

ATTACHMENT B
CONDITIONS OF APPROVAL FOR ADJUSTMENT PERMIT #11612
AND CONDITIONAL USE PERMIT #5317

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

GENERAL

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans submitted and stamped "Received at Hearing on November 14, 2011, except as modified herein.
2. This approval is for:
 - 1) Adjustment Permit for the building to exceed the maximum allowable Floor Area Ratio (FAR) in one FAR District; the building to exceed the maximum allowable height in the two Height Districts; to provide two loading spaces instead of six
 - 2) Conditional Use Permit for a non-residential project that exceeds 25,000 square feet.
 - 3) Minor Conditional Use Permit to for a new development project in the Transit-Oriented District.
 - 4) Private Tree Removal of one protected specimen *Ethrythrina Caffra* (Coral tree).
3. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing before the Hearing Officer. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit if sufficient cause is given.
4. The applicant or successor in interest shall meet all of the mitigation measures Mitigation Monitoring Reporting Program of the FEIR.
5. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
6. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
7. The project, Case No. PLN2007-00297, is subject to the City's Condition Monitoring Program and Mitigation Monitoring Program and is also subject to Final Zoning inspection. Condition monitoring and mitigation monitoring are required for your project. Under the Condition Monitoring Program, your project will be inspected by Code Compliance staff to determine compliance with the conditions of approval. The Final Zoning Inspection will occur at the completion

of the project. The approved Mitigation Measures identified in the Mitigation Monitoring Reporting Program will also be monitored by the Code Compliance staff. The project is required to receive approval in the Final Zoning Inspection and shall comply with all construction-related Mitigations, program Mitigations, and other related Mitigations that are required prior to the issuance of a Certificate of Occupancy for the building and the parking garage. Required monitoring fees for inspections shall be paid on or after the effective date of this permit, but prior to the issuance of any building permits. Contact the Code Compliance Staff at (626) 744-4633 to verify the fee. All fees are to be paid to the cashier at the Permit Center located at 175 N. Garfield Avenue. The cashier will ask for the activity number provided above. Failure to pay the required monitoring fees prior to initiating your approved land use entitlement may result in revocation proceedings of this entitlement.

DEPARTMENT OF PLANNING

8. The project shall comply with all provisions of the Zoning Code, except for the approved Adjustments.
9. The project shall provide a total of 367 parking spaces for the project.
10. Three hundred and sixty-seven (367) of the parking spaces shall be used for the employees and visitors of the tenants of the building. The separation of customer /visitor parking shall comply with the requirements of 17.46.020 (Table 4-5) of the Zoning Code. For an office use, 15 percent of the spaces shall be reserved for customers, and 85 percent of the spaces shall be reserved for employees. For other non-residential uses (e.g., retail), 80 percent of the spaces shall be reserved for customers, and 20 percent of the spaces shall be reserved for employees. All visitor/customer spaces shall be clearly marked for their respective uses. The final separation and identification of parking spaces shall be reviewed and approved by the Zoning Administrator prior to issuance of a Certificate of Occupancy for the project.
11. During off-peak office use hours(e.g., nights and weekends), the parking spaces be made available for public use during off-peak hours.
12. The ground floor courtyards/plazas on El Molino Avenue shall be available for passive use by the public during business hours.
13. A minimum of one Electric Recharge Station (including at least one conductive and one inductive charger) for electric vehicles shall be provided on the site.
14. The project requires a minimum of 18 bicycle spaces. The design and location requirements of the bicycles spaces shall comply with P.M.C. 17.46.320.
15. The parking structure entrance should be designed to ensure pedestrian and vehicular safety. Enhancements may include, but are not limited to, openings to protect view corridors, mirrors, signing and striping. Such enhancements shall

be reviewed and approved by the Zoning Administrator and Department of Transportation.

16. The underground parking structure and parking spaces shall comply with Section 17.46 (Parking) of the Zoning Code, including ramp grade, vertical clearance, aisle width, parking stall dimensions, double striping and parking stall back-up. A maximum of ten parking stalls may be tandem.
17. Loading shall not occur on E. Colorado Bl. or S. El Molino Ave. unless loading activities are specifically approved by the Department of Public Works for temporary needs, such as during construction.
18. A final landscape, hardscape, and irrigation plan shall be installed in accordance with a detailed plan to be submitted to and approved by the Zoning Administrator prior to issuance of any building permits. The plan shall include drought-resistant plant materials and/or low volume irrigation. The plan shall be prepared by a licensed landscape architect and shall meet the requirements of Chapter 17.44.
19. The current project must comply with the Water Shortage Procedures Ordinance by submitting a Water Conservation Plan limiting the water consumption to 80% of its originally anticipated amount. The environmental initial study concluded that the project, as submitted, would consume 14,680 gallons per day. The project shall reduce its consumption to a maximum of 11,744 gallons per day. This plan shall be reviewed and approved by the Zoning Administrator prior to issuance of a Building Permit for the project.
20. The project shall comply with all regulations associated with the Level 1 Water Shortage declared by the City Council on July 15, 2009.
21. The project shall adhere to the City's noise regulations as specified in Section 9.36 of the Pasadena Municipal Code.
22. An exterior lighting plan, including specifications of the proposed fixtures, shall be submitted to the Zoning Administrator prior to the issuance of any building permits. No light sources (e.g., bulb) shall be visible from any location off the site. The lighting shall comply with the standards of Section 17.40.080 (Outdoor Lighting) of the Zoning Code.
23. Screening of mechanical equipment shall be provided in accordance with Section 17.40.150 (Screening) of the Zoning Code.
24. The protection, pruning, relocation, and/or removal of any public tree shall be reviewed and approved by the City's Parks and Natural Resources Division.
25. The sale of alcoholic beverages on the premises requires the approval of a separate Conditional Use Permit for alcohol sales.
26. All signage shall be reviewed for compliance with the Zoning Code regulations for signs (Section 17.48).

27. The project shall meet all requirements of the Design Review process.
28. The project shall submit a Master Sign Plan for the project.
29. The project shall meet all requirements of the Public Art process.
30. Prior to issuance of a Certificate of Occupancy, a pedestrian speed table shall be installed on El Molino Avenue between Colorado Boulevard and Green Street. The design and construction of the speed table shall be funded by the City and the Project Applicant. The Project Applicant shall be required to fund no more than 50% of the cost of the design and installation of the speed table.

DEPARTMENT OF PUBLIC WORKS

31. The applicant shall obtain a license agreement from the City for the installation of any private improvements within the public right-of-way. The license agreement application for any private improvement within the public right-of-way shall be submitted to the Department of Public Works for review and shall be approved by the City Council prior to the construction of the private improvement. 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.

32. Colorado Boulevard has an existing 14.5-foot sidewalk. The applicant shall dedicate to the City a 0.5-foot strip of land along the Colorado Boulevard frontage of the subject property, including the land necessary to provide for a 5-foot radius property line corner rounding at the southeast corner of Colorado Boulevard and El Molino Avenue for street purposes. The applicant shall remove and reconstruct the sidewalk to widen from 14.5 feet to 15 feet wide along Colorado Boulevard.

33. The southeast corner of Colorado Boulevard and El Molino Avenue has an existing 15-foot radius curb return. In order to provide for better traffic movement, the applicant shall construct improvements at the southeast corner of Colorado Boulevard and El Molino Avenue, which includes upgrading the curb ramp in accordance with Standard Plan S-414, and/or new concrete curb, gutter, sidewalk, and other work necessary to comply with City standards.
34. Any public right-of-way improvements that are not required as conditions of approval of this application and are proposed by the developer in the future shall be reviewed by the required City departments for compliance with all required engineering and safety standards under a separate application. Such improvements may include sidewalk and street enhancements on El Molino Avenue. In addition, any physical improvements related to the proposal may require funding by the applicant.
35. The pavement in Green Street contains asbestos. If the project requires any excavation in Green Street to reconstruct the local depression on El Molino Avenue, the applicant shall comply with hazardous materials (Hazmat) removal conditions and requirements of the Department of Public Works. An environmental certified contractor will be required for any pavement removal in the street.
36. Colorado Boulevard is a concrete street. Any excavations in the street require that full panels (existing construction joint to existing construction joint) be removed and reconstructed per City of Pasadena Drawing No. 4250.
37. The applicant shall construct public improvements along the frontages of the subject property in accordance with Pasadena Playhouse Specific Plan. The improvements include installing street furnishings, such as street lights, trash receptacles and tree grates, planting street trees, landscaping, and other necessary related work. For additional information on the specific plan requirements, please visit the Community Planning and Development Department's website at <http://www.ci.pasadena.ca.us/planning/deptorg/commplng/GenPlan/sp.asp>.
38. Excavations in the street for utility connections will require that the street be restored between extreme excavations and in rectangular sections per Standard Plan S-416.
39. The proposed drive approach shall be constructed in accordance with Standard Drawing No. S-403, and shall not exceed the maximum width allowed. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed.

40. If any of the proposed buildings is constructed on the property lines of the street, any above grade utility services including shut off valves, fire water connection fittings, roof drains, etc. shall not encroach into the public right of way.
41. Each building of the proposed development shall connect to the public sewer with one or more new six-inch diameter house sewers laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer “means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer.” The section of house sewers within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.
42. Any connections to the existing City storm drain system in El Molino Avenue will require the approval of the Department of Public Works. Reference City of Pasadena Drawing No. K-622 for existing storm drain conditions.
43. Any connections to the existing County storm drain system in Green Street that may be required in the reconstruction of the local depression on El Molino Avenue will require the approval of the Los Angeles County Department of Public Works and the City Department of Public Works.
44. 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.
45. The applicant shall restore and re-paint all existing metal street light and traffic signal poles, along the Colorado Boulevard and El Molino Avenue frontages of the subject property in a manner acceptable to the Department of Public Works. In addition, the painting specifications shall be per the Playhouse District Specific Plans. The cost of the street light and traffic signal pole restoration and painting is the applicant’s responsibility.
46. If the existing street lighting system along the project frontages is in conflict with the proposed development/driveway, 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.
47. The relocation of three trees on El Molino Avenue was approved by the Urban Forestry Advisory Committee on March 2, 2009. The applicant shall coordinate

with Darya Barar of the City's Parks and Natural Resources Division, (626) 744-3846, to arrange the relocation activity.

48. 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. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control. A processing fee will be charged against the deposit.
49. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <http://www.cityofpasadena.net/publicworks/Engineering/default.asp>. A deposit, based on the General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval.

In addition, prior to the start of construction or the issuance of any permits, the applicant shall conduct a field meeting with an inspector from Department of Public Works for review and approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:

- Sewer Facility Charge - Chapter 4.53 of the PMC
The ordinance provides for the sewer facility charge to ensure that new development within the city limits pays its estimated cost for capacity upgrades to the city sewer system, and to ensure financial solvency as the city implements the operational and maintenance practices set forth in the city's master sewer plan generated by additional demand on the system. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.

- Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.

- City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee.

- Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC
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. Information on the SUSMP requirements can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp>.

- Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp> and the

Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the 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 PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

DEPARTMENT OF TRANSPORTATION

Project Fee Requirements

50. The project shall pay the corresponding Traffic Reduction and Transportation Improvement Fee (TR-TIF) for the revised project at the time of building permit issuance. The current fee for office use is \$3.84/ sf and for retail use is \$8.89/ sf. The TR-TIF is subject to change and total payment would be based on the final scope at the time of project approval. This payment shall be made at Window #8 in the Permit Center located at 175 N Garfield Ave, Pasadena CA 91109.
51. The project applicant shall fund the purchase and installation of two traffic monitoring stations in the vicinity of the project as part of the implementation of the Citywide Traffic Monitoring Program. This fund shall be collected by the Department of Transportation prior to the issuance of the first permit for construction.

Amount: \$5,000**

*** The applicant shall make this payment payable to the City of Pasadena and delivered to the Department of Transportation office, attention: Conrad Viana at 221 E. Walnut Street, Suite 210, Pasadena, CA 91101.*

Transportation Demand Management Plan Requirements

52. The project shall provide a plan for a Transportation Demand Management Plan (TDM). The TDM Plan shall be reviewed and approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, foundation, grading, or building) and shall be reviewed and approved

annually for the life of the project. The TDM plan may include but is not limited to the following strategies and conditions:

- a. Pay parking for employees
- b. Guaranteed Ride Home
- c. Transit pass and vanpool fare subsidies
- d. Private vanpool operations
- e. Bikeway linkages to established routes
- f. Reduced-parking fees for non-solo drivers
- g. Provisions of a certified Employee Transportation Coordinator
- h. Provide a Vanpool Loading area equal to 10% of number of employees. A passenger loading area for vanpool vehicles shall be provided on-site. At a minimum the loading area shall be of sufficient size to accommodate the number of waiting vehicles equivalent, in feet, to 10% of the number of vanpool spaces.
- i. Connecting Sidewalks. Designated pedestrian sidewalks or paths shall be provided on the development site between the external pedestrian system and each building in the development.
- j. Bus Stop Improvements. Capital improvements, including bus pullouts, bus pads, and right-of-way for bus shelters are required as mitigation measures.

Upon submittal of a TDM Plan for review and approval, the owner/ developer shall place a **\$1,916*** deposit with the Department of Transportation prior to the issuance of the first permit for construction. This deposit is subject to a refund or additional billing in the event that the deposit amount is not sufficient to cover the cost of the review. The developer shall pay an annual Transportation Demand Management (TDM) status report review fee of **\$413.00*** in compliance with the requirements of the Trip Reduction Ordinance.

In order to minimize and prevent last minute building design changes, it is highly imperative that the applicant, prior to the commencement of building or parking layout design efforts, contact DOT for TRO/ TDM Plan requirements so that trip reduction considerations are designed and incorporated early into the building and parking layout plans to avoid any unnecessary time delays and potential costs associated with late design changes. Please contact Judi Masuda, TDM Planner at (626) 744-4111 to arrange a pre-design meeting to finalize the TDM Plan requirements for the project.

** Based on the Current General Fee Schedule. Fees are subject to change.*

Project Requirements – Intersection Improvements

53. The following intersection improvements shall be constructed prior to the issuance of the Certificate of Occupancy:

- Prohibit left-turn movements at the northbound and southbound approaches on El Molino Avenue at the Colorado Boulevard intersection by modifying the existing signal hardware. Plans shall be submitted and approved by the Departments of Public Works and Transportation prior to the issuance of the first permit of construction (demolition, foundation, grading, or building) to address the above conditions.

Project Requirements – Street Segment Improvements

54. Based on the City's street segment significance criteria, the net increase in ADT volumes for El Molino requires both physical (e.g., roadway improvements, traffic signal upgrades, etc.) and soft mitigation measures (e.g., transportation demand management measures). The revised project trips are expected to significantly impact El Molino Avenue, a de-emphasized street. The 2004 General Plan Mobility Element defines de-emphasized streets as "routes where efforts will be made to limit future increases in traffic. No transportation capital or operational improvements to increase traffic capacity will be implemented on these corridors." If the project is expected to be entitled by overriding considerations, DOT recommends that the following conditions be considered as project conditions:
- The project contributes funds to the Neighborhood Traffic Management Capital Improvement Program Fund Number 75210. The funds will be used to implement traffic management measures to protect neighborhoods potentially influenced by the project's traffic on the roadway segments listed above. This recommendation is in line with the objectives of the street segment thresholds to protect residential neighborhoods from intrusion of traffic intended to and from commercial projects.
 - Provide pedestrian lighting to and from the project to the nearest transit stops within a quarter mile radius
 - Offer unbundled parking option with lease
 - Contribute funds to the Pasadena ARTS program
 - Provide Metro Corporate Transit Passes to employees of the project site

Site/ Circulation Plan Requirements

55. A site/ circulation plan for the parking structure must be reviewed and approved by the Department of Transportation prior to the issuance of the first permit for construction (i.e. demolition, foundation, grading, or building) that will indicate how this concern is to be resolved. The plan shall be drawn to a 1"=20' or 1"=40' scale. For the ramp leading to the subterranean parking level, measures should be taken to alert the incoming and outgoing vehicles at both ends of the driveway with devices (such as concave mirrors, warning lights, gate arms, etc.) to warn of oncoming traffic.

Constructing Management Plan Requirements

56. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging & Traffic Management Plan to the Department of Public Works for review and approval. This plan shall show the impact of the various construction stages to the public right-of-way including street occupations, parking space relocation agreements, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. Permitted hours for construction may be limited due to construction activities bordering the project site.

Pedestrian Circulation Requirements

57. Pursuant to Zoning Code 17.46.260, all loading spaces shall have adequate ingress and egress as approved by the Director of Transportation, and shall be designed and maintained so that the maneuvering, loading, or unloading of vehicles does not interfere with the orderly movement of traffic and pedestrians on any street.
58. Concave mirrors and warning lights must be installed and regularly maintained at the project driveway (private site) to alert the pedestrians of on-coming vehicles. These improvements shall be shown on the circulation plan and reviewed and approved by the Department of Transportation prior to the issuance of a building permit and verified on site by the Department of Transportation prior to the issuance of any certificate of occupancy.
59. Pursuant to Zoning Code 14.46.290, designated pedestrian sidewalks or paths of travel shall be provided on the development site between the external pedestrian system and each structure in the development.
60. A speed table shall be constructed on El Molino Avenue between Colorado Boulevard and Green Street to accommodate mid-block pedestrian crossings prior to the issuance of any certificate of occupancy. Design and construction of the speed table must be reviewed and approved by the Departments of Public Works and Transportation.

By participating in the above-mentioned transportation measures, the project's responsible contribution to lessen its potential traffic impacts to the surrounding network will be satisfied.

This study has been prepared based on the project scope contained in the application. Should a significant change be made to the project scope during the approval process, the applicant may be requested to prepare an updated study. If you have any questions, please do not hesitate to contact Conrad Viana at (626) 744-7424 or via e-mail at: cviana@cityofpasadena.net.

WATER AND POWER DEPARTMENT – POWER DIVISION

61. Customer shall provide a transformer room / vault if the electrical service is over 200 Amps single-phase or over 100 Amps three-phase. The number and size of the transformer room / vault varies according to the size of the electrical service.
62. Any required transformer room / vault located within a building structure shall be rated for 4-hour fire separation and meet all local Building & Fire Department requirements related to room ventilation and alarming.
63. Customer shall be responsible for the maintenance of the transformer room / vault, provide protection for the equipment in the transformer room / vault, and allow access to the transformer room / vault at all times to Department personnel and vehicles in accordance with the Department Electric Service Requirements Regulation 21.
64. Department shall install concrete-encased primary service laterals to the property line. The number and location of the service laterals varies according to the size of the electrical service.
65. Customer shall pick-up new primary service laterals at the property line and install concrete-encased conduits to transformer room / vault within the development area. The number and location of the conduits varies according to the size of the electrical service.
66. Customer shall install transformer room / vault, service equipment, and secondary service conduits within the development area.
67. Department shall install electrical service transformers, cables, and meters.
68. All Department installation costs shall be paid by the Customer and are included in the cost estimate below.
69. Customer must identify and notify the Department of any conflict with existing overhead lines / poles and maintain existing ingress / egress access for overhead lines / poles. Proper clearances between the proposed structure and overhead lines / poles must be maintained.
70. Customer must identify and notify the Department if there is any underground electrical conduit within the proposed development area in conflict with the construction.

71. Customer shall provide Department all easements necessary for Department to access electrical service equipment.
72. Customer installed distributed generation resources that will be interconnected to the Pasadena Electric Distribution System shall be installed in accordance with the Department Distributed Generation Interconnection Requirements Regulation 23. In addition, all Customer installed solar photovoltaic (PV) resources shall meet all of the requirements of both the local Building & Fire Department and the Pasadena Solar Initiative and Rebate Program.
73. In order to determine the specific requirements of the electrical service for this project, the following items will need to be included in the submittal drawing set (2 sets of electrical plans required): service size & voltage, main service disconnect, scaled site plan, elevation plan, proposed transformer room / vault location, electrical meter / panel location, single-line diagram, load calculation, and proposed construction schedule.
74. Total estimated fee for providing electrical service to this development is \$200,000. This estimate does not include the cost of the electrical infrastructure within the development area. In addition, this estimate does not include Department costs related to the modification of existing Department electric infrastructure that may be required in order to provide electric service that shall be paid by the Customer. A firm total cost estimate shall be provided to the Customer after the Submittal Drawing Set has been provided to the Department. The Department estimate and comments are valid for ninety (90) days.
75. All comments are preliminary and are based on the limited description provided. Please arrange a meeting with Utility Service Planning personnel for further information and detailed requirements at (626) 744-4495.
76. Prior to issuance of a Certificate of Occupancy, the applicant shall file with the County Recorder either: 1) a Certificate of Compliance consolidating the existing lots on the property into one single lot; or 2) a covenant showing all existing lots tied together under single ownership.

FIRE DEPARTMENT

77. Plan shall comply with the requirements of 2010 California codes and Pasadena Municipal Code (PMC).
78. Underground parking: Three (3) levels below grade parking garage shall comply with requirements of California Building Code Section 405 and 406.4.

79. Emergency Responder Radio Coverage: Building shall have approved radio coverage for emergency responders within the building based upon the existing coverage level of the public safety communication system per California Fire Code Section 510.
80. Minimum Fire Flow/Fire Hydrants: All structures shall have the minimum fire flow (GPM) required by Appendix B Table B 105.1 and the quantity and spacing of fire hydrants as required by Appendix C Table C105.1 of Title 24, California Fire Code. Plans shall be submitted to the Pasadena Fire Department for review and approval prior the review and approval of the building plans.
- NOTE: 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.
81. Fire Dept. Access/Knox Box: 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 all weather surface to support a minimum of 75,000lbs with a minimum of 20-feet wide and unobstructed height of 13'-6", with No Parking on Either Side. No roadway way shall exceed 10% slope.
82. 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.
83. Automatic Fire Sprinkler System or Standpipe: An automatic sprinkler system shall be provided throughout building per CBC Section 903.2.1 and PMC amended CFC section 903. Stand pipe system shall comply with the requirements of CBC Section 905.
84. Fire Department Fire Sprinkler Connections: Shall be comprised of:
- FDC shall be located a minimum of 25-feet from the building or surface mounted to 2- hours rated wall with no opening within 10 feet and FDC shall be located within 150 feet of a fire hydrant.
 - (2) 2-1/2" CLAPPERED internal swivel outlet X 2-1/2" CLAPPERED internal swivel outlet X 4" FDC
 - 4" CLAPPERED internal swivel outlet X 4" FDC
 - Shall be clearly labeled to indicate FDC for Fire Sprinklers and Standpipes.
 - 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.
85. Automatic Fire Alarm/Detection System: All structures 10,000 square feet or any structure required by Title 24, California Building or Fire Codes, shall be provided with a fully automatic and manual fire detection and notification system. Shop drawings to be submitted by contractor for review and approval prior to construction. PMC amended CFC Section 907.
86. Emergency Vehicle Traffic Signal Preemption Systems: Traffic signaling systems serving this complex are required to have emergency vehicle signal preemption controls installed. The specific signals requiring this system is to be determined by both Pasadena Fire Department and Pasadena Department of Transportation. The fees for these systems will be determined based on the quantities and types of traffic signals being used and/or being retrofitted for the emergency vehicle controls.