

**Attachment B – PPR Comment Letter (dated March 14, 2016)**



## PASADENA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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### PREDEVELOPMENT PLAN REVIEW COMMENTS

Pre-Development Plan Review (PPR) is a preliminary evaluation of a project by staff from various City departments and divisions. The information derived from a PPR does not constitute any approval of a project. PPR meetings are not public hearings.

**Project Number:** PPR2015-00019

**Date:** March 14, 2016

**Project Address:** 360 N. Arroyo Blvd.

**Project Description:** New Master Plan for the Rose Bowl Aquatic Center, consisting of renovation of two existing pools, demolition of two existing accessory structures and one existing pool, construction of five new buildings (Wellness Center, Fitness/Daycare/Community Building, On-deck Storage, Equipment Building and Café Building), installation of three new pools and surrounding pool decking, and mechanical equipment upgrades.

**Applicant:** Ella Hazard, Hazard Frankel Architects

**Case Manager:** Ha Ly, Planner

**Phone #** (626) 744 - 6743

**Email Address:** haly@cityofpasadena.net

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### BUILDING DIVISION:

Phone: (626) 744-6743

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Plan Reviewer: Alex Haddad

Phone: (626) 744-6876

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Please contact Alex Haddad, Senior Plan Examiner directly for comments.

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### COMMUNITY PLANNING SECTION:

Plan Reviewer: Ha Ly

Phone: (626) 744-6743

Email: haly@cityofpasadena.net

**1. General Plan Consistency:** The General Plan Land Use Map designates the proposed project site as open space and parks. The open space classification is intended to provide active and passive recreational opportunities for Pasadena's residents, as well as the preservation and maintenance of undeveloped lands and natural areas. It is generally characterized by a variety of public and private natural and developed open spaces including City-owned open space facilities, private golf courses, natural open space and areas which have been designated as environmentally and ecological significant, and land which is publicly owned though in some instances public access may be restricted. The proposed project consists of a renovation and expansion of the existing Rose Bowl Aquatic Center; the use would not change. The existing and proposed use is consistent with the General Plan.

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

#### Land Use Element:

**16.4 Support Organizations.** Provide support to public, private, and voluntary organizations and associations that provide services for Pasadena's diverse communities.

*The Rose Bowl Aquatic Center opened in 1990 and is operated by a 501(c)(3) non-profit organization. The Rose Bowl Aquatic Center provides diverse programs and services for Pasadena's residents.*

**16.5 Child Care.** Provide adequate child care facilities, encouraging locating facilities at or near work sites and public transportation.

*A new daycare building is proposed to be added to the Rose Bowl Aquatic Center. As part of the Master Plan application, please provide some details on how the daycare would be operated and how it relates to the Aquatic Center. Please note that pursuant to the Zoning Code, a daycare is not a permitted use in the Open Space zoning designation. Please refer to comments provided by Current Planning regarding zoning information.*

**16.7 Shared Facilities.** Encourage the sharing of facilities between various public service providers, as well as those offered by private entities, such as the joint use of school play areas for recreation, school facilities for child and after school day care, and libraries for civic and cultural events.

*As part of the Master Plan application, please include any existing joint use agreements the Rose Bowl Aquatic Center may have with other public service providers or private entities. Also,*



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*please include a list of third-party uses and programs, such as summer camps and details on their operations.*

10.11 Eaton Canyon Corridor and the Arroyo Seco. Preserve and maintain the natural character of the Eaton Canyon Corridor and the Arroyo Seco as self-sustaining healthy ecosystems of plants and animals, in balance with the integration of recreational facilities and flood control improvements.

*The proposed project would be reviewed in conformance with the Central Arroyo Seco Master Plan.*

20.1 Neighborhood Meetings. Encourage broad representation and community participation at all steps of the planning process.

*Before submitting a formal application the applicant is highly encouraged to meet with the surrounding residents and the groups listed under the heading "Neighborhoods," below.*

6.1 Sense of Place and History. Require new development and changes to existing development to be located and designed to respect the defining elements of Pasadena's character and history such as its grid street pattern, block scale, public realm, courtyards, paseos, alleys, neighborhoods and districts, building massing and heights, significant architecture, and relationship to the mountains and Arroyo Seco.

*The Rose Bowl Aquatic Center is located within Brookside Park and adjacent to the Rose Bowl. The relationship between the Aquatic Center, Brookside Park and Rose Bowl should be considered, such as traffic, noise and parking impacts on adjacent facilities.*

**2. Specific Plan:** The proposed project site is not located within any Specific Plan area.

**3. Master Plan:** The proposed project is a PPR application for a Master Plan (Master Conditional Use Permit) for the Rose Bowl Aquatic Center (RBAC). Currently, RBAC is operating under several Conditional Use Permits and not subject to Master Plan. However, prior to a formal Master Plan application, please review the attached Master Plan Submittal Application checklist (Attachment 1). Planning staff will also need a more in-depth understanding of the existing and proposed operations of RBAC, such as operations of the café, daycare center, summer camps in order to adequately determine impacts and parking demands.

Additionally, RBAC is located within the Arroyo Seco Master Plan boundary; therefore, the proposed project would have to be consistent with the Central Arroyo Master Plan. Please refer to comments provided by Public Works, Parks and Forest.

**4. Planned Development:** The proposed project site is not within a Planned Development Area.

**5. Neighborhoods:** Council District #1: Councilmember Tyron Hampton



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Cushon Bell, Field Representative

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East Arroyo Resident's Association

Contact - Michael Hollis

Email - [pasadenaeara@gmail.com](mailto:pasadenaeara@gmail.com)

Mailing Address - 1146 Wotkyns Dr.

Pasadena, CA 91103

Arroyo Terrace Association

Contact - Nate Lewis

Email - [natel4918@sbcglobal.net](mailto:natel4918@sbcglobal.net)

Mailing Address - 1224 Solita Rd.

Pasadena, CA 91103

### 6. Estimated Fees:

- Master Plan – \$18,183
- Environmental Review – California Environmental Quality Act (CEQA) requires the City to evaluate the project's potential impacts to the surrounding area. Some typical areas of concern are traffic and circulation, noise, aesthetics, air quality, etc. An Initial Study would determine if there are other areas/issues that need to be analyzed and whether a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report will be required.
- Technical studies such as traffic study, parking study, noise study, and/or or an air quality study may be required.
- Records Management - a 3% records management charge is added to each fee

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### CULTURAL AFFAIRS DIVISION:

Plan Reviewer: Leslie Fischer

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**Public Art Requirement:** Based on the information provided, this project IS SUBJECT to the City of Pasadena Public Art Requirement. This Public Art Program requires that at least one percent (1%) of the building valuation costs be allocated by the developer to incorporate in their design a public art component.

A fee of twenty-five percent (25%) of the total one percent obligation shall be deposited into the Downtown Cultural Trust Fund to be used for the general enhancement of the City's cultural resources.



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This Public Art 25% Deposit (fee) is due at Plan Check in order to receive Building Permit. It is developer's responsibility to allocate the remaining seventy-five percent (75%) of the Requirement toward an on-site public art project.

Estimated Fees: 1% of final building permit valuation

At least one percent (1%) of the building permit valuation must be allocated for public art, of which 25 percent (25%) is due to the City at Plan Check. The remainder is to be spent on an on-site public art project, if the developer so chooses.

The developer may also choose to pay the full 1% to the Cultural Trust Fund in lieu of developing a public art project.

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### CURRENT PLANNING SECTION:

Plan Reviewer: Natsue Sheppard  
Phone: (626) 744-7527  
Email: nsheppard@cityofpasadena.net

**1. Project Description:** The applicant seeks approval of a new Master Plan for RBAC. The project consists of the renovation of two existing pools, demolition of two existing accessory structures and one existing pool, construction of five new buildings (wellness center, fitness/daycare/community building, on-deck storage, equipment building, and café building), installation of three new pools and surrounding pool decking, and mechanical equipment upgrades.

Based on the application, the total existing building area within the RBAC is 15,355 square feet. The project would remove two existing buildings (gym and mechanical room) at 3,787 square feet and construct a total of 35,490 square feet of new buildings. At the end of the eight-phase Master Plan, the total building area within the proposed Master Planned site would be 47,058 square feet (square footage of the pools, pool decks, landscaping is not included).

The site is located within Brookside Park, a public park in a city-owned property with approximately 50 acres in lot area. No information on the total land area of the proposed RBAC Master Plan site was provided.

**2. Zoning District:** The site is zoned OS (Open Space). The zoning districts of the adjoining properties (adjoin the boundaries of the entire parkland) are as follows:

- North – OS (Open Space) zoning district
- South – RS-4-HD (Single-Family Residential, 0-4 lots per acre, Hillside Development Overlay District) zoning district, RS-4 (Single-Family Residential, 0-4 lots per acre) zoning district, RM-16 (Multi-Family Residential, 0-16 units per acre) zoning district
- East – RS-4-HD (Single-Family Residential, 0-4 lots per acre, Hillside Development Overlay District) zoning district
- West – OS (Open Space) zoning district



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**3. Permitted Uses:** The use of the existing and proposed RBAC facility is classified as a Commercial Recreation – Outdoor. This use provides “outdoor participant or spectator recreation that is operated as a business and open to the public for a fee. This classification includes amusement parks, golf courses, miniature golf courses, and outdoor swimming pools.” In the OS zoning district, this use allowed with a Conditional Use Permit. The proposal include a daycare facility in a new building. Please be informed that a Child Day Care Center use is not a permitted use in the OS zoning district. Please see Table 2-7 in the Section 17.26.030 of the Zoning Code.

**4. Development Standards:** The development standards, including but not limited to, setbacks, maximum floor area, maximum lot coverage, residential density, and height within the OS zoning district would be specified by a Conditional Use Permit or Master Plan. However, prior to the approval of a Conditional Use Permit or Master Plan, properties within the OS districts shall be subject to the development standards of the most restrictive abutting zoning district.

The proposed project is subject to, including but not limited to, the following Zoning Code Sections or Chapters:

- Chapter 17.22 – Residential Zoned Districts (RS-4, RM-16)
- Chapter 17.26 – Special Purpose Zoning Districts (OS)
- Chapter 17.29 – Hillside Overlay District (RS-4-HD)
- Chapter 17.40 – General Property Development and Use Standards
- Chapter 17.44 – Landscaping
- Chapter 17.46 – Parking and Loading
- Chapter 17.48 – Signs

**5. Hillside Review:** The property is not located within the Hillside Overlay District.

**6. Certificate of Compliance:** The 50-acre parkland consists of multiple lots but maintained as one parcel of land with lot ties. Based on the Assessor’s Map and aerial photo, the proposed RBAC Master Plan site is not distinguished or bounded by particular lot lines. It is uncertain at this time whether a Certificate of Compliance or any other subdivision application, such as a Tentative Map or Certificate of Exception (Lot-Line Adjustment), in conjunction with the Master Plan application would be required.

**7. Landscaping:** Landscaping shall be provided and maintained throughout the project in compliance with Chapter 17.44 of the Zoning Code. A preliminary landscape plan will be reviewed during the entitlement process as required in Section 17.44 of the Zoning Code. If the project is approved, a final landscape plan shall be submitted with the building permit application.

**8. Parking:** Table 4-6 of Section 17.46.040 of the Zoning Code states that the number of required parking spaces for Commercial Recreation – Outdoor uses is one space per 500



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square feet of pool area for swimming pools and specified by a Conditional Use Permit or Master Plan for other outdoor commercial recreation uses.

Although swimming pools consist of the primary character of the RBAC, it provides other types of recreational activities in the wellness and fitness facilities. The Master Plan also proposes a 1,700 square foot restaurant/café for the sixth phase. In addition to the parking spaces required for swimming pools, parking spaces required for these secondary uses on the site must be provided. Wellness and fitness facilities are classified as Personal Improvement Services uses under the Zoning Code. The number of required parking spaces for a Personal Improvement Services use is three parking spaces per 1,000 square feet of gross floor area. If the facility provides services of a physical fitness club, the number of required parking spaces is five parking spaces per 1,000 square feet. A restaurant use requires 10 parking spaces per 1,000 square feet of gross floor area, including an outdoor dining area. If any uses classified as a Commercial Recreational, Indoor use, the number of required parking spaces would be specified by a Conditional Use Permit or Master Plan.

The project would result in an increase of 20,135 square feet of building area upon completion of the Master Planned development. The submitted information did not contain the number of required parking spaces for the existing facility nor number and location(s) of the required parking spaces for the proposed project. The number of required parking spaces for the project would be calculated during the Master Plan process. In addition, any new construction or improvement of parking area must comply with the current design standards and requirements for parking and loading spaces. Please review Chapter 17.46 of the Zoning Code for more details.

**9. Loading:** Off-street loading spaces are required for the proposed project (under "other allowed non-residential uses). Please review Section 17.46.260 for more details.

**10. Refuse Storage:** In addition to Section 17.40.120 of the Zoning Code, the refuse storage requirements will be determined by the Director of Public Works through the entitlement process. The required refuse storage facilities are not depicted on the Site Plan. A detailed plan should be submitted with the Master Plan application.

**11. Signage:** Signage for the project must be designed and installed in accordance with Chapter 17.48 of the Zoning Code.

**12. Trees:** The aerial photo indicates that there are a substantial number of trees on the site. An inventory of the existing trees is provided; however, it did not specify whether any of the trees on the site is removed. Because the site is located within the City's parkland, all the trees on the site are defined as public trees, and regardless their species or size, they are protected and subject to the City's Tree Protection Ordinance. Any request to prune or remove a public and/or street tree will be reviewed by the Urban Forestry Division of the Public Works Department. Please review Chapter 8.52 of the Pasadena Municipal Code.





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**13. Discretionary Approval Required:** A Master Development Plan is required for the proposed eight-phase development. It would be determined whether additional discretionary approval may be required after the formal submittal of the Master Plan application.

**14. Environmental Review:** Based on the size and location of the proposed project, an Initial Study pursuant to the California Environmental Quality Act (CEQA) would be required to evaluate potential impacts to the surrounding area. Some typical areas of concern are traffic and circulation; aesthetics, air quality, etc. The Initial Study will help to determine if there are other areas/issues that need to be analyzed and whether a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report will be required. For the completion of the Initial Study, full traffic and parking studies and air quality study would most likely be required. Additional studies and information may also be requested.

**15. Mitigation/Condition Monitoring:** Upon completion of the project's CEQA compliance documentation, some form of mitigation monitoring may be required. Condition monitoring may also be required for the discretionary permits. There are also fees associated with both mitigation and condition monitoring for the project.

### 16. Estimated Fees:

- Environmental Documents (Initial Study/EIR): At Cost
- Records Management Fee: Additional 3 percent of total fees
- Fees are subject to change and are based on actual rates at the time of formal submittal.

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### DESIGN & HISTORIC PRESERVATION COMMENTS:

Plan Reviewer: Amanda Landry  
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Email: [alandry@cityofpasadena.net](mailto:alandry@cityofpasadena.net)

### HISTORIC PRESERVATION REVIEW:

The project site is located in the Pasadena Arroyo Parks & Recreation Historic District, which is a City-owned historic resource. The existing building is non-contributing to the District, however a review by the Historic Preservation Commission (HPC) is required as part of the design review process outlined in the Design Review section below. The HPC will provide comments to the Design Commission on the project's consistency with the Secretary of the Interior's Standards for Rehabilitation. In addition, Preservation Briefs 14: "New Exterior Additions to Historic Buildings: Preservation Concerns" will be used as a guide to determining the appropriateness of the new construction.

### DESIGN REVIEW

Because the project consists of multiple phases of construction, with several phases including the construction of new buildings that are greater than 5,000 square feet in size, design review is required, with the Director being the reviewing authority and the Historic Preservation Commission acting as an advisory body to the review authority. The applicable design guidelines for the project are the Secretary of the Interior's Standards for Rehabilitation and the Arroyo Seco Design Guidelines.



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If no zoning entitlements are required for the project, environmental review pursuant to the California Environmental Quality Act (CEQA) will be conducted in conjunction with design review. Prior to filing an application for design review, it is recommended that the applicant consult with the Transportation Department to begin preparation of any necessary traffic assessment or study that may be required. If the project will involve substantial grading or excavation, (i.e., more than one level of underground parking or 7,000 cubic yards of grading), an air quality analysis may also be required.

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**.

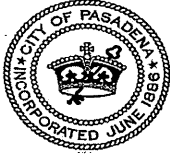
- **Preliminary design review requires:** An application with a filing fee and additional materials indicated in the Preliminary Design Review submittal requirements list. Preliminary review addresses applicable design guidelines and the basic site and architectural components of a proposed project.
- **Concept design review requires:** An application with a filing fee and additional materials indicated in the Concept Design Review submittal requirements list. 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) an eye-level perspective drawings or computer models, concentrating on all three street elevations.
- **Final Design review** requires an application with a filing fee and the additional materials indicated in the Final Design Review submittal requirements list. Although the staff may conduct final design review, the Commission, during concept design 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 review and on construction details, paint colors, finishes, doors and windows, landscaping, exterior lighting, location/screening of mechanical equipment, etc.

### Appeals/Calls for Review

Any person affected by a decision may appeal a Director decision to the Design Commission. The Design Commission may also call a Director decision for its review. Appeals or calls for review must be filed during the ten-day appeal period before the decisions become effective (which is on the 11<sup>th</sup> 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 and their relationship to the overall context of the Pasadena Arroyo Parks & Recreation Historic District.
- The introduction of design features that are “human scaled” and inviting to pedestrians as well as compatible with the overall context of the Pasadena Arroyo Parks & Recreation Historic District.
- The quality and compatibility of materials and finishes to the Pasadena Arroyo Parks & Recreation Historic District, the proportions of window/door openings, the modulation of building walls, shade and shadow.
- Relationship of proposed landscaping to the Pasadena Arroyo Parks & Recreation Historic District, especially in the plaza program area and the transition areas to adjacent recreation uses such as the tennis courts and ADA accessible playground.

### Specific Comments on Proposed New Construction

Architectural plans were not provided as part of this review. However, the proposed development shall comply with the Arroyo Seco Design Guidelines and be consistent with the following Secretary of the Interiors Standards for Rehabilitation:

*9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

*10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*

**Siting:** The proposed location of proposed buildings and pools appear to be sited to minimize impact to the surrounding uses and open space. Additional consideration should be made to account for areas for competitor and spectator staging during aquatic events, as well as spectators for lessons and team practices. Consideration should also be made regarding the transition areas between the project site and adjacent uses such as the tennis courts and the ADA accessible playground to ensure proper access to these facilities. Further, siting and layout of the improvements shall consider the microclimate of the Arroyo Seco and modifications to the microclimate induced by the improvement. The microclimate produced by a building in relation to its immediate surroundings will impact users. A discussion of the projects potential impact on microclimates shall be included in future plan submittals.

**Compatibility:** The proposed structures shall be compatible with the materials, features, size, scale and proportion of other similar structures in the Pasadena Arroyo Parks & Recreation Historic District. Discussion of possible exterior rehabilitation or modifications to the remaining existing buildings to become more compatible with the Historic District and the Arroyo Seco Design Guidelines should be included in future plans.



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**Landscaping:** The proposed landscaping shall be compatible with the native plants found in the Pasadena Arroyo Parks & Recreation Historic District. The proposed Palm Grove appears to be inconsistent with the prevailing tree species found in the Historic District and the encouraged landscape treatments in the Arroyo Seco Design Guidelines, and further discussion of its compatibility and appropriateness shall be included in future plans. Additional pedestrian friendly hardscaping with integrated seating areas, such as the proposed amphitheater, should also be considered.

**Signage:** Information on signage was not provided as part of this review. Future plans shall include a master sign plan for the various proposed uses on site. All signage shall comply with the Arroyo Seco Design Guidelines and any Master Sign Plan that is approved for the Arroyo Seco.

**Materials:** Proposed materials shall be compatible with the overall character of the Pasadena Arroyo Parks & Recreation Historic District and other existing development in the adjacent neighborhoods. The use of natural materials is required and colors that distract from the natural environment shall be avoided. Building color shall not use more than three colors and should be warm and earth-toned. When appropriate, arroyo stone should be incorporated into the design.

Below are links to the design guidelines that apply to the project:

[http://cityofpasadena.net/PublicWorks/AS\\_Design\\_Guidelines/](http://cityofpasadena.net/PublicWorks/AS_Design_Guidelines/)

<http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

### Estimated Fees:

1. Preliminary Consultation: \$357.00
2. Concept Design Review: \$2,494.00
3. Final Design Review: \$1,007.00

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### FIRE DEPARTMENT COMMENTS:

Plan Reviewer: Pari Bagayee  
Phone: (626) 744-7596  
Email: pbagayee@cityofpasadena.net

Plan shall comply with the requirements of 2013 California codes and Pasadena Municipal Code (PMC).

1. **Mixed Use and Occupancy:** where a building contains more than one occupancy group, the building or portion thereof shall comply with applicable provision of CBC Section 508.

2. **Assembly Main Exit and other exits:** A building or space used for assembly purpose that has an occupant load greater than 300 shall comply with the requirements of CBC Section 1028.2 and 1028.3.

3. **Allowable Building Heights and Area:** shall comply with the requirements of CBC Table 503.



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**4. 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.

**5. 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.

**6. Fire Apparatus Access Roads:** Fire Department Access road 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 75,000 pounds, 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.

**7. Key Boxes:** Where access to or within a structure or an area is restricted because of secured openings, or where immediate access is necessary for life-saving or fire-fighting purpose, the fire code official is authorized to require a key box to be installed in an approved location. CFC Section 506

**8. Aerial Fire Apparatus Access Roads:** Building exceeding 30 feet in height above the lowest level of Fire Department Vehicle Access shall comply with requirements of CFC Section D105.1 though D105.3.

- Building shall have approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
- 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.

**9. 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.
- 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.



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- (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

**10. 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.

**11. 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.

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### FIRST SOURCE LOCAL HIRING:

Plan Reviewer: Antonio Watson  
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Email: awatson@cityofpasadena.net

Please contact Antonio Watson, Project Manager in the Department of Finance, Purchasing Division at 626-744-8382.

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### HEALTH DEPARTMENT:

Plan Reviewer: Carmina Chavez  
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Email: cchavez@cityofpasadena.net

Plan submittal will be required for the new construction or remodeling of a public pool/spa and retail food facility (Cafe).

1. Food facility must comply with PMC 8.12 and California Retail Food Code - excerpt from California Health and Safety Code Part 7 California Retail Food Code.

2. California State Law (Health & Safety 65505) requires the submittal of plans and specifications to the Health Department for review and written approval prior to constructing or remodeling a public pool or any of the ancillary facilities.



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Ancillary facilities include gates/fencing, deck/coping, restrooms/showers, safety equipment/signs, lighting and circulation equipment rooms.

3. Food facility shall adhere to the regulations established in the Tobacco Use Prevention Ordinance (PMC 8.78) Prohibition of smoking in public places and prohibition of smoking in certain outdoor public places (PMC Sections 8.78.060/ 8.78.071).

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### HOUSING DEPARTMENT:

Plan Reviewer: Jim Wong  
Phone: (626) 744-8316  
Email: [jwong@cityofpasadena.net](mailto:jwong@cityofpasadena.net)

This project is a commercial development and is, therefore, not subject to Inclusionary Housing Requirements (Chapter 17.42, Zoning Code). This project does not entail the demolition of multifamily rental dwelling units and displacement of households and, therefore, is not subject to the Tenant Protections Ordinance (Chapter 9.75, Pasadena Municipal Code).

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### DEPARTMENT OF PUBLIC WORKS

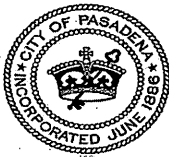
Plan Reviewer: Yannie Wu, P.E.  
Phone: 626) 744-3762  
Email: [ywu@cityofpasadena.net](mailto:ywu@cityofpasadena.net)

**1. General Statement:** The Department of Public Works has reviewed the application for PPR 2015-00019 at 360 North Arroyo Boulevard. New Master Plan for the Rose Bowl Aquatic Center, consisting of renovation of two existing pools, demolition of two existing accessory structures and one existing pool, construction of five new buildings (Wellness Center, Fitness/Daycare/Community Building, On-deck Storage, Equipment Building and Café Building), installation of three new pools and surrounding pool decking, and mechanical equipment upgrades. The following conditions are in response to a pre-development 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 pre-development plan review process, the Department of Public Works will review the proposed development for specific recommended conditions to be approved, which could also include other conditions.

**2. Parks & Natural Resources:** This project will have a major impact on City trees within Brookside Park. If the proposed development is in conflict with the existing City tree(s), approval from the City Manager by way of the Urban Forestry Advisory Committee (UFAC) is required. A committee hearing shall be scheduled by contacting Darya Barar, Parks and Natural Resources, at (626) 744-3846 or [dbarar@cityofpasadena.net](mailto:dbarar@cityofpasadena.net).

All drive approaches shall be at least seven (7) feet clear of existing street trees. All public trees shall be protected and fenced with a posting on the fences advising of the tree protection.

All public trees shall be protected and fenced with a posting on the fences advising of the tree protection. The applicant shall irrigate all the street trees along the frontage of the subject property for the duration of the construction of the project. No trees shall be damaged by the proposed construction, if a City tree is damaged, the applicant may be liable for the assessed value of the tree.



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**3. Sewer:** There are existing public sewer mains and one sewer manhole under both existing and proposed building structures. Attached for your reference is the aerial photograph including the utilities in question. The applicant shall relocate the existing sewer facilities to the satisfaction of the City Engineer. All cost for design, plan check, permit, inspection and construction shall be the responsibilities of the applicant. The applicant is responsible for the design, preparation of plans and specifications, and the construction of all relocated sewer facilities. Plans for the improvements shall be prepared by a civil engineer, registered in the State of California. Upon submission of improvement plans to the Departments of Public Works 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.

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.

**4. Street Lighting:** If the existing street lighting system along the project frontage is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduit(s), 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.

The existing street lighting system on Arroyo Boulevard consists of utilitarian lights (mounted on wood power poles) and, therefore, does not meet present design standards. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of three (3) new street lights 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 applicant is responsible for the design, preparation of plans and specifications, and the construction of all required street light. Plans for the improvements shall be prepared by a civil engineer, registered in the State of California. Upon submission of improvement plans to the Departments of Public Works 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. In addition, there is possibly considerable lead-time for the materials required for street light construction. In order to avoid delays in the development schedule, the applicant shall coordinate with this office at 626-744-4195 regarding this street light condition at least five (5) months in advance of the anticipated issuance of Certificates of Occupancy.





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**5. Public Improvements:** The applicant 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 per the requirements of Public Works inspector. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).

The applicant is responsible for the design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by a civil engineer, registered in the State of California. Upon submittal of improvement plans to the Departments of Public Works for review, 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. Note that building plans approved by the City's Planning (Building) Department do not constitute approvals for work in the public right-of-way. Independent plans shall be submitted to the Department of Public Works – Engineering Division – at 175 North Garfield Avenue. The applicant is encouraged to submit these plans as early as possible to avoid delays in the issuance of Certificates of Occupancy.

**6. 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 the 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 drainage will be handled. On-site drainage shall be connected to an off-site drainage system whenever possible.

**7. Right-of-Way Guarantee 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, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. The deposit may be used for any charges resulting from damage to street trees. A processing fee will be charged against the deposit.

**8. Construction Staging and Traffic management Plan:** 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.ci.pasadena.ca.us/PublicWorks/Engineering\\_Division/](http://www.ci.pasadena.ca.us/PublicWorks/Engineering_Division/). 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



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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. No construction staging, material storage, or trailer in the public right-of-way.

In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the 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.

**9. Holiday Moratorium (November through January):** In preparation for the New Year Rose Parade and Rose Bowl Game, the Department of Public Works will suspend all works within the public right-of-way during the holiday season in accordance to PMC 12.24.100 and City Policy.

In general, all public streets, sidewalks and parkways shall be free and clear of excavations and other construction related activities during the period of November through January of the following year. Specific dates will vary on an annual basis. Accordingly, contractors will be required to shut down construction operations which would impede traffic and pedestrian movements during these periods unless otherwise authorized by the City Engineer. Any existing excavations shall be backfilled, compacted and temporarily repaved before the beginning of the moratorium period.

The Holiday Moratorium Map, showing the appropriate shutdown period, and corresponding areas in the City, is available at the Department of Public Works Permit Counter (window #6), 175 N. Garfield Avenue, Pasadena, CA 91109, or at the following link: [http://cityofpasadena.net/PublicWorks/Engineering\\_Division/](http://cityofpasadena.net/PublicWorks/Engineering_Division/)

**10. Requirements by Ordinance:** In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:

**11. 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.

**12. 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 curb, gutter and sidewalk



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along the subject frontage prior to the issuance of a Certificate of Occupancy in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.

**13. 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 support of the Urban Forestry Advisory Committee.

**14. 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://cityofpasadena.net/PermitCenter/Plans\\_Submittal\\_Checklists/](http://cityofpasadena.net/PermitCenter/Plans_Submittal_Checklists/)

The resolution of the City Council of the City of Pasadena approving the amended stormwater and urban runoff pollution control regulations and repealing resolution No. 8151, can be found at the following link:

[http://ww2.cityofpasadena.net/councilagendas/2015%20Agendas/Aug\\_17\\_15/AR%2019%20RESOLUTION%20APPROVING%20AMENDED%20STORMWATER%20&%20URBAN%20RUNOFF%20POLLUTION.pdf](http://ww2.cityofpasadena.net/councilagendas/2015%20Agendas/Aug_17_15/AR%2019%20RESOLUTION%20APPROVING%20AMENDED%20STORMWATER%20&%20URBAN%20RUNOFF%20POLLUTION.pdf)

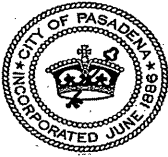
**15. Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC:** The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at <http://cityofpasadena.net/PublicWorks/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

**16. C & D Recycling & Waste Assessment Plan:** Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.

**17. Summary Report with documentation must be submitted prior to final inspection.**

**18. 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. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. 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.

**19. Estimated Fees:** 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. A Public Works permit is required for all construction and occupancies in the public right-of-way. If construction vehicles and equipment are parked off-site in the public right of way, the permit fee for street and sidewalk occupancy will be based on the area and



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duration corresponding to the current City's General Fee Schedule. For more information, please contact Yannie Wu at 626-744-3762.

### **PUBLIC WORKS, PARKS AND FOREST**

Plan Reviewer: Rosa Laveaga

Phone: (626) 744-3883

Email: rlaveaga@cityofpasadena.net

**1. Current RBAC lease with recommended edits:** Please review attached lease document (Attachment 2) with current terms that may need to be modified based on the proposed expansion have been highlighted. We need to verify whether the proposed project would necessitate any changes to the total square footage from the original lease agreement.

**2. Tree inventory:** The public trees have been noted. All tree removals will need to come before UFAC (the Urban Forestry Advisory Committee).

**3. Other Controlling Documents:** As part of the Master Plan application, please also review and consider:

- Arroyo Seco Public Lands ordinance
- Historic Preservation the designation of the Central Arroyo Seco on National Register of Historic Places
- Carrying capacity
- Relationship of RBAC events to other events in the Central Arroyo; a matrix that shows the areas yearly use is needed.

#### **4. Site/Plaza Program:**

1. Amphitheatre: How would this be programmed?
2. Maintain the route on the north side of the proposed café and amphitheater.
3. As indicated, the connection along the decorative paving between the park and the plaza must be available for through-travel to park facilities beyond.

**5. PPR Submittal Packet:** A "marked up" version of the drawing packet is provided (Attachment 3). To ensure our comments are clear, I have documented our comments by sheet number below as well:

#### **Sheet A-0.0**

1. Does the renovated park/plaza square footage assume the City is to perform part of the plaza renovation?
2. The square footage referenced in the plans assumes the entire footprint shown, including the plaza area as part of the project. As such, it scales out to about 162,000 square feet.

#### **Sheet A-1.0**

1. No specific access route is shown; a route exists however Public Works request that the route be improved with provisions for better durability and maintenance.
2. The parking area in Lot I is outside the scope unless regulations require some alterations.
3. Will there be RBAC entry signage?
4. Retain space for park and Reese's Retreat signage.



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5. Public Works is concerned with the proposed plan's encroachment into the space adjacent to the Reese' Retreat playground and that it proposes to remove one of the main entry walkways to that feature leading in from the parking lot.
6. The structure with wisteria covering the walkway may be considered a Historic Resource. It should be preserved in place and not considered part of the scope.

### Sheet A-2.0

1. Verify the scale of the overall southern facility dimension. Currently, it is shown as 339'-5"; however, the scaled dimension is approximately 385'-0".
2. Can the café also include a provision to provide for tennis court users (such as a pro shop?)
3. Where indicated (at the northeast corner of the facility) limit construction access from the park side. Any construction related access in this area would be highly disruptive to playground users.
4. The Rose Bowl Aquatic Center has indicated in meetings that pumps, treatment equipment, etc. will be relocated to the south side of the facility. PW is highly supportive of moving the equipment from the current location on the north side of the facility. Current operations require the chemical truck to access the Rose Bowl Aquatic Center via the park access road.
5. Entire site plan footprint as shown calculates to approximately 161,880 sq.ft.

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#### DEPARTMENT OF TRANSPORTATION:

Plan Reviewer: Conrad Viana, P.E.  
Phone: (626) 744-7424  
Email: cviana@cityofpasadena.net

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

**Transportation Analysis:** Based on the preliminary information provided in the Master Application form, a traffic analysis shall be prepared for this project. When the applicant is ready to proceed, they shall submit a deposit of \$5,000\* (payable to the City of Pasadena) to the Department of Transportation, attention: Conrad Viana at 221 E. Walnut Street, Suite 210, Pasadena, CA 91101. This deposit is subject to partial refund or additional billing.

\*Based on the current General Fee Schedule.

The following link provides more information regarding our traffic study process:  
<http://cityofpasadena.net/WorkArea/DownloadAsset.aspx?id=8589939162>.

**Traffic Impact Fee:** The City Council adopted the Traffic Reduction and Transportation Improvement Fee (Ordinance No. 7076). This fee will apply to all net new residential, retail, and office developments. The current fee for retail is \$9.53 per net new SF, and \$4.11 per net new SF for office.



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**Trip Reduction:** The project is subject to the City's Transportation Demand Management (TDM)/ Trip Reduction Ordinance (TRO) requirements. The purpose of the trip reduction requirement is to reduce the demand for automobile commute trips by ensuring that the design of major nonresidential development projects accommodates facilities for alternative modes of transportation. All nonresidential development projects, and the nonresidential portion of all mixed use development projects, which exceed 25,000 square feet of gross floor area, shall provide a Transportation Demand Management (TDM) plan. A TDM plan shall be completed to address the project's programs to promote alternative modes of transportation **prior to the issuance of the first permit for construction and shall meet the following requirements:**

- a. Carpool and Vanpool Parking. A minimum of 10% of the employee parking spaces shall be reserved for and designated as preferential parking for carpool and vanpool vehicles. Such parking area shall be in a location more convenient to the place of employment than parking spaces for single occupant vehicles, and shall be located as close as practical to the employees' entrances.
- b. Bicycle Parking. Bicycle parking shall be provided on-site in compliance with Section 17.46.320 (Bicycle Parking Standards). In addition, the bicycle parking shall be located near the employee entrance and shall be conveniently accessible from the external circulation system.
- c. Transportation Demand Management Program Plan. A Transportation Demand Management Program ("TDM") Plan shall be submitted which complies with Chapter 10.64 of the Municipal Code (Transportation Management Program).

The owner/ developer shall place a **\$2,000\* deposit** with the Department of Transportation **prior to the issuance of the first permit for construction.** This deposit is subject to a partial 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 **\$432.70\*** in compliance with the requirements of the Trip Reduction Ordinance.

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 Juliana Iturrizaga, Associate Engineer, at (626) 744-7228 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.*

**Bicycle Parking:** The location(s) of bicycle parking shall be shown on the plans and approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building).



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**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 for review and approval. This plan shall show the impact of the various construction stages on 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.

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### WATER & POWER DEPARTMENT - POWER DIVISION

Plan Reviewer: Emiliano De Jesus  
Phone: (626) 744-7857  
Email: edejesus@cityofpasadena.net

The City of Pasadena Water and Power Department (Department) shall provide electric service to the proposed development at 360 N. Arroyo Blvd. (Customer) on the following basis:

Customer shall provide transformer room(s) / vault(s) for each development if the electrical service is over 200 Amps single-phase. The number and size of the transformer room / vault varies according to the size of the electrical service.

Any required transformer room(s) / vault(s) 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.

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. 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.

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.

Customer shall install transformer room / vault, service equipment, and secondary service conduits within the development area.

Department shall install electrical service transformers, cables, and electric meters.

All Department installation costs shall be paid by the Customer and are included in the cost estimate below.

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.



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Customer must identify and notify the Department if there is any underground electrical conduit and transformer vault within the proposed development area in conflict with the construction.

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.

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.

Total estimated fee for providing electric service to this development is \$80,000. This estimate does not include the cost of the Customer electric 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.

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) 744-7525 or 4495.

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### **WATER & POWER DEPARTMENT - WATER DIVISION**

Plan Reviewer: Richard Thompson  
Phone: (626) 744-7525  
Email: richardthompson@cityofpasadena.net  
District Map Sheet 214B

#### **Water Mains:**

Pasadena Water and Power (PWP), Water Division can serve water to this project. There is an 8-inch water main in Arroyo Terrace that was installed under work order 2553 in 1930. It is located approximately 5 feet north of the south curb of Arroyo Terrace. There is an 8-inch ductile iron main in Arroyo Boulevard that was installed under work order 02506 in 2005. It is located approximately 12 feet west of the east property line of Arroyo Boulevard. The project is currently served from 6-inch private water mains owned by the Department of Public Works' Forestry Division. PWP recommends that the 8-inch ductile iron main in Arroyo Boulevard be extended to connect to the 8-inch water main in Arroyo Terrace as shown on the attached map at total costs to the owner.

#### **Moratorium:**

Verify with Public Works Department regarding any street construction moratorium affecting this project.

#### **Water Pressure:**





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The approximate water pressure in the area is 110 psi.

### **Water Service:**

PWP records reflect one 4-inch (48410) and one 6-inch (48409) water services serving the property. Any change in water service will be reviewed when the building plans are submitted. Any change in service will be installed at actual cost.

### **Fire Flow and Fire Hydrants:**

The Pasadena Fire Department (PFD) has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. PFD must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer. There are two fire hydrants in close proximity to the project: 215-10 and 215-9. There are no current fire flow test data available for these hydrants. If you would like to request for fire flow test information for any of these hydrants, please contact Linette Vasquez at (626) 744-7064.

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### **WATER SERVICES ENGINEERING**

Plan Reviewer: Natalie Ouwersloot

Phone: (626) 744-7011

Email: [nouwersloot@cityofpasadena.net](mailto:nouwersloot@cityofpasadena.net)

Water Engineering has no comments regarding this PPR. All new or upgraded water services are reviewed and approved by the Utility Service Planning Section. All water improvements to this project shall be billed at total cost to the customer/developer. Thorough analysis of the water improvements needed will be completed upon submittal of the deposit. Please visit: <http://cityofpasadena.net/waterandpower>