

**ATTACHMENT G
HEARING OFFICER DECISION LETTER
DATED NOVEMBER 21, 2016**



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

November 21, 2016

Winston Liu
2335 W. Foothill Blvd., Suite 1
Upland, CA 91737

Re: **Tentative Parcel Map #073535**
349 East California Avenue
Council District #6

PLN2016-00346

Dear Mr. Liu:

Your application for a **Tentative Parcel Map** at **349 East California Avenue** was considered by the **Hearing Officer** on **November 16, 2016**.

TENTATIVE PARCEL MAP: To create three air parcels for residential condominium purposes on one land lot. The project received Final Design Review approval on April 26, 2016. This application is for the creation of air parcels only; no changes to the development project are proposed as part of the current application.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Hearing Officer made the findings as shown on Attachment A to this letter. Based upon these findings, it was decided by the Hearing Officer that the **Tentative Parcel Map** be **approved** with the conditions in Attachment B and in accordance with submitted plans stamped **November 16, 2016**.

In accordance with Section 17.64.040 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within three years of the effective date of the approval. This approval is eligible for two one-year extensions. Each one year extension is required to be reviewed and approved by the Hearing Officer at a noticed public hearing. In order for a project to be eligible for a time extension, the applicant is required to submit the required fee and time extension application to the Permit Center prior to the expiration date of the land use entitlement. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

You are advised that an application for a Final Tentative Tract Map is not sufficient to vest the rights granted by this approval. The Final Tentative Tract Map must be recorded in the office of the County Recorder for Los Angeles County prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision within **ten days (November 28, 2016)**. The effective date of this case will be **November 29, 2016**. Prior to such effective date, a member of the City Council or Planning Commission may request that it be called for review to the Board of Zoning Appeals. However, if there is a request for a call for review, the appeal period will continue to run. If the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$272.95. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$136.48.

Any permits necessary may be issued to you by the Building Division on or after the effective date stated above. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. A copy of this decision letter (including conditions of approval and any mitigation monitoring program) shall be incorporated into the plans submitted for building permits.

It was determined that the project is Categorically Exempt from CEQA (Section 15303, Class 3, New Construction or Conversion of Small Structures) on April 26, 2016 as part of the approval of Consolidated Design Review. It has further been determined that there are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review.

For further information regarding this case please contact **Luis Rocha** at (626) 744-6747.

Sincerely,



Undine Petrusis
Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C (site plan)

xc: City Clerk, City Council, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement-Jon Pollard, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
SPECIFIC FINDINGS FOR TENTATIVE PARCEL MAP #073535

1. *The proposed map is consistent with applicable general and specific plans as specified in Section 65450.* The proposed density of the Tentative Parcel Map is within the maximum density allowed for the Medium Density Residential land use designation of the General Plan, and is consistent with the size and character of other residential lots in the vicinity of the site. The Tentative Parcel Map is also consistent with the following General Plan Objectives and Policies: Policy 21.4 (New Residential Development), Policy 23.1 (Character and Design), and Policy 23.2 (Parking Areas and Garages).
2. *The site is physically suitable for the type of development.* The site is a standard lot of ample size and without unique topographical features. The site is similar in size and topography to other lots in the vicinity that are developed with similar uses.
3. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.* The property and surrounding area is in an urbanized area and is developed with multi-family residential uses. The project has been reviewed in compliance with the California Environmental Quality Act. No fish or wildlife habitats in the vicinity have been identified. As such, approval of the map will not result in significant environmental impacts.
4. *The design of the subdivision or the proposed improvements is not likely to cause serious health problems in that the subdivision is compatible with existing residential land uses in the vicinity.* The design of the project provides appropriate ventilation, light, and circulation within the development and among other existing developments in the vicinity as required by the applicable development standards of the Zoning Code.
5. *The proposed map meets the requirements of Title 16 as applicable.* The proposed density of the Tentative Parcel Map is within the maximum density allowed for the Medium Density Residential under the General Plan. The project is consistent with the size and character of other residential lots in the vicinity of the site. The Tentative Parcel Map is also consistent with the following General Plan Objectives and Policies: Policy 21.4 (New Residential Development), Policy 23.1 (Character and Design), and Policy 23.2 (Parking Areas and Garages). The project supports these policies by expanding the type, and increasing the inventory of housing units available for Pasadena families. The project will enhance the neighborhood character and quality through implementation of the "City of Gardens" development standards that emphasize the coherence, embellishment, and visibility of courts and gardens; and providing parking in a subterranean structure.
6. *The discharge of waste from the proposed subdivision into existing sewer system would not add to or result in violation of existing water quality control standards.* The residential development standards of the Pasadena Municipal Code provide standards that will require the applicant to connect to public sewer. Compliance with this requirement will be verified during the plan check process.
7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.* Easements acquired for the public at large do not traverse the site of the proposed subdivision.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP #073535

The applicant or the successor in interest shall comply with the following conditions:

General

1. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted with this application and dated "Received for Hearing November 16, 2016" except as modified herein.
2. The plans submitted for building permits shall be in general conformance to site plan submitted and stamped "Received at Hearing, November 16, 2016, except as modified herein.
3. The creation of the three residential air parcels for residential condominiums on one land lot shall occur substantially as shown on the submitted plans, except as modified herein and shall comply with the applicable land use regulations and development standards of the Pasadena Municipal Code subject to the approval of the Zoning Administrator.
4. All utility substructures shall be located underground if required by the applicable City Departments. However, no subterranean gas meters shall be allowed.
5. The applicant or successor in interest shall comply with the attached conditions of approval from other City Departments.
6. The applicant shall receive written final approval of the addresses that will be assigned to each proposed parcel/unit prior to recordation of map. Final approval of the addresses shall come from the Addressing Coordinator. For additional information please contact the Addressing Coordinator at (626) 744-4622.

Planning

7. The common area portion of the site shall be maintained and kept in good condition at all times.
8. Areas of the site not covered by structures shall be maintained with landscaping. The applicant shall submit a final landscape and irrigation design plan by a landscape architect. The final landscape and irrigation plan shall meet the requirements of Section 17.44.050 (Landscape Documentation Package) and Section 17.44.060 (Landscape Location Requirements) The landscaped areas shall be maintained in accordance with Chapter 14.50 and Section 17.44.080 (Maintenance of Landscaping) of the Zoning Code.
9. The applicant shall satisfy the requirements of Chapter 17.46 (Parking and Loading) of the Pasadena Municipal Code prior to the issuance of a Building Permit.
10. The applicant or successor in interest shall comply with the conditions of the Design Review approval dated April 26, 2016 (PLN2015-00702).
11. All proposed signage on the site shall conform to the regulations of the Zoning Code and shall be reviewed and approved by the Zoning Administrator and Design and Historic Preservation staff prior to issuance of any building permits.

12. All exterior mechanical equipment shall be architecturally screened from view of the public right-of-way in a manner subject to review and approval by the Zoning Administrator and Design and Historic Preservation staff.
13. All landscape and walkway lighting shall be directed downward to minimize glare.
14. All proposed fencing and/or walls shall comply with Section 17.40.180 of the Zoning Code.
15. The project shall comply with the Tree Protection Ordinance (Chapter 8.52 of the Pasadena Municipal Code). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. The approval of a Tree Removal Application shall be obtained prior to the issuance of building permits if any protected trees not previously approved for removal are removed.

Department of Public Works

16. No private improvements may be placed within the public right-of-way, including, but not limited to, soldier beams, tie-backs, utility conduits, backflow preventers, transformers, fire sprinkler valve, and decorative sidewalk. Private improvements may only be placed in the public right-of-way by submitting a license agreement, which must be approved by the City. 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 before any permits are granted. The applicant shall submit the application, plan and processing fee/deposit, associated with processing the license agreement, at least three to four (3-4) months prior to the issuance of any building or demolition permits. An approved 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. For temporary tie-backs or shoring, the maximum width of the license area fronting the development frontage(s) shall only extend to the centerline of the public right-of-way.

17. The existing curb return radius at the northwest corner of California Boulevard and Euclid Avenue is twenty (20) feet. In order to accommodate an Americans with Disabilities Act (ADA) compliant curb ramp, the applicant shall reconstruct a standard curb ramp at the said corner per Standard Plan No. S-414. The curb ramp construction shall be completed prior to the issuance of Certificate of Occupancy. A separate permit from the Department of Public Works is required for all construction in the public right-of-way. Please contact 626-744-4195 for the general process.

The applicant may submit to the City for review any proposed designs that will comply with the ADA requirements. The applicant is responsible for the design, preparation of plans and specifications, and construction of the new curb ramp. Plans for the curb return 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 of Public Works to cover the cost of plan checking. The amount of deposit will be based on the current City's General Fee Schedule. Note that the building plans approved by the City's Planning (Building) Department do not constitute approvals for work in the public right-of-way. Separate plans shall be submitted to the Department of Public Works – Engineering Division – at 175 North Garfield Avenue Window 6. The applicant shall submit the curb

return improvement plans and the plan check deposit at least two (2) months prior to the issuance of any building or demolition permits.

Upon review of the curb ramp improvement plans, the applicant may need to dedicate to the City for street purposes the land necessary at the property line corner rounding (up to 20 feet radius) to provide for the minimum clearance required by the Americans with Disabilities Act standards. If so, the applicant shall remove and reconstruct the sidewalk for the dedicated area, per Standard Plan No. S-421. The applicant shall be responsible for all the cost required to complete the dedication, if it is required. The dedication document and processing fee shall be submitted to this office prior to issuance of any permits or the dedication/easement shall be shown on the final map. The dedication shall be executed and recorded prior to the issuance of a Certificate of Occupancy or the processing of the final map, whichever happens earlier.

18. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of one (1) new street light on or near the Euclid Avenue 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 location shall be as approved by the Department of Public Works.
19. 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 or the final processing of the parcel map, whichever happens earlier.
20. As an alternative, the applicant may elect to have City to design, prepare plans and specifications, and perform the construction/modification of the required street light work, and pay the City an in-lieu fee for this Condition of Approval. This one-time in-lieu flat fee is non-refundable. The total flat fee of all conditioned streetlight construction will be determined by City Staff if the applicant elects to pay the in-lieu fee. Upon payment, the construction of the required street light will be included as part of the future City's Capital Improvement Project.
21. The applicant shall re-paint the existing traffic channelization, per City standards, at the following locations:
 - a. Intersection of California Boulevard and Euclid Avenue
 - b. California Boulevard from Euclid Avenue to Magnolia Avenue
22. In order to provide sufficient sight distance for pedestrians along Euclid Avenue frontage, the proposed driveway ramp to the subterranean garage, from the property line to the first 20 feet west, shall be sloped at 2% or less.
23. The proposed drive approach shall be constructed in accordance with Standard Drawing No. S-403. The existing gutter shall be cut per the requirements of Public Works inspector and the paving shall not be disturbed.

24. Utility pull boxes and vaults within the boundaries of the drive approach shall be relocated outside the limits of the area prior to, or in conjunction with, drive approach construction, the applicant is responsible for coordinating this work with the utility owner.
25. If the proposed drive approach is in conflict with the existing street tree, approval from the City Manager by way of the Urban Forestry Advisory Committee (UFAC) is required. 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.
26. The applicant shall replace any removed street trees along Euclid Avenue frontage with *Quercus agrifolia* (Live Oak tree), the officially designated street tree per the City approved master street tree plan.
27. The applicant shall plant and maintain the officially designated street trees per the City approved master street tree plan, for a period of three (3) years, all vacant sites with *Tristania conferta* (Brisbane Box tree) along the California Boulevard frontage and install and maintain an irrigation system for the trees. The locations will be finalized in the field by the Department of Public Works. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to the Department of Public Works for review and approval.

Trees must meet the City's tree stock standards, be inspected by the City, and be planted according to the details provided by the Parks and Natural Resources (PNR) Division. PNR can be reached at (626) 744-3880. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy. All new trees shall be maintained by either an existing or a new irrigation system constructed by the applicant.

The applicant shall also submit a tree establishment deposit to guarantee the new trees for a minimum of 90 calendar days. The maintenance within the establishment period shall consist of watering the new trees; the removal of weeds; the adjustment to grade of any trees that settle; and any other operations needed to assure normal tree growth. The applicant shall replace any trees which, for any reason, die or are damaged under its care. The 90-day tree establishment period shall commence on the day that the Certificate of Occupancy is issued. Said deposit may be included as part of the construction guarantee if applicable, and is subject to partial refund or additional billing.

28. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, without cutting the asphalt pavement along the subject frontage prior to the issuance of a Certificate of Occupancy. Sawcutting shall be done 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 (626- 44-3880). All required public improvements along the subject frontage shall be completed prior to the issuance of a Certificate of Occupancy.
29. Euclid Avenue was resurfaced with rubberized asphalt concrete in January of 2016 and is a moratorium street. If the street is excavated for utility connections prior to January 2021, additional grinding and resurfacing areas beyond the excavated areas will be required to resurface the street.
30. Excavations in the streets for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.

Restoration of asphalt concrete pavement shall be per Standard Plan S-416 and with rubberized asphalt concrete in kind to the satisfaction of the City Engineer.

31. Each building of the proposed development shall connect to the public sewer with one 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.
32. All of the on-site drainages, such as roof drain, and area drain, shall be gravity-flowed out to the public right of way at an approved angle in a cast iron curb drain or an approved curb outlet. On-site drainage shall be connected to an off-site drainage system whenever possible. The construction of the drain shall be completed prior to the issuance of Certificate of Occupancy.
33. The proposed storm drain connection to the existing catch basin at the northwest corner of California Boulevard and Euclid Avenue shall comply with the requirements and receive approval from the Department of Public Works.
34. 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 duration corresponding to the current City's General Fee Schedule. For more information, please contact The Public Works Permit Counter at 626-744-4195.
35. Prior to submission of the final parcel map to the City for approval, the applicant shall pay a deposit (based on the current General Fee Schedule) to cover the cost of processing the final map. The applicant shall complete all required conditions before City's approval, or provide a Letter of Credit or cash deposit to cover all unfinished public improvements as quantified in an approved cost estimate. Currently, the County of Los Angeles Department of Public Works is utilizing the computer to update and digitize the countywide landbase. It is required that the applicant's engineer submit a map in digital format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Pasadena Department of Public Works for incorporation into its GIS landbase map. The City of Pasadena's GIS Coordinate System must be used for the digital file. The applicant's engineer shall contact the City to obtain information on the City's GIS Coordinate System prior to preparation of the digital file.
36. The applicant's engineer shall be required to set boundary monuments on the proposed subdivision per Pasadena Municipal Code, Section 16.24.060, and furnish to the City a set of original field notes.
37. 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/ . 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. No construction staging, material storage, or trailer are allowed 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.

38. 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.
39. 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/.

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

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

a) 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.

b) 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 along the subject frontage in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.

c) 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.

d) Residential Impact Fee Ordinance - Chapter 4.17 of the PMC

The ordinance was established to provide funds to mitigate the impact of new residential development on City parks and park and recreational facilities. A copy of the Residential Impact Fee Information Packet is available at the city webpage at: http://www.ci.pasadena.ca.us/PublicWorks/Engineering_Division/
The Residential Impact Fee is based on the current Taxes, Fees and Charges Schedule (http://www.ci.pasadena.ca.us/Finance/Fees_and_Tax_Schedules/) and will be calculated and collected at the time of Building Permit Issuance

The building plans shall include, preferably on the title sheet, a summary of all living units to capture the number of different units; number of bedrooms in each unit; and types of units (Regular, Workforce housing, Skilled nursing unit, Student housing, Residential care facility for the elderly, Affordable Housing). The definitions on the different types of units are available in the abovementioned Residential Impact Fee Information Packet as well as in the Pasadena Municipal Code.

The estimated Residential Impact Fee based on the current tax schedule and the submitted information in the application, dated June 22, 2016, for this project is: \$48,481.02.

This amount is a rough estimate and for informational purposes only. The exact amount will be calculated at the time of Building Permit issuance.

e) 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:

- a. 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.
- b. 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. 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.

Department of Water and Power: Power Division

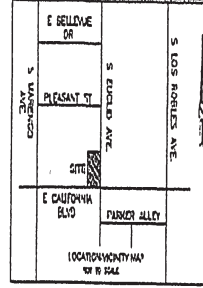
41. There is an existing underground distribution duct available from Euclid Avenue to provide power services.
42. No building or other structure shall be erected within five feet from the face of the pole and eight feet of any low voltage overhead conductors, or within 12 feet of any high voltage overhead conductors.
43. Exact placement of new conduits and private property vault is to be coordinated with the Power Department's, Power Engineering and Utility Service Planner's recommendations.
44. No bonds or certificates of deposit will be required for Power Department facilities.

Fire Department

45. Minimum Fire Flow/Fire Hydrants: All structures shall have the minimum fire flow (GPM) required by Appendix-B and the quantity and spacing of fire hydrants as required by Appendix-C of Title 24, Part 9, California Fire Code.
46. Plans shall be submitted to the Pasadena Fire Department for review and approval of fire hydrant locations prior the review and approval of the building.
47. A current fire flow report (not older than 6-months), performed by the Pasadena Water Department, shall be provided to the Fire Department before applying for building permits to construct or add to any structures.
48. A minimum of (2) two fire hydrants shall be provided both new and existing.
49. All hydrants serving the project shall be Jones Model J-3775-8H.
50. The minimum fire flow shall be 2000gpm @ 20psi serving the project.
51. No fire hydrant shall flow less than 1500gpm @ 20psi.

52. Average spacing between hydrants 225-feet.
53. Maximum distance to a hydrant is 450-feet.
54. A fire hydrant shall be located within 400-feet of all exterior portions of the structure.
55. The approved fire hydrant plans and fire flow analysis shall be incorporated into the building plans being submitted for review and permit i.e. FHA drawings.
56. Automatic Fire Sprinkler System: The structure shall be provided with a fully automatic fire sprinkler. Shop drawings are to be submitted by contractor for review and approval prior to construction. PMC, CFC Chapter.
57. Automatic Fire Alarm/Detection System: The commercial structure shall be provided with a fully automatic fire alarm notification system throughout all areas of the building. Shop drawings are to be submitted by the contractor for review and approval prior to construction. All smoke detectors shall be intelligent analog and photoelectric. PMC, CFC Chapter 9.
58. Dwelling Unit Automatic Smoke Alarms: Provide approved hardwired smoke alarms, with battery backup, in each sleeping room, areas serving the sleeping rooms and at the top of stairways. All smoke alarms are to be photoelectric or a smoke alarm that is listed a photoelectric/ionization. All smoke alarms are to be interconnected for alarm sounders. All sounders are to produce a coded temporal pattern. All smoke alarms are to be UL 217 and California State Fire Marshal Listed. All smoke alarms are to be manufactured by the same company and compatible with each other. Smoke alarms are not permitted to be installed within 3-feet of any supply or return air register or opening into a bath or shower area.
59. Fire Dept. Rescue Window Access: A minimum of 8-feet clear width (subject to increase in width depending on exterior architectural features) shall be provided in the form of a clear and unobstructed pathway from the public way to all rescue windows serving each sleeping area for those windows located up to and including the third level of the residential units.
60. Knox Box: 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 Knox Box or Knox Control Key Switch installed. Obtain Knox Box Applications from the Pasadena Fire Department Permit Desk.
61. 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.
62. Fire Department Fire Sprinkler Connections: Shall be comprised of:
 - FDC shall be located a minimum of 25-feet from the building and within 100-feet of a public fire hydrant.
 - (3) 2-1/2" CLAPPERED internal swivel outlet X 2-1/2" CLAPPERED internal swivel outlet X 6" FDC
 - Shall be clearly labeled to indicate FDC for Fire Sprinklers.
 - A clear dimension of 3-feet shall be maintained around the perimeter of each fire department appliance.
 - Approved protective vehicle bollards are to be installed when fire appliances are subjected to physical damage.

**TENTATIVE PARCEL MAP 73535
3 UNITS SINGLE FAMILY RESIDENTIAL**
APN:5722-017-015
CITY OF PASADENA, LOS ANGELES COUNTY, CALIFORNIA
(FOR CONDOMINIUM PURPOSE)

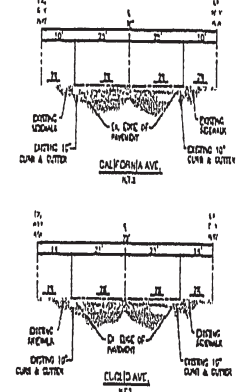
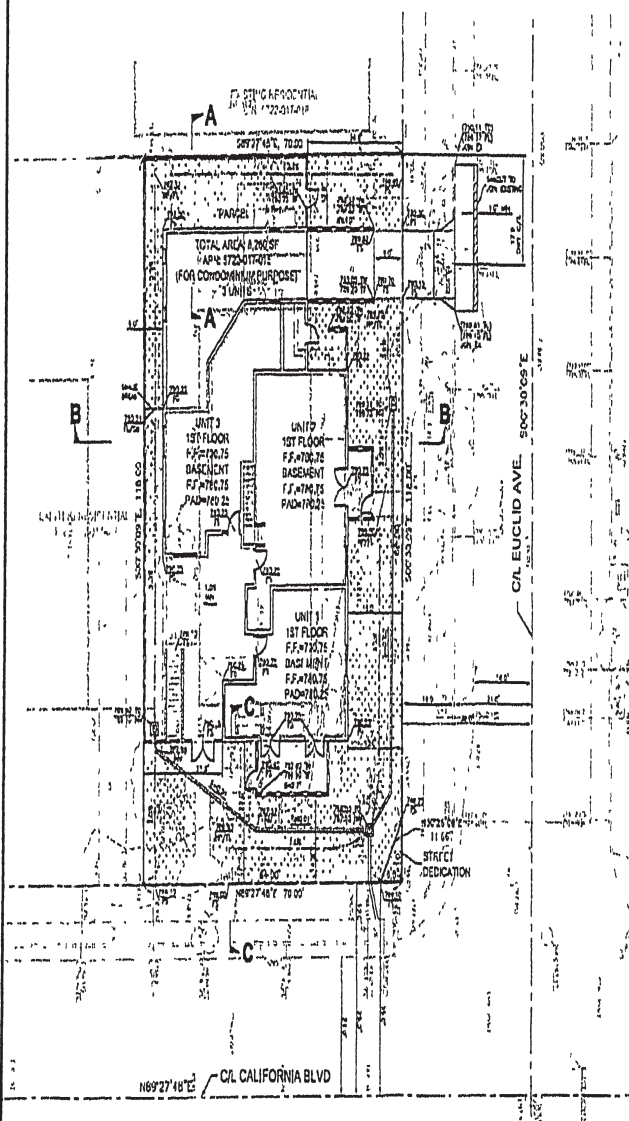


W&W Land Design Consultants, Inc.
21154 Los Robles Ave., Suite 200
Pasadena, CA 91108
TEL (626) 799-1131 FAX (626) 799-1137



NO.	REVISION

**ATTACHMENT C
SITE PLAN**



NOTES

THE DISTANCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THIS MAP ARE INDICATED BY A LINED SYMBOL AS APPROVED BY CITY OF PASADENA DEPARTMENT OF PLANNING. LOCATION OF THIS SYMBOL BY THE LAND SURVEYOR DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN OR ADJACENT TO THE LIMITS OF THE SAID PROPERTY.

THE WORKING DATE BEFORE ANY REQUIREMENTS CALL UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA IS 1-800-331-4600.

THERE ARE NO DEPT. CHAINS OR OVERLAYS BETWEEN THE SUBJECT PROPERTY AND AN ADJACENT PUBLIC HIGHWAY OR RIGHT-OF-WAY STRIP.

THERE ARE NO UNRECORDED EGRESS OF EARTH WORKING, BUILDING CONSTRUCTION OR BUILDING EXISTING WITHIN RIGHT-OF-WAY STRIP.

THERE ARE NO DEPT. CHAINS OR OVERLAYS BETWEEN THE SUBJECT PROPERTY AND AN ADJACENT PUBLIC HIGHWAY OR RIGHT-OF-WAY STRIP.

THERE ARE NO UNRECORDED EGRESS OF EARTH WORKING, BUILDING CONSTRUCTION OR BUILDING EXISTING WITHIN RIGHT-OF-WAY STRIP.

THERE ARE NO DEPT. CHAINS OR OVERLAYS BETWEEN THE SUBJECT PROPERTY AND AN ADJACENT PUBLIC HIGHWAY OR RIGHT-OF-WAY STRIP.

- OWNER'S INFORMATION:**
- OWNER:** W&W LAND DESIGN CONSULTANTS, INC.
21154 LOS ROBLES AVE., SUITE 200
PASADENA, CALIFORNIA 91108
(626) 799-1131
- PREPARED BY:** W&W LAND DESIGN CONSULTANTS, INC.
21154 LOS ROBLES AVE., SUITE 200
PASADENA, CALIFORNIA 91108
(626) 799-1131
- DATE:** 11/15/16
- PROJECT:** 3 UNITS SINGLE FAMILY RESIDENTIAL (FOR CONDOMINIUM PURPOSE)
- PROJECT LOCATION:** 349 E. CALIFORNIA BLVD., PASADENA, CA
- SECTION:** 24E, 26E, 27E, 28E, 29E, 30E, 31E, 32E, 33E, 34E, 35E, 36E, 37E, 38E, 39E, 40E, 41E, 42E, 43E, 44E, 45E, 46E, 47E, 48E, 49E, 50E, 51E, 52E, 53E, 54E, 55E, 56E, 57E, 58E, 59E, 60E, 61E, 62E, 63E, 64E, 65E, 66E, 67E, 68E, 69E, 70E, 71E, 72E, 73E, 74E, 75E, 76E, 77E, 78E, 79E, 80E, 81E, 82E, 83E, 84E, 85E, 86E, 87E, 88E, 89E, 90E, 91E, 92E, 93E, 94E, 95E, 96E, 97E, 98E, 99E, 100E

- LEGEND:**
- PROPERTY BOUNDARY
--- LOT LINE
--- SETBACK LINE
--- EGRESS LINE
--- EGRESS LINE
--- SETBACK LINE
--- SETBACK LINE
--- SETBACK LINE
- NOTES:**
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PROJECT: 3 UNITS SINGLE FAMILY RESIDENTIAL
349 E. CALIFORNIA BLVD
PASADENA, CA 91106-3617

SECTION: 24E, 26E, 27E, 28E, 29E, 30E, 31E, 32E, 33E, 34E, 35E, 36E, 37E, 38E, 39E, 40E, 41E, 42E, 43E, 44E, 45E, 46E, 47E, 48E, 49E, 50E, 51E, 52E, 53E, 54E, 55E, 56E, 57E, 58E, 59E, 60E, 61E, 62E, 63E, 64E, 65E, 66E, 67E, 68E, 69E, 70E, 71E, 72E, 73E, 74E, 75E, 76E, 77E, 78E, 79E, 80E, 81E, 82E, 83E, 84E, 85E, 86E, 87E, 88E, 89E, 90E, 91E, 92E, 93E, 94E, 95E, 96E, 97E, 98E, 99E, 100E

DATE: 11/15/16

ATTACHMENT H
HEARING OFFICER STAFF REPORT DATED NOVEMBER 16, 2016
(WITHOUT ATTACHMENTS)



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: November 16, 2016

TO: Hearing Officer

SUBJECT: Tentative Parcel Map #073535

LOCATION: 349 East California Boulevard

APPLICANT: Betsy Lee

ZONING DESIGNATION: RM-16 (Multi-Family Residential, 0-16 dwelling units per acre)

GENERAL PLAN DESIGNATION: Medium Density Residential

CASE PLANNER: Luis Rocha

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Tentative Parcel Map #073535 with the Conditions of Approval in Attachment B.

PROJECT PROPOSAL: Tentative Parcel Map: To create three air parcels for residential condominium purposes on one land lot. The project received Final Design Review approval on April 26, 2016. This application is for the creation of air parcels only; no changes to the development project are proposed as part of the current application.

ENVIRONMENTAL DETERMINATION: It was determined that the project is Categorically Exempt from CEQA (Section 15303, Class 3, New Construction or Conversion of Small Structures) on April 26, 2016 as part of the approval of Consolidated Design Review. It has further been determined that there are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review.

BACKGROUND:

Site characteristics: The subject site is a corner, rectangular shaped lot, located on the northwest corner of California Boulevard and Euclid Avenue. The site is 8,260 square feet in size and is currently developed with one single-story residential building and a detached garage.

Adjacent Uses: North – Multi-Family Residential
South – Multi-Family Residential
East – Multi-Family Residential
West – Multi-Family Residential

Adjacent Zoning: North – RM-16 (Multi-Family Residential, 0-16 dwelling units per acre)
South – RM-16 (Multi-Family Residential, 0-16 dwelling units per acre)
East – RM-16 (Multi-Family Residential, 0-16 dwelling units per acre)
West – RM-16 (Multi-Family Residential, 0-16 dwelling units per acre)

Previous zoning cases on this property: None.

PROJECT DESCRIPTION:

The applicant, Betsy Lee, submitted a Tentative Parcel Map application to create three air parcels for residential condominium purposes. The project involves the demolition of one single-story residential building and an accessory structure currently existing on the property. The site will be developed with a three-story multi-family structure with three residential units, over one level of subterranean parking. The proposed project received Final Design Review approval on April 26, 2016 and no variances were required for the project. The current application is for the creation of air parcels only; no changes to the previously approved residential project are proposed.

ANALYSIS:

The subject site is located within the RM-16 (Multi-Family Residential, 0-16 dwelling units per acre) zoning district. Multi-family residential development within this zoning district is subject to the development standards of the Zoning Code. In this case, based on a lot size of 8,260 square feet, a maximum number of three units are permitted on the site. The applicant is proposing three dwelling units for this project, which thereby complies with the maximum density requirement of the Zoning Code.

Development projects in the RM-16 zoning district are subject to the City of Gardens development standards (e.g. main garden area, total garden area, building separation...etc.) of the Zoning Code. The project has completed the Preliminary Plan Check process. During this review, staff determined that the project satisfied all the applicable development requirements. The project has also been reviewed by Design and Historic Preservation staff through the Design Review process. On April 26, 2016, Design and Historic Preservation staff found that the design of the project complies with the Citywide Design Principles in the General Plan Land

Use Element and the architectural standards for multi-family housing, and approved the application. No deviations, concessions, or waivers were requested.

Tenant Protection Ordinance

The site currently contains a single-family residence and a detached garage. The proposed development project would demolish the existing residence to allow the construction of three new residential air parcels in conjunction with new construction. Single-family residences are not subject to the Tenant Protection Ordinance requirements.

Inclusionary Housing

Chapter 17.42 of the Zoning Code applies to projects with 10 or more new dwelling units. These standards and procedures are intended to encourage the development and availability of affordable housing by ensuring that the addition of affordable housing units to the City's housing stock is in proportion to the overall increase in new housing units. Because the proposed project entails the construction of only three units, it is not subject to the Inclusionary Housing Requirements.

TREE PROTECTION ORDINANCE:

According to the tree inventory submitted by the applicant, there are a total of 12 trees on the subject property. Five of the trees are protected under the City's Tree Protection Ordinance. Through the Design Review process, the applicant requested the removal of two protected Victorian Box trees. On April 26, 2016, the proposed project received Final Design Review approval that included removal of the two protected Victorian Box trees. The tree removals were approved with a condition that replacement trees be planted in accordance with the City's adopted tree replacement matrix with either eight 15-gallon, four 24-inch box or two 36-inch box specimen tree species.

GENERAL PLAN CONSISTENCY:

The proposed density of the Tentative Parcel Map is within the maximum density allowed for the Medium Density Residential land use designation of the General Plan. The project is consistent with the size and character of other residential lots in the vicinity of the site. The Tentative Parcel Map is also consistent with the following General Plan Objectives and Policies: Policy 21.4 (New Residential Development), Policy 23.1 (Character and Design), and Policy 23.2 (Parking Areas and Garages). The project supports these policies by expanding the type, and increasing the inventory of housing units available for Pasadena families. The project will enhance the neighborhood character and quality through implementation of the "City of Gardens" development standards that emphasize the coherence, embellishment, and visibility of courts and gardens; and providing parking in a subterranean structure.

ENVIRONMENTAL REVIEW:

It was determined that the project is Categorically Exempt from CEQA (Section 15303, Class 3, New Construction or Conversion of Small Structures) on April 26, 2016 as part of the approval of Consolidated Design Review. It has further been determined that there are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review.

REVIEW BY OTHER DEPARTMENTS:

The City's Department of Transportation, Public Works Department, Housing and Career Services Department, Fire Department, Design & Historic Preservation and Department of Water & Power have reviewed the proposal. AT&T California and Southern California Edison have also reviewed the current application. The Department of Public Works, Department of Water & Power and the Fire Department provided comments and their recommended conditions of approval have been included in Attachment B of this staff report.

CONCLUSION:

The Tentative Parcel Map would create three air parcels on one land lot for residential condominium purposes. The proposal is consistent with the land use policies of the General Plan, and is also in compliance with the "City of Gardens" development standards for multi-family projects as established in the Zoning Code. Therefore, staff recommends approval of the application based on the findings in Attachment A and the conditions in Attachment B.

Attachments:

Attachment A: Recommended Findings

Attachment B: Recommended Conditions of Approval

**ATTACHMENT I
TENTATIVE PARCEL MAP #073535 (PLAN)**

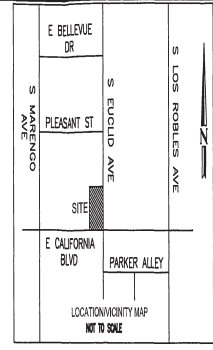
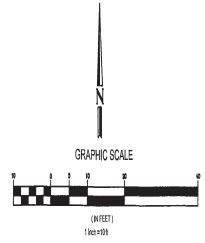
TENTATIVE PARCEL MAP 73535

3 UNITS SINGLE FAMILY RESIDENTIAL

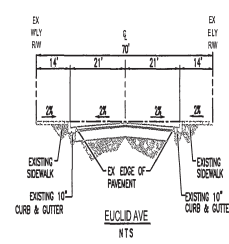
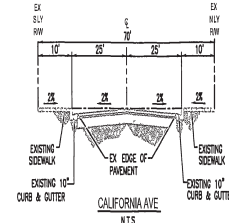
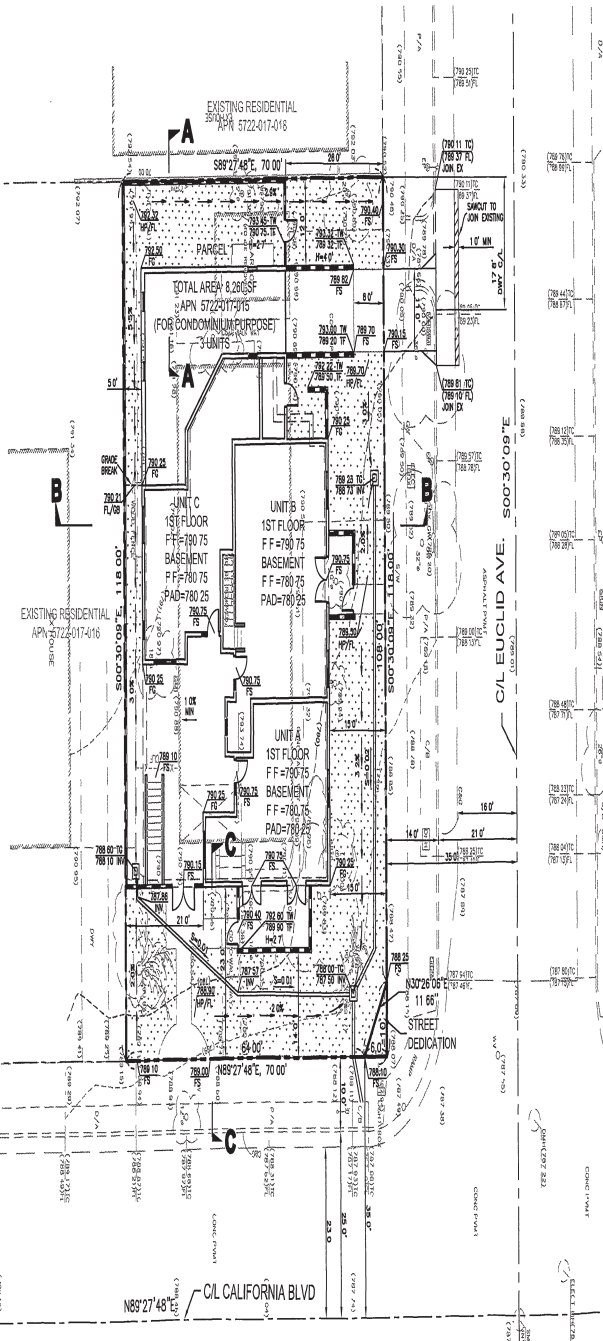
APN: 5722-017-015

CITY OF PASADENA, LOS ANGELES COUNTY, CALIFORNIA

(FOR CONDOMINIUM PURPOSE)



W&W Land Design Consultants, Inc
Civil Engineering, Surveying, Land Planning
2335 W. COLORADO BLVD., SUITE 100, PASADENA, CA 91766
TEL: (626) 858-7418 • FAX: (626) 848-1157



NOTES

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR SUBSTRUCTURES SHOWN ON THIS SURVEY WERE DETERMINED BY A LIMITED SEARCH OF CITY RECORDS AND COPIES OF IMPROVEMENT PLANS OF THE SUBJECT PROPERTY AS PROVIDED BY CITY OF PASADENA ENGINEERING DEPARTMENT. CERTIFICATION OF THIS SURVEY BY THE LAND SURVEYOR DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATIONS OR THE EXISTENCE, OR NON-EXISTENCE, OF ANY UNDERGROUND UTILITY, PIPE OR SUBSTRUCTURE WITHIN OR ADJACENT TO THE LIMITS OF THE SUBJECT PROPERTY.

TWO WORKING DAYS BEFORE ANY EXCAVATIONS, CALL UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA AT 1-800-227-2900

THERE ARE NO GAPS, CORES OR OVERLAPS BETWEEN THE SUBJECT PROPERTY AND AN ADJUTING PUBLIC RIGHT-OF-WAY BEING WASHINGTON STREET

THERE ARE NO OBSERVABLE EVIDENCES OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING MOVING FROM RECENT MONTHS

THERE ARE NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION

THERE ARE NO OBSERVABLE EVIDENCES OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS

THERE ARE NO OBSERVABLE EVIDENCES OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

THERE ARE NO OBSERVABLE EVIDENCES OF SITE USE AS A BURIAL GROUND

THERE ARE NO OBSERVABLE EVIDENCES OF A WATERWAY

ENCROACHMENTS NONE

OWNER/SUBDIVIDER
BETSY LEE
3045 REDWOOD DRIVE
RANCHO CALIFORNIA, CA 91737
(818)385-5172

ENGINEER
W&W LAND DESIGN CONSULTANTS, INC
2335 W. COLORADO BLVD., SUITE 100
PASADENA, CA 91766
CONTACT: WINSTON LUI, PE
(626)608-7118

BENCHMARK
ELEV = 722.431'
DPM BENCHMARK TAG IN EUCLID AVE
BOLT C CURB OFF C/L PLEASANT
WEST PER R/S 102'-9"

LEGAL DESCRIPTION
THE EASTERLY 70 FEET OF LOTS 1 AND 2 IN WOODLITTLE'S SUBDIVISION IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 18 MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS
PER TITLE REPORT BY EDWY TITLE COMPANY DATED ON SEPTEMBER 30, 2013, ORDER NUMBER LA1332458
NO EXISTING EASEMENTS EXIST

FLOOD ZONE
ACCORDING TO THE CITY OF PASADENA AND BASED UPON THE NATIONAL INSURANCE PROGRAM MAPS THIS SITE LIES WITHIN FLOOD ZONE X SHADDED, COMMUNITY PANEL NO. 0803013787 DATED SEPTEMBER 26, 2008 AND PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION

GENERAL NOTES
PROJECT LOCATION 349 E CALIFORNIA BLVD, PASADENA, CA
ASSESSORS PARCEL NUMBER 5722-017-015

EXISTING ZONING (RM-16)
PROPOSED OCCUPANCY R-2
AREA SUMMARY SITE AREA = 8,260 SF
BUILDING AREA = 41,792 SF (1-STORY)
PROPOSED PARKING 6
BUILDING SETBACKS 25 FEET - FRONT @ CALIFORNIA BLVD
15 FEET - FRONT @ EUCLID AVE
5 FEET - SIDE YARD
BUILDING HEIGHT HEIGHT RESTRICTIONS
SEE CURRENT CITY OF PASADENA ZONING CODE SECTION 17.22.070 ITEM F FOR HEIGHT LIMITS
DATE MAP PREPARED MAY, 2015

UTILITY PURVEYORS

ELECTRICAL SOUTHERN CALIFORNIA Edison COMPANY
1444 E. WASHINGTON AVE, BUILDING D
SANTA ANA, CA 92705
(714) 973-5881

GAS SOUTHERN CALIFORNIA GAS COMPANY
1908 S. STATE COLLEGE BLVD
ANHEIM, CA 92806
(714) 634-3183

WATER & SEWER PASADENA WATER & POWER DEPT
1025 E. COLORADO BLVD, 3RD FLOOR
PASADENA, CA 91108
(626) 744-4413

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- CENTERLINE
- OFFSITE R/W
- EASEMENT LINE
- STORM DRAIN
- SEWER LINE
- WATER LINE
- GAS LINE

CL	LOT UNIT	STREET LIGHT
TR	TRAILER	WATER METER
PA	PALM TREE	GAS METER
CP	CHAIN LINK FENCE	STAMP
CP	CHAIN LINK FENCE	ELECTRIC BOX
PO	POWER POLE	FLAG POLE
CP	CHAIN LINK FENCE	
ST	STREET LIGHT PULL BOX	

ASH = ASPHALT
BW = BACK OF WALK
EMH = ELECTRICAL MANHOLE
CFP = CHAIN LINK FENCE
CA = CHAIN LINK FENCE
CV = CURB VALVE
MH = MANHOLE
MW = MOUNTAINWELL
PW = POST INDICATOR VALVE
PF = PAVED SIDEWALK
SDMH = STORM DRAIN MANHOLE
SL = STREET LIGHT
SLFB = STREET LIGHT PULLBOX
SMH = SCRAPER MANHOLE
SMH = SANITARY SCRAPER MANHOLE
TP = TELEPHONE POLE
TW = TRENCHWELL
WM = WATER METER
WV = WATER VALVE

--- INDICATES RETAINING WALL



NO.	REVISION

PROJECT
3 UNITS SINGLE FAMILY RESIDENTIAL
349 E CALIFORNIA BLVD
PASADENA, CA 91106-3617
DRAWING NAME: TENTATIVE MAP PARCEL 73535

ISSUE
DATE: 02/21/15
CHECKED BY: DRAM H.
DRAWING FILE: 1871001
PROJECT NO: 1507
SHEET NUMBER
1
OF 1 SHEETS
SCALE: 1"=10'

\\wswserver\pl\2015\1507-015-W&W Land Design Consultants, Inc - 3 Unit Condominium Pasadena California CA - 3 Unit Condominium Pasadena California CA.dwg, 10/29/2015 6:15:59 PM, Adobe PDF