

Reese, Latasha

Subject: FW: Call for Appeal 6757

From: Hampton, Tyron <THampton@cityofpasadena.net>

Sent: Monday, October 21, 2019 11:42 AM

To: Jomsky, Mark <mjomsky@cityofpasadena.net>

Cc: Mermell, Steve <smermell@cityofpasadena.net>; Reyes, David <davidreyes@cityofpasadena.net>; Bell, Cushon <cbell@cityofpasadena.net>

Subject: Call for Appeal 6757

Good morning Mark

I'd like to up call for appeal The planning commission's decision on 6757 harvest dispensary.

Thanks

Tyron Hampton

Vice Mayor

City of Pasadena

Please excuse any typos in this message was sent using voice to text and Siri never gets it right.

Jomsky, Mark

From: Victor Gordo <victorgordolaw@gmail.com>
Sent: Monday, October 21, 2019 3:20 PM
To: Tornek, Terry; Mermell, Steve; Jomsky, Mark; Bagneris, Michele
Cc: Gordo, Victor
Subject: Conditional Use Permit No. 6757 (Cannabis Retailer)

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Dear Mayor, City Manager, City Clerk and City Attorney,

On October 10, 2019, the Planning Commission considered significant issues related to Conditional Use Permit No. 6757 (Cannabis Retailer). The Planning Commission narrowly approved the permit on a divided 5-3 vote with one abstention. In my view, this matter presents significant questions and issues that must be reviewed. I am requesting this matter be agendaized at the earliest possible City Council meeting for call up consideration.

Sincerely,

Victor M. Gordo



PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

October 15, 2019

Harvest of Pasadena, LLC
1155 W. Rio Salado Parkway, Suite 201
Tempe, AZ 85281

RE: **REVISED Conditional Use Permit: Cannabis Retailer #6757**
169 W. Colorado Boulevard, Pasadena
Council District #3

PLN2019-00337

Dear Mr. Franklin:

Please disregard the previous letter dated October 10, 2019 as this letter replaces it in its entirety. Your application for a **Conditional Use Permit: Cannabis Retailer at 169 West Colorado Boulevard** was considered by the **Planning Commission on October 10, 2019.**

CONDITIONAL USE PERMIT: To allow a retail cannabis dispensary use within an existing 5,386 square foot retail building. This site is located in the CD-1, AD-1 (Central District Specific Plan – Old Pasadena, Alcohol Density Overlay District 1) zoning district.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Planning Commission made the findings as shown on Attachment A to this letter. Based upon these findings, it was decided by the Planning Commission that the **Conditional Use Permit: Cannabis Retailer** be **approved** with the conditions in Attachment B and in accordance with submitted plans **stamped October 9, 2019.**

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72 (Appeals), any person affected or aggrieved by the decision of the Planning Commission has the right to appeal this decision within **ten days (Monday, October 21, 2019)**. The effective date of this case will be **Tuesday, October 22, 2019**. Prior to such effective date, a member of the City Council may request that it be called for review to the City Council. 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 Appeal fee is \$5,479.09. The Appeal fee for non-profit community-based organizations is \$2,739.54.

This project has been determined to be exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §21080(b)(9); and the State Guidelines for the Implementation of CEQA (California Code of Regulations, Title 14, Chapter 3, §15301, Class 1, Existing Facilities, and Class 3, New Construction or Conversion of Small Structures), and there are no features that distinguish this project from others in the exempt

class; therefore, there are no unusual circumstances. The Class 1 exemption applies to the operation and permitting of uses in existing structures where there is negligible or no expansion of use. In urbanized areas, the Class 3 exemption applies to "commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive."

For further information regarding this case, please contact the project planner, **Guille Nunez** at (626)744-7634 or gnunez@cityofpasadena.net.

Sincerely,



David Reyes,
Director of Planning & Community Development Department

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

xc: City Clerk, City Council, City Manager, City Council District Liaison, Building & Safety Division, Fire Department, Public Works Department, Department of Transportation, Design and Historic Preservation Section, Police Department, Code Enforcement, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A

SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #6757

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed operation of a commercial cannabis retailer establishment is allowed with the approval of a Conditional Use Permit, and the additional approvals as required under the Pasadena Municipal Code as well a license issued from the State of California Bureau of Cannabis Control. The applicant is proposing to offer medicinal and adult-use cannabis sales and will be required to comply with all conditions of approval related to the proposed use.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The proposed location was approved by the voters of Pasadena under Measures CC and DD in June 2018. The location proposed by Harvest of Pasadena, 169 West Colorado Boulevard, is located within the CD-1, AD-1 (Central District Specific Plan – Old Pasadena, Alcohol Density Overlay District 1) zoning district, where a cannabis retailer use can be permitted subject to approval of this permit if the site meets all location requirements as identified in Section 17.50.066.D 5 of the Zoning Code. As required in this application, Harvest of Pasadena submitted a Location Map which identifies the required 600 foot and 1,000 foot radii measured from the boundaries of the property at 169 West Colorado Boulevard. The map also includes the identification of all uses and zones for properties that fall within the 600 foot radius. The Location Map submitted by the applicant was prepared by a licensed land surveyor, Michael J. Knapton. The radii identified in the Location Map submitted by the applicant has been peer-reviewed by a third-party land surveyor hired by the City and the list of uses within the required distance was also peer reviewed and verified by a team of Planning consultants hired to field verify. The scope of review by the City's land surveyor includes verification that generally accepted methods were used by the applicant's land surveyor to identify the property boundaries and determine the radii. Also, the land uses and zones identified in the applicant's location map were verified for accuracy and to ensure that there are no sensitive receptors within 600' of the boundaries of the proposed location. The City has determined, based upon these efforts, that the Location Map submitted by the applicant is accurate and complete and that the proposed location at 169 West Colorado Boulevard is compliant with the various zoning and location requirements of Section 17.050.066 D of the P.M.C. for commercial cannabis retailers.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* Granting of the requested Conditional Use Permit is consistent with General Plan Land Use Element – Goal 2, Land Use Diversity which encourages the maintenance of existing and development of new land uses that cumulatively provide for the diverse needs of Pasadena's residents and businesses offering a variety of employment opportunities, are economically prosperous and sustainable, and respect the City's environmental setting. General Plan Policy 2.3 (Commercial Businesses) calls for the designation of sufficient land to enable a broad range of viable commercial uses in Pasadena's Central District, Transit and Neighborhood Villages, and commercial corridors. The proposed commercial cannabis retail use will serve both local and regional needs, reducing the needs for residents to travel to adjoining communities, capturing a greater share of local spending, and offering a diversity of employment opportunities. Additionally, the General Plan reaffirms the City's commitment to providing diverse, active, prosperous and well-designed commercial corridors and districts

that provide a diversity of goods, services and entertainment, including Policy 25.1 (Diversity of Uses) which encourages the development of a broad range of commercial uses. The proposed commercial cannabis retailer is a new land use that was approved by the voters of the City of Pasadena offering this new product to Pasadena residents and visitors to a key commercial corridor of the City.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The provisions of the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) accommodate the needs of medically ill persons that require treatment with medicinal cannabis as recommended by their health care provider, and provide access to adult-use cannabis for persons over the age of 21 while imposing sensible regulations on the use of land to protect the city's residents, neighborhoods, and businesses from disproportionately negative secondary impacts that can arise from such uses. Ballot Measures CC and DD, passed by Pasadena voters in June 2018 as local initiatives, allow a limited number of cannabis retailers, cultivators, and testing labs to operate within specific zoning areas in the City and levy a business license tax on commercial cannabis businesses. Limitations and requirements were included in the measures to regulate the cultivation, processing, manufacturing, testing, sale, delivery, distribution, and transportation of medicinal and adult-use cannabis and cannabis products in a responsible manner to protect the health, safety, and welfare of residents and community members and to enforce rules and regulations consistent with state law. Adherence to the State of California Bureau of Cannabis Control's strict operational regulations for a storefront cannabis retailer under a Type-10 license is required in addition to compliance with the City's various additional operational, taxation, security and health-related regulations contained in Sections 5.28 (Cannabis Business Tax), Section 5.78 (Commercial Cannabis Activity), Section 17.50.066 (Standards for Specific Land Uses - Cannabis Businesses) and Sections 8.10 (Commercial Cannabis - Public Health Permit) and 8.11 (Health & Safety - Commercial Cannabis Facilities).
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* This application is for the proposed establishment of a commercial cannabis retailer at 169 West Colorado Boulevard in the CD-1, AD-1 zoning district in Old Pasadena. The proposed location meets all of the zoning and location requirements identified in Section 17.50.066 D of the Pasadena Municipal Code, and there are no sensitive receptors within 600' of the project's property boundaries. The applicant does not propose an increase to the existing building footprint. Operation of the proposed commercial cannabis retail dispensary is subject to compliance with all of the conditions of approval in addition to all of the regulations of the State of California Bureau of Cannabis Control as well as those regulations contained in Sections 5.28 (Cannabis Business Tax), Section 5.78 (Commercial Cannabis Activity), Section 17.50.066 (Standards for Specific Land Uses - Cannabis Businesses) and Sections 8.10 (Commercial Cannabis - Public Health Permit) and 8.11 (Health & Safety - Commercial Cannabis Facilities). As conditioned, it is not expected that the operation of a commercial cannabis retail storefront will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* . The proposed location was approved by the voters of Pasadena under Measures CC and DD in June 2018. The granting of this Conditional Use

Permit will allow a newly approved retail use pursuant to Section 17.050.066 D.5. which allows for 'commercial cannabis retailers'. Commercial cannabis retail sales is considered a 'retail' use and the use of the existing commercial building is consistent with the surrounding land uses which include retail, commercial, restaurants and other service amenities that are part of the Old Pasadena commercial core. The applicant will not alter the existing height, setbacks, or expand the existing building envelope or footprint. Any exterior changes are required to be reviewed by the Design and Historic Preservation Section for compatibility. Only minor exterior changes are proposed with the majority of the work being a tenant improvement. Therefore the existing building design and characteristics will remain and will not alter the compatibility with existing and future land uses in the vicinity.

ATTACHMENT B

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6757

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

General

1. The site plan and floor plan submitted for building permits shall substantially conform to the site/floor plans stamped "Approved at Hearing, October 9, 2019" except as modified herein.
2. The approval of this application authorizes the operation of a commercial cannabis retailer which offers both medicinal cannabis and adult-use cannabis in compliance with all applicable regulations contained in Sections 5.28 (Cannabis Business Tax), Section 5.78 (Commercial Cannabis Activity), Section 17.50.066 (Standards for Specific Land Uses - Cannabis Businesses) and Sections 8.10 (Commercial Cannabis - Public Health Permit) and 8.11 (Health & Safety - Commercial Cannabis Facilities), and in accordance with the plans on file with the Current Planning Division.
3. Any change to these conditions of approval or expansion of the use, including hours of operation, shall require the modification of this Conditional Use Permit or a new Conditional Use Permit.
4. If the approved cannabis retailer use is discontinued for a continuous period of 12 months, this conditional use permit expires for discontinuance of use and thereafter is void.
5. The applicant shall meet the applicable code requirements of all other City Departments.
6. This Conditional Use Permit: Cannabis Retailer is contingent upon approval of a cannabis permit and is non-transferrable or assignable and **does not run with the land**.
7. The final decision letter and conditions of approval shall be incorporated in the building plans as part of the building plan check process.
8. The proposed project, Activity Number **PLN2019-00337**, is subject to a Final Zoning Inspection. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy or its equivalent. Contact the Planning Case Manager, Guille Nunez at (626) 744-7634 to schedule an inspection appointment time.
9. The proposed project, Activity Number **PLN2019-00337**, is subject to Condition Monitoring for compliance with these conditions of approval. Condition Monitoring Fees, as specified in the City's adopted fee schedule, will be due upon every periodic inspection.
10. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress to the building.
11. Live music, live entertainment and the use of amplified speakers for advertising, entertainment or promotions is not permitted without required permits.
12. Live cannabis plants are not allowed to be stored or kept on the property. A licensed retailer may not sell immature or mature cannabis plants or seeds.

13. All staff shall undergo training which focuses on understanding the laws and rules regarding medicinal and adult-use cannabis, basic safe handling of cannabis items, checking identification, and recognizing the signs of visible intoxication prior to a sale. Harvest of Pasadena, LLC shall retain records of the completion of such training and such records shall be available for City inspection upon request. The applicant shall utilize training services offered by the State or by a trainer accredited by the State of California Bureau of Cannabis Control (BCC), if available.
14. Twelve parking spaces are required for the proposed cannabis retailer use. Prior to the issuance of any building permits for occupancy, the applicant shall provide documentation to the satisfaction of the Zoning Administrator that 12 parking spaces are secured for the use. This may be through the Old Pasadena Parking Credit Program or other methods such as private agreements that comply with the Zoning Code
15. The applicant shall utilize not more than one (1) delivery vehicle. Further, in addition to the twelve (12) parking spaces required in Condition 14, the applicant shall secure one (1) additional off-site parking space for the vehicle used for the delivery of cannabis orders in compliance with the parking requirements in Section 17.42 of the Zoning Code.
16. The approved hours of retail operation are 8:00 a.m. to 9:00 p.m. Monday through Sunday. Deliveries can occur within the hours of 6:00 a.m. to 10:00 p.m. Shipments of cannabis goods shall occur only between the hours of 6:00 a.m. and 10:00 p.m.
17. Prior to final building sign-off, the applicant shall submit a delivery operations plan to the Department of Transportation and to the Planning and Community Department for review and approval.

Fire Department

18. (a) Based on occupant load, two exits are required. Therefore, the door open to the lobby shall swing in both directions with a clear path of exit.

(b) If a delayed egress locking system is provided, the building shall be protected with automatic fire sprinklers and smoke detection system per OFC Section 1010.1.9.7.

Design and Historic Preservation

19. Any exterior changes to the building, including new signage, shall require Design Review approval.

Building Department

20. GOVERNING CODES: Comply with the governing edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Green Building Standard Code and the City of Pasadena Municipal Code. The governing edition is based on the date in which the project is submitted to the City of Pasadena for plan check.
21. BUILDING CODE ANALYSIS: Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy,

assessor's parcel number, number of stories, type of construction, fire sprinklers, floor area, height, and allowable floor area.

- a. All single-user toilet facilities in any business establishment, place of public accommodation, or state or local government agency shall be identified as all-gender toilet facilities by signage that complies with Title 24 of the California Code of Regulations, and designated for use by no more than one occupant at a time or for family or assisted use. [Assembly Bill No. 1732]
- b. For the purposes of this section, "single-user toilet facility" means a toilet facility with no more than one water closet and one urinal with a locking mechanism controlled by the user.

22. MEANS OF EGRESS (EXITING): Show an exit plan that labels and clearly shows compliance with all required egress features such as, but not limited to, common path of travel, required number of exits, occupant load, required width, continuity, travel distance, etc.

23. FIRE AND SMOKE PROTECTION FEATURES: Show materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

24. ACCESSIBILITY:

- a. Provide compliance with accessibility per CBC 11B
- b. Show on the plans existing compliance with 11B-202.4 or provide upgrade to existing non-conforming. The provisions of Section 11B-202.4 Exception 8 apply to existing buildings or facilities used as public buildings, public accommodations, commercial buildings or public housing. When these buildings or facilities undergo alterations, structural repairs, or additions, an accessible path of travel must be provided to the specific area of construction. When the adjusted construction cost of alterations, structural repairs, or additions to existing buildings and facilities within three years of the original alteration is equal or less than the valuation threshold of \$ 166,157.00, the cost of compliance with Section 11B-202.4 of the 2016 California Building Code shall be limited to 20% of the adjusted construction cost of alterations, structural repairs or additions! (Adjusted cost of construction does not include the cost of alterations to path of travel elements required to be upgraded outside the area of alteration, structural repair, or addition.)
- c. Note on plans: "COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT (ADA) IS SOLELY THE RESPONSIBILITY OF THE OWNER/DESIGNER. THE CITY OF PASADENA ASSUMES NO RESPONSIBILITY FOR THE ADA COMPLIANCE." Show accessible route within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; public transportation stops to the accessible building or facility entrances. Where more than one route is provide, all routes must be accessible. Accessible route shall be the most practical direct route feasible and may incorporate pedestrian ramps, curbs ramps, etc...
- d. Show Maneuvering clearance at swing doors, gates, sliding doors, folding doors and doorways without doors.

25. ENERGY:

- a. Photocopy to plans the current, applicable Lighting Energy documentation using either the "Prescriptive Standard" or the "Performance Standard". NRCC-LT1 forms or NRCC-PRF forms as applicable.
 - b. The following compliance documents shall be attached to plan:
 - i. Certificate of Compliance Documents for lighting.
 - ii. Mandatory Features Summary
 - c. Show on plans the primary and secondary daylight zones and automatic daylighting controls. [Sections 130.1(d)].
26. GREEN CODE: Photocopy to plans and complete the 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms are being provided attach and can be found at <https://ww5.cityofpasadena.net/planning/building-and-safety/informational-handouts/>
27. REQUIRED PLANS AND PERMIT(S):
- a. In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, and grading plans as required. No deferred submittal.
 - b. Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.

Water Division

28. Refer to attached memorandum dated September 30, 2019.



PASADENA WATER AND POWER

MEMORANDUM

September 30, 2019

To: Guille Nunez
Planning Department

From: Sandra Andrade-Hernandez
Water Engineering, Water and Power

Subject: Conditional Use Permit (CUP): Cannabis Retailer #6757, PLN2019-00337, 169 W
Colorado Boulevard

Enclosed is the check sheet for CUP #6757 per your request dated August 13, 2019.

Case Number: CUP #6757, PLN2019-00337, 169 W Colorado Boulevard 5713-004-016
WATER & POWER DEPARTMENT -
WATER DIVISION

Plan Reviewer: Sandra Andrade-Hernandez
Phone: (626) 744-4189
Email: sandrade-hernandez@cityofpasadena.net
Date Reviewed: September 30, 2019
District Map Sheet: 317

Water Mains:

Pasadena Water and Power ("PWP"), Water Division can serve water to this project. There are two water mains surrounding this project. There is a 12-inch ductile iron water main in Colorado Boulevard, installed under Work Order 02459 in 2007. This water main is located approximately 21 feet south of the north property line of Colorado Boulevard. There is an 8-inch cast iron water main in Pasadena Avenue, installed under Work Order 6210 in 1977. This water main is located approximately 13 feet west of the east property line of Pasadena Avenue.

Moratorium:

Verify with Public Works Department ("PWD") regarding any street construction moratorium affecting this project.

Water Pressure:

The approximate water pressure in the area is 90 psi.

Water Service:

PWP records reflect one 3/4-inch domestic service (15129) serving this project. Any change in water service will be reviewed when the building plans are submitted. Any change in service will be installed at actual cost and paid for by the owner/developer. Additionally, if it is determined that a water main must be upgraded due to size, age, pressure deficiencies, and/or the integrity of the existing water main; the upgrade will be paid for by the owner/developer. A deposit will be requested for the water main design and a cost estimate will be provided to the owner/developer for the new water service installations, main design, and main construction. The owner/developer must be aware that the design of a new water main will take 3 to 4 months after the initial deposit is made by the owner/developer. Also, an additional 4 to 6 months will be needed for the construction of the water main after the balance of the estimate is paid in full by the owner/developer. The design and construction estimated time depends on the size and length of the water main and other mains in the queue. For this reason, it is imperative that the initial deposit be submitted promptly. Also, the owner/developer will pay in full for any street restoration required by PWD. PWD determines the limits of street restoration.

Water Division Requirements:

- Water lines are not permitted to cross lot lines to serve adjoining lots without a utility easement; the Pasadena Water Division shall approve all proposed easements.
- The Water Division will install the service tap, lateral, water meter and designate the distribution main and service tap.
- All services not in use must be abandoned at the distribution main at the applicable rate.
- For subdivided lots with one unit behind the existing, show easement documentation and assessor parcel map showing the subdivision.

- Pursuant to the PWP Water Regulation Section XI 'A water service and meter may be evaluated for its continuing integrity. Should PWP find a service, meter, vault or other appurtenance to be substandard and no longer suitable for continued use, replacement and/or construction of new facilities may be required. PWP may require that a portion or all of the costs of such replacement and/or construction be paid or contracted for by the Applicant or Customer prior to construction.' The property owner is responsible for the replacement cost. All service pipes shall be of suitable capacity as determined by applicable plumbing and fire codes. The minimum sized service installed by PWP is 1-inch.

Cross Connection Requirements for Domestic Services:

- All city cross-connection prevention policies must be adhered to. The developer is required to provide back-flow protection at all connections whereby the plan arrangement or configuration could potentially contaminate the domestic water system.
- There shall be no taps between the meter and the backflow assembly.
- The owner/developer shall provide and install an approved double check valve backflow prevention assembly at each water service if more than one water service serves property. The location of the back-flow prevention assembly shall be above ground within 20-feet of the property line.
- The property owner is responsible for the back-flow prevention assembly. The assembly will be registered and require an annual test certification. All manufacturer warranties shall be transferred upon installation and certification to the property owner.
- The owner/developer is responsible for certifying and testing the assembly after installation by a person that possesses a current and valid license, and must be certified by the County of Los Angeles Department of Health Services.
- The owner/developer shall submit the results of the test to the Water Utility Service Section for approval. Upon approval, the City will maintain domestic water to the property and will automatically register the assembly.
- All water services shall be protected from cross connections by means of approved backflow prevention techniques and assemblies.
- An administrative fee of \$194.00 will be charged for each backflow prevention assembly installed.

Cross Connection Requirements for Fire Service:

- The fire service requires a detector meter and back-flow prevention assembly.
- The assembly shall be located in a readily accessible location for meter reading, test and maintenance.
- All fire sprinkler systems require installation of an approved double check valve backflow prevention assembly at the sprinkler lateral off the domestic system.
- Contract service other than PWP, providing the backflow prevention assembly shall contact the Water Utility Services Section to verify assembly approval or contact the University of Southern California foundation for Cross Connection Control and Hydraulic Research for an approve list of assemblies.
- All manufacturer warranties shall be transferred upon installation and certification to the property owner. The property owner shall assume ownership of the back-flow prevention assembly. The assembly will be registered and require an annual test certification.
- If PWP is to provide DCDA for fire service, PWP will install Wilkins, model 450 DA.
- Choose from one of the below listed options and incorporate into the fire sprinkler plans.

Option 1:

Detector meter located on double check detector check assembly (DCDA) outside the structure on private property.

- The Water Division will install the service tap, lateral, DCDA (optional Wilkins, models 350 DA or 450 DA) and designate the distribution main and service tap.
- The location of the back-flow prevention assembly shall be a minimum of 12-inches above grade within 10-feet of the property line, on private property. Reference Water Division Plan Check for certification and registration.

Option 2:

Detector meter located in a vault within the public right of way with a double check valve backflow prevention assembly (DCA) provided and installed inside or outside the building by the owner/developer.

- The Water Division will install the service tap, lateral, detector water meter and designate the distribution main and service tap.
- The location of the back-flow prevention assembly shall be a minimum of 12-inches above grade within 20-feet of the property line on private property. Reference Water Division Plan Check for certification and registration.

All Other Cross Connection Requirements:

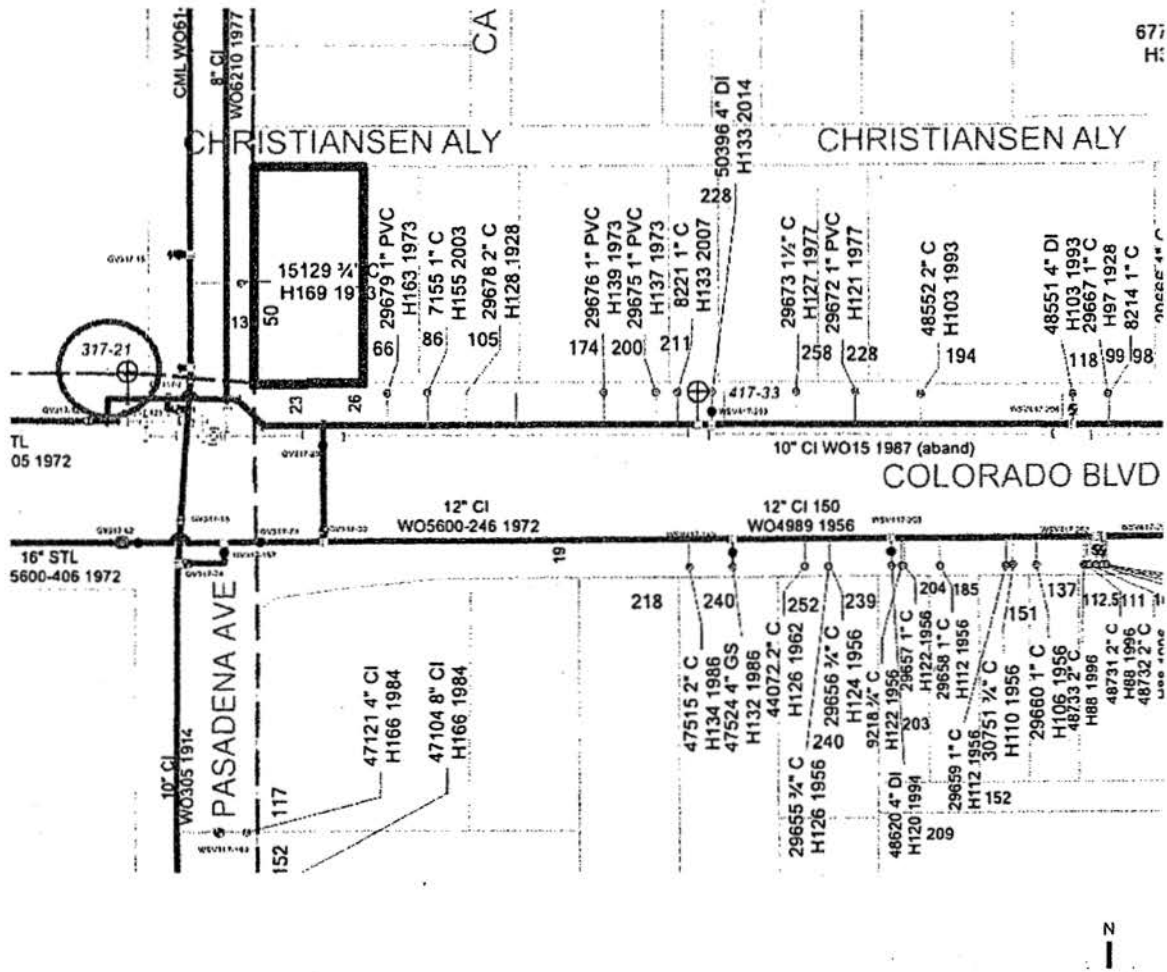
The owner/developer is also responsible for additional cross connection requirements for irrigation system, swimming pool and/or spa, boiler / chilled water / cooling tower (using chemical additives), domestic water line at makeup to carbonation system, sewage ejector, decorative water fountain, and makeup water to reverse osmosis filtration equipment.

Fire Flow and Fire Hydrants:

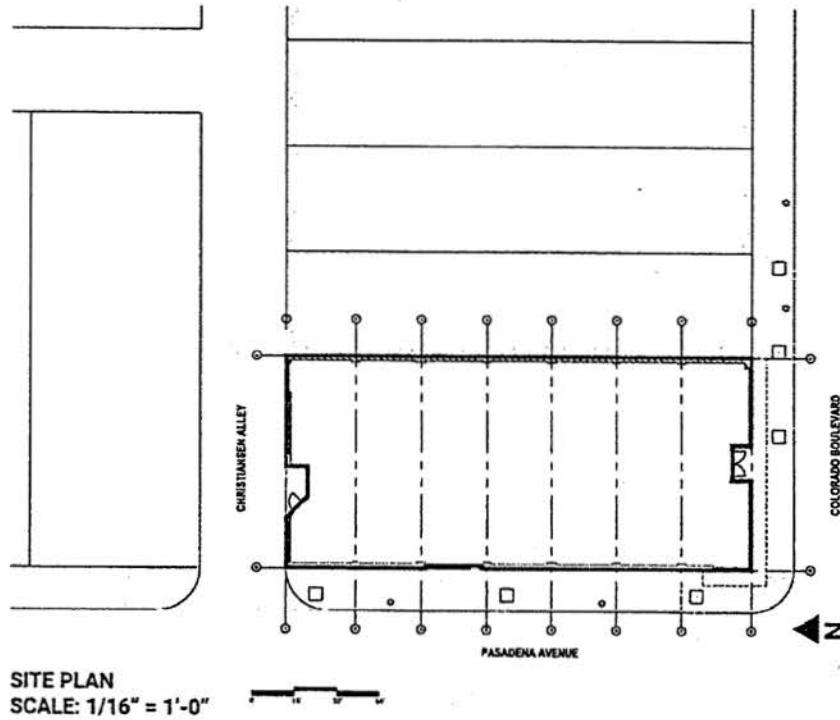
The Pasadena Fire Department ("PFD") has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. PFD must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer.

There is one fire hydrant in close proximity to the project site. Fire hydrant 317-21 is located on the northwest corner of Colorado Boulevard and Pasadena Avenue. There is no current fire flow test information available for this fire hydrant. If you would like to request for a fire flow test, please contact Marco Sustaita at (626) 744-4498.

Fire Hydrant Details:



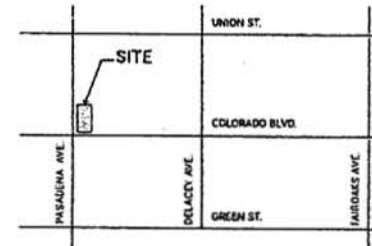
**ATTACHMENT C
SITE PLAN**



GENERAL PROJECT DATA

APPLICANT: HARVEST OF PASADENA, LLC
 1155 WEST RIO SALADO PARKWAY, #201
 TEMPE, AZ 85281
SITE ADDRESS: 169 W. COLORADO BLVD,
 PASADENA, CA 91103
L.A. CO. ASSESSOR ID: 5713-004-016
SITE ZONING: COMMERCIAL/INDUSTRIAL
BOUNDARY DESCRIPTION: DR CARR TRACT #1 EX OF STS
 LOT 1 AND W 18.44 FT EX OF ST OF LOT 2
PROPOSED USE: RETAIL (NO CHANGE IN USE)
OCCUPANCY GROUP: M & S-1 OCCUPANCY
 (NO CHANGE IN USE)
CONSTRUCTION TYPE: TYPE V-B,
 NON FIRE SPRINKLERED
 1-STORY
BUILDING AREA (EXISTING): 5,358 SQ. FT.
 (NO AREA INCREASE)
OCCUPANT LOAD (EXISTING): PER CBC TABLE 1004.1.2
 SALES AREA: 4,296 SF x 1 OCC / 30 SF = 143
 STORAGE/STOCK AREA: 1,062 SF x 1 OCC / 300 SF = 4
TOTAL OCCUPANT LOAD: 5,358 SF = 147
TOTAL TENANT OCCUPANT LOAD: = 148 OCC.
TOTAL EXIT WIDTH REQUIRED: = 62'
 (TWO EXIT REQUIRED) 29'
TOTAL EXIT WIDTH PROVIDED: 6' x 3' = 18'-0"

VICINITY MAP



**169 WEST COLORADO BLVD
PASADENA, CA**