

**ATTACHMENT B:
RECOMMENDED CONDITIONS OF APPROVAL
511 SOUTH OAK KNOLL AVENUE
CONCEPT DESIGN REVIEW**

The applicant or the successor in interest shall comply with the following conditions, which shall be subject to review and approval by the Design Commission during Final Design Review:

Design & Historic Preservation

1. Study and refine the integration of the mansard roof forms into the building massing and the application of the proposed brick material (both height and extent) at the front of the building. The brick base material shall be utilized consistently along the entire front façade at a consistent height throughout and shall wrap to the easternmost portion of the north elevation. Study the brick archway feature further to align with the height of the brick on the façade and to review its proportions/thickness in relation to the building overall.
2. Study the treatments and features at the north, south and west elevations and incorporate similar treatments as the front façade, including solid-to-void proportions and bay window features.
3. Plans submitted for Final Design Review shall include details for the proposed Craftsmanship Feature and Building Elements.
4. A tree protection plan prepared by a Certified Arborist shall be incorporated into the plans submitted for Final Design Review and shall include the City of Pasadena Tree Protection Guidelines dated 5/13/19 (see Attachment G). The tree, which shall be protected, is tree number OP1 as shown in the ground floor plan included in Attachment B.
5. All pruning work shall be supervised by the project's arborist to ensure compliance with International Society of Arboriculture (ISA) and American National Standards Institute (ANSI) standards for tree pruning.
6. Pruning shall only occur from October to February to reduce the level of stress placed on the tree by taking advantage of the cooler and wetter weather.
7. Apply a 2- to 3-inch layer of mulch over the soil within the fenced tree protection zone to reduce soil compaction and increase soil health.
8. The applicant shall provide a study from a lighting consultant that demonstrates that lighting levels within the interior corridors along the north, south and west walls of the building will not result in substantial light spillage onto adjacent properties and shall implement the consultant's recommendations as part of the project's lighting design.

Current Planning

9. Certificate of Compliance: Prior to Building Permit approval, a Certificate of Compliance is required for the vacant lot. Pursuant to 17.40.030, no land use permit shall be approved for a proposed project on an undeveloped lot that was created before March 4, 1972, by means other than a Parcel or Tract Map, unless a Certificate of Compliance is first obtained and recorded with the Los Angeles County Recorder.

Please submit the Certificate of Compliance documentation to the Current Planning/Zoning section and complete this process prior to building permit approval.

10. Pursuant to California Code of Regulations Title 23, Waters, Division 2, Department of Water Resources, Chapter 2.7, Model Water Efficient Landscape Ordinance, rehabilitated landscape of 2,500 square feet or greater shall meet the full requirements of the Model Water Efficient Landscape Ordinance. Provide all relevant documentation related to MWELO in pdf form during Building Plan Check to your assigned planner. The Landscape Documentation Package for the Performance Compliance option is attached for your reference. More information is available on the City's website.
<https://ww5.cityofpasadena.net/planning/water-efficient-landscape-ordinance/>

Department of Transportation

11. **Traffic Signal Improvement:** Based on the information provided in the Master Application form, a Local Mobility Traffic Analysis was prepared for this project. The projected queue length for the eastbound left-turn pocket at the study intersection of Lake Avenue and Del Mar Boulevard was found to be unacceptable with the addition of the Project-related traffic. To address this effect on the eastbound left-turn queue, the traffic signal operation will need to be adjusted at the intersection of Lake Avenue and Del Mar Boulevard. The cost of the improvement is \$12,406.
12. **Construction Staging & Traffic Management:** Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging & Traffic Management Plan to the Department of Public Works for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way, including street occupations, parking space relocation agreements, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. Permitted hours for construction may be limited due to construction activities bordering the project site.
13. **Street Design Guidelines:** Pursuant to the adopted Street Design Guide by City Council, the applicant shall maintain a 10' wide sidewalk with 5' min clear walk zone free of any obstructions along the project's frontages on Oak Knoll Avenue.
14. **Driveway Access:** The ramp shall have a minimum width of 18' along the entire length of the ramp to accommodate 2-way traffic on the ramp. The driveway apron width shall match the ramp width. To improve the safety of pedestrians crossing the driveway, the design plans shall indicate a slope of 2 percent or less from the property line to 20' into the property before the start of the ramp slope to improve vehicular sight distance. If a gate will be placed at the parking garage entrance, the gate shall be installed at least 20' back from the property line. Red curb shall be installed on both sides of the two driveways to assist with sight visibility and access. Please contact the Mobility, Planning, Engineering, and Operations Division at (626) 744-8723 for more information and submittal requirements.
15. **Visibility triangle:** Views adjoining both sides of the driveway at the property line shall not be obstructed with landscaping, block wall, or non-porous fencing greater than 2.5' in height.
16. **Parking Permits:** No permanent, on-street, overnight parking permits will be issued to future residents of this project. Future tenants shall be advised by the property

management regarding the unavailability of permanent, on-street, overnight parking permits.

- 17. **Parking:** The layout and required number of parking spaces shall be reviewed and approved by the Planning Department.
- 18. **Tandem Parking:** The plans show tandem parking spaces in the subterranean garage. To avoid any internal vehicular circulation conflict, it is recommended that the residential tandem spaces be assigned to residents of the same address.

In general, DOT does not have a position to permit tandem spaces for the development. The parking layout and number of spaces shall be reviewed and approved by the Planning Department prior to the issuance of a Building Permit.

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- 19. **Traffic Impact Fee:** The Traffic Reduction and Transportation Improvement Fee (Ordinance No. 7076). This fee will apply to all net new residential, retail, industrial, and office developments. For FY 2025, the fees are:

Land Use	Fee (FY 2025)
Multi-family (per dwelling units)	\$4,314.10

Affordable housing projects may receive fee credits with appropriate documentation from the Pasadena Housing Department

Department of Public Works

- 20. 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.

21. The applicant shall demolish existing and construct all new public improvements along the subject development frontage of Oak Knoll 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.
22. Oak Knoll Avenue restoration, fronting the subject development, shall be shall be a full width (from gutter to gutter) 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.
23. 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.
24. In order to improve pedestrian and traffic safety, the applicant shall replace/renovate one streetlight on Oak Knoll Avenue, per the City requirements and current standards. The renovation shall include but not limited to new LED light, conductors, lamp socket, fuse, photo cell, and miscellaneous related parts.

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.

25. 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.
26. 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.
27. To protect existing City trees during construction, the applicant shall fully conform 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/>
28. 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.
29. 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.
30. The applicant shall at minimum provide the following within a designated TPZ: mulching, irrigation, and protective fencing.
31. 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.
32. 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.

33. 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.
34. 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.
35. 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 refundable deposit with the Department of Public Works prior to the issuance of any 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.
36. 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.

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

Building Division

37. 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, California Fire 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.
- Important: **2022 California Codes are currently in effect since January 1st, 2023. New California codes are effective January 1st, 2026.**
- Project needs to determine and document public or non-public funding source on the application and plans and identify applicable Pasadena Building Code Standards and Accessibility Chapter 11A or Chapter 11 B.
- Project must be designed by California Licensed professionals in accordance with California Laws.

38. Site Layout

- Building is proposed on multiple parcels. Any portion of a structure shall not be built beyond the property lines and must comply with setback requirements of the California Building Code. A tract parcel map change is required to maintain the proposed structure on one parcel.
- Building setbacks at all levels are required to be identified for code compliance evaluation.
- Provide emergency back-up power for emergency illumination and elevator accessibility compliance on all floors.

39. 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 group, assessor's parcel number, number of stories, hillside district, fire hazard level of property, type of construction, fire sprinklers, floor area, height, and allowable floor area.
- Egress balconies used for egress purposes shall conform to the same requirements as

corridors for minimum width, required capacity, headroom, dead ends, and projections in accordance with California Building Code section 1021.

40. Building Height and Number of Stories Limits

- Building height limits are restricted to comply with Table 504.3 of the California Building Code and other applicable sections.
- Building number of stories are restricted to comply with Table 504.4 of the California Building Code and other applicable sections.
- Rooftop area use is not clarified with detail on the provided plan set. Further information is required for evaluation of the project. Roof area must comply with the California Building Code for all required access, fall protections, uses, etc.

41. Building Area Limits

- Building area limits are restricted to comply with Table 506.2 of the California Building Code and other applicable sections.
- Basement wall setbacks are not identified with setbacks dimension to the property lines. The project construction process needs to incorporate and reflect actual shoring construction standards and footing dimension to maintain construction entirely on private property. Setbacks below grade may need to be revised based on proposed construction methods.
- Building projections within less than the 5-foot setback must be fire rated and protected in accordance with California Building Code. Projections may be restricted in accordance with California Building Code.

42. 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 on 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-applicationsforms/#informational-handouts>

43. Green Code

- Complete and attach the 2022 CALIFORNIA GREEN BUILDING RESIDENTIAL STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>

44. Property Line Survey Required

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

45. Soils Report Required

- Soils engineer report is required for:
 - All new constructed single and multi-family residential, commercial, and industrial buildings.

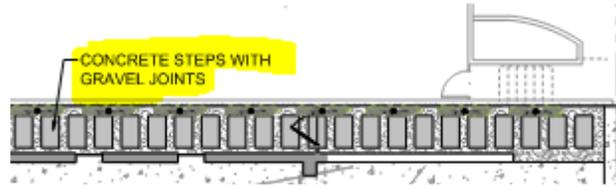
- Second (2nd) story addition to existing one-story building.

46. Grading, Slope Setbacks & Retaining Walls

- Show compliance with City of Pasadena Municipal Code Chapter 14.05 – Excavation and Grading in Hillside Areas and the CBC 2022 Appendix J – Grading with City of Pasadena Amendments.
- Clearly show the cubic yard quantities for excavation (cuts) and fills, and clearly label where site grading or foundation excavations are taking place. A grading permit may not be required per section J103.2 Exemptions.
- This project is subject to LID permitting requirements for modification of more than 5,000 square feet of non-permeable surfaces and structures.
- Setbacks (PMC 14.05.190)
The tops and toes of cut and fill slopes shall be set back from property boundaries as far as necessary and as specified in Section 14.05.180(A) for safety of the adjacent properties and to prevent damage resulting from water runoff or erosion of the soils. The tops and the toes of cut and fill slopes shall be set back from structures as far as is necessary for adequacy of foundation support and to prevent damage as a result of water runoff or erosion of the slopes. Unless otherwise approved by the building official based on recommendations in the approved soil endangering or engineering geology report and shown on the approved grading plan, setbacks shall be no less than shown on Appendix A.
- Retaining walls (PMC 14.05.250). If applicable
 - The cumulative height of retaining walls (existing, new, replacement or combination) built because of cuts or fills pursuant to this chapter shall not exceed 8 feet in height as viewed in the vertical plane. The height of freeboard shall be included in measuring the height of retaining walls.
 - Retaining walls shall be constructed with a minimum of freeboard not to exceed a maximum of 6 inches and designed to prevent drainage from continuing down the slope. Drainage devices should be placed at the top or the bottom of the retaining wall.
 - The maximum height of retaining walls for pools, hot tubs, and similar accessory structures built because of cuts or fills pursuant to this chapter shall not exceed 8 feet in height as viewed in the vertical plane. The height of freeboard shall be included in measuring the height of retaining walls.

47. Means of Egress (Exiting), Natural Light & Ventilation

- Provide and specify operable exterior opening in basements, habitable attics, and every sleeping room with the minimum clear opening requirements for an emergency escape and rescue opening on the plans or schedules.
- Provide a minimum of 8 percent for natural lighting and 4 percent for natural ventilation of the floor area of all habitable rooms/areas.
- Exit access travel distances shall be in compliance with Table 1017.2 of the California Building Code and applicable code sections.
- Areas of Refuge. Every required area of refuge shall be accessible from the space it serves by an accessible means of egress in accordance with California Building Code section 1009.6.
- Emergency path of travel areas must comply with California Building Code and accessibility requirements. Gravel is not an allowed on the required path of travel or accessible routes.



48. 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.

49. Energy

- Submit the current, applicable Multi-Family residential energy documentation using either the “Prescriptive Standard” or the “Performance Standard”. Photocopy form to plans, include the 2022 mandatory measures. Identify and incorporate the energy compliance components on the development renderings and construction documents.
- City Ordinance 7398 requires buildings to be all electric. The ordinance requires the following categories of buildings to be all-electric:
 - Newly-constructed multi-family buildings greater than 3 units.
 - Newly-constructed mixed-use buildings.
 - Newly-constructed commercial buildings.
 - Existing commercial buildings with new additions where the addition adds fifty-percent (50%) or more of the existing square foot area. In such cases, the entire building must convert to complete electrification.

50. Accessibility

- This project is required to comply with Federal and California Accessibility Laws. The project must disclose if the project is recipient of public funding, public property recipient, or associated with any public financial benefit and a statement shall be clearly included on the construction documents plans.
- Projects complying with Chapter 11A shall provide accessible units in accordance with California Building Code section 1102A.
- Parking shall provide accessible parking and public right of way access in according with California Building Code.

51. Required Plans and Permit(s)

- In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, PV systems and grading plans as required.
- Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.
- New ePermitting services. Visit the city website at:
<https://www.cityofpasadena.net/planning/permit-center/permit-center-online/>

PWP

52. Approved with Conditions-Applicant is required to submit the following items to PWP electrical service planning:

- Single Line

- Load Schedule
- CAD Site plan
- application (to be provided)
- Switchboard EUSERC drawings

Submit these items to PWP electrical service planning at esp@cityofpasadena.net or call 626-744-4495 for more information.

Pasadena Water & Power

53. This means that your project is approved to receive a permit for the project from the Pasadena Water Division, however the conditions will need to be addressed before this project will receive an approval on its Final Inspection.
54. Currently this location has a 1 ½-inch domestic copper water service that was installed in 1962. This water service is served from a 6-inch cast iron water main that was installed in 1920 in Oak Knoll Avenue. If fire sprinkler plans are required by the Pasadena Fire Department, Prior to submitting fire sprinkler plans to Pasadena fire department contact the Water Utility Service Section at 626-744-4495 to schedule fire hydrant flow tests to any and all fire hydrants relevant to your project.
55. PWP shall furnish service only to the premises specified in the application. A service connection shall not be used to supply water services to any other parcel of land other than the parcel for which the service connection is assigned. When a lot or parcel of land is provided with a service connection and the parcel is subdivided, the service connection shall be considered as belonging to the lot or parcel of land which it directly enters. No water service can cross lot lines. PWP will not serve water to an address that has multiple parcels. Multiple parcels must be combined before PWP will serve water to that location.
56. All fire sprinkler systems require installation of an approved double check valve backflow prevention assembly at the sprinkler lateral off the domestic system for single family residents and a dedicated fire service for commercial and medium commercial projects. All dedicated fire services must be metered (Water Regulations; Section IX. Fire Services B; page 7).
57. All dedicated domestic water service must have an approved Double Check backflow device, not a Reduce Pressure Principal backflow device.
58. All dedicated irrigation systems must have an approved Reduce Pressure Principal backflow device installed downstream of the water meter.
59. If customers already have or chooses to install more than one water service to one parcel, the customer will need to install an approved double check backflow device downstream of each water meter.
60. Contract service providing the backflow prevention assembly shall contact the Water Utility Services Section to verify assembly approval. PWP approves all backflow assemblies that University of Southern California Foundation for Cross Connection Control and Hydraulic Research approves.

61. The customer is responsible for 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.
62. The customer shall submit the up to date test results of all approved backflow devices installed at this location, including the existing backflow devices. The completed test forms must be hand delivered to the Water Utility Service Planner. Upon approval, the City will maintain domestic water to the property and will automatically register the assembly.
63. All backflow devices new and existing must be registered with the Water Utility Services Planning Section. A one-time administrative fee of \$180.94 will be charged for each back flow prevention assembly installed. All backflow devices must be tested annually.
64. If the water mains do not meet the demand for this project, it will be up to the developer/customer to pay the fees to upgrade the water mains to meet the project's demand.
65. Pursuant to the PWP Water Regulation Section XI, a water service and meter may be evaluated for its continuing integrity. If the existing water service is substandard and no longer suitable for continued use, the property owner is responsible for any replacement costs. All service pipes shall be of suitable capacity as determined by applicable plumbing and fire codes. The minimum size of service installed by PWP is 1-inch.

Fire Department

66. GOVERNING CODES: Comply with the current edition of the California Fire Code and referenced NFPA standards and the Pasadena Municipal Code.
67. FIRE AND LIFE SAFETY PROTECTION SYSTEMS:
 - The installation of a fire sprinkler system complying with the currently adopted California Fire Code, Pasadena Municipal Code, and applicable NFPA standard is required.
 - The installation of a fire alarm system complying with the currently adopted California Fire Code, Pasadena Municipal Code, and NFPA 72 standard is required.
 - A Standpipe system is required in accordance with the California Fire Code and NFPA Standard.
 - Smoke alarms. Provide approved interconnected hardwired smoke alarms, with battery backup, in each sleeping room, areas serving the sleeping rooms and at the top of stairways.
68. Provide emergency and standby power in accordance with the California Building Code and California Fire Code.
69. An Emergency Responder Radio Coverage System shall be provided in accordance with CFC Chapter 5 and as per the City of Pasadena requirements.

70. Provide a Fire Command Center in accordance with CFC Chapter 5, Section 508 & Pasadena Municipal Code.

71. Include plan for compliance with Chapter 33, Fire Safety During Construction, in the building plan set.

72. FIRE ACCESS

- A fire road shall extend into the property so that no portion of the exterior of the structure is more than 150' from the fire road. **Note: Alternative materials and methods of construction proposed by the applicant can be reviewed for consideration. Contact nberry@cityofpasadena.net if additional information is needed.**
- A 5-foot unobstructed firefighter access path is required to all exterior portions of the structure.
- Provide emergency escape and rescue openings in accordance with the California Building and Fires Codes. Provide area around the building for laddering locations (to access all emergency escape and rescue openings to bedrooms) so that the climbing angle does not exceed 75%. **Note:** Group R-2 occupancies constructed of Type I, IIA, Type IIIA or Type IV construction equipped throughout with an approved automatic sprinkler system in accordance with CFC Section 903.3.1.1 (an NFPA 13 compliant systems) are exempt from this requirement.
- Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.
 - i. Aerial apparatus access roads are required to be a minimum of 26' of unobstructed width and clear to the sky, and the proximity to the building shall be not less than 15' and not greater than 30' from the building and shall be positioned parallel to the entire side of the longest side of the building. **Note:** Where approved by the fire code official, buildings of Type IA, IB, or Type IIA construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and having fire fighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.
 - ii. Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Any other obstructions must be shown for Fire Department review and consideration for approval.
 - iii. Stairs are required to extend through the roof for any building over 4 stories in height.

73. FIRE HYDRANTS AND FIRE FLOW Fire Hydrant spacing and fire flow shall be provided in accordance with the California Fire Code and Pasadena Municipal Code.

74. EGRESS

- Egress shall comply with Chapter 10 of the California Building Code and the California Fire code for exit path and means of egress. If delayed egress is

provided on an exit door, the building shall be provided with fire sprinklers and a fire alarm system and meet all criteria for delayed egress.

- A minimum of two means of egress are required from each floor. Additional exits may be required as per the California Building Code.

75. FIRE MASTER PLAN: A Fire Master Plan shall be included in the building plan as part of the architectural plan submittal and shall show compliance with Fire Department access (fire road access, access to roof where required, entry points into building) and laddering location requirements as well as key fire protection system features (i.e. proposed Fire Control room location, FDC location, summary of fire protection systems to be installed under deferred submittals) and other items as required by the Pasadena Fire Department.