of windows and good rhythm. As design development proceeds, the architect should keep in mind that shadow lines created by deeply inset windows are recommended in the guidelines (*CDSP 9.2.4 and 9.3.7*). The guidelines also recognize that exceptions to the recess are desirable at times, especially in a contemporary design employing an overlay of unusual, perhaps metallic, materials.

Landscaping: Nothing has been presented for review at this time. Landscape pockets, planters, and similar devices should be considered where possible around the building. Please note that the street trees around the site are protected by City ordinance and do not appear to be the same as those shown on the plan.

Design Style and Details: The contemporary composition with square lines, heavy cantilevered cornices, a stepback of the upper floor, significant articulation between the two modules on each street, and ground floor canopies has potential to result in a design that is “inviting and sustains interest” (*CDP page 6*). The deep overhang of the rooftop canopy meets the guideline for a “strong, attractively detailed cornice or parapet in conjunction with a flat roof” (*CDDG 9.8.3*). The design seems to achieve the spirit of the recommendation “for contemporary, progressive and innovative design throughout the area” (*CDDG Section 10*).

Signage: Signage is shown with individual letters on the canopies over the ground floor storefronts. These appear to be excellent locations for the retail signs.

Materials: No information has been provided for review. Materials should have high quality and durability, especially at the first floor level where human contact will occur.

Estimated Fees:

- Concept Design: \$2,100 + notification (if not combined with zoning reviews) \$265;
- Final Design: \$470; and
- If an initial environmental study has not been prepared prior to Concept Design Review, it will be required at this time, with a fee of \$1980.

FIRE DEPARTMENT

Plan Reviewer: Jerry Wood

Phone No. (626) 744-4113

Automatic Fire Alarm/Detection System: Provide a complete automatic fire alarm/detection system throughout the entire structure which complies with the requirements of PMC 14.25.050.

Automatic Fire Sprinkler System or Standpipe: Provide a complete automatic fire sprinkler system throughout the entire structure which complies with the requirements of PMC 14.25.030.

Elevator Lobbies: Provide elevator lobbies for all elevators in compliance with PMC 14.25.090.

Exiting Requirements: A more detailed review of the exiting of the complex will be made at the time of formal plan submittal. Be advised that exit doors are not permitted to swing across the public right-of-way if required to open in the direction of egress.

Fire Dept. Access/Knox Box: Any security entrances, i.e., the main entrance and/or the parking garage will require the installation of a "knox box" to be located at the main entrance for emergency Fire Department access.

Minimum Fire Flow/Fire Hydrants: The required fire flow and any requirements to provide or upgrade existing fire hydrant(s) will be determined at the time of formal plan review.

Hillside Development Requirements:

Floor Area and Occupancy Type: Provide complete floor area breakdown by floor and total. Provide all occupancy classifications proposed.

Hazardous Materials:

Estimated Fees:

HEALTH DEPARTMENT PPR 2004-00020

Plan Reviewer: Mel Lim

Phone No. 744-6062

Floors/Walls/Ceilings

Exhaust Hoods & Ducts

Equipment/Refrigeration/Ice Machines/Dipper Wells

Sinks: Hand/Mop/Prep/2-Compartment/3-Compartment

Floor Sink and Drain/Grease Trap/Interceptor

Dishwashers/Glasswashers/Garbage Disposals

Hot Water/Lighting/Ventilation

Window Screens/Pass-Through Windows

General Comments

No comments

General Comments

Estimated Fees

HOUSING & DEVELOPMENT

Plan Reviewer: Kermit Mahan

Phone No. (626) 744-8315

General Comments: Project is a commercial office venture with no housing component, hence is not subject to standards of the Inclusionary Housing Ordinance.

Estimated Fees:

DEPARTMENT OF PUBLIC WORKS & DEPARTMENT OF TRANSPORTATION

PPR2004-00020

556 E. Colorado Blvd.

Colorado & Madison

Plan Reviewer:

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 and 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.

DEPARTMENT OF PUBLIC WORKS

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 **\$20,000** deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, either directly or indirectly, by the construction on this site.

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.

The proposed development shall connect to the public sewer by a method approved by the Department of Public Works. All sewer connection 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.

No water shall drain to the alley. Drainage shall outlet through an approved curb outlet on Madison Avenue or into an existing storm drain system.

If water is pumped from the subterranean parking garage before discharging into the public right-of-way, the applicant shall install a drainage structure in private property to dissipate energy from the pumped water.

If the proposed improvement drains to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. This drain shall discharge to the street at an approved angle in a cast iron curb drain or an approved curb outlet.

The project is subject to the requirements of the City's Storm Water and Urban runoff Control Regulation Ordinance that 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.

Dedication: In order to provide for a standard 20-foot wide alley, the applicant shall dedicate to the City a 2.5-foot strip of land along the north side of the Converse Alley frontage of the subject property for street purposes. In addition, the applicant shall dedicate to the City a 10' x 17' corner cut-off at the northwest corner of Converse Alley and Madison Avenue to facilitate truck turning movements from Converse Alley to Madison Avenue, and vice versa, for street purposes.

In order to provide for intersection improvements, the applicant shall dedicate to the City the land necessary to provide a 15-foot radius property line corner rounding at the southwest corner of the intersection of Colorado Boulevard and Madison Avenue for street purposes.

Street Improvements and Repair: In conjunction with the dedication to the City of the land necessary to provide a property line corner rounding and in order to provide for better traffic movement, the applicant shall construct improvements consisting of concrete curb, gutter, sidewalk, wheelchair ramp, and other work necessary to construct a standard 25-foot radius curb at the southwest corner of the intersection of Colorado Boulevard and Madison Avenue. Improvements shall include the relocation and upgrading of affected street lights, signals and various utilities, and the re-stripping of crosswalks and traffic lanes.

Colorado Boulevard is a concrete street. Excavation in the street for utility connections shall be minimized. Utility connections shall be on Madison Avenue.

Madison Avenue will be slurry sealed in October 2004. If the street is excavated for utility connections after that date and prior to October 2006, re-slurry sealing of the street will be required.

Converse Alley was reconstructed in 1997. No excavation in the alley will be permitted.

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 one-way drive approach a minimum of 12 feet in width and two-way drive approach a minimum of 24 feet and a maximum of 26 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 final inspection:

- 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 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.

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.

If street tree vacancies exist, the applicant shall plant and maintain, for a period of three years, the officially designated street trees on the subject frontages 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.

DEPARTMENT OF TRANSPORTATION

Parking, Loading, and Trash Enclosure: The parking, loading, and trash recycling enclosure areas shall conform to the requirements of the Zoning Ordinance and a plan showing all pertinent dimensions for these areas shall be submitted to the Department of Transportation and the Department of Public Works for review and approval prior to the issuance of a building permit. The trash enclosure area shall include provisions for recycling.

Proposed Zoning Code Revisions: The following provisions may apply to this project should they become effective prior to the issuance of a building permit.

Parking: See Current Planning comments.

Tandem Parking: The site plan includes tandem parking spaces. Tandem parking requires approval of a Minor Conditional Use Permit and shall contain a condition that a full-time parking attendant be on duty at all times the parking facility is available for use.

Bicycle Parking: Provide a minimum of 17 bicycle parking spaces (5 percent of the minimum required parking spaces for automobiles). Contact Rich Dilluvio for further details at (626) 744-7254.

Traffic: A full Traffic Impact and Parking Analysis shall be prepared in accordance to the City's Guidelines for Transportation Review of Projects. The applicant shall deposit \$4,000 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.

Transit: If the height of the parking structure cannot accommodate dial-a-ride buses, the applicant shall work with the City to designate a passenger loading zone adjacent to the project on Madison Avenue.

Trip Reduction: The project is subject to the City's Transportation Demand Management (TDM)/Trip Reduction Ordinance (TRO) requirements. Contact Judi Masuda at (626) 744-4111 for additional information.

WATER & POWER DEPARTMENT, Water Division

150 South Los Robles Avenue, Suite 200, Pasadena, CA 91101

Plan Reviewer:

Phone No. (626) 744-

Water Mains:

Water Pressure:

Water Service: Plumbing or Architectural plans showing fixtures will be reviewed and approved by the Utility Services Advisory Section at (626) 744-4498 and the Cross Connection Specialist at (626) 744-4299.

Questions regarding new or upgraded water service or construction should be directed to the Utility Services Advisory Section.

For portable water construction meters, contact the Meter Services Section at (626) 744-3809, located at 311 W. Mountain. Their hours are from 7:30 a.m. to 5:30 p.m.

Fire Flow and Fire Hydrant:

Cross Connections:

Landscaping and Irrigation: