

ATTACHMENT A

Predevelopment Plan Review Comments Provided to Applicant





PREDEVELOPMENT PLAN REVIEW COMMENTS

Predevelopment 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: PPR2022-00008 **Date:** January 4, 2023

Project Address: 861 East Walnut Street

Project Description: Predevelopment Plan Review to construct a six-story residential care facility, which will consist of 95 units, including 65 unit for assisted living and 28 units designed for memory care. The project is also proposed to include one floor of subterranean parking with 60 spaces in standard and tandem configuration.

Project Applicant: Harbert South Bay, LLC

Case Manager: Steven Counts
Phone: 626-744-7096
Email: scounts@cityofpasadena.net

DETERMINATION OF COMMUNITYWIDE SIGNIFICANCE REQUIRING PRESENTATION TO THE CITY COUNCIL:	
1. Greater than 50,000 square feet of gross floor area with at least one discretionary permit.	<input checked="" type="checkbox"/>
2. Fifty or more housing units.	<input type="checkbox"/>
3. Other: Sale of City-owned property	<input type="checkbox"/>
Presentation to the City Council required:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO , not applicable.

Department / Division	Plan Reviewer	E-mail @cityofpasadena.net	Phone (626) 744-	Page
Addressing Section	Angie Jackson	ajackson	x6903	2
Building & Safety	Humberto Contreras	hcontreras	x6877	3
Community Planning	Steven Counts	scounts	x6710	5
Cultural Affairs	Corey Dunlap	cdunlap	x7547	12
Current Planning / Zoning	Katherine Moran	kmoran	x6756	13
Design & Historic Preservation	Stephanie Cisneros	scisneros	X7219	32



PASADENA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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Department / Division	Plan Reviewer	E-mail @cityofpasadena.net	Phone (626) 744-	Page
Economic Development	David Sinclair	dsinclair	X6766	36
Finance	Antonio Watson	awatson	x8382	37
Fire Department	Pari Bagayee	pbagayee	x7574	37
Health Department	Jesse Easter	jeaster	x6049	39
Housing Department	Caroline Lockwood-Nelson	cnelson	x8314	40
Northwest Programs	Lola Osborne	losborne	x4791	41
Public Works	Yannie Wu-Bowman	ywu-bowman	x3762	41
Transportation	Conrad Viana	cviana	x7424	48
Water & Power: Power	Eduard Avakyan	eavakyan	x7826	51
Water & Power: Water	Yan Qu	yanqu	x7011	54

BUILDING DIVISION – ADDRESSING: Case Number: PPR2022-00008
Address: 861 E. Walnut Street
APN: 5723-010-045, 5723-010-046 & 5723-010-047
Contact: Angie Jackson
Phone: (626) 744-6903
Email: ajackson@cityofpasadena.net
October 11, 2022

General Comments: Addressing is based on the pedestrian walkway into the main front door entry into the building, based on the site map provided the paved pedestrian path of travel into the main front door entry into the building appears to be from E. Walnut Street. The available addresses for your proposed 83,280 square foot, six-story assisted living and memory care facility with sub-terranean parking are 871, 873, 875, 877 and 879 E. Walnut Street. Please provide an 8 ½” x 11” site map showing the paved pedestrian path of travel from the sidewalk leading up into the main front door entrance into the building, main entry needs to be identified, streets need to be labeled, north direction shown and all structures on the lot needs to be shown and identified. In addition, provide 8 ½” x 11” floor plans for each level showing stairwells, elevators and path of travel to each unit from the elevator. The first-floor amenities/office spaces will not be assigned unit numbers, these spaces will be identified by their use. The residential unit numbers shall be numbered consecutively, the unit numbers will start on the second floor: 2nd floor, 2nd floor #201, #202, #203, etc., 3rd floor #301, 302, 303, etc., 4th floor: 4th floor #301, 402, 403, etc. and each level above will follow this number pattern. No fractional numbers or alphabetical designations are allowed. In addition, it is the responsibilities of the owner to ensure that directional signage of the units on each floor are located off the elevator lobbies and near any exit stairwells. all units should be number label all streets, identify driveway entrance into parking structure and north direction.



Once addressing has been established the letter that authorizes you to use the addresses will be sent to you after the requirements listed below are met and after the building permit is issued. Copies of the letter will be sent to the relevant agencies within and outside of the City.

Governing Codes: Pasadena Municipal Code Chapter 12.20 Building Numbering.

Estimated Fees: The address fee will be calculated after receiving the following: An address application and a current half size or 8 ½" x 11" site plan showing the main front door entrance into the residence, the streets, indicate the N/S direction as well as the orientation of the building to the streets before submittal into plan check.

BUILDING & SAFETY DIVISION: Plan Reviewer: Humberto Contreras
Phone: (626) 744-6877
Email: hcontreras@cityofpasadena.net

Description: New proposed six-story, 83,28 square foot RCFE licensed assisted living and memory care facility with 67 units for assisted living and an additional 28 rooms for memory care on approximately 27,762 square foot parcel.

1. GOVERNING CODES:

- Comply with the Current 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 review.

2. 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.

3. BEST MANAGEMENT PRACTICES:

- Photocopy to plans and complete the BEST MANAGEMENT PRACTICE page 1(form must be signed). Photocopy any other applicable pages and cross reference the location at the site plan, i.e. the material storage, the concrete waste management, etc. These forms can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>

4. PROPERTY LINE SURVEY REQUIRED.

- Per City of Pasadena Policy property line survey is required for:
 - a. New construction.
 - b. Auxiliary buildings and additions where setback is less than 5'-0" to property line.
 - c. All buildings where specific Zoning Division Variance is issued for approved setbacks & whether newly constructed or altered.



5. SOILS REPORT REQUIRED.

- A soils engineer report is required for:
 - a. All new constructed single and multi-family residential, commercial, and industrial buildings.
 - b. An addition to a commercial or industrial building.
 - c. Second (2nd) story addition to existing one-story building.
 - d. Hillside construction, i.e. decks, retaining walls, and swimming pools.

6. GRADING:

- Show compliance with CBC 2016 Appendix J – Grading with City of Pasadena Amendments.
 - Clearly show the cubic yard quantities for excavation (cuts) and fills and label if site grading or foundation excavations.
- Clearly show the cubic yard quantities for excavation (cuts) and fills; and label if site grading or foundation excavations. A grading permit may not be required per section J103.2 Exemptions.

7. GREEN CODE:

- Photocopy to plans and complete the 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms are being provided attach and can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>.

8. LOW IMPACT DEVELOPMENT (LID):

- Low Impact Development (LID) **may** be required for this project. Refer to the City of Pasadena link for further information on the requirements and submittal process: <https://www.cityofpasadena.net/wp-content/uploads/sites/30/Form-PC.pdf?v=1599178168233>.

9. MEANS OF EGRESS (EXITING):

- Clearly label and identify on plans fire-resistive corridors, exit enclosures, exit passageways, horizontal exits, occupancy separation walls and floors, fire resistive shafts, and fire walls, along with their fire-resistive ratings as applicable.
- Primary accessible path of travel shall include a primary entrance to the building or facility; toilet and bathing facilities serving the area; drinking fountains serving the area; public telephones serving the area, and signs.
- Roof terraces shall comply with all the applicable code provisions, i.e. exiting, type of construction, & accessibility.

10. 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.



11. ACCESSIBILITY:

- Provide compliance with accessibility per CBC Chapter 11A and 11B accordingly.
- Provide an analysis for the minimum required units and parking spaces. Label the accessible units/parking spaces.
- Provide the minimum vertical clearance for VAN accessible to basement and garage per 11A and/or 11B accordingly.

12. REQUIRED PLANS AND PERMIT(S):

- In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, PV systems and grading plans as required. **No deferred submittal.**
- Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.

PLANNING & DEVELOPMENT – Plan Reviewer: Steven Counts

COMMUNITY PLANNING:

Phone: (626) 744-7096

Email: scounts@cityofpasadena.net

General Plan Consistency:

The General Plan Land Use Designations for the project site are High Commercial (0.0-3.0 FAR), and Urban Housing (0-87 du/ac). The High Commercial designation is characterized by a wide range of regional commercial uses fostering regional office and incidental retail uses primarily located along Lake Avenue south of the I-210 freeway. Commercial land use classifications accommodate a diversity of uses offering opportunities including retail shopping, personal and financial services, offices, research and development industries, dining, entertainment, cultural enrichment, and similar uses. Generally, these uses are located along or close to the City's arterial corridors and are accessible to, and transition with, adjoining residential neighborhoods.

The Urban Housing designation is characterized by a variety of development types including high-density multifamily complexes in neighborhoods with densities of up to 87 dwelling units per acre and four to seven story buildings. These lots are characterized by landscaped courtyards and minimal separations between buildings. Parking is not visible from the street and driveways are minimized. Units adjacent to the street have direct entries to the street. These buildings are typically closer to the street, with small sized or no front, side, and rear yard setbacks.

The proposed project is a residential care facility that would encompass three existing parcels at 861 East Walnut Street (APN#: 5723-010-045), 831 East Walnut Street (APN#: 5723-010-046), and 825 East Walnut Street (APN#: 5723-010-047) for a total area of 27,762 square feet. The applicant indicates that the existing structure (a 5,755 square foot restaurant building) at 861 East Walnut would be removed. The surface parking located at 825 and 831 East Walnut Street would also be removed. The site would be improved with a six-story, 83,280 square foot, assisted living



and memory care facility with 67 units designed for assisted living and an additional 28 rooms designed for memory care.

The property is bordered by commercial office buildings along Lake Avenue to the east, a commercial office building and a supermarket along Walnut Street to the south, a five-story multi-family residential complex to the west, and one-story commercial retail to the north. The surrounding neighborhood is an eclectic mix of commercial retail, commercial office, and multi-family residential uses with heights of varying range, with the immediately adjacent buildings ranging from one story to five stories.

Based on the size of the combined parcels at 27,762 square feet, the subject property would allow up to 83,286 square feet of floor area based on the maximum allowable General Plan FAR of 3.0. The proposed project (not including the subterranean parking) includes a total of 83,280 square feet of floor area (2.99 FAR). Therefore, the proposed FAR complies with the General Plan intensity limit. Clarification is needed on the scope of care being provided to more definitively determine consistency with the High Commercial land use designation.

Based on the submitted plans, the project proposes 67 rooms designated for assisted living, 28 rooms designated for memory care, and 60 subterranean parking spaces. The project includes various amenities designed around activities of daily living, such as dining rooms, arts and crafts areas, a theater, wellness center, pool, and a private lounge/library. The assisted living rooms would be available in multiple configurations including studio, 1 bedroom, 2 bedroom/1 bath, and 2 bedroom/2 bath units and would be developed with individual kitchen and bathroom areas. The memory care portion would be a secured area designed to promote resident movement within a safe, well-defined space, with separate communal dining, terrace, and lounge facilities. Both studio rooms and dual-bed rooms would be available in the area of the project dedicated to memory care. The assisted living and memory care residents would have access to an on-call nurse system and personal laundry services. The facility would be open and staffed 24 hours a day, seven days a week. Vehicular access to the subterranean parking area would be from Lake Avenue. Additionally, a circular driveway would be accessible from Walnut Street for resident and guest pick-up and drop-off.

The Land Use Element of the General Plan provides the following policies that are relevant to the proposed project:

Land Use Mix and Compatible Land Uses

Policy 1.1 Basic Growth Policy. Accommodate growth that is consistent with community values and that complements the scale and character of Pasadena's unique residential neighborhoods, business districts, and open spaces.

Policy 1.2 Targeted Growth. Target growth and new construction in infill areas and away from Pasadena's residential neighborhoods and open spaces by redeveloping underutilized commercial and industrial properties, especially within the Central District, Transit Villages, Neighborhood Villages, and along selected corridors.



Policy 2.4 Job Choices. Provide opportunities for the development of a broad range of land uses that offer job opportunities for Pasadena's residents, including professional and creative office, institutional and research and development (R&D) flex space.

Policy 2.11 Health Facilities. Accommodate a wide range of healthcare and mental health facilities that are transit-accessible and pedestrian-friendly.

Policy 3.2 Care Facilities. Allow for the development of senior daycare facilities, assisted living facilities, hospice, child-care, and other care facilities where they can be located, designed, and managed to ensure compatibility with and the safety of adjoining uses, consistent with adopted specific plans, Community Places policies and in accordance with state legislation.

Urban Form and Placemaking

Policy 4.4 Transit Villages. Accommodate and intensify a mix of local and regional commercial, residential, and public uses close to the Metro Gold Line stations. Design these areas to accommodate safe and convenient walking, bicycling, and transit use. Include gathering places and amenities to enhance their quality and livability.

Policy 4.12 Transitions in Scale. Require that the scale and massing of new development in higher-density centers and corridors provide appropriate transitions in building height and bulk and are sensitive to the physical and visual character of adjoining lower-density neighborhoods.

Open Space

Policy 10.12 Urban Open Spaces. Preserve and develop urban open spaces such as landscaped parklets, paseos, courtyards, and community gardens. Ensure adequate public access to these open spaces.

Commercial Corridors and Districts

Policy 23.2 Parking Areas and Garages. Minimize the visibility of parking areas and garages.

Policy 25.7 Buffering Adjoining Residential Areas. Ensure commercial uses adjoining residential neighborhoods or mixed residential and commercial uses are designed to be compatible with each other.

The proposed project is a type of residential care land use, which is subject to commercial development standards rather than residential development standards. Nonetheless, the General Plan identifies goals relating to compatibility, character, design, open space, parking, and development transitions. The general scale of the proposed development, as well as its plan to replace an existing low-intensity use, is consistent with growth Policies 1.1 and 1.2.



The proposed project includes a total of 95 care facility rooms (67 assisted living units and 25 memory care rooms), which is consistent with Policies 2.2, 2.11, and 3.2. The General Plan aims to encourage the development of senior housing and health/care facilities in areas of the city that are accessible to transit; the proposed project is located on a commercial corridor less than ¼ mile from a train station, consistent with Policies 4.4 and 4.7. The underground parking garage would minimize the visibility of the parking area as well as auditory and visual impacts on the neighboring residential complex, which is consistent with policies 23.2 and 25.7. Policy 10.12 encourages the incorporation of open space into project design. The proposal includes a dining terrace, courtyard, and other landscape design features on the ground floor that support this open space policy.

The General Plan additionally contains several policies related to land use, sustainable energy and infrastructure, and a sustainable economy that require further consideration:

Land Uses

Policy 2.3 Commercial Businesses. Designate sufficient land to enable a broad range of viable commercial uses in Pasadena’s Central District, Transit and Neighborhood Villages, and commercial corridors. These uses will serve both local and regional needs, reducing the need for residents to travel to adjoining communities, capturing a greater share of local spending, and offering a diversity of employment opportunities.

Policy 2.6 Transit-Related Land Uses. Promote the development of uses that support and capture the economic value induced by the presence of transit corridors and stations.

Policy 4.7 Strengthen Major Corridors. Encourage the economic improvement of underused parcels along Pasadena’s corridors by clustering more intense uses at major intersections and lower intensity mixed-use or commercial development between major intersections.

Policy 4.11 Development that is Compatible. Require that development demonstrates a contextual relationship with neighboring structures and sites addressing such elements as building scale, massing, orientation, setbacks, buffering, the arrangement of shared and private open spaces, visibility, privacy, automobile and truck access, impacts of noise and lighting, landscape quality, infrastructure, and aesthetics.

Policy 5.2 Pedestrian-Oriented Development. Require buildings in the Central District, Transit Villages, Neighborhood Villages, and along corridors specified by the adopted specific plans to be located along the street/sidewalk and designed to promote pedestrian activity. This can be accomplished by incorporating transparent facades, small plazas, and dining areas; while locating parking to the rear or underground and placing primary entries on the street.

Sustainable Energy and Economy



Policy 10.2 Land Uses Supporting Sustainability. Encourage land uses and improvements that reduce energy and water consumption, waste and noise generation, air quality impacts and support other comparable resource strategies for a sustainable Pasadena; including alternative energy generation, electric vehicle parking and charging, recycling, and similar facilities.

Policy 10.4 Sustainable Building Practices. Foster sustainable building practices and processes specified by the City's Green Building Code by incorporating energy and water savings, toxic and solid waste reduction strategies into the building of new structures and remodeling of existing structures.

Policy 10.20 Alternative Fuel. Provide locations for alternative fuel facilities, such as charging stations for electric vehicles.

Policy 11.3 New and Complementary Businesses. Identify opportunity sites for expansion of successful Pasadena companies and attraction of new establishments that are complementary with Pasadena's Central District, neighborhood and transit villages, and commercial corridors.

Policy 12.2 Business Attraction. Actively market Pasadena to increase demand for storefront space.

Policy 12.4 Revitalization of Commercial Areas. Encourage the revitalization of commercial and industrial areas by attracting private investment.

Policy 25.4 Architecture and Site Design. Require that new development protect community character by providing architecture, landscaping, and urban design of equal or greater quality than existing and by respecting the architectural character and scale of adjacent buildings.

Policy 25.11 Retail Streetscapes. Maintain and, where deficient, increase street trees, plantings, furniture, signage, public art and other amenities that encourage pedestrian activity in retail districts and corridors.

Policy 29.3 Pedestrian Orientation. Require the inclusion of improvements and amenities to create a safe and comfortable environment for sitting, meeting neighbors and friends, walking and providing easy access to Metro Gold Line station areas and a mix of uses in close proximity to the station.

Policy 29.4 Bicycle Facilities. Provide adequate bicycle facilities within one mile of Metro Gold Line station areas and throughout Transit Villages.

Policy 31.3 Del Mar, Memorial Park and Lake Transit Villages. Concentrate higher intensity development with a mix of retail, office, and multi-family housing uses that are compatible with one another expanding the customer base for local retail uses and supporting Metro Gold Line ridership.



Policy 31.7 Expanded Economic Opportunities. Strengthen the Central District's economic vitality by supporting existing businesses and providing opportunities for new commercial development in underutilized areas with higher development capacity.

Policy 31.8 Street Vitality During Evenings and On Weekends. Sustain a vibrant pedestrian atmosphere in traditionally civic and office dominant sub-areas on evenings and weekends by encouraging additional residential and mixed-use development.

Given the site's location on the intersection of Walnut Street and Lake Avenue, with proximity to commercial retail concentrations along Lake, the applicant is encouraged to consider incorporation of the above-listed policies into the project. Policies 2.3, 2.6, 4.7, 4.11, and 5.2 emphasize the area's designation for a broad range of commercial uses, and encourage future development to reflect that usage. The corner of Walnut and Lake is the convergence of two major thoroughfares in the city. With the site's proximity to the Metro L (Gold) line station, there is also potential to capture economic value in complementary transit-related uses. Policy 4.11 urges the applicant to consider the building's compatibility/interface with neighboring structures to the north and west, as well as the arrangement of shared and private open spaces, guest/resident privacy, automobile access, noise and light impacts, and landscape quality. This is a complementary policy to Policy 5.2, which urges development located in the Central District and in transit corridors to be designed to promote pedestrian mobility. Aside from the inclusion of terraces and landscaped pathways in the proposed ground floor plan, it would also be beneficial to further consider incorporating transparency where feasible on the ground floor in order to accommodate more vibrant facades and uses that can benefit from that.

Providing uses that are accessible to the general public, such as retail space on the ground floor, would further satisfy the intent of Policies 11.3, 12.2, 12.4, 25.11, 29.3, 31.3, 31.7, and 31.8. If publicly accessible uses are not feasible, then consider creating a more engaging pedestrian experience, especially along the Lake Avenue frontage for people coming and going from the transit station.

In drafting the landscape and other design components of the project, the applicant should also recognize the inclusions of Policies 10.2, 10.4, and 10.20 which encourage the incorporation of sustainable design practices such as EV parking stations, green building code standards, and waste reduction techniques.

Specific Plans

The project site is in the Central District Specific Plan (CDSP), which is in the process of being updated. Therefore, the proposed project has been evaluated under the current CDSP (adopted in 2004) as well as the proposed CDSP (2022) for comparison. Corresponding zoning designations will be proposed in alignment with updated General Plan designations. The proposed CDSP is anticipated to be presented to the Planning Commission in early 2023, with City Council hearings and adoption anticipated in late 2023.



The existing CDSP (CDSP, 2004) identifies the project site as being in the Lake Avenue subarea. The objective for this area is to encourage a pedestrian-oriented character along the entire length of the street, while accommodating a range of commercial activities, emphasizing regional office space north of Green Street and shopping south of Green Street. The result of this vision over the past 18 years has been the continued development of commercial retail and restaurant activity along the corridor up to Colorado Boulevard, with a transition to commercial office uses north of the boulevard. New development has the opportunity to extend ground-floor pedestrian-oriented business uses on Lake Avenue north of Colorado Boulevard.

In the proposed Central District Specific Plan (CDSP, 2022), the project site is designated as the Mid Lake subarea. Overall, the project would be built at a scale and intensity – with a building height of 6 stories and an FAR of just below 3.0 – that fits within the development character that the specific plan subarea aims for. The northern section of the Lake Avenue corridor is characterized by taller office buildings, and the southern section includes a mix of commercial office, retail, restaurant, and entertainment uses. The proposed project site sits at the transition point between these sections of the subarea, which puts it in a good position to explore mixed uses and uses that generally fit within the context of the street. Ground-floor commercial retail with commercial office uses on the upper floors would fit within the use and design context of the community.

To ensure that the proposed project is complementary with the surrounding neighborhood in terms of architectural quality, landscaping, building massing, scale, and modulation the applicant should work with both Zoning and Design & Historic Preservation staff to ensure appropriate massing, scale, modulation, architectural detailing, building orientation, open space, and overall compatibility with the surrounding neighborhood. The applicant is also encouraged to work with Building Department staff to incorporate energy, water, and waste reduction strategies as part of the design and construction process.

As previously mentioned, the Central District Specific Plan is in the process of being updated. Both the applicant and the general public can participate in the update process by attending study sessions and public hearings and providing public comment, as well as providing feedback directly to staff. Please visit <http://www.ourpasadena.org> for further information on the OurPasadena Specific Plan Update program.

Specific Plan:

The subject property is located within the Central District Specific Plan area.

Master Development Plan:

The subject property is not located in a Master Plan area.

Planned Development:

The subject property is not located in a Planned Development area.

Neighborhoods:

The proposed project is located within the following neighborhood associations:



-
- Council District 5
Councilmember Jessica Rivas
City Council Liaison: Margo Morales

Estimated Fees:

There are no fees anticipated by Community Planning. Fees for environmental review would be determined at the time of application.

CULTURAL AFFAIRS DIVISION: Plan Reviewer: Corey Dunlap
Phone: (626) 744-7547
Email: cdunlap@cityofpasadena.net

Based on the information provided, PPR2022-00008 **IS SUBJECT** to the Public Art Requirement, as a non-residential, new construction development, greater than 25,000 sqft in the City-wide areas. The City's New Private Development Public Art Program Guidelines require that at least one percent (1%) of the building valuation costs be allocated to public art. Twenty percent (20%) of the total one percent obligation shall be deposited into the Cultural Trust Fund to be used for the general enhancement of the City's cultural resources. **This Public Art Deposit (fee) is due at Plan check in order to receive Building Permit.**

It is developer's responsibility to allocate the remaining eighty percent (80%) of the Requirement toward either commissioning an on-site public art project, or paying the amount to the Cultural Trust Fund in lieu of developing a project.

The developer may choose to pay the full 1% (\$25,000) to the Cultural Trust Fund in lieu of developing a public art project.



PLANNING & DEVELOPMENT – Plan Reviewer: Katherine Moran
CURRENT PLANNING: Phone: (626) 744-6740
Email: kmoran@cityofpasadena.net

Project Description: The subject site consists of three parcels, APNs 5723-010-045, 5723-010-046, and 5723-010-047 commonly addressed as 825, 831, and 861 East Walnut Street. The site maintains frontage along East Walnut Street and North Lake Avenue. The property is currently developed with a 5,755 square-foot restaurant building and surface parking lot. The applicant requests to combine the three existing parcels into one 27,762 square-foot lot and demolish the existing restaurant building and surface parking lot. The project consists of the construction of a new 83,280 square-foot, six-story Residential Care, General facility building with one level of subterranean parking with 60 parking spaces.

The site is currently zoned CD-5 (Central District Specific Plan, Lake Avenue Subdistrict) but it is anticipated that the Central District Specific Plan will be updated and revised by 2023. As currently proposed in the Draft CDSF, the project site will be rezoned to two separate zoning districts; parcel 5723-010-045 to CD-CG (Central District Specific Plan, Commercial General) and parcels 5723-010-046 and 5723-010-047 to CD-RM-87 (Central District Specific Plan, Residential Multi-Family). The following review includes analysis of the proposed project's compliance with the current applicable Zoning Code requirements and the proposed Draft Central District Specific Plan.

Applicable Zoning Sections: The proposed project is subject to development standards of the Zoning Code Chapters or Sections that include but are not limited to the following:

- [Chapter 17.30](#) – Central District Specific Plan
- [Chapter 17.40](#) – General Property Development and Use Standards
- [Chapter 17.44](#) – Landscaping
- [Chapter 17.46](#) – Parking and Loading
- [Chapter 17.80](#) – Glossary

All of these sections can be found online at:

https://library.municode.com/ca/pasadena/codes/code_of_ordinances?nodeId=TIT17ZOCO

Proposed Draft Specific Plan Documents: June 22, 2022 Planning Commission Study Session:

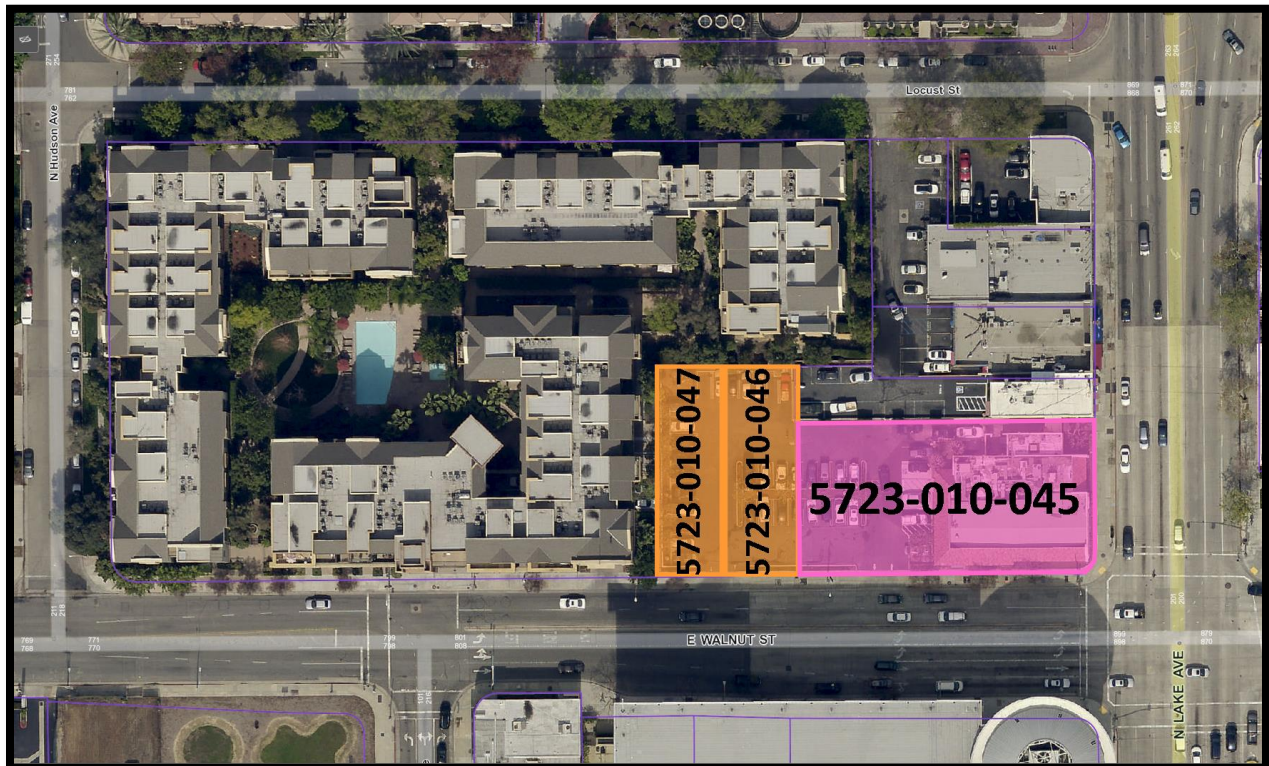
- a. [Planning Commission Study Session Agenda \(June 22, 2022\)](#)
- b. [Staff Report \(full document\)](#)
- c. [Proposed Draft Central District Specific Plan: Chapters 1-3](#)
- d. [Proposed Draft Central District Specific Plan: Chapters 4-6](#)



General Comments: The information provided below is general due to the general content of the information submitted. In addition to the comments provided below, staff recommends the applicant thoroughly review each of the Zoning Code sections noted above.

Although plans are preliminary in nature, comments provided herein are intended to alert the applicant of applicable zoning standards. The applicant is required to demonstrate compliance with all applicable standards. Neither the predevelopment plan review nor information or pertinent policies provided by the City Departments shall be construed as a City recommendation for approval or disapproval of the application/project.

- 1) Project Site:** The project site consists of three parcels, APNs 5723-010-045, 5723-010-046, and 5723-010-047. The site maintains frontage along East Walnut Street and North Lake Avenue. The project includes a request to combine the lots into one parcel for the construction of a six-story Residential Care Facility, General with one-story of subterranean parking. The plans submitted indicate that the site measures 27,762 square feet in area, however the provided survey shows an area of 27,703 square feet. The survey shall be stamped and signed by the surveyor. The lot size referenced throughout all application materials shall reflect the size listed on the survey.



- 2) Zoning District:** At the time of the preparation of this report, the property is zoned CD-5 (Central District Specific Plan, Lake Avenue Subdistrict) zoning district. Therefore, the project shall meet the requirements, including, but not limited to Chapter 17.30 of the Zoning Code. This subdistrict is intended to support Lake Avenue as a pedestrian-oriented high-end



commercial street, including regional office space and local shopping. Please refer to the Central District Specific Plan for concepts and guidelines applicable to this area of the City. However, the City is in the process of changing the zoning district of parcel 5723-010-045 to CD-CG (Central District Specific Plan, Commercial General) and parcels 5723-010-046 and 5723-010-047 to CD-RM-87 (Central District Specific Plan, Residential Multi-Family).

As a result, the applicable development standards are dependent on the timing of submittal of the proposed project. This Current Planning section will analyze the project under the current zoning district, CD-5, and include references to the draft proposed development standards for the CD-CG and CD-RM-87 zoning districts. Staff encourages the applicant to review the comments provided by the Community Planning Division in this report as well as review the proposed draft Central District Specific Plan documents.

Current Central District Specific Plan

- [Chapter 17.30](#) – Central District Specific Plan

Proposed Draft Central District Specific Plan Documents

- [Proposed Draft Central District Specific Plan: Chapters 1-3](#)
- [Proposed Draft Central District Specific Plan: Chapters 4-6](#)

3) General Plan Designation (Land Use Element): A portion of the site, parcels 5723-010-046 and 5723-010-047 are designated Urban Housing (0-87 du/acre) in the Land Use Diagram of the General Plan. Parcel 5723-010-045 is designated High Commercial (0.0-3.0 FAR) in the Land Use Diagram of the General Plan. Please refer to the Community Planning comments for additional information and the Land Use Element of the General Plan.

4) Land Use: The proposed land use is identified as a ‘residential care, general’ land use in the application materials. Per the City’s definition, a residential care, general land use is defined as *a state licensed facility, family home, group care facility, or similar facility that is maintained and operated to provide 24-hour nonmedical residential care for seven or more adults, children, or adults and children in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or the protection of the individual. This use includes the administration of limited medical assistance.*

‘Residential care, general’ facilities are allowed within the CD-5 Zoning District with approval of a Conditional Use Permit per Zoning Code [PMC §17.30.030, Table 3-1](#).

Proposed land use(s) will have different requirements depending on the timing of submittal (CD-5 zone vs. CD-CG zone and CD-RM-87 zone).

- a. The project site currently consists of three lots, which will be required to consolidated as one lot. The project will require a Certificate of Exception (lot line adjustment) and



Certificate of Compliance (legal lot) for the three parcels to be legally combined and processed as one project site.

- b. CD-5: A Conditional Use Permit is required for the 'residential care, general' facility land use [PMC §17.30.030, Table 3-1](#).

- c. [CD-5: Pedestrian Oriented Uses: The Zoning code requires that](#) the ground floor along the streets indicated in Figure 3-3 (Central District - Pedestrian-Oriented Use Areas), shall be limited to pedestrian-oriented uses for at least 50 percent of a building's street frontage; the remaining 50 percent may contain uses otherwise permitted and/or accommodate pedestrian and vehicular access. Pedestrian-oriented uses shall include uses classified under "Retail Sales" and "Services" that are identified in Table 3-1 as pedestrian oriented. [PMC §17.30.030.B \(Figure 3-3 Central District Pedestrian-Oriented Use Areas\)](#)

- d. Proposed CD-CG (parcel 5723-010-045):

In the Proposed Draft CD Specific Plan Section 4.3, Table 4.3-1, the residential care, general facility is prohibited in the CD-CG zone, on parcel 5723-010-045.

- e. Proposed CD-RM-87 (parcels 5723-010-046 and 5723-010-047):

In the Proposed CD Specific Plan Section 4.3, Table 4.3-1 a residential care, general facility land use is allowed in the CD-RM-87 zone, on parcels 5723-010-046 and 5723-010-047 with the approval of a Conditional Use Permit.

- 5) Density:** Maximum Density will change depending (CD-5 zone vs. CD-C-G zone and CD-RM-87 zone).

- a. CD-5: (parcel 5723-010-045): 0 dwelling units per acre. ([PMC § 17.30.040, Figure 3-6](#)).

- b. CD-5: (parcels 5723-010-046 and 5723-010-047): 87 dwelling units per acre. ([PMC §17.30.040, Figure 3-6](#)).

- c. Proposed CD-CG (parcel 5723-010-045) 0 dwelling units per acre (Proposed CD Specific Plan Chapter 6, Table 6-1)

- d. Proposed CD-RM-87 (parcels 5723-010-046 and 5723-010-047): 87 dwelling units per acre (Proposed CD Specific Plan Chapter 6, Table 6-1)

The proposed Residential Care, General project does not include any independent living units, as such as currently proposed, the project is not subject to the density requirements.

- 6) Floor Area Ratio:** Maximum Floor Area Ratio (FAR) will change depending on the timing of submittal (CD-5 zone vs. CD-CG zone and CD-RM-87 zone).



Per the City's definitions [PMC §17.80.020](#), "gross floor area" means the total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms and basement or attic areas having a height of more than seven feet, but excluding area used exclusively for vehicle parking or loading.

All halls, stairways, elevator shafts, mechanical rooms, etc. shall be called out in the square footage summary table and shall contribute to FAR.

- a. CD-5 (parcel 5723-010-045): Maximum 3.0 FAR ([PMC §17.30.030, Figure 3-9](#))

The project proposes a total floor area of 83,280 square feet on a 27,762 square-foot lot. However, the survey indicates a lot size of 27,703 square feet. The FAR shall be updated to reflect the proposed FAR with the correct lot size. With a 27,703 square-foot lot, the maximum 3.0 FAR would yield a project with a gross floor area of 83,109 square feet. Therefore, the project appears to exceed 3.0 and would not comply.

- b. CD-5 (parcels 5723-010-046 and 5723-010-047): Maximum 2.25 FAR ([PMC §17.30.030, Figure 3-9](#))

The project exceeds the maximum allowed FAR of 2.25 and does not comply. The project would require a Variance to exceed the maximum allowed FAR in Figure 3-9.

- c. Proposed CD-CG (parcel 5723-010-045): Maximum 3.0 FAR (Proposed CD Specific Plan Chapter 6, Table 6-1)

The project proposes a total floor area of 83,280 square feet on a 27,762 square-foot lot. However, the survey indicates a lot size of 27,703 square feet. The proposed FAR shall be revised to reflect the proposed FAR with the correct lot size. With a 27,703 square-foot lot, the maximum 3.0 FAR would yield a project with a gross floor area of 83,109 square feet. Therefore, the project appears to exceed 3.0 and would not comply. Future plans shall demonstrate compliance.

- d. Proposed CD-RM-87 (parcels 5723-010-046 and 5723-010-047): N/A (Proposed CD Specific Plan Chapter 6, Table 6-1)

There are no FAR standards in the proposed Draft CD-RM-87, as such this standard does not apply.

- 7) Setbacks:** Setbacks will change depending on the timing of submittal (CD-5 zone vs. CD-CG zone and CD-RM-87 zone).

- a. CD-5 ([PMC §17.30.040, Figure 3-7](#)):

- i. Street setback (North Lake Avenue): Setback Type 2: Nonresidential: setback not required, may be up to 5'-0".



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- ii. Street setback (East Walnut Street): Setback Type 2: Nonresidential: setback not required, may be up to 5'-0".
 - iii. Interior Side and Rear: none required.

The plans indicate a 5'-0" setback along North Lake Avenue, 2'-6" along East Walnut Street, interior setback range between 11'-0" and 17'-0", and a 10'-0" rear setback which comply with the minimums.

Should land be dedicated to the City for sidewalk or landscape area, as identified in the Department of Transportation and Public Works comments, respectively, the setbacks shall be measured from the revised property line after the land dedication.

- b. Proposed CD-CG (parcel 5723-010-045) and Proposed CD-RM-87 (parcels 5723-010-046 and 5723-010-047) (Proposed CD Specific Plan Chapter 6, Map 6.1-4):
 - i. Street frontage setback (North Lake Avenue): minimum of 0' and maximum of 3'-0" setback required for a minimum of 70 percent of the linear street frontage, as measured from the sidewalk line.
 - ii. Street frontage setback (East Walnut Street): minimum of 0' and maximum of 5'-0" setback required for a minimum of 70 percent of the linear street frontage, as measured from the sidewalk line.
 - iii. Interior Side and Rear minimum: none required.

The plans indicate a proposed 5'-0" front setback along North Lake Avenue for all floors of the facility. This proposed 5'-0" setback does not comply with the required range (minimum setback of 0' and maximum of 3'-0" setback required for a minimum of 70 percent of the linear street frontage, as measured from the sidewalk line).

The proposed corner-side setback along East Walnut Street is 2'-6" and complies with the requirement (minimum of 0' and maximum of 5'-0" setback required for a minimum of 70 percent of the linear street frontage, as measured from the sidewalk line).

Should land be dedicated to the City for sidewalk or landscape area, as identified in the Department of Transportation and Public Works comments, respectively, the setbacks shall be measured from the revised property line after the land dedication. See also [Section 17.40.160](#) for setback measurement, allowed projections into setbacks, and exceptions to setbacks.

In addition, the setbacks shall be measured in compliance with the applicable sidewalk and/or public realm requirements.

- 8) Sidewalk Widths:** Sidewalk widths will change depending on the timing of submittal (CD-5 zone vs. CD-CG zone and CD-RM-87 zone).



a. **CD-5 (PMC §17.30.040, Figure 3-10):**

- i. Along North Lake Avenue: 15 foot minimum width; tree grates are recommended for new street trees, except where there is an existing tree lawn.
- ii. Along East Walnut Street: 10 foot minimum width; tree grates are recommended for new street trees, except where there is an existing tree lawn.
- iii. See section for specific details on sidewalk and amenity zone requirements.

The plans do not include a level of detail to determine compliance. Future submittals shall require a higher level of detail to demonstrate compliance.

b. **Proposed CD Specific Plan Public Realm Requirements (Proposed CD Specific Plan Chapter 5):** The proposed CD Specific Plan has requirements for sidewalks. Sidewalks are measured from the Primary Curb Line of each block to the sidewalk line, as illustrated in Figure 5.1-2. This area shall be paved for general use to the standards specified by Public Works, except for landscaped parkways per Section 5.2. Within the sidewalk width, sidewalk zones shall be provided to the dimensions set in Figure 5.1-3. Where the curb deviates (i.e. bulb-outs), exceptions in zone width are allowed and shall be determined by Public Works. Driveways are allowed per Section 6.4.2.

- i. Along North Lake Avenue: 15 foot minimum.
- ii. Along East Walnut Street: 12 foot minimum.
- iii. See section for specific details on sidewalk and amenity zone requirements.

The plans do not include a level of detail to determine compliance. Future submittals shall require a higher level of detail to demonstrate compliance.

9) **Height limits:** The following height limits are intended to produce buildings with a rhythm and scale appropriate to the City's neighborhoods. Height limits will change depending on the timing of submittal (CD-5 zone vs. CD-CG zone and CD-RM-87 zone).

a. CD-5 (parcel 5723-010-045): Maximum 75 feet or 90 feet with Height Averaging. ([PMC §17.30.040, Figure 3-8](#)).

The proposed elevations indicate a height of 75 feet. Future submittals shall indicate height from the lowest existing grade. For future submittals, please call-out the "existing grade" on the elevation and section plans, and show the proposed height as measured from the lowest elevation of the existing grade at an exterior wall of the structure to the top of the parapet and the top of the appurtenance. Plans shall demonstrate compliance with the height averaging requirement.

b. CD-5 (parcels 5723-010-046 and 5723-010-047): Maximum 60 feet or 75 feet with Height Averaging. ([PMC §17.30.040, Figure 3-8](#)).

The proposed elevations indicate a height of 75 feet. Future submittals shall indicate height from the lowest existing grade. For future submittals, please call-out the "existing



grade” on the elevation and section plans, and show the proposed height as measured from the lowest elevation of the existing grade at an exterior wall of the structure to the top of the parapet and the top of the appurtenance. Plans shall demonstrate compliance with the height averaging requirement.

- c. CD-CG zone and (parcel 5723-010-045): Maximum 75 feet or 90 feet with Height Averaging. (Proposed CD Specific Plan Chapter 6, Map 6.1-3).

The proposed elevations indicate a height of 75 feet. Future submittals shall indicate height from the lowest existing grade. For future submittals, please call-out the “existing grade” on the elevation and section plans, and show the proposed height as measured from the lowest elevation of the existing grade at an exterior wall of the structure to the top of the parapet and the top of the appurtenance. Plans shall demonstrate compliance with the height averaging requirement.

- d. CD-RM-87 zone (parcels 5723-010-046 and 5723-010-047): Maximum 63 feet or 78 feet with Height Averaging. (Proposed CD Specific Plan Chapter 6, Map 6.1-3).

The proposed elevations indicate a height of 75 feet. Future submittals shall indicate height from the lowest existing grade. For future submittals, please call-out the “existing grade” on the elevation and section plans, and show the proposed height as measured from the lowest elevation of the existing grade at an exterior wall of the structure to the top of the parapet and the top of the appurtenance. Plans shall demonstrate compliance with the height averaging requirement.

10) CD-5 Height – Ground Floor ([Table 3-2, PMC §17.30.040](#))

The minimum height of the ground floor of all nonresidential buildings (including mixed use projects) shall be 15 feet. This height shall be measured from the floor of the first story to the floor of the second story.

The elevations demonstrate that the maximum height of the ground floor will be 14 feet, and does not comply. In future plan submittals, please include cross-sections and demonstrate compliance with the 15’-0” minimum ground floor height.

11) Ground Floor Design (Proposed CD Specific Plan, Section 6.2.2):

Buildings shall have a minimum ground floor height of 15 feet, measured from sidewalk elevation closest to the primary entrance to the second story floor or roof of a one-story building; see Figure 6.2-2. 1. For non-residential and residential common space uses, the primary entrance of the first habitable floor shall be located at existing grade along the sidewalk line.

The elevations demonstrate that the maximum height of the ground floor will be 14 feet, and does not comply. In future plan submittals, please include cross-sections and demonstrate compliance with the 15’-0” minimum ground floor height.



12) Streetwall Height: (Proposed CD Specific Plan, Table 6.1-1, Section 6.1):

Proposed CD-CG (parcel 5723-010-045) and CD -RM-87 (parcels 5723-010-046 and 5723-010-047): Buildings shall meet or exceed the minimum streetwall height set in Table 6.1-1 for a minimum of 75 percent of building frontage, unless the overall building height is lower than the requirement; see Figure 6.1-3. Lake Avenue (north of Cordova) requires a 40'-0" minimum streetwall height.

1. Streetwall is defined as any street-facing façade within 10 feet of the maximum setback and is not required to be continuous.
2. Appurtenances shall not count toward streetwall height.

As proposed, the plans indicate a street wall over 40'-0" tall and appear to comply.

13) Modulation: (Proposed CD Specific Plan, Section 6.1.7): This section has modulation requirements for the façade length and façade area. Each street-facing façade exceeding 150 feet shall include a minimum break of 10 percent of the façade length or 20 feet, whichever is greater. This break shall be a minimum of 10 feet deep, open to the sky. Each street-facing façade exceeding 50 feet in length shall modulate a minimum of 25 percent of the area above the first story. This modulation shall be between 2 feet and 12 feet in depth from the primary façade plane. Please refer to section for specific details on requirements.

Plans should provide a level of detail that demonstrates compliance with these standards, where applicable.

14) Transparency (Proposed CD Specific Plan, Section 6.2.3):

- a. **Windows & Doors.** Street-facing facades shall incorporate glass providing views into work, display, sales, lobby, or similar active areas. The minimum transparency requirement is 70 percent for ground floors and 30 percent for the overall façade. For residential units, transparency requirements are reduced to 15 percent.
 1. For non-residential and residential common space uses, ground floor transparency is measured as the percentage of building frontage that consists of transparent openings between a height of 2 feet and 10 feet above sidewalk elevation.
 2. All other transparency is measured as the percentage of building frontage area, viewed in elevation.
 3. Windows shall be recessed by a minimum of 2 inches from the façade; flush windows may be allowed per review authority approval.
 4. The use of tinted, mirrored, or highly reflective glass is prohibited.
 5. Blinds, drapes, posters, and shelving for product displays visible to the public right-of-way shall obscure a maximum of 10 percent of the transparent areas of each respective storefront or 50 percent for medical office uses.
- b. **Blank Walls.** Windowless expanses of street-facing walls shall not exceed 20 feet in length.



- c. **Security Bars.** Any exterior or interior security bars shall be designed to be fully hidden from view during business hours with devices such as concealed side pockets and ceiling cavities.

Plans should provide a level of detail that demonstrates compliance with these standards, where applicable.

- 15) Reflective Surfaces (PMC §17.40.110):** For new structures, mirror or highly reflective glass shall not cover more than 20 percent of a structure's surface visible from a street.

Plans should provide a level of detail that demonstrates compliance with these standards, where applicable.

- 16) Refuse Storage (PMC §17.40.120):**

The site is subject to requirements specific to location, trash and recycling area, enclosure materials, minimum height and clearance, doors, maneuvering space, pavement, accessibility for refuse storage are discussed in the Zoning Code.

The plans indicate a proposed location of the required refuse storage facilities on the Ground Floor Plan. However, the plans do not provide a level of detail to determine compliance. For future submittals, please provide information to show compliance with the requirements in Section 17.40.120, as referenced above.

- 17) Screening (PMC §17.40.150)**

All new exterior mechanical equipment, except solar collectors, shall be screened or located out of view from public rights-of-way. At a minimum, screening materials shall have evenly distributed openings or perforations not exceeding 50 percent of surface area and shall effectively screen mechanical equipment. In addition, aboveground utility meters shall not be located between the building occupancy and a street property line. Refer to Section 17.40.150 for additional requirements.

Plans should provide a level of detail that demonstrates compliance with these standards, where applicable. This may include the provision of a line of sight exhibit.

- 18) Walls and Fences (PMC §17.40.180.B.4, Proposed CD Specific Plan Section 6.2.6):** The maximum height of a wall or fence within the commercial, mixed-use, and industrial zoning districts, including the CD, shall be as follows unless otherwise modified or regulated by an adopted Specific Plan.

- a. Under the CD-5 zoning district, walls and fences shall be in compliance with Zoning Code [PMC §17.40.180.B.4](#) (Nonresidential zoning districts).

- i. Front and corner side setbacks.

1. The maximum height of a wall or fence along a street frontage shall be four feet when the wall or fence is located in front of a structure.



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2. A wall or fence not located in front of a structure, but along a street frontage (e.g., located in front of a parking lot), shall not exceed a maximum height of six feet.
 - ii. Interior side and rear setbacks.
 1. The maximum height of a wall or fence shall be eight feet.
 2. The height of the wall or fence shall step down to four feet when located within five feet of the street property line(s).
 - iii. Design standards for walls and fences.
 1. Walls and fences abutting a residential zoning district shall be constructed only from brick, concrete, or masonry.
 2. Barbed wire, concertina wire, and razor wire shall not be allowed.
 3. The wall or fence shall be a minimum of 50 percent open, except when a solid masonry wall is required to screen outdoor storage areas in compliance with Section 17.40.180.
 4. Chain-link fences shall not be allowed along street frontages, but may be allowed in rear and interior side yards.
 5. Spikes on walls and fences are not allowed when the walls or fences are less than six feet in height.
 - b. Under the proposed draft CDSP zone, walls and fences shall be subject to PMC Section 17.40.180, as described above, with the following exceptions for those located within the street setback (Proposed CD Specific Plan Section 6.2.6):
 - i. Freestanding walls, fences, and raised/landscape planters are permitted within the street setback.
 - ii. Walls and fences shall have a maximum height of 48 inches above sidewalk elevation.
 - iii. Walls and fences taller than 30 inches shall be a minimum of 50 percent transparent and set back a minimum of 18 inches from the sidewalk line, separated by planted area. Walls and fences 30 inches or less in height do not have a transparency or setback requirement.
 - iv. Walls and fences used to enclose outdoor dining may be located at the sidewalk line and are not required to provide a planted area if the wall or fence is 36 inches or less and more than 50 percent transparent.
 - v. Guardrails may exceed the maximum height to the extent required by the Building Code. The guardrail shall be a minimum of 50 percent transparent.

The provided plans do not indicate fencing details. Future submittals shall require a higher level of detail to determine compliance.

19) Open Space (Proposed CD Specific Plan, Section 6.3: Table 6-1): Under the proposed draft CDSP, the project would require common open space:

- a. **Minimum Area:** Projects with more than 40,000 square feet of nonresidential floor area shall provide a minimum of 5 percent of the gross nonresidential floor area as Common Open Space.



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- b. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 15 feet in each direction is required to qualify as Common Open Space.
 - c. **Distribution.** A minimum of 60 percent of the required residential Open Space set in Table 6.3-1 shall be Common Open Space shared among tenants.
 - i. A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.
 - ii. A maximum of 30 percent of Common Open Space may be indoors. Indoor Common Open Space shall not include spaces used primarily for circulation.
 - d. **Landscape.** A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in length, width, and depth. Landscaping shall comply with PMC 17.44.050.
 - e. **Trees.** A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space. For projects with 2 or more trees, a minimum of 50 percent of trees planted shall be shade trees.
 - f. **Hardscape.** A maximum of 25 percent of Common Open Space may be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
 - g. **Water Features.** A maximum of 5 percent of the required Common Open Space shall be fountains, reflecting pools, or other decorative water features. Swimming pools are not considered water features for the purposes of this standard.
 - h. **Access.** Common Open Spaces may be accessible to the public if desired by the property owner.

The plans indicate several rooftop amenities; however the square footage is not quantified and compliance cannot be determined. Future submittals shall require a higher level of detail to demonstrate compliance with all applicable common open space standards.

17) Publicly Accessible Open Space (PAOS) (Table 6.3-2 and Map 6.3-1, Proposed CD Specific Plan, Section 6.3)

Publicly Accessible Open Space (PAOS). Projects with more than 80,000 square feet of gross floor area (GFA) with frontage identified on Map 6.3-1 shall provide a percentage of GFA as Publicly Accessible Open Space, as set in Table 6.3-2. 1. PAOS shall be provided in addition to Private and Common Open Space requirements. 2. Projects shall comply with PAOS standards per Section 6.3.4 and Paseo standards per Section 6.3.5 where relevant.

- a. **Area.** Minimum PAOS requirements are set in Section 6.3.1.A and Table 6.3- 2, and may be contiguous or noncontiguous, subject to the dimension and elevation standards below.
- b. **Paseos.** Projects that are required to provide PAOS per 6.3.1.B and are selected for paseo development on Map 6.3-1, are required to meet the minimum area requirement by providing a paseo, defined as a pedestrian passageway that connects a public street to another public street or alley.



1. Paseos shall meet the standards set in Section 6.3.5; standards 6.3.4.D through 6.3.4.M shall not apply.
 2. In opportunity areas where a paseo has already been provided by previous development, additional paseos shall not be required.
- c. **Plazas.** Projects that are required to provide PAOS per 6.3.1.B and are selected for plaza development on Map 6.3-1, are required to meet the minimum area requirement by providing a corner plaza per Map 6.3-1.
1. PAOS design standards shall apply.
- d. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 20 feet in each direction shall be required for PAOS.
- e. **Access.** A minimum of 80 percent of the PAOS shall be accessible to the general public and shall not be restricted to patrons of a particular business.
- f. **Signage.** PAOS shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing accessible hours.
- g. **Hours.** At a minimum, PAOS shall be open to the general public from 8am to 8pm.
- h. **Elevation.** A minimum of 3,000 square feet of PAOS shall be at sidewalk elevation. If less square footage is required, then all required PAOS shall be at sidewalk elevation.
- i. **Hardscape.** A maximum of 25 percent of PAOS shall be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
- j. **Seating.** Seating shall be provided at a minimum of 1 seat per 300 square feet of required PAOS. Fractions shall be rounded down to the nearest whole number.
1. Benches shall be calculated as 1 seat per 24 linear inches.
- k. **Landscape.** A minimum of 25 percent of PAOS shall be planted area with a minimum dimension of 30 inches in length, width, and depth. Landscaping shall comply with PMC 17.44.
- l. **Trees.** A minimum of one 24-inch box tree per project or for every 750 square feet of PAOS, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50 percent of trees planted shall be shade trees.
1. Trees planted in pots on the ground floor shall not be counted towards the tree requirement.
- m. **Common Open Space Credit.** PAOS in excess of the minimum PAOS requirement may count towards a maximum of 30 percent of the Common Open Space requirement at a 1:1 ratio.

Compliance cannot be determined. Future submittals shall require a higher level of detail to demonstrate compliance with all applicable common open space standards.

Parking Development Standards

18) Number of Spaces ([PMC §17.46.040](#)):



Table 4-6 identifies the minimum number of required parking spaces by land use category, including residential and nonresidential uses.

Residential Care, General Facilities: The minimum parking requirement for a residential care, general facility is as specified by Conditional Use Permit. With the Conditional Use Permit application, the applicant shall provide a parking study to demonstrate the anticipated parking demand of the use. Staff will analyze the parking demand and provide a recommendation to the Review Authority (Hearing Officer) for review as part of the Conditional Use Permit decision.

As part of the future Conditional Use Permit submittal, provide a parking demand study which identifies the parking need for the residential care, general use.

19) Tandem Parking ([PMC §17.46.080](#)):

Tandem parking may be allowed for: up to 75 percent of the total off-street parking spaces provided may incorporate tandem parking, but only upon the approval of a Minor Conditional Use Permit in compliance with [Section 17.61.050](#). The Minor Conditional Use Permit shall contain a condition requiring that a full-time parking attendant be on duty at all times the parking facility is available for use.

The plans indicate several tandem parking stalls. Approval of a Minor Conditional shall be required to allow tandem spaces.

20) Dimensional Requirements ([PMC §17.46.110](#), [17.46.120](#), [17.46.130](#))

Parking spaces shall measure a minimum of 8.5 feet wide by 18 feet deep (8.5' x 18'). An additional width of one foot shall be provided for each parking space the length of which is contiguous to a fence, structure, wall, or other obstruction. However, if columns are set back away from the aisles, the one-foot additional width required may be lessened three inches for each foot the columns are set back from the aisles.

At the end of an aisle providing access to a parking space perpendicular to the aisle, the aisle shall extend two feet beyond the side of the last parking space in the aisle. Vertical clearance for all parking spaces, including entrances, shall be a minimum of seven feet in height. Vertical clearance for access to and including handicapped spaces, shall be a minimum of eight feet, two inches (8'-2") in height.

The minimum aisle dimension is based on the size and angle of a parking space pursuant to Table 4-8 (Aisle Dimensions), of Zoning Code Section 17.46.130 (Aisle Dimensions). Parking spaces shall be double-striped. Please refer to the Sections listed for additional requirements. All plans submittal for subsequent reviews must provide the sufficient level of detail needed to demonstrate compliance with these standards, where applicable.

According to the submitted plans, it appears the parking stalls and aisle widths are generally in compliance. However, on all future submittals please include dimensions and



labels on the plans. Please also demonstrate that the parking stalls will be double-striped, as well as numbering all stalls and/or identify counts by row.

21) Driveway Width (PMC §17.46.150):

Driveways shall have the following widths at a minimum plus at least one foot additional clearance on any side where they pass a vertical obstruction exceeding curb height.

TABLE 4-12 - MINIMUM DRIVEWAY WIDTH - NONRESIDENTIAL PROJECTS	
Number of Spaces Served	Minimum Driveway Width (feet)
15 or more parking spaces	Two-way driveway - 20 feet wide each
	One-way driveway - 12 feet wide

The proposed ramp to the subterranean parking is 20 feet wide. The ramp and driveways shall be a minimum of 22 feet if abutting a curb of 6" in height or more. Future plan submittals shall show a level of detail to demonstrate compliance. Please refer to the Department of Public Works and the Department of Transportation for addition information.

22) Driveway Visibility(PMC §17.46.170): Each driveway for a nonresidential use shall comply with the following requirements.

- a. **View corridor.** A view corridor shall adjoin both sides of a driveway crossing a street property line. The view corridor shall be a minimum depth of five feet at the edge of the driveway and a width measured on both sides of the driveway of 50 feet, or the distance to the intercepting property line, whichever is less.
- b. **Visibility.** The view corridor shall not be blocked between a height of 2.5 feet and seven feet.
- c. **Landscaping.** At least 50 percent of the view corridor shall be landscaped. The landscaping shall meet the visibility requirement identified in Subsection B., above.
- d. **Modifications by Directors of Public Works and Transportation.** The Director of Public Works and the Director of Transportation may modify the requirements of this Section.

On future submittals, please provide a level of detail to demonstrate compliance with the requirements above.

23) Loading Space (PMC §17.46.260, PMC §17.80.020):

The minimum number of loading parking spaces for a residential care, general facility is as specified by Conditional Use Permit. With the Conditional Use Permit application, the applicant shall provide a parking study to demonstrate the anticipated parking demand of the use. Staff will analyze the parking demand and provide a recommendation to the



Review Authority (Hearing Officer) for review as part of the Conditional Use Permit decision.

As part of the future Conditional Use Permit submittal, provide a parking demand study which identifies the parking need for the residential care, general use.

24) Ramps (PMC §17.46.270):

For ramps longer than 65 feet, the ramp grade shall not exceed 12 percent, with the first and last eight feet of the ramp not exceeding six percent. The slope of all parking areas shall not exceed five percent, excluding ramps.

On future submittals, please demonstrate compliance.

25) Paving (PMC §17.46.300):

All parking areas, circulation aisles, and access ways shall be paved with Portland cement concrete.

On future submittals, please provide a level of detail to demonstrate compliance with the requirements above.

26) Bicycle Parking (PMC §17.46.320):

Bicycle parking facilities shall be provided for any new structure, or addition to any existing structure that exceeds 15,000 square feet in gross floor area. Bicycle parking facilities shall be provided in compliance with the following table:

Type of Use	Min. No. of Bicycle Parking Spaces Required	Total Bicycle Parking Spaces Required
All nonresidential structures 15,000 square feet or more	Five percent of the required motor vehicle parking; but not less than four parking spaces	3 bicycle parking spaces required (with assumption of 60 parking spaces required)

The plans provided do not identify any bicycle parking spaces. For future submittals, please demonstrate compliance with the bicycle parking requirements of the Section linked above.

27) Signs (PMC §17.48)

Any signs proposed are subject to this Chapter, where applicable. Depending on the number of signs proposed, a Master Sign Plan and Design Review may be required.

Plans do not provide any detailed information regarding signs. Plans should provide a level of detail that demonstrates compliance with these standards where applicable.

28) Transit-Oriented Development (PMC §17.50.340)

Based on the location of the project site within the Central District Specific Plan identified in [Figure 3-5](#), the standards of this Section.



As proposed, the project appears to be in compliance with the TOD requirements. Please review this Section for reference for the parking demand study for the Residential Care Facility, General use.

Landscaping (PMC §Chapter 17.44):

- 29) Preliminary Landscape Plan (PMC §17.44.030).** Pursuant to Section 17.44.030, a preliminary landscape plan shall be submitted as part of an application for a land use entitlement. Preliminary landscape plans shall be prepared by a California-registered landscape architect, or the architect that designed the on-site structures and improvements. At a minimum, landscape plans shall include plant names, quantities, sizes, irrigation systems, and plans for tree retention and removal. All unused area of the site and areas not devoted to lot coverage and paving (i.e. driveways, walkways, etc.) shall be properly landscaped and maintained in compliance with this chapter.
- 30) MWELo (PMC §17.44.050).** Be advised, projects with 500 square feet or more of new or rehabilitated landscaped area will be subject to compliance with the State Model Water Efficient Landscape Ordinance (MWELo). Additional information regarding compliance is available on the City's website, <https://ww5.cityofpasadena.net/planning/water-efficient-landscape-ordinance/>. Compliance with this chapter and MWELo applicability is unknown and will be verified at building permit plan check. Plans should provide a level of detail that demonstrates compliance with these standards where applicable.
- 31) Landscaping and maintenance (PMC §17.44.070)** Landscaping shall be provided and maintained in compliance with Chapter 17.44 (Landscaping):
- a. **Minimum width.** Landscaped areas shall not be less than five feet in width.
 - b. **Concrete curb.** For nonresidential projects, landscaping adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six-inch high and six-inch wide concrete curb or other suitable type of barrier as approved by the Zoning Administrator.
 - c. **Plant materials.** Plant materials shall be selected and installed to comply with the following requirements:
 - i. **Mix of materials.** An appropriate mix of plant sizes and materials shall be provided.
 - ii. **Drought tolerant species.** Plant materials shall emphasize drought-tolerant and/or native species.
 - iii. **Tree requirements.** Trees shall be planted in areas of public view. The clustering of trees is encouraged.
 - (1) **Size at planting.** Mature specimen trees (e.g., 24-, 36-, and 48-inch box) shall be provided to ensure variety and emphasis at main focal areas.
 - (2) **Staking.** All trees shall be staked or guyed (on a case-by-case basis) subject to the approval of the Zoning Administrator.
 - iv. **Performance standards.** The trees and shrubs shall be carefully selected and properly planted and maintained so that they:
 - d. **Ground cover.** Ground cover shall be of live plant material. Limited quantities of bark, colored rock, gravel, and similar materials may be used in combination with a living ground cover.



- e. **Accommodating existing trees.** The Zoning Administrator may modify the requirements within this Subsection in order to accommodate existing trees located on-site or within the public rights-of-way.

32) Tree Protection (PMC § 8.52): The City's Tree Protection Ordinance has a list of protected trees and criteria for protection under this ordinance. The proposed removal of any of the identified trees requires the processing of a Private Tree Removal application, which would be processed in conjunction with entitlements or Design Review. Please review the list of protected trees here:

https://ww5.cityofpasadena.net/public-works/wp-content/uploads/sites/52/2017/06/TPO_3-Protected-Tree-List.pdf

A tree inventory shall be provided with future submittals that includes all trees on-site, all trees off-site that may extend on the subject property, and all street trees. In addition, a map identifying the location of all trees shall accompany the inventory along with a tree protection plan that adheres to tree protection guidelines. These materials shall be prepared by a Certified Arborist. In general, the Tree Protection Zone (TPZ) defines the area of protection. The Tree Protection Zone (TPZ) shall be established to the extent of the tree's dripline plus four radial feet. The Root Protection Zone is defined as the area within a circle with a radius equal to the greatest distance from the trunk to any overhanging foliage in the canopy. Alternative protection may be acceptable where provided by a Certified Arborist.

33) Outdoor Lighting (PMC §17.40.080):

Exterior lighting on private property shall comply with the requirements of this Section. Refer to requirements for any exterior lighting proposed.

In future submittals, plans should provide a level of detail that demonstrates compliance with these standards, where applicable. This may include the provision of a photometric survey.

34) Refuse Storage (PMC §17.40.120):

The site is subject to requirements specific to location, trash and recycling area, enclosure materials, minimum height and clearance, doors, maneuvering space, pavement, accessibility for refuse storage are discussed in the Zoning Code.

Future submittals shall determine compliance with requirements.

35) Underground Utilities (PMC §17.40.190): All utility facilities shall be installed underground within the site. Future submittals should provide enough information to determine compliance.

36) Public Art Requirement (PMC §17.40.100): Refer to comments from the Cultural Affairs Division and Zoning Code Section referenced for additional information, where applicable.

37) Entitlements and Process: Based on the scope of work proposed, a discretionary application from Current Zoning is required for the requested concessions. With respect to



the current CD-5 zoning designation, the project will require the following entitlements at the minimum:

1. Conditional Use Permit: To establish a Residential, Care General Facility.
2. Variance: To deviate from the ground floor pedestrian-oriented use requirement for a minimum of 50 percent of the building frontage along North Lake Avenue.
3. Minor Conditional Use Permit: To allow tandem parking for a nonresidential use.
4. Variance (parcels 5723-010-046 and 5723-010-047): To exceed the maximum allowed FAR of 2.25 per Figure 3-9 in the Central District Specific Plan ([PMC §17.30.030, Figure 3-9](#)).
5. Certificate of Exception (lot line adjustment) and Certificate of Compliance (legal lot): To consolidate three parcels into one parcel.
6. *Additional entitlements may be required to deviate from applicable development standards.

Due to the applicable requirements potentially changing with the adoption of the new Central District Specific Plan, it is uncertain as to which entitlements will be required at the time of submittal. At the minimum, per the proposed draft Central District Specific Plan, the project will require the following entitlements:

1. Conditional Use Permit: To establish a Residential, Care General Facility CD-RM-87 zoning district. The establishment of a Residential, Care General Facility is prohibited in the draft CD-CG zoning district.
2. Minor Conditional Use Permit: To allow tandem parking for a nonresidential use.
3. Certificate of Exception (lot line adjustment) and Certificate of Compliance (legal lot): To consolidate three parcels into one parcel.
4. *Additional entitlements may be required to deviate from applicable development standards depending on the future approved Central District Specific Plan.

38) Environmental Review (Zoning Code Section 17.60.070): This project, where allowed, will be subject to the California Environmental Quality Act (CEQA). An environmental review will occur after acceptance of a complete application. Depending on the final design, size, location, nature of the construction of the project, an Initial Study may be required to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report (EIR) would be required for the project. Otherwise, the project may qualify for a categorical exemption under CEQA if found not to have a significant effect on the environment. The environmental determination may require the preparation of technical studies (eg. air quality, noise, cultural resources, biological, etc.). A traffic study will also be required by the Department of Transportation.

39) Climate Action Plan (CAP): The City of Pasadena has an adopted Climate Action Plan (CAP). The overall purpose of the CAP is to present measures that will reduce local greenhouse gas emissions and align the City's reduction goals with statewide targets. In 2006, with the passage of the Global Warming Solutions Act, Assembly Bill (AB) 32, California became the first state in the U.S. to mandate state-wide reductions in GHG emissions as an effort to combat climate change. AB 32 sets a state-wide target to reduce



GHG emissions to 1990 levels by 2020. In 2016, the enactment of Senate Bill (SB) 32 extended this commitment by raising the state-wide emissions target to 40 percent below 1990 levels by 2030. Overall, California’s state-wide target is to reduce emissions 80 percent below 1990 levels by 2050. Discretionary projects requiring an EIR, MND, ND, SCEA, Addendums, or qualifying under the Class 32 exemption are subject to the CAP.

The City has made available a CAP Consistency Checklist that is intended to be a tool for new development projects to demonstrate consistency with Pasadena’s CAP. The applicant will be required to complete/apply one of three options (A, B, or C) to the project, where allowed.

40) 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.

The following Current Planning fees apply - Estimated Current Planning Fees (FY 22):

Conditional Use Permit for Residential Care, General Facility:	\$5,875.00
Each Additional Entitlement Request (Minor Conditional Use Permit, Variance, etc.):	Combination Fee \$356.00
Certificate of Exception (lot line adjustment)	\$5,195.00
Certificate of Compliance (legal lot)	\$1,709.00
Environmental Study/Reviews:	At cost
Records Management Fee:	3% added to total fees
Public Hearing Notice Board:	\$12 (fee charged per board)

Fees are subject to change and based on actual rates at the time of formal submittal.

DESIGN & HISTORIC PRESERVATION DIVISION:

Plan Reviewer: Stephanie Cisneros
Phone: (626) 744-6877
Email: scisneros@cityofpasadena.net

HISTORIC PRESERVATION REVIEW:

Demolition of a building that is over 45 years old but has not been previously evaluated for historic significance, such as the existing building on the project site, will require a Historic Resource Evaluation to determine whether or not it is an individually eligible historic resource. The results of the evaluation will be incorporated into the environmental review of the proposed project.

Demolition without a Building Permit for a Replacement Project:

In addition to the demolition review, the municipal code also prohibits demolition unless the City has already issued a building permit for a replacement project on the site.



The Code allows a developer or property owner to apply for an approval to demolish a building prior to issuance of a building permit for a replacement project. This application would require review by Planning staff, which may approve the application if it adopts findings that the building does not qualify as a landmark, that the demolition of the building does not result in the loss of habitable dwelling units on a property zoned for residential use, and that the demolition would not disrupt a continuous grouping of significant buildings or create an inappropriate void in the character of the area OR it may adopt the single finding that the demolition serves an overriding public benefit and will not be detrimental to surrounding property. Staff may deny the application if these findings cannot be met. Decisions on these applications may be appealed to or called for review by the Design Commission or the City Council.

DESIGN REVIEW

Because the project consists of construction of a 6 story, 83,280 square-foot residential care facility with 95 units in the Central District Specific Plan area, design review is required, with the Design Commission being the reviewing authority. The applicable design guidelines for the project are the Design goals and policies in the Land Use Element of the General Plan and the Central District Specific Plan Design Guidelines.

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 Concept Design Review. Prior to filing an application for Concept 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. At a minimum, air quality and noise/vibration studies will likely also be required for the project in addition to the Historic Resource Evaluation described above. The full scope of the CEQA review will be determined upon submittal of an application for Concept Design Review.

Design review is a three-step procedure: 1) **Preliminary Consultation**; 2) **Concept (schematic-level) design review**; and 3) **Final design review**. Concept design review is a noticed public hearing before the Design Commission.

Preliminary Consultation: Requires an application with a filing fee and materials indicated in the Preliminary Consultation submittal requirements list, including photographs of the surrounding context, a building program narrative, schematic design plans, urban design diagrams, site planning and building design concepts, design evolution exhibits, and a digital massing model.. Preliminary Consultation is intended to allow architects to obtain input on their design concept prior to investing in detailed design drawings that would be difficult to modify. The process yields advisory comments which the architect should consider in subsequent phases of design review. Preliminary Consultation will be conducted by the Design Commission

Concept design review requires: An application with a filing fee and additional materials indicated in the Concept Design Review submittal requirements list. (If applicable:) 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.



Concept design review addresses basic project design, including massing, modulation, siting, proportions, solid-to-void relationships, compatibility with surroundings, and compliance with design guidelines.

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 Design Commission decision may appeal it to the City Council. The City Council may also call a Design Commission 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 11th 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.
- The introduction of design features that are “human scaled” and inviting to pedestrians. The treatment of private entrances and common entrances facing the streets is part of this review.
- The quality of materials and finishes, the proportions of window/door openings, the modulation of building walls, shade and shadow.
- Landscaping—especially in the setbacks along the sidewalks—and screening of mechanical equipment.
- Views from the interior of the site (and elevations facing the interior courtyard).

Specific Comments on Proposed New Construction

Massing: The renderings provided illustrate a transitional massing that includes a six-story mass at the southwest corner and along a majority of E. Walnut Street and a five-story mass at the far west side of the project site. Further study and refinement should be explored to provide for a smooth transition from the low-scale commercial buildings immediately north of the site, along Lake Avenue. The renderings illustrate façade design and development that begins to incorporate a pattern that visually breaks up the overall project massing via transitions in materials and orientation of fenestration and balconies. Articulation of the base, middle and top should be refined as well as roof silhouettes. Consider refinements to the façade modulations along all



elevations to improve the pedestrian experience, but specifically at the southwest corner and the east elevation. Spaces and elevations fronting Lake and Walnut should further delineate each unit or interior space and allow them to read individually such as through a simple assembly of house-scale forms in a variety of unit combinations and massing compositions. Further study and refinement to the north elevation to provide compatible transitions and relationships to the low-scale commercial buildings to the north of the site should also be studied.

Siting: The project proposes an L-shaped configuration reflective of the shape of the project site, with a number of courtyards and terraces scattered throughout. The building patterning provides a continuous street wall along its two street edges, however, as a corner property, consider applying accented treatments of form, detailing, and programming to the project site's southwest corner to fully engage with the corner site condition. This would include exploring ways for incorporating the entrance and lobby into the southwest corner of the building and creating enhanced architectural treatment to accentuate the entry location. In addition, the vehicular driveway and ramp along Walnut Street should be reconfigured and/or relocated such that it does not dominate the Walnut Street façade, which should provide active use spaces along the street frontage.

Compatibility: The neighborhood consists of a varied context of commercial and office developments of various ages and architectural styles. No known eligible or designated historical resources are within the immediate context. The proposed Contemporary architectural style of the project is, in general, compatible with the surrounding transitional context. The execution of its detailing, overall form, application of massing, and solid-to-void relationships will be carefully assessed for consistency with precedent set by this style in the surrounding context. Consider how the building relates to its surrounding context of a commercial/office district along its property edges through form, and scale.

Landscaping: The proposed project includes various covered patios and terraces at all floors as open space, which allows for all units to have close access to once or more open spaces. In addition, many units are proposed to have private balconies for additional open space. Consider the spatial adaptability of each communal space through flexible program spaces that can accommodate both active and passive uses and proposed plant materials to enhance the spaces.

Signage: Additional information will be needed regarding any signage proposed for the site. A Master Sign Plan may be required if more than 6 signs are proposed related to the use.

Materials: The materials selected for the project should be carefully considered to have proven durability against weatherization, and be consistent with traditional building materials in scale, form and design in keeping with those of the surrounding context. Though the materials are not specified in the plans, it appears the project may be largely stucco cladding with applied wood accents and aluminum or metal storefront and window systems. More information is needed related to proposed materials, however, for this particular style, stucco finishes should be specified and relatable to the surrounding context, and all exposed wood timbers should be constructed of real wood, and be painted or stained to enhance their longevity. Durable composite materials may also be used, but should not appear to mimic natural materials. Windows and doors should also be of a high quality and appear consistent in character and material with the



architectural style. Additionally, a more definitive and pronounced entrance style and/or configuration should be studied.

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

Design Guidelines in the Land Use Element of the General Plan:

<https://www.cityofpasadena.net/planning/planning-division/community-planning/general-plan/#land-use>

Central District Specific Plan Design Guidelines:

<https://www.cityofpasadena.net/planning/planning-division/community-planning/specific-plans/central-district/>

Estimated Fees: Fees are subject to change and are based on actual rates at the time of formal submittal. A 3% records management charge is added to each fee. The current fees for each phase of the design review process are as follows, based on the 2023 Fee Schedule (not including the 3% records management charge per each):

Preliminary Consultation (Commission Review): \$813.00

Concept Design Review, 50,001 to 100,000 Square Feet New Construction: \$9,168.00

Final Design Review (Commission Review): \$2,313.00

ECONOMIC DEVELOPMENT DEPARTMENT:

Plan Reviewer: David Sinclair

Phone: (626) 744-6766

Email: dsinclair@cityofpasadena.net

General Comments:

First Source Local Hiring Program

The goal of the First Source Local Hiring Program is to employ Pasadena residents for major private construction projects. The financial incentive for voluntary participation is 50 percent of the actual salary and benefits paid to each Pasadena resident, not to exceed 75 percent of the construction tax paid. For more information: <https://www.cityofpasadena.net/finance/doing-business-with-the-city/first-source-local-hiring/>.



PASADENA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

www.cityofpasadena.net

FINANCE DEPARTMENT:

Plan Reviewer: Antonio Watson

Phone: (626) 744-8382

Email: awatson@cityofpasadena.net

General Comments: No comments given. Please contact the department for questions.

Governing Codes: N/A

Estimated Fees: No fees

FIRE DEPARTMENT:

Plan Reviewer: Pari Bagayee

Phone: (626) 744-7574

Email: pbagayee@cityofpasadena.net

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

Multiples Parcel: Lot tie required for this project.

Assisted Living: 24-hour care facilities in a group R2.1 occupancy licensed by a government agency shall comply with the requirements of CBC Section 435.1 through 435.8.2

Medical Gas: Medical gases at health care – related facilities intended for patient care shall comply with requirements of CBC Section 427 and CFC Section 5306.

High- rise building: Occupancies having occupied floors more than 75 feet above the lowest level of Fire Department Vehicle Access shall comply with CBC section 403.2 through 403.6.2

Accessible means of egress elevator: At least one elevator shall be provided for fire department emergency access to all floors shall comply with requirements of CBC Section 1009.

The medical emergency service elevator shall comply with gurney size per CBC Section 3002.4.

Exit and exit access to public way: This facility shall comply with requirements of CBC chapter 10 for path of egress travel to public way.

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.



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.

Fire Dept. Access: Fire Department Access shall be provided to within 150-feet of all exterior portions of any structure. All access roads exceeding 150-feet shall be provided with an approved Fire Department Hammerhead or Turnaround. Fire department access shall be constructed of an all-weather surface to support a minimum of 75,000 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.

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 through 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.

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.

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 100 feet of a public hydrant.
- (2) 2-1/2" CLAPPERED internal swivel outlet X 2-1/2" CLAPPERED internal swivel outlet X 4" FDC
- 4" CLAPPERED internal swivel outlet X 4" FDC
- Shall be clearly labeled to indicate FDC for Fire Sprinklers and Standpipes.
- A clear dimension of 3-feet shall be maintained around the perimeter of each fire department appliance.



- All fire appliances except for fire hydrants shall be cleaned, primed, and painted fire engine red enamel or krylon.

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 shall be submitted by contractor for review and approval prior to construction. PMC amended CFC Section 907.

Delayed Egress for memory care area: Delayed egress for group R-2.1 shall comply with requirements of CFC Section 907.3.2.2

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.

PUBLIC HEALTH DEPARTMENT: Plan Reviewer: Jesse Easter
Phone: (626) 744-6049
Email: jeaster@cityofpasadena.net

PASADENA PUBLIC HEALTH DEPARTMENT

The Environmental Health Services Division is located at 1845 N Fair Oaks Ave., Pasadena, CA 91103 Suite 1200. Office hours are Monday thru Thursday from 8:00AM to 5:00PM and every other Friday from 8:00AM to 4:00PM. Contact Environmental Health at 626-744-6004 or ENVHealth@cityofpasadena.net.

FOOD FACILITY REQUIREMENTS

Plan submittal to the Health Department is required prior to construction or renovation of a retail food facility within this development. Plan submittal is also required prior to implementing changes to an existing retail food facility including changes to the scope or type of operation, menu, or food equipment. Retail food facilities include, but are not limited to restaurants, markets, commercial kitchens, school cafeterias, and kitchens located in licensed healthcare facilities. Retail food includes the sale of prepared or packaged food, beverages, and alcohol. The following items must be included at the time of plan submittal: a completed plan review application, (3) sets of physical plans including site plans (overhead and elevation), plumbing schematics and a finish schedule, food equipment and water heater specification sheets, a



menu, and the plan review fee. Plans must be submitted in person to the Environmental Health customer counter during normal business hours. All food facilities must be constructed in accordance with the [California Retail Food Code](#) and [Pasadena Municipal Code \(PMC\) 8.12](#). Contact Food Plan Check Specialist Jesse Easter at JEaster@cityofpasadena.net for the Plan Check Construction Guide.

TOBACCO USE PROHIBITIONS

Food facilities shall adhere to the regulations established in the Tobacco Use Prevention Ordinance ([Pasadena Municipal Code 8.78](#)). Smoking tobacco, cannabis, hookah, and non-tobacco products in indoor and outdoor areas of bars and restaurants is prohibited. The sale of tobacco products from vending machines is prohibited. Businesses are required to post NO SMOKING signage. Designated smoking areas must be more than 20 feet from any door, window, vent or opening of a building where smoking is prohibited.

POOL AND SPA REQUIREMENTS

Plan submittal to the Health Department is required prior to construction or renovation of a pool or spa within this development. Plan submittal is also required prior to constructing or renovating ancillary facilities such as locker rooms, restrooms, showers, or the pool enclosure. The following items must be included at the time of submittal: a completed plan review application, (3) sets of physical plans including plumbing schematics and finishes, and the plan review fee. Plans must be submitted in person to the Environmental Health customer counter during normal business hours. Contact Pool Plan Check Specialist Elaine Zita at EZita@cityofpasadena.net for the Pool Construction Guidelines.

HOUSING DEPARTMENT:

Plan Reviewer: Caroline Lockwood Nelson
Phone: (626) 744-8314
Email: cnelson@cityofpasadena.net

General Comments: The proposed project has no residential component; therefore, it is not subject to the City's Inclusionary Housing Requirements.

Since there will be no demolition of existing multifamily units, the Project is not subject to the City's Tenant Protection Ordinance.

Governing Codes: Pasadena Municipal Code Chapter 12.20 Building Numbering.

Estimated Fees: No fees



NORTHWEST PROGRAMS:

Plan Reviewer: Lola Osborne

Phone: (626) 744-4791

Email: losborne@cityofpasadena.net

General Comments: The proposed project is not located in the Northwest. No Comments.

Governing Codes:

Estimated Fees: No fees

PUBLIC WORKS DEPARTMENT:

Plan Reviewer: Yannie Wu-Bowman

Phone: (626) 744-3762

Email: ywu-bowman@cityofpasadena.net

License Agreement

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, decorative sidewalk and applicable parade post holes on Colorado Boulevard per Standard Drawing S-419. 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, associated with processing the license agreement, at least three to four (3-4) months prior to the issuance of any 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 an indemnity bond in order to guarantee that shoring and tie-backs are free from defect due to faulty material, workmanship and failure. Upon review of the license agreement exhibits, an indemnity bond estimate will be prepared and forwarded to



the applicant. The estimated amount is equivalent to the cost of reconstructing the public right of way, including all affected utilities, public facilities, and infrastructures, based on the plane of failure at a 45-degree angle from the lowest point of excavation. The indemnity bond shall be submitted to the City prior to the execution of the agreement and the issuance of any building or demolition permits.

All steel rods in every tie-back unit shall be relieved of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located be removed entirely from the public right-of-way. A monthly monitoring report stamped and certified by a licensed surveyor shall be submitted to indicate that the deflection from any piles or soldier beams does not exceed one inch. Upon completion of construction, the developer or his contractor shall remove all tie-back rods within the public right-of-way. The removal shall be documented by a report certified by a licensed deputy inspector. The report shall be submitted to the City for review and approval. The applicant will be charged a penalty of \$7,000 for each tie-back rod not 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.

Dedications

For any Department of Transportation requirement on sidewalk widening along any of the development frontages, the applicant shall be responsible for all the costs required to complete the dedication. The dedication documents and processing fee shall be submitted to this office, at least three to four (3-4) months prior to the issuance of any permits. The dedication documents shall be executed and recorded prior to the issuance of a Certificate of Occupancy.

Public Improvements

The asphalt concrete pavement restoration of the applicable Walnut Street frontage of the subject development, shall be a half width (from gutter to median island) cold milling and resurfacing of asphalt concrete roadway per Standard Plan S-415. The street restoration shall be completed prior to the issuance of Certificate of Occupancy.

The applicant shall demolish existing and construct the following public improvements along the subject development frontages of Walnut Street and of Lake Avenue, including concrete drive approach per Standard S-403; concrete sidewalk per Standard Plan S-421; concrete curb and gutter per Standard Plan S-406. The public improvements shall be completed prior to the issuance of Certificate of Occupancy.

In order to accommodate an Americans with Disabilities Act (ADA) compliant curb ramp, the applicant shall verify, and reconstruct if necessary, a standard curb ramp at all four corners of the intersection at Walnut Street and of Lake Avenue, if possible, per Caltrans Standard A88A or City of Pasadena Standard 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 shall 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 submit fees, per the current General Fee Schedule, to cover the cost of plan checking and construction inspection of the improvements. 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 fees 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 development's property line corner rounding per Standard Drawing S-423 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, at least three to four (3-4) months, prior to issuance of any permits. The dedication documents shall be executed and recorded prior to the issuance of a Certificate of Occupancy.

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.

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.

In order to improve pedestrian and traffic safety, the applicant shall install one (1) new Louis Poulson streetlight on Lake Avenue frontage of the property, including LED light(s), 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(s) shall be as approved by the Department of Public Works.

The existing street lighting fronting the subject site is substandard. In order to improve pedestrian and traffic safety, the applicant shall replace/renovate existing street lighting, on the frontage of the subject property, with LED light(s) as follows:

- a. One (1) existing street light along Lake Avenue frontage
- b. One (1) existing street light along Walnut Street frontage

The street light replacement/renovation shall be per the City requirements and current standards.

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 new LED lights, 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.

In the event where the existing street light pole determined, by the City, to be deteriorated and/or damaged, the applicant shall replace the existing street light pole with a new street light pole in kind. The replacement shall include but not limited to new pole, new footing, new LED light(s), conduit, conductors, lamp socket, fuse, globe/lantern, globe holder, photo cell, and other miscellaneous related parts. The applicant shall schedule a street lighting pre-inspection with the Public Works inspector to determine the details/scope of the replacement/renovation of the existing street lighting. Please contact 626-744-4195 or via email: pw-permits@cityofpasadena.net to schedule a street lighting pre-inspection, prior to the issuance of any permits.

To provide better service for all pedestrians utilizing the intersection of Lake Avenue and Walnut Street, the ADA-compliant pedestrian push buttons shall be upgraded with the latest version of Polara EN2.

The applicant is responsible for the design, preparation of plans and specifications, and the construction of all required street light(s) and traffic signal modifications. 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 submit fees, per the current General Fee Schedule, to cover the



cost of plan checking and construction inspection of the improvements. In addition, there is possibly considerable lead-time for the materials required for the construction and modification. In order to avoid delays in the development schedule, the applicant shall coordinate with this office at 626-744-4195 regarding this street light/traffic signal condition at least six (6) months in advance of the anticipated issuance of Certificates of Occupancy.

New Street Trees

The applicant shall plant and maintain, for a period of three years, one (1) new Chinese Pistache tree on Walnut Street frontage per the City approved master street tree plan and install and maintain an irrigation system for the trees. [The location shall be consistent with Standard Drawing S-640](#), and 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 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) 744-3846. The tree(s) 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

Existing City Tree Protection

Pruning of street trees may be required to facilitate the construction of the project. The work shall be done by the City's crew. The applicant shall be responsible for the cost of pruning the street trees and submit to the Department of Public Works the appropriate fee per General Fee Schedule, for the City crew to prune the street trees.

All new drive approaches shall be at least seven (7) feet clear of the existing street trees measured from the edge of the trunk closest to the drive approach. All public trees shall be protected and fenced with a posting on the fences advising of the tree protection.

To protect existing City trees during construction, the applicant shall fully conformed to the Tree Protection Guidelines signed by the City Manager. The full guidelines is available at the following link: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>



A Tree Protection Zone (TPZ) shall be established for all existing City trees within the scope of a construction project. The TPZ extends from the base of the tree to four (4) radial feet beyond the dripline of a tree and applies to the entirety of the tree – from the roots to the canopy of the tree.

The applicant is prohibited from the following within a designated TPZ: construction vehicle access, construction vehicle operation, staging of materials, and trenching without the consent of the Department of Public Works.

The applicant shall at minimum provide the following within a designated TPZ: mulching, irrigation, and protective fencing.

Prior to the issuance of any permit, the applicant shall submit a Preliminary Tree Protection Plan (PMC Ch. 8.52 – City Trees and Tree Protection Ordinance), prepared by a Landscape Architect or certified Arborist, showing the TPZ and all structures, footings, and grading that may impact City trees shall be submitted to the Department of Public Works, for review and approval. Given that each construction project poses unique conditions, it is the responsibility of the applicant to develop a Tree Protection Plan based off the TPZ standards to the extent feasible. The Plan shall conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters, canopies, whether the tree is a public tree or private tree, as well as any trees to be planted with their canopy at mature size. The final conditions of the Tree Protection Plan shall be approved by the Forestry Superintendent. A non-refundable flat fee, per the current General Fee Schedule, will be required for staff time to review the Tree Protection Ordinance compliance.

Prior to any construction, tree protections including the installation of fencing to protect public trees must be in place. The fencing material shall be chain-link attached to posts inserted into the ground at the edge of the dripline and shall be a minimum of 6' in height. See Standard Plan S-642 – Tree Protection Chain Link Fencing. Fencing shall maintain visual lines of sight in order to avoid vehicle and pedestrian hazards. Fencing shall include a minimum 8.5" x 11" warning sign with the following information: 'Tree Protection Zone'; name and contact information of project owner or authorized representative; 'Please contact the City of Pasadena Citizen Service Center to report any concerns (626) 744-7311'. All protective fencing must be permitted, inspected and approved by Public Works prior to the commencement of any construction.

Prior to issuance of any permit, the applicant shall submit a valuation assessment report of the existing public tree(s) along the boundary of their project. The report shall be prepared by a registered Arborist and submitted to PNR for review and approval. If it is determined that the applicant has failed to care for any City tree within their Tree Protection Plan, and the health of the tree(s) was critically compromised requiring its removal, the applicant shall be liable for the following costs: assessed value of tree determined by a PNR Arborist using a current ISA assessment methodology; the removal cost determined by PNR; and any applicable infraction or administrative fines determined by Code Compliance.



Prior to issuance of any permit, a deposit in the amount of the applicant's total liabilities based on the aforementioned approved tree assessment report shall be submitted to the City. The deposit is fully refundable, less administrative fees, upon the satisfaction of Public Works prior to the issuance of a Certificate of Occupancy.

Right-of-Way Guarantee Deposit

In order to ensure that the developer maintains a clean and safe site during the construction phase of development, 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 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, street trees, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control.

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: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>. A non-refundable flat fee, based on the current 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 (and the private street) 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 truck idling or staging, material storage, or construction 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 scheduled online through the City website.

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.



In addition to the above conditions, the requirements of all applicable Pasadena Municipal Code (PMC) will apply and be implemented during the corresponding plan review and permitting. They may include but not limited to:

- Sidewalk Ordinance - Chapter 12.04
- Sewer Facility Charge – Chapter 4.53
- Residential Impact Fee – Chapter 4.17
- City Trees and Tree Protection Ordinance - Chapter 8.52
- Construction and Demolition Waste Ordinance - Chapter 8.62
- Holiday Moratorium of activities within public right-of-way – Chapter 12.24.100

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 duration corresponding to the current City’s General Fee Schedule.

TRANSPORTATION DEPARTMENT:

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

The Department of Transportation received an application for the demolition of an existing restaurant and the construction of a 6-story, 95-unit assisted living/memory care facility with subterranean parking at 861 East Walnut Street. One driveway is proposed on Lake Avenue, and two driveways are proposed on Walnut Street.

The conditions below are preliminary and are to be used as points of general discussion. The following preliminary conditions are what will be required, at minimum:

Transportation Analysis: Based on the preliminary information provided in the Master Application form, a CEQA and Local Mobility traffic analysis shall be prepared for this project. Please contact Conrad Viana, P.E. at cviana@cityofpasadena.net to initiate the process.

Traffic Operations: Based on the results of the transportation analysis and after review of the project trip circulation, the project may be subject to improvements at the Lake Avenue at Walnut Street intersection to reduce project vehicular trip impact and improve circulation in the project vicinity. This may include installation of a video detection system for traffic management and performance monitoring.



Street Design Guidelines: Pursuant to the adopted Street Design Guide, the applicant shall comply with the following:

- The existing sidewalk along Lake Avenue is 12'. The project shall provide a 3' sidewalk easement to allow for a 15' wide concrete sidewalk along the project's frontage.
- The existing sidewalk along Walnut Street is 10'. The project shall provide a 2' sidewalk easement to allow for a 12' wide concrete sidewalk along the project's frontage.

Loading: Any project loading/unloading spaces shall be on-site. DOT will not install a loading zone for project use along the project frontage. The trash/recycling areas shall conform to the requirements of the Pasadena Municipal Code. The loading zone shall be designed to prevent vehicles from backing in from or out onto the public right of way. All vehicles shall be able to turn around within the site boundaries.

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. Permitted hours for heavy construction vehicles (delivery, haul) may be limited to the hours between 9:00 AM – 3:00 PM.

Parking: No permanent, on-street, overnight parking permits will be issued to future residents of this project. Future tenants shall be advised of this condition by the property management staff.

Parking Garage Access: If a gate is proposed, it shall be installed at least 40' back from the property line to allow for adequate stacking for cars entering the subterranean parking garage.

Driveway Ingress/Egress: Driveways shall be located a minimum distance of 50' from any intersection and approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building).

Transit: Pursuant to the adopted Street Design Guide, the applicant shall comply with the following:

- The project shall fund the purchase and installation of two Pasadena Transit Real Time interactive devices. One at the bus stop located at the existing southbound Lake Avenue bus stop south of Walnut Street and the other at the existing northbound Lake Avenue bus stop north of Walnut Street.

Fee: \$18,000 (\$9,000 per device)

- The project shall fund the purchase and installation of a heavy-duty decorative bench along the existing northbound Lake Avenue bus stop north of Walnut Street intersection.

Fee: Bench \$4,000

- The site will focus on assisted living and memory care. Both types of use are served regularly by Pasadena Dial-A-Ride and other accessible type shuttles.



- The project shall accommodate paratransit shuttle-style vehicle access on-site, including a paratransit drop-off and pick-up area that will accommodate a 25 foot paratransit vehicle, meet the minimum ADA space requirements for wheelchair ramp deployment, vertical clearance for a 25 foot paratransit vehicle, and, as applicable, 32 foot turning radius for vehicle access. In addition, this drop-off/pick-up area should be immediately adjacent to an ADA accessible passenger waiting area.

Please contact the Transit Division at (626) 744-4055 to arrange a pre-design meeting to understand the requirements for the project.

Traffic Impact Fee: The Traffic Reduction and Transportation Improvement Fee (Ordinance No. 7076). This fee, subject to change, will apply to all net new residential developments. For FY 2023 the fees are:

Land Use	Fee (FY 2023)
Retail use per square foot	\$12.42
Multi-family (per dwelling units)	\$3,971.48

Affordable housing projects may receive fee credits. If applicable, please contact the Pasadena Housing Department for more information. Appropriate documentation shall be submitted to DOT for verification.



DEPARTMENT OF WATER AND POWER - POWER:

Plan Reviewer: Eduard Avakyan

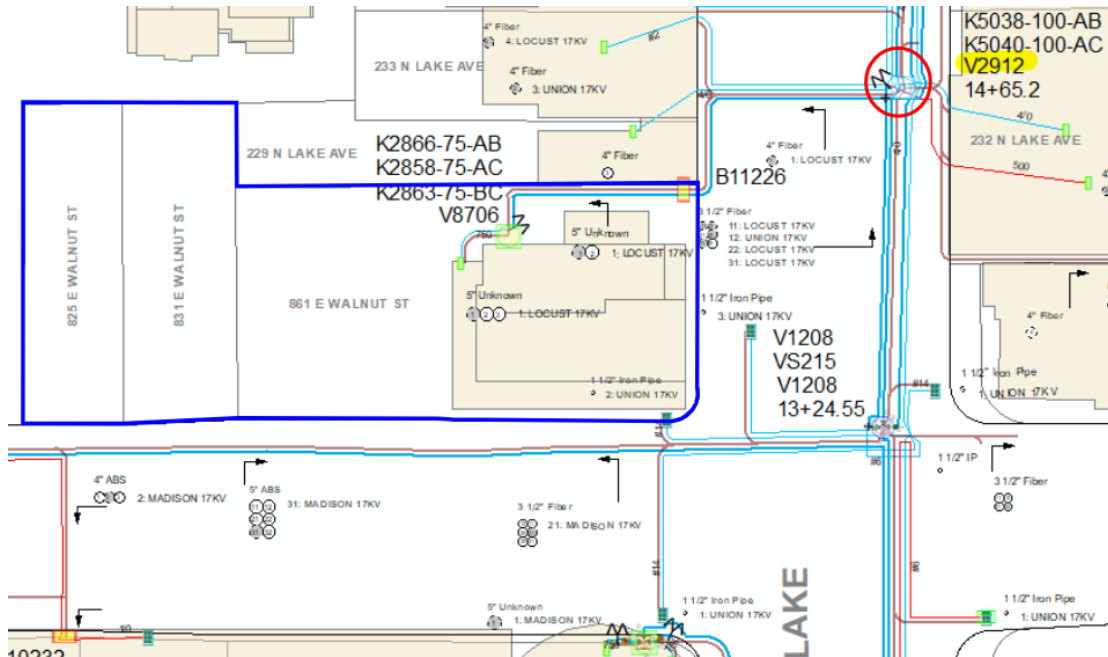
Phone: (626) 744-7826

Email: eavakyan@cityofpasadena.net

Pasadena Water & Power (PWP), Power Delivery shall provide electric service to the proposed development contingent upon satisfying all the requirements listed below:

Power Infrastructure:

- There are existing 17KV underground distribution facilities in close proximity (located along Lake) of the proposed project location.
- Existing conduit infrastructure may be re-used if the size, number of conduits, and location coincides with new location of transformer vault. (contingent upon PWP approval).
- Extension the underground conduit infrastructure to the property line to feed the proposed development will be at the expense of the developer.
- Underground distribution system upgrades may be required to accommodate large electrical services. System upgrades that are triggered by the development will be at the expense of the developer.
- Proposed power feed points for new electrical service are indicated below (street vault V2912).





Existing Electrical Services:

PWP records indicate one private property transformer vaults V8706 within the proposed development area.

- Developer shall notify PWP of any underground electrical conduits, transformer vaults, or overhead lines in conflict with construction.
- Developer shall submit a demo request to de-energize existing services prior to start of construction.
- A single existing electrical service may be utilized as temporary power for construction should it meet the needs of the developer (contingent upon PWP approval).

Easements:

- A utility easement shall be required if the new electrical service crosses or feeds multiple parcels.

Power Delivery Requirements:

- Owner/developer shall install private property transformer vault, room or enclosure within development area close to the street and in close proximity to PWP underground distribution facilities.
- Multiple transformer vaults or rooms may be required. The size and number of transformer vaults shall be determined by PWP based on the size of electrical service.
- Transformer vault/room shall have an access hatch from above (open to sky) for equipment installation purposes and drivable PWP truck access.
- Transformer room(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.
- Owner/developer shall be responsible for installing lighting, receptacles, ground rods, and air blowers inside transformer vault/room.
- Owner/developer shall be responsible for installing vent pipes from transformer vault/room to open air for proper air circulation.
- Owner/developer shall be responsible for the maintenance of the transformer vault, and allow access to the transformer room at all times to Department personnel and vehicles in accordance with the Department Electric Service Requirements Regulation 21.
- PWP shall install primary service laterals from the street vault to the property line (if necessary) at the developer's expense.
- Owner/developer shall be responsible for picking up and extending primary service laterals from the property line to the transformer vault/room.
- Owner/developer shall install secondary service conduits from transformer vault/room to electrical room.
- PWP shall install electrical service transformers, cables, and electric meters.
- All PWP installation costs shall be paid by the developer prior to scheduling of any work.



Distributed Generation:

Owner/developer 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 local building codes, Fire Department and the Pasadena Solar Initiative Program.

Coordination of Electric Service:

1. In order to determine the specific requirements of the electrical service for this project and to begin the coordination of service, the following items will need to be included in the submittal:
 - Electric Service Application
 - Electrical Plans (single-line diagram, load calculations).
 - Site plan & elevation plan showing proposed transformer vault/room location & electrical switchgear/meter location.
 - \$5,369.95 Deposit
2. Total cost for providing electric service to this development will depend on service size and the extent of civil work required in the public right of way. A cost shall be provided to the owner/developer after the submittal is received and a PWP power design is finalized.
3. All comments are based on the limited description provided. Please arrange a meeting with Electric Service Planning personnel for further information and detailed requirements at (626) 744-4495.



**DEPARTMENT OF WATER AND
POWER - WATER:**

Plan Reviewer: Yan Qu

Phone: (626) 744-7478

Email: yanqu@cityofpasadena.net

Water Mains:

Pasadena Water and Power (PWP), Water Division can serve water to this project. The following water mains can serve the properties:

- 4-inch cast iron water main in Walnut Street, installed under Work Order 2357 in 1929. This water main is located approximately 12 feet south of the north property line of Walnut Street.
- 6-inch cast iron water main in Lake Avenue, installed under Work Order 181 in 1913. This water main is located approximately 33 feet east of the west property line of Lake Avenue.

Moratoriums:

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

Water Pressure:

The water pressure at this site is approximately 80 psi.

Water Service:

PWP records reflect there are three (3) water services providing water to the properties:

- 2-inch copper domestic service installed in 2005 (#49486) serving 861 East Walnut Street
- 2-inch copper domestic service installed in 1968 (#45178) serving 861 East Walnut Street
- 4-inch ductile iron fire service installed in 1984 (#47169) serving 861 East Walnut Street

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. 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 and any services 50 years and older require abandonment.

Water Main Charge:

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 any street restoration that is required by PWD. PWD determines the limits of the 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.

Cross Connection Control 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 \$180.94 will be charged for each backflow prevention assembly installed.

Cross Connection Control Requirements for Fire Service (if required):

- 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 approved 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. A Fire Plan approved by the Pasadena Fire Department is required prior to water service installations.

There is one fire hydrant in close proximity to the project site:

- Fire hydrant number 616-43 is located on the north curb of Walnut Street approximate 271 feet west of the west property line of Lake Avenue.

There are no current fire flow tests available for this hydrant. If you would like to request a fire flow test, please contact Linette Vasquez at (626) 744-7064.

Fire Hydrants Details:

