

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6926**

1. The proposed project shall substantially conform to the site plan submitted with this application and dated “Approved at Hearing July 15, 2024”, except as modified herein.
2. The approval of this application authorizes the construction of a new two-story 58,849 square-foot auto dealership and auto service structure, with a second level parking structure and rooftop parking above the auto service portion of the proposed structure.
3. In accordance with Section 17.64.040 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within three years of the effective date of the approval. This approval is eligible for two one-year extensions. Each one-year extension is required to be reviewed and approved by the Hearing Officer at a noticed public hearing. In order for a project to be eligible for a time extension, the applicant is required to submit the required fee and time extension application to the Permit Center prior to the expiration date of the land use entitlement. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.
4. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit if sufficient cause is given.
5. Any change to these conditions of approval or expansion of the use shall require the modification of this Conditional Use Permit or a new Conditional Use Permit.
6. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
7. The final decision letter and Conditions of Approval shall be incorporated in the building plans as part of the building plan check process.
8. The proposed project, Activity Number ZENT2021-00116, is subject to a Final Zoning Inspection. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy. Contact the Planning Case Manager, Beilin Yu at (626) 744-6726 to schedule an inspection appointment time.
9. Compliance with all mitigation measures contained within the adopted Mitigation Monitoring and Reporting Program, incorporated herein as Attachment D, shall be reviewed and approved through construction and prior to the issuance of a Certificate of Occupancy.

## Planning Division

10. The proposed car wash, along Walnut Street, shall be for sole use by the auto dealership located on-site.
11. Any proposed walls along Sunnyslope Ave within the EPSP-d1 zoning district shall comply with Section 17.32.070 – EPSP Development Standards of the Pasadena Zoning Code.
12. The plans submitted for building plan check shall include one loading space with a minimum dimension of 12' by 30', and three loading spaces with a minimum dimension of 10' x 20', and in compliance with Section 17.46.260 of the Pasadena Zoning Code.
13. The plans submitted for building plan check shall include a total of 173 parking spaces for customers and staff.
14. Any proposed outdoor lighting shall comply with Section 17.40.080 of the Pasadena Zoning Code.
15. No servicing of trucks in excess of one and one-half ton capacity or industrial equipment of any type or character shall be allowed.
16. All repair activities shall be located within an enclosed structure. All hydraulic hoists and pits, and all equipment for greasing, lubrication, and allowed repairs shall be enclosed entirely within a structure. All areas or structures used for vehicle repair shall be located or soundproofed to prevent annoyance or detriment to surrounding properties.
17. All vehicle/equipment repair uses and related activities shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
18. Damaged or wrecked vehicles shall not be stored on-site for purposes other than repair.
19. All vehicles that are repaired and are waiting to be picked up by the owner of the vehicle shall be parked on-site and not in adjoining streets or alleys.
20. All discarded vehicle parts or equipment, or permanently disabled, dismantled, or junked vehicles shall be removed from the premises within 30 days of arrival.
21. Tires taken in on trade that have no more than salvage value shall be stored in a solid wall enclosure.
22. The project shall adhere to the City regulations governing hours of construction, noise levels generated by construction and mechanical equipment, and the allowed level of ambient noise as specified in Chapter 9.36 of the Pasadena Municipal Code.

23. All mechanical equipment shall be fully enclosed and sound attenuated to comply with the noise standards in Chapter 9.36 of PMC.
24. Landscaping shall be provided and maintained in compliance with the provisions of Chapter 17.44 (Landscaping). The trees shown in the Plaza shall require proper tree wells based on tree type and shall be shown on the final landscape plan.
25. The applicant or successor in interest shall submit landscape and irrigation plans as part of any building, grading or zoning permits. Where proposing more than 2,500 square feet of new landscaping, the project shall meet the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Planning and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.
26. The applicant or successor in interest shall record a covenant and agreement to hold property (parcels 5748-036-001, 5748-036-002, 5748-036-003, 5748-036-004, 5748-036-005, 5748-036-032, 5748-036-028, 5748-036-029) as one parcel prior to issuance of any building or grading permits.

#### Department of Public Works

27. The proposed street vacation of Nina Street shall be processed and handled separately by the Department of Public Works. The street vacation will require the approval of the City Council prior to the issuance of a building permit for any work in the public right-of-way. In addition, the applicant shall complete all the conditions of the street vacation prior to the issuance of a building permit for any work in the public right-of-way. The application shall be a written request stating the reason for the street vacation and how the vacated area will be used. All existing utility facilities within Nina Street, aerial and substructure, shall be relocated to the satisfaction of the utility owners. No public utility easement is allowed within the vacated area. The applicant shall be responsible for all costs required for the approval of the street vacation. The applicant shall bear the cost of all utility relocations, including design, construction and permit/inspection. No private improvements shall be constructed on the proposed area to be vacated prior to approval of the street vacation by the City Council.
28. There is an existing 10 feet wide City owned and maintained storm drain easement traversing the subject property. Upon City Council's approval of the proposed street vacation of Nina Street, the affected facilities will be abandoned or removed by the applicant. The existing easement can then be quitclaimed by the City and considered

void. Otherwise, the storm drain easement and all storm drain facilities shall be shown on all of the construction drawings. No structure shall be built within the 10 foot wide storm drain easement.

29. In reference to the Department of Transportation requirement to widen any existing sidewalk fronting the development on Colorado Boulevard and on Walnut Street, the applicant shall submit the dedication documents and 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.
30. 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, directional if possible, at all four corners of Colorado Boulevard and Sunnyslope Avenue per Caltrans Standard A88A or City of Pasadena Standard S-414. The curb ramp construction shall be completed prior to the issuance of Certificate of Occupancy. A separate permit from the Department of Public Works is required for all construction in the public right-of-way. Please contact 626-744-4195 for the general process.

The applicant may submit to the City for review any proposed designs that will comply with the ADA requirements. The applicant is responsible for the design, preparation of plans and specifications, and construction of the new curb ramp. Plans for the curb return improvements shall be prepared by a civil engineer, registered in the State of California. Upon submittal of improvement plans to the Departments of Public Works for review, the applicant will be required to place a deposit with the Department of Public Works to cover the cost of plan checking. The amount of deposit will be based on the current City's General Fee Schedule. Note that the building plans approved by the City's Planning (Building) Department do not constitute approvals for work in the public right-of-way. Separate plans shall be submitted to the Department of Public Works – Engineering Division – at 175 North Garfield Avenue Window 6. The applicant shall submit the curb return improvement plans and the plan check deposit at least two months prior to the issuance of any building or demolition permits.

Upon review of the curb ramp improvement plans, the applicant may need to dedicate to the City for street purposes the land necessary at the property line corner rounding (per Standard Plan 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 document shall be executed and recorded prior to the issuance of a Certificate of Occupancy.

31. The proposed development shall connect to the public sewer with one new six-inch diameter house sewers laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer “means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer.” The section of house sewers within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.
32. All excavations for utility connections/services for the development shall be limited to one street frontage only on Sunnyslope Avenue. The applicant shall restore/reconstruct the frontage as required by the City Engineer. Sunnyslope Avenue restoration, fronting the subject development, shall be a full-width (from gutter to gutter) cold milling and resurfacing of asphalt concrete roadway per Standard Plan S-415. The applicant shall demolish existing and construct all new public improvements along the subject development frontage of Sunnyslope Avenue, including concrete drive approach per Standard Plan S-403; concrete sidewalk per Standard Plan S-421; concrete curb and gutter per Standard Plan S-406. All public improvements shall be completed prior to the issuance of Certificate of Occupancy.
33. The existing street lighting along the Sunnyslope Avenue consists of utilitarian lights (mounted on wood power poles) and, therefore, does not meet present design standards. In order to improve pedestrian and traffic safety, the applicant shall install four (4) new street lights on the frontage of the property, including LED light, conduits, conductors, electrical service (if necessary), pull boxes, and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the City Council, and the location shall be as approved by the Department of Public Works.

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 lights, 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](mailto:pw-permits@cityofpasadena.net) to schedule a street lighting pre-inspection, prior to the issuance of any permits.

34. The existing traffic signal cabinet at the intersection of Sunnyslope and Colorado will need to be upgraded to a 332 cabinet and 2070 controller. This upgraded cabinet will help provide operation integration for new equipment with efficient programmability

and expansion. This includes new conduit and conductors throughout the intersection.

The intersection of Sunnyslope and Colorado traffic signal is currently not connected to the City's Transportation fiber optic communication network. To manage the vehicle traffic, transit information, signal timing, video detection, etc., the intersection will need to install HDPE conduits, pull boxes, fiber splice enclosures, and fiber optic cables from the traffic signal cabinet at Sunnyslope and Colorado; to the south east corner of Walnut and Sunnyslope (where a new traffic signal will be built). For more efficient traffic management, this intersection will require four (4) new video detection cameras, one (1) camera for each approach.

35. 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. The amount of deposit will be based on the current City's General Fee Schedule. Note that 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 public improvements plans and the plan check deposit at least two (2) months prior to the issuance of any building or demolition permits.
36. The applicant shall plant one (1) Chinese Elm tree along the Sunnyslope Avenue frontage and four (4) Paperbark trees along the Walnut Street frontage, the officially designated street tree per the City's approved Master Street Tree Plan. The Department of Public Works will confirm eligible planting sites, and will provide the applicant the location.

Trees planted by the applicant 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. Planting shall include the installation of the following per tree: no less than two tree stakes; one arbor guard; and the use of slow-release fertilizer tablets. The applicant shall contact PNR (626-744-3880) for tree planting approval, a minimum of two (2) months, prior to the issuance of a Certificate of Occupancy.

Trees planted by the applicant must be irrigated by either an existing or a new irrigation system constructed by the applicant. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to PNR for review and approval. Irrigation facilities (main line, valve, pull box, timer, etc.) must be constructed within private property with the exception of the laterals and bubblers. The lateral shall be a minimum of 18" deep, and no above-ground structures are allowed.

Prior to issuance of the Certificate of Occupancy, the applicant shall submit a Tree Guarantee Deposit equal to the cost of all new trees planted to guarantee that newly planted trees are maintained by the applicant for a minimum of three calendar years. Tree maintenance during this period shall include the following: watering no less than once a week; weed removal; reconstruction of tree wells as needed; re-staking as needed; adjustment to grade of any trees that settle; and any other operations needed to assure normal tree growth. The applicant shall replace any newly planted trees which, for any reason, die or whose health is compromised, within the applicant's three-year establishment period. The three-year tree establishment period shall commence on the day that the Certificate of Occupancy is issued. PNR shall inspect all trees planted by the applicant at the end of the three-year establishment period, and if the trees are found to be in good health, the applicant's deposit will be released. If the trees are found to be in poor health, the establishment period may be extended by PNR and the applicant's deposit shall be held accordingly. Said deposit may be included as part of the construction guarantee if applicable, and is subject to partial refund or additional billing

37. In order to ensure that the job site is kept safe and clean and all existing public facilities are protect in place, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of any permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. The deposit may be used for any charges resulting from damage to street trees and for City personnel to review traffic control plans and maintain traffic control. A processing fee will be charged against the deposit.

38. Any existing street tree(s) proposed to be removed are subject to the approval of the Urban Forestry Advisory Committee (UFAC).

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 4' 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.

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.

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.

39. 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://ww5.cityofpasadena.net/public-works/engineering-and-construction/engineering/forms-and-applications/> . 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 arranged by calling 626-744-4195.

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

If you have questions regarding the above conditions and requirements of the ordinances, please contact me at (626) 744-3762 or email [YWu-Bowman@cityofpasadena.net](mailto:YWu-Bowman@cityofpasadena.net).

#### Department of Transportation

40. The project shall pay the corresponding Traffic Reduction and Transportation Improvement Fee (TR-TIF) for the project at the time of Certificate of Occupancy issuance. The TR-TIF is subject to change based on the current General Fee

Schedule at the time of Building Permit issuance. Total payment would be based on the final project square footage at the time of permit approval.

41. The project shall satisfy all Public Works conditions related to the Nina Street vacation.
42. Pursuant to the adopted Street Design Guide, the applicant shall comply with the following:
  - a. The existing Colorado Boulevard paved sidewalk width is 10' in front of the project. The project shall provide a minimum 15' wide paved sidewalk along the project frontage to match the sidewalk width along the rest of the block.
  - b. The existing sidewalk width on Walnut Street is 10'. The project shall provide a minimum 12' wide sidewalk by sidewalk easement along the project's frontage.
  - c. The existing sidewalk width along Sunnyslope Avenue is 10' and shall be maintained. No additional right-of-way dedication or sidewalk easement is required.
43. In accordance with City Ordinance No. 7157, the project is subject to the City's Trip Reduction Ordinance (TRO) requirements. To understand the TDM Plan requirements and associated review fees\* for the report submittal, contact the Mobility, Planning, Engineering, and Operations Division at (626) 744-7526 to arrange a pre-design meeting.  
\* Based on the Current General Fee Schedule. Fees are subject to change.
44. If proposed, any parking driveway entry gate shall be setback a minimum 20' from the property line. The gate must be included on the site plan and approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building).
45. Driveways shall be located a minimum 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).
46. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging & Traffic Management Plan to the Department of Public Works for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way including street occupations, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site.
47. Existing on-street parking conditions and restrictions adjacent to this project shall be maintained during and after construction except by permit.
48. Any project loading/unloading spaces shall be on-site. DOT will not install a loading zone for project use along the public right of way, including the project frontage.

Sunnyslope Avenue, Walnut Street, or Colorado Boulevard shall not be used for product loading and unloading.

This study and conditions have been prepared based on the project scope provided to DOT. An update of the traffic study and its findings might be required if a significant change is made to the project scope, or if additional analysis is requested by the decision makers.

#### Building and Safety Section

49. The project shall include a Construction Manager who will serve as the contact for all construction activity to the City building inspector, City Building Official, City Fire Marshal and members of the public.
50. Demolition of any existing structures shall meet all requirements of the City of Pasadena policy on "Requirement for a Demolition Permit" (Attached).
51. Engineering, Topographical, and Height Surveys shall be provided for grade elevations, property extents, building extents, and height measurements of the building.
52. A certification of the building pad that meet the Engineering Survey and the approved-engineered plans shall be provided.
53. The Structural Engineer-of-Record, or their licensed staff engineer directly involved in the structural design shall be the individuals conducting and providing all structural observation reports.
54. Field verification and a certification report of the electrical system Selective Coordination and Series-Rated System shall be provided. Field verification shall be conducted by the Electrical Engineer-of-Record, or their licensed staff engineer directly involved in the electrical design. The certification report shall be stamped and signed by the Electrical Engineer-of-Record.
55. Field verification and a certification report of the mechanical system air volume, damper system, air balancing and duct leakage shall be provided. Field verification shall be conducted by the Mechanical Engineer-of-Record, or their licensed staff engineer directly involved in the mechanical design. The certification report shall be stamped and signed by the Mechanical Engineer-of-Record.
56. If a boom crane is part of the construction sequencing, then the crane foundation design and structural calculations shall be submitted to the City of Pasadena for approval. This is in addition to the requirements of the State of California Division of Occupational Safety and Health (Cal/OSHA).

57. The operational clearance any construction crane – portable or foundation mounted – shall be provided to the City of Pasadena. The fall zone of transported equipment or construction material shall be included in the document.
58. The project shall show and must demonstrate compliance to the current edition of the California Building Standards Code. As well, all current requirements of the Pasadena Municipal Code, the Electrical Service Requirements of the Pasadena Department of Water & Power, and all other standards of the City of Pasadena.
59. Building Commissioning documentation required by the California Green Building Standards Code shall be submitted as required by Section 5.410.2 of the CALGreen Code. Documentation includes, but is not limited to: Owner's Project Requirements, Basis of Design at the time of Building Permit Application; and the Commissioning Plan at the time of Building Permit Issuance. Other documentation is required during the course of, and at the completion of construction.
60. The project shall show and must demonstrate compliance to Low Impact Development and the Model Water Efficient Landscaping Ordinance.
61. Accessibility requirements of Chapter 11B of the California Building Code shall be met for the project. This may include the parking deck and access to the elevator.
62. Egress from the parking deck shall meet all requirements of Chapter 10 of the California Building Code including travel distance and separation of exits.
63. An oil-separator shall be provided for the Service Bay area, and the Car Wash area.
64. All material, devices, equipment, appliances and products that constitute the construction of the building, and equipment used in the operation of the business shall be tested and listed by a Nationally Recognized Testing Laboratory or entity such as Underwriters Laboratory, International Code Council, International Association of Plumbing and Mechanical Officials, and others as acceptable to the Building Official and Fire Marshal.
65. In addition to the electronic submittal of the plans and documentation, two "half-set" (18-inches by 24-inches) printed hard copy sets shall be provided at the time of plan submittal.

#### Fire Department

66. Plan shall comply with the requirements of 2016 California codes and Pasadena Municipal Code (PMC).
67. Mixed Use and Occupancy: Where a building contains more than one occupancy group, the building or portion thereof shall comply with applicable provision of CBC Section 508.

68. Assembly occupancy: Assembly occupancy shall comply with the requirements of CBC Section 1028.2.
69. High Pile Storage: Storage area with the height greater than 12 feet shall comply with the requirements of CFC
70. Fire Sprinkler System: All new building shall be protected with installation of fire sprinkler system per NFPA13
71. Lot Tie: Building shall not pass through property line unless join together as lot tie. CBC Section 705.
72. Fire Alarm System: New building shall be protected with automatic and manual Fire Alarm System per PMC Section 14.28
73. Electrical Vehicle: In any building or interior area used for charging electric vehicles, electrical equipment shall be installed in accordance with the California Electrical Code. CBC Sec. 406.9
74. Service Garage: Service garage shall comply with the requirements of California Fire Code section 2311.
75. 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.
76. 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.
77. 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.
78. Fire Apparatus Access Road: 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.

79. All access gates across roadways or entrances to facilities shall fail unlocked/open in the event of any loss of power. All access gates and main entrance doors shall have a Know Box or Knox Control Key Switch installed. Obtain Knox Box Applications from the Pasadena Fire Department Permit Desk.

80. Fire Department Fire Sprinkler Connections: Shall be comprised of:

- FDC shall be located a minimum of 25-feet from the building or surface mounted to 2- hours rated wall with no opening within 10 feet and FDC shall be located within 150 feet of a fire hydrant.
- (2) 2-1/2" CLAPPERED internal swivel outlet X 2-1/2" CLAPPERED internal swivel outlet X 4" FDC.
- 4" CLAPPERED internal swivel outlet X 4" FDC.
- Shall be clearly labeled to indicate FDC for Fire Sprinklers and Standpipes.
- A clear dimension of 3-feet shall be maintained around the perimeter of each fire department appliance.
- All fire appliances except for fire hydrants shall be cleaned, primed, and painted fire engine red enamel or krylon.

81. 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.

### Power Division

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

82. Power Infrastructure:

- There are existing 17KV underground distribution facilities in close proximity (located along Colorado Blvd) 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 point for new electrical service is indicated below (street vault V1242).



83. Existing Electrical Services: PWP records indicate a private property transformer vault V8860, two underground services and two overhead services 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).

84. Overhead Power Lines: PWP records indicate two overhead power poles within the proposed development (4319MP, 4352MP) which will need relocation/removal.

- PWP shall relocate any overhead poles & power lines in conflict with proposed development at the expense of the owner/developer.
- Owner/developer shall maintain existing ingress & egress access for overhead poles/lines. Proper clearances between proposed structure and overhead lines must be maintained at all times.

85. Easements:

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

86. 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.

87. 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.

88. Coordination of Electric Service:

- a. 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.
  - \$5,000.00 Deposit.
- b. 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.
- c. 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.

Water Division

89. Water Mains: Pasadena Water and Power (PWP), Water Division can serve water to this project. There are two water mains surrounding this project. There is an 8-inch ductile iron water main In Colorado Boulevard, installed under Work Order 02487 in 2006. This water main is located approximately 44 feet south of the north property line of Colorado Boulevard. There is a 6-inch cast iron water main In Sunnyslope Avenue, installed under Work Order 1094 in 1923. This water main is located approximately 42 feet west of the east property line of Sunnyslope Avenue.

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

91. Water Pressure: The approximate water pressure at this site is 100 - 110 psi

92. Water Service: PWP records reflect a 1-inch domestic service (29172) serving this project. Any change in water service will be reviewed when the building plans are submitted. Any change in service will be installed at actual cost and paid for by the owner/developer. Additionally, if it is determined that a water main must be upgraded due to size, age, pressure deficiencies, and/or the integrity of the existing water main; the upgrade will be paid for by the owner/developer. A deposit will be requested for the water main design and a cost estimate will be provided to the owner/developer for the new water service installations, main design, and main construction. The owner/developer must be aware that the design of a new water main will take 3 to 4 months after the initial deposit is made by the owner/developer. Also, an additional 4 to 6 months will be needed for the construction of the water main after the balance of the estimate is paid in full by the owner/developer. The design and construction estimated time depends on the size and length of the water main and other mains in the queue. For this reason, it is imperative that the initial deposit be submitted promptly.

93. Water Division Requirements:

- Water lines are not permitted to cross lot lines to serve adjoining lots without a utility easement; the Pasadena Water Division shall approve all proposed easements.
- The Water Division will install the service tap, lateral, water meter and designate the distribution main and service tap.
- All services not in use must be abandoned at the distribution main at the applicable rate.
- For subdivided lots with one unit behind the existing, show easement documentation and assessor parcel map showing the subdivision.
- Pursuant to the PWP Water Regulation Section XI 'A water service and meter may be evaluated for its continuing integrity. Should PWP find a service, meter, vault or other appurtenance to be substandard and no longer suitable for continued use, replacement and/or construction of new facilities may be required. PWP may require that a portion or all of the costs of such replacement and/or construction be paid or contracted for by the Applicant or Customer prior to construction.' The property owner is responsible for the replacement cost. All service pipes shall be of suitable capacity as determined by applicable plumbing and fire codes. The minimum sized service installed by PWP is 1-inch.

94. Cross Connection Requirements for Domestic Services:

- All city cross-connection prevention policies must be adhered to. The developer is required to provide back-flow protection at all connections whereby the plan arrangement or configuration could potentially contaminate the domestic water system.
- There shall be no taps between the meter and the backflow assembly.
- The owner/developer shall provide and install an approved double check valve backflow prevention assembly at each water service if more than one water service

serves property. The location of the back-flow prevention assembly shall be above ground within 20-feet of the property line.

- The property owner is responsible for the back-flow prevention assembly. The assembly will be registered and require an annual test certification. All manufacturer warranties shall be transferred upon installation and certification to the property owner.
- The owner/developer is responsible for certifying and testing the assembly after installation by a person that possesses a current and valid license, and must be certified by the County of Los Angeles Department of Health Services.
- The owner/developer shall submit the results of the test to the Water Utility Service Section for approval. Upon approval, the City will maintain domestic water to the property and will automatically register the assembly.
- All water services shall be protected from cross connections by means of approved backflow prevention techniques and assemblies.
- An administrative fee of \$194.00 will be charged for each backflow prevention assembly installed.

#### 95. Cross Connection Requirements for Fire Service:

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

#### Option 1:

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

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

Option 2:

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

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

96. 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.

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

There are two fire hydrants in close proximity to the project site. Fire hydrant 1116-17 is located on the northwest corner of Nina Street and Sunnyslope Avenue. Fire hydrant 1117-7 is located on the southeast corner of Colorado Boulevard and Sunnyslope Avenue.

There is no current fire flow test information available for these hydrants. If you would like to request fire flow test information for these fire hydrants, please contact Marco Sustaita at (626) 744-4498.



## Street Vacation

### 98. Southern California Gas Company

Southern California Gas Company has facilities within the proposed vacation area. There is a gas service line serving the neighboring property located at 2965 East Colorado Boulevard (Pasadena Audi), also owned by the applicant. The service line is connected to a 4-inch mainline on Nina Street. The existing facilities within the proposed vacation area shall be terminated, capped, or abandoned by the applicant. The existing service to Pasadena Audi is deemed not necessary by the applicant and will not require reconnection.

The applicant shall coordinate directly with the Transmission Department of Southern California Gas Company at (818) 701-4546 or [SoCalGasTransmissionUtilityRequest@semprautilities.com](mailto:SoCalGasTransmissionUtilityRequest@semprautilities.com).

### 99. Pasadena Water and Power Department – Water Division:

The Water Division has a 4-inch mainline and four service laterals with meters serving the applicant within the proposed vacation area. The applicant shall abandon the existing water service in the proposed vacation area and/or relocate all facilities if needed in a manner acceptable to the Water and Power Department. The applicant shall coordinate directly with Pasadena Water and Power Department, Water Utility Services Planning at (626) 744-4495.

### 100. Pasadena Water and Power Department – Power Division:

The Power Division has two utility poles with overhead power facilities located on the north side of Nina Street. The applicant shall abandon the existing power facilities in the proposed vacation area and/or relocate all facilities if needed in a manner acceptable to the Water and Power Department. The applicant shall coordinate directly with Mr. William Varsh of Pasadena Power Division at (626) 744-4271 or [wvarsh@cityofpasadena.net](mailto:wvarsh@cityofpasadena.net) or [ESP@cityofpasadena.net](mailto:ESP@cityofpasadena.net).

### 101. Pasadena Department of Public Works:

- a) Street: The existing substandard cross-gutter and two curb ramps at the intersection of Nina Street and Sunnyslope Avenue shall be replaced with continuous concrete curb, gutter and sidewalk per Department of Public Works Standards.
- b) Sewer: There is an existing 8-inch sewer mainline and two manholes in the proposed vacation area. The applicant shall cap and abandon the facilities in a manner acceptable to the Department of Public Works.

- c) Storm Drain: There is an existing catch basin at the east terminus of Nina Street that collects runoff from the proposed vacation area. Upon redevelopment of the proposed vacation area and addition of a standard curb and gutter at the intersection of Sunnyslope Avenue, the existing facility will serve no purpose. The catch basin connects to an 18-inch reinforced concrete pipe within an existing 10-foot wide storm drain easement on the abutting property. The applicant shall cap and abandon all associated drainage facilities in a manner acceptable to the Department of Public Works.
- d) Street Trees: There are 15 street trees in the proposed vacation area. Removal of the trees after the recordation of the final vacation resolution will be subject to private property laws, subject to approval by the Planning and Community Development Department.
- e) Street Light: There is one street light luminaire arm attached to a utility pole on the north side of Nina Street. The applicant is responsible for the removal and salvaging of said street light. The salvaged street light shall be delivered to the City Yards at 233 West Mountain Street. The applicant shall coordinate with Mr. Tony Indolino, Public Works Street Maintenance Division at (626) 744-4770.
- f) Street Signs: There are various regulatory signs on steel poles on both sides of Nina Street. The applicant is responsible for the removal and salvaging of all poles and signs. The salvaged materials shall be delivered to the City Yards at 233 West Mountain Street. The applicant shall coordinate with Mr. Joe Herrera, Department of Public Works at 626-744-4792 or [jherrera@cityofpasadena.net](mailto:jherrera@cityofpasadena.net).
- g) Plans, Design, Review, and Construction Costs: The applicant is responsible for design, preparation of plans, specifications, and any supporting documents and reports. The applicant is also responsible for the construction of all required public improvements and public utility abandonments and relocations that arise as a result of all conditions noted in this report. Plans, supporting documents, reports, and specifications for the above improvements and relocations shall be prepared by an engineer registered within the State of California and shall be reviewed and approved by the Department of Public Works and the corresponding utility agencies.

Upon submittal of the improvement plans, specifications, reports, and supporting documents to the Department of Public Works for review, the applicant shall be required to place a deposit with the Department to cover the costs of plan checking, permit, inspection, and the estimated construction costs. All construction in the public right of way shall be performed under a permit issued by the Department of Public Works. Prior to construction of the improvements, the applicant shall be required to place a deposit with the Department to cover construction inspection.

- h) Condition Satisfaction Contract between the City and the Applicant: A Condition Satisfaction Contract ("Contract") between the City and the applicant will be

reviewed, approved and executed by both parties. The Contract shall outline the applicant's obligations to provide security for performance of the conditions listed in this report. The request for approval of the City entering into a contract with the applicant will be included with the recommendations to the City Council to vacate the subject portion of Nina Street.

Recordation of the vacation resolution with the Los Angeles County Recorder Office will occur only after all conditions of the Contract and in this report have been met to the satisfaction of the City and all affected utility agencies.

- i) The applicant shall be responsible for all costs associated with these conditions. These costs include those for plan checking, permit, inspection, and construction. Unless otherwise noted in this document, all costs will be determined when submittals are received and will be based upon the estimated costs to the Department for the work and on the current City's General Fee Schedule.