

**Rodriguez, Jane**

**From:** Tyler, Sid  
**Sent:** Wednesday, March 16, 2005 5:41 PM  
**To:** Rodriguez, Jane  
**Cc:** Thyret, Pam  
**Subject:** Agendizing a call-up: 635-641 So. Lake Ave.

RECEIVED  
05 MAR 16 P5:46  
CITY OF PASADENA

Jane:

I wish to call up for review by the City Council the decision of the Subdivision Committee dated March 10 approving the application for a Vesting Tract Map (#062356) on the above properties. Will you please agendize this matter for consideration by the City Council. Thank you.

**Sid Tyler**  
**City Councilmember, District 7**  
**Pasadena, Ca.**  
**(626) 395-9515**

*Sid Tyler*  
*3/16/05*



PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

March 10, 2005

Michael Hajar  
Managing Member for  
Chateau De Lis LLC  
277 Pleasant Street  
Pasadena, CA 91109

**RE: Vesting Tentative Tract Map #062356  
635 and 641 S. Lake Avenue  
Council District #7**

Dear Mr. Hajar:

Your application for a **Vesting Tentative Tract Map at 635 and 641 S. Lake Avenue**, was considered by the **Subdivision Committee on March 9, 2005**. This is an application requesting the following:

**VESTING TENTATIVE TRACT MAP: To allow the creation of twelve (12) air parcels on one land lot for condominium purposes. It is the applicant's intent to demolish seven existing residential units and developed the two residential lots with two and three-story condominium units over a subterranean parking garage. The two existing residential lots will be consolidated into one land lot as a result of the proposal.**

After careful consideration of this application, and with full knowledge of the property and vicinity, the Subdivision Committee made the findings as shown on Attachment A to this letter.

Based upon these findings, it was decided that the **Vesting Tentative Tract Map be approved** in accordance with submitted plans and stamped **March 9, 2005**. The conditions listed in Attachment B, C, D, E and F were made a part of the approval.

You are hereby notified that, pursuant to Pasadena Municipal Code Section 16.18.080 any person, including the applicants, affected or aggrieved by the decision of the Subdivision Committee may appeal that decision to the City Council. Appeal applications must be filed within **ten days** of the hearing. Appeals must be filed by **March 21, 2005**. There is an appeal fee. Appeal applications must be filed with the office of the City Clerk, 117 E. Colorado Boulevard, 6<sup>th</sup> Floor. The regular Appeal fee is \$2,482.31. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$1,241.16. The effective date of this case will be **March 22, 2005**.

In accordance with Section 66452.6(a) of the Subdivision Map Act, this Vesting Tentative Tract Map is approved for two years from the effective date of approval **March 22, 2005**. The Zoning Administrator can grant a one-year extension of the approval. Such request should be filed with the Current Planning office prior to expiration.

This project has been determined to be Categorically Exempt (Class 32) from environmental review pursuant to the guidelines of the California Environmental Quality Act, CEQA Guidelines, Section 15332, Infill projects. This class exemption applies to in-fill development projects that are consistent with the general plan designation, all applicable general plan policies, and the applicable zoning designation and development standards. The subject property is less than five acres and substantially surrounded by urban uses. The subject site has no value as habitat for endangered rare or threatened species. Approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site and proposed project can be adequately served by all required utilities and public services. Based on a review of the project by the Public Works and Transportation Department, the project does not meet the threshold for requiring a traffic analysis and as such, will not have an impact on traffic and parking in and around the area.

For further information regarding this case please contact **Denver Miller** at **(626) 744-6733**.

Subdivision Committee, by



DENVER E. MILLER  
Subdivision Committee Chair

DEM:dm:cb

Enclosures: Attachment A, Attachment B, Attachment C, Attachment D, Attachment E, Attachment F

xc: City Clerk, City Council, Planning Commission, Building Division, Public Works, Power Division, Water Division, Design & Historic Preservation, Code Enforcement, Case File, Decision Letter File

**ATTACHMENT A**  
**FINDINGS OF FACT FOR VESTING TENTATIVE TRACT MAP #062356**

1. *The proposed subdivision is consistent with the objectives, policies, general land use, and programs specified in the amended General Plan.* Specifically, the proposed density of the Vesting Tentative Tract Map is below the maximum residential density allowed for the Medium-High Density Residential classification under the General Plan, and is consistent with the size and character of other residential lots in the vicinity of the site. The Vesting Tentative Tract Map is also consistent with the following General Plan Objectives and Policies; Objective 15 (Housing Conditions), Policy 15.1, (Size and Types), and Policy 15.2 (Increase Supply).

2. *The design and improvements of the proposed subdivision will be in character with the existing developments in the area.* Specifically, the residential units proposed on the subject site will be developed in accordance with the development standards of the Pasadena Municipal Code. These development standards have been established to ensure that residential development is consistent with the traditional scale and character of the community. The proposed twelve (12) dwelling units will be of a size and scale consistent with the surrounding residential neighborhood.

3. *The site is physically suited for the type and density of the proposed development.* The proposed subdivision is within the minimum standards for lot area, width and is below the maximum density allowed in the RM-32 district. Moreover, the size and scale of the proposed residential development is moderate in size, is compatible with the existing development in the neighborhood, and is in full compliance with the development standards of the Zoning Code.

4. *The design of the subdivision will not cause substantial environmental damage or substantially and avoidably endanger fish, wildlife, or their habitat.* The property and surrounding area is in an urbanized area and is developed with commercial, and multi-family dwellings.

5. *The design of the subdivision will not cause serious public health problems in that residential in-fill development is not known to result in serious public health problems.*

6. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access or use of the property within the proposed subdivision in that easements acquired for the public at large do not transverse the site of the proposed subdivision.*

7. *The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities.* Specifically, the residential development standards of the Pasadena Municipal Code provides standards that will result in unpaved areas which allow for passive or natural heating and cooling to continue on the site.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP #062356**

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

1. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Vesting Tentative Tract Map submitted with this application and stamped "Received for Hearing March 9, 2005" except as modified herein.
2. The development of the resulting lot and air parcels shall occur substantially as shown on the submitted plans, except as modified herein and shall comply with the applicable land use regulations and development standards of the Pasadena Municipal Code subject to the approval of the Zoning Administrator.
3. The subdivision shall comply with the Tenant Protection Ordinance (Ord. No. 6992).
4. No overnight Parking Permits shall be issued to residents of this project.
5. If the loading and unloading of furniture and household goods for residential dwelling units is to occur on the street, it shall be limited to the hours of 9:00 a.m. to 2 p.m. and 7:00 p.m. to 10:00 p.m. on weekdays, and 9:00 a.m. to 10:00 p.m. on weekends.
6. The common area portion of the site shall be maintained and kept in good condition at all times.
7. All utility substructures shall be subsurface if applicable.
8. The applicant or successor in interest shall comply with the conditions of the Design Review approval.
9. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
10. The proposed project, Case No. PLN2005-00022, shall comply with all conditions of approval, subject to a Final City of Gardens Inspection. Contact the City of Gardens Planner in Current Planning at (626) 744-6777 to set up a final inspection.

## ATTACHMENT C

### MEMORANDUM - CITY OF PASADENA DEPARTMENT OF PUBLIC WORKS

**DATE:** February 24, 2005

**TO:** Denver Miller, Zoning Administrator  
Planning and Development Department

**FROM:** City Engineer  
Department of Public Works

**RE:** Vesting Tentative Tract Map No. 062356  
635 and 641 South Lake Avenue

The Department of Public Works has reviewed the application for Vesting Tentative Tract Map No. 062356 at 635 and 641 South Lake Avenue. The applicant is proposing to create twelve air parcels on one land lot for condominium purposes. It is the applicant's intent to develop twelve town homes over a subterranean parking garage. The approval of this vesting tentative tract map should be based upon satisfying all of the following conditions:

1. The applicant shall obtain a license agreement from the City for the installation of any private improvements in the public right-of-way, including, but not limited to, soldier beams and tie-backs. The license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

A license agreement for shoring requires that all steel rods in every tie-back unit be relieved of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located less than ten (10) feet below grade be removed from the public right-of-way.

The license agreement application for any private improvement in the public right-of-way shall be submitted to the Department of Public Works for review and must be approved by the City Council prior to the construction of the private improvement.

2. Excavations in the street for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
3. 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, without cutting the asphalt pavement along the subject frontage prior to the issuance of a Certificate of Occupancy. Sawcutting shall be done along the flow line. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).
4. The applicant shall construct any one-way entry/exit drive approach a minimum of 12 feet in width and two-way entry/exit drive approach a minimum of 24 feet in width and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut near the flow line and the paving shall not be disturbed. The existing street trees, which shall remain in place, shall not be damaged by the construction of the drive approach.
5. The applicant shall remove the Ivy vegetation cover from the base of the street trees.
6. Plans must be submitted to the Department of Public Works 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.
7. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
8. 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.
9. 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. The drain shall discharge to the street in a curb outlet at an angle approved by the Department of Public Works.

10. The existing street lighting system on Lake Avenue is substandard. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of one (1) new street light on or near the frontage of the property, including conduits, conductors, electrical service (if necessary), pull boxes, and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Department of Public Works. The cost of the street light is the applicant's responsibility.
11. 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 Public Works and Transportation Department for checking, the applicant will be required to place a deposit with the department to cover the cost of plan checking and construction inspection of the improvements. The amount of deposit will be determined when the plans are submitted and will be based upon the estimated cost to the department for the work.
12. A sewer study is not required for the development. The development will be served by the City's sewer on south Lake Avenue, for which a sewer study was recently completed and approved. Several segments of the sewer line were found to be, or will soon be, deficient. The developer shall pay \$9,500 to the City for sewer capacity mitigation that will go toward the correction of sewer deficiencies.
13. The proposed development shall be connected to the public sewer by a method approved by the Department of Public Works. The sewer connection shall be six-inch diameter vitrified clay or cast iron pipe with a minimum slope of two percent. The existing house sewer connections shall not be re-used.
14. The applicant shall submit the following plan and form which can be obtained from the Recycling Coordinator, (626) 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 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.



A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the Pasadena Municipal Code. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

15. 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](http://www.ciwmb.ca.gov/CALMAX) or through LACOMAX at [www.dpw.co.la.ca.us/epd/lacomax](http://www.dpw.co.la.ca.us/epd/lacomax) or through preservation groups or web or newspaper advertising.
16. 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](http://www.ciwmb.ca.gov/publications) or by requesting a copy from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works.
17. 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, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. A processing fee will be charged against the deposit.
18. Upon submission of the final tract map to the City for approval by the City Council, the applicant shall supply the City with 24 blue-line copies of the final map.
19. The applicant's engineer shall be required to set boundary monuments on the proposed subdivision per Pasadena Municipal Code, Section 16.24.060, and furnish to the City a set of original field notes.
20. Upon submission of the final tract map to the City for approval, the applicant shall pay a flat fee of \$100 to have appropriate record quality copies of the recorded map made by the City for public record purposes and a deposit (based on the current General Fee Schedule) to cover the cost of processing the final map.

21. Currently, the County of Los Angeles Department of Public Works is utilizing the computer to update and digitize the countywide land use base. If the tract map is prepared using a computerized drafting system, it is recommended that the applicant's engineer submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Pasadena Department of Public Works for incorporation into its GIS land use map. The City of Pasadena's GIS Coordinate System must be used for the digital file.
  
22. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.



DANIFI A. RIX  
City Engineer

ATTACHMENT D

**MEMORANDUM - CITY OF PASADENA  
DEPARTMENT OF TRANSPORTATION**

**DATE:** February 24, 2005

**TO:** Denver Miller, Zoning Administrator  
Planning and Development Department


**FROM:** Transportation Administration  
Department of Transportation

**RE:** Vesting Tentative Tract Map No. 062356  
635 & 641 South Lake Avenue

The Department of Transportation has reviewed the application for Vesting Tentative Tract Map No. 062356 at 635 and 641 South Lake Avenue. The applicant is proposing to create twelve air parcels on one land lot for condominium purposes. It is the applicant's intent to develop twelve town homes over a subterranean parking garage. The approval of this vesting tentative tract map should be based upon satisfying all of the following conditions:

1. The project will generate approximately 23 net new daily trips. In order to address the addition of new trips, the project shall contribute \$5,000 to the neighborhood traffic management program prior to the issuance of a building permit.
2. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works and Department of Transportation for review and approval. A deposit of \$600, subject to refund or additional billing, is required for plan review.

This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the Department of Public Works for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the MUTCD and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the two departments for review and approval.

  
BAHMAN JANKA  
Transportation Administrator

ATTACHMENT E

PASADENA WATER DIVISION

Check Sheet

VESTING TENTATIVE TRACT MAP NO.: 062356  
DATE TENTATIVE MAP RECEIVED: February 2, 2005  
LOCATION: 635 & 641 S. LAKE AVENUE  
DATE CHECK OF TENTATIVE MAP AND ACCOMPANYING DATA COMPLETED: February 25, 2005

	YES	NO
Can the City serve the area in accordance with Water Rate Ordinance No. 4583?	X	
Are any easements or rights of way required?		X
Are special contracts required for reservoirs, pumping plants, or other uses?		X

REMARKS:

The Pasadena Water and Power Department, Water Division, can serve water to this project. There is a 12-inch water distribution main located in Lake Avenue, 7-feet east of the west property line of Lake Avenue. Verify with The Public Works Department regarding any construction moratorium affecting this project. The approximate water pressure range at the project site is 75-85 psi (pounds per square inch). The uniform plumbing code recommends the installation of a pressure regulator when water pressure exceeds 80 psi. There is one 1-inch and one 3/4-inch existing water service to this site. These existing water services 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.

A fire flow test in the vicinity of your project was conducted on January 8, 2005. Fire flow results are valid for six months from when the test was taken. The Pasadena Fire Department has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. They 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 a fire flow test for your site, please contact Larry Vasquez at (626) 744-4387.

All city cross-connection prevention policies must be adhered to. Please note that water lines are not permitted to cross lot lines to serve adjoining lots. Each parcel must have a separate water service.



Michael Tse  
Assistant Engineer, Water Division

**NOTE: (TWO (2) COPIES OF CHECK SHEET TO BE RETURNED TO COMMUNITY DEVELOPMENT-PLANNING SECTION)**

**ATTACHMENT F  
POWER DIVISION**

Tentative Tract Map No. 062356  
Date Tentative Map Received February 3, 2005  
Date check of Tentative Map and accompanying data completed February 17, 2005

	YES	NO
The Water & Power Department, Power Division can serve the area in Accordance with the Light & Power Rate Ordinance?	X	
Are underground installations specified?	X	
Are easements required?	X	

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**REMARKS:**

**This proposed 12 unit development for condominium purposes will be served by the Pasadena Water and Power Department, Power Delivery Unit.**

**The power department has an electrical system vault (station 39+69) located in S. Lake Avenue as shown on attached tentative map.**

**The owner/developer is to extend the department's, 1-3" electric lateral stubbed, at the curb line of this development and install with new 2-4" PVC, concrete encased, conduits westward, feeding into a new private property electric vault (installed at their expense); 1-4: conduits to remain stubbed at the curb line for future.**

**Exact placement of this new underground electric vault is to be coordinated with the department's Engineering and Utility Advisory Staff for their requirements.**

**There is a rear property, electric pole line located at the west property line of said development with an existing power pole No. 8972MP, located inside this development and located at the southwest corner of the lot. This pole has a recorded easement for its protection to maintain electric service to the power poles. Therefore, this pole and electric overhead wires must remain to maintain continuity of service.**

**According to the tentative map the proposed building site is within a 2 foot, setback clearance from the department's overhead electrical facilities.**

**There is required, a minimum setback of 5 feet for clearance of this pole for new construction and 4 foot setback clearance for overhead wires from building, as per Department's Regulation #21.**

**Therefore, the department request that the owner/subdivider relocate he building site further eastward to maintain adequate clearances for maintenance of services.**

**No bonds or certificates of deposit will be required for Power Department facilities.**

**SBC should be contacted for their requirements.**

Subject to the approval of the Power Department and the adjacent properties, the applicant may underground the existing overhead electrical facility in the rear of the property to provide landscaping in the power department easement area.