

ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL 600 N. ROSEMEAD BOULEVARD CONSOLIDATED DESIGN REVIEW

The applicant or the successor in interest shall comply with the following conditions, which shall be reviewed and approved by staff prior to issuance of a building permit, unless otherwise stated:

Design & Historic Preservation

1. The project shall comply with all Zoning Code requirements except as modified during the design review process or through State Density Bonus Law.
2. Introduce a dimensional projecting band above the fourth floor to better define the Top section of the building. The projecting band may be constructed of stone or pre-cast concrete, which may have a high-density foam interior. Alternatively, a simple projecting band finished in stucco is also an appropriate treatment.
3. The 5th floor of the west (front) elevation is proposed to be recessed 24 inches. Study and incorporate a recessed 5th floor along all elevations of the westerly two building elements to achieve a consistent and differentiated treatment of the top section of the building. If necessary to maintain the required programming, including unit count and/or unit mix/configuration, a reduced recess that is less than 24 inches may be provided along all facades.
4. Continue to explore ways to reduce the height of the concrete wall that encloses the accessibility ramp on the north side of the stairs to achieve an improved pedestrian scale along the public right-of-way and a welcoming design to enhance the entry experience, such as converting the solid concrete wall to an open railing and/or introducing landscape features or planters to soften the appearance of the concrete wall.
5. Restudy the fenestration of the 5th floor (top section of the building), by exploring alternative window pattern/organization/cadence, including size and proportion that is better aligned with the window patterning of the middle section and appear less arbitrary while highlighting and accentuating the top section, as well as the stucco color to be less faded. Additionally, study the width of the grey band at the overhang, lowering the window sill or raising the midband to meet the bottom of the windows and similar design treatments and detailing as appropriate to achieve an improved proportion to the top section. Furthermore, re-examine all junctions where different materials meet to achieve appropriate transitions.
6. The color of the metal awnings and sunshades shall be factory-applied powder coated or similar durable finish. A painted finish shall not be allowed.
7. Restudy the feasibility of achieving a greater than 10 feet front setback for the new building that is consistent or comparable to the 15-foot setback of the existing building in order to improve the quality of the outdoor space and buffer from the street, provided that the increased setback would not reduce the unit count, unit size, or unit mix/configuration that is contrary to the required programming of the project.

8. Reconsider the color of the window frames for the new building other than bronze to be more consistent with the window frame color of the existing building.
9. The required and/or proposed bike storage or bike parking facility for both buildings shall be conveniently located to be accessible and in close proximity to circulation in order to encourage use by residents.
10. A section drawing through the roof/screen and mechanical equipment shall be provided for staff review and approval. Upon review of this section, if it is determined that rooftop equipment will not be sufficiently screened by the parapet wall, a separate screening shall be required of a design and material that is complementary to the building design as determined by staff.
11. Identify the location of the backflow preventer, FDC, and water and gas meters on the site plan and shall be sufficiently screened if visible from the public right-of-way. The backflow preventer shall be screened to the extent possible and permitted by the utility company.
12. The transformers shall be located in underground vaults not above ground on concrete pads, or as required and/or approved by Pasadena Water and Power.
13. Reglets/control joints shall be painted to match the adjoining stucco color and the size of the reglets shall be as small as possible to minimize cracking of the stucco finish. A section detail shall be provided for review. Similarly, determine if the singular vertical control joint on the west elevation is necessary and remove if it is not.
14. Provide details and manufacturer specifications for the vent caps for review and approval.
15. Study the possibility of providing roof drainage internally in the building walls in lieu of exterior scuppers and downspouts to maintain an uninterrupted design on the exterior. If this is found to be infeasible, provide a detail where the downspouts intersect with the horizontal banding proposed to ensure proper installation. If used, downspouts shall be painted to match the color of the adjoining wall.
16. The brick base shall be capped with a projecting rowlock-course brick matching the material used at the base. A detail of the capping for the brick veneer before it transitions to stucco shall be provided for review. Also consider an appropriate treatment to cap the transition between the brick and concrete, such as a concrete cap or similar, at the entrance into the parking garage.
17. Provide manufacturer's specifications for all outdoor furniture and benches, planters, hardscape materials and exterior lighting for review and approval during plan check.
18. Any soffits in the recessed areas on the ground floor shall be painted to match the color of the wall surface above. Additionally, the underside of the second floor above the tucked-in parking spaces shall be treated with a dropped soffit, which shall conceal all piping and conduits and shall be painted to match the color of the wall surface above it.
19. If more than six non-exempt signs are proposed, a Master Sign Plan will be required.

20. All windows shall be recessed a minimum of two inches from the exterior wall plane and shall be specified in the window details.
21. The design and details of all fences and gates shall be consistent and complementary with the building design and provided for review and approval during plan check. Additionally, the design of the fence/gate at the entry portal shall be light and transparent to allow visibility into and out of the courtyard.
22. All metal finishes, such as exterior lighting, metal sunshades/canopies, pergola structures, aluminum storefront system, fences/gates, and railings shall be maintained a consistent color throughout the project.
23. The installation of the brick veneer shall wrap into the openings and corner bricks shall be used to treat the corners.
24. Consider incorporating shade structures at both roof decks to enhance their usability. The material and design shall complement the building design and details shall be provided for review and approval.
25. Consider extending the brick base for the entirety of the north and south elevations. Alternatively, in lieu of brick, consider a closely related color to the brick color for the rear portions of these facades.
26. Restudy the placement of the vents on the front (west) façade and if possible, relocate them to the side or interior façade to maintain a clean and attractive street-facing elevation.
27. Consider integrating exterior lighting on the building, such as at the building primary entry and entries to the units. Exterior lighting fixtures shall be depicted on the elevations and manufacturer's specifications shall be provided for review and approval.
28. Show the landscape lighting design at the roof decks on the lighting plan.
29. The lighting temperature specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures. Replacement lighting elements should be regulated by maintenance staff in the future.
30. Mechanical screening shall be constructed of high-quality materials to complement the building design and shall utilize finishes that appear unified and integrated with the building as a whole.
31. Clarify the material of the windows proposed for the residential units and ensure consistency throughout the plans.
32. All ground-mounted utilities shall be placed in locations that are as hidden as possible from public view and shall be screened.
33. A final landscape and irrigation plan, in compliance with Chapter 17.44 (Landscaping) of the Zoning Code, identifying all remaining and proposed vegetation and trees shall be submitted along with plans for building permit. The plan shall include a mix of plant size and materials. Plant materials shall emphasize drought-tolerant and/or native species.

34. This decision letter, including written responses to each condition indicating how and where they are addressed in the building plans, shall be included in the plans submitted for building permit plan check.
35. An 8' x 8' minimum mock-up panel of the building finishes shall be provided and, shall be reviewed and approved by staff prior to construction and installation.
36. The Design Commission Subcommittee shall review the 8' x 8' mock-up and the applicant's responses to conditions 2-10.
37. This project will be subject to framing, exterior sheathing/lathing, and final site inspection (50%, 75%, and 100% inspection points) and sign-off by staff of the Design & Historic Preservation Section staff to ensure that the project is constructed as approved and specified in the decision letter and that all work is performed consistent with the approved plans.
38. Any changes to the Design Commission-approved design may require submittal and review of an application for Changes to an Approved Project.
39. The project shall comply with the Model Water Efficient Landscape Ordinance and any changes to the proposed landscape design that may be required shall be reviewed and approved by staff prior to issuance of a building permit.

Department of Public Works

40. 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/deposit, associated with processing the license agreement, at least three to four (3-4) months prior to the issuance of any building or demolition permits. An approved license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

A license agreement for shoring requires 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.

41. Some of the existing sidewalk on Rosemead Boulevard adjacent to street trees are substandard in width. The applicant shall dedicate sufficient land to widen the sidewalk in compliance with the current American with Disabilities standards. The applicant shall submit the dedication documents and shall be responsible for all the costs required to complete the dedication. The applicant shall be responsible for all the costs required to complete the dedications. The dedication documents and processing fee/deposit 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.
42. The applicant shall demolish existing and construct the following public improvements along the subject development frontage of Rosemead Boulevard including concrete drive approach per Standard S-403; and concrete sidewalk per Standard Plan S-421. The public improvements shall be completed prior to the issuance of Certificate of Occupancy.
43. Rosemead Boulevard restorations, fronting the subject development, shall be a half width (from the centerline to gutter) cold milling and resurfacing of asphalt concrete roadway per Standard Plan S-415. The work shall be completed prior to the issuance of Certificate of Occupancy.
44. 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.
45. 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 submit fees, per the current General Fee Schedule, to cover the cost of plan

checking and construction inspection of the improvements. Fees shall be paid in accordance with Government Code Section 66007, and a payment contract may be required pursuant to this section. 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 fees at least two (2) months prior to the issuance of any building or demolition permits.

46. Pruning of street trees may be required to facilitate the construction of the project. The work shall be done by the City's crew. The applicant shall be responsible for the cost of pruning the street trees and submit to the Department of Public Works the appropriate fee per General Fee Schedule, for the City crew to prune the street trees.
47. Any proposed removal of public street trees shall be subject to the review and support of the City's Urban Forestry Advisory Committee.
48. 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.
49. To protect existing City trees during construction, the applicant shall fully conformed to the Tree Protection Guidelines signed by the City Manager. The full guidelines is available at the following link: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>
50. 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.
51. 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.
52. The applicant shall at minimum provide the following within a designated TPZ: mulching, irrigation, and protective fencing.
53. 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.

54. 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.
55. 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.
56. 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.
57. In order to ensure that the developer maintains a clean and safe site during the construction phase of development, the applicant shall place a \$10,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/ resurfacing, street trees, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control.
58. 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

Department of Transportation

59. In accordance with City Ordinance No. 7157 and PMC Chapter 10.64, the project is subject to the City's Trip Reduction Ordinance (TRO) requirements.
 - Per the requirements, a Transportation Demand Management (TDM) Plan shall be submitted for review and approval prior to receipt of the Certificate of Occupancy and a review fee of \$2,000 shall be paid prior to the issuance of the first permit for construction (demolition, grading, or building).
 - The plan shall conform to the requirements set forth in PMC Chapter 10.64, including the annual reporting requirement and fee.
 - To understand the TDM Plan requirements and associated review fees for the report submittal, contact the Multimodal Planning Division at (626) 744-6168 for submittal requirements.
 - The review fee is based on the current General Fee Schedule and are subject to change.
60. Pursuant to the adopted Street Design Guidelines, the applicant shall comply with the following:
 - Rosemead Boulevard shall maintain a minimum five-foot (5') walk zone.
61. Driveway approaches shall be located a minimum distance of fifty feet (50') from the curb of any intersecting street. Driveway approaches design shall comply with the latest City of Pasadena standards. Driveway approach locations must be approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building). All required public improvements shall be coordinated

with the City of Pasadena's Department of Public Works. Reference *Public Works Conditions of Approval* for more information.

62. All existing bus zones and transit amenities shall remain in place and protected during and after construction. The existing bus zone will not be relocated without written approval from the Transit Division. Tree wells, streetlights, fire hydrants and other items shall not be placed in the public right of way within bus zone(s) without prior approval. The proposed project shall not interfere with bus operations (this includes, but is not limited to, building overhangs, awnings, landscaping, etc.).
63. Driveway design, width, and clearance shall comply with the minimum requirements specified in PMC Section 17.46.150. The driveway design shall be approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building). Any deviations will have to be approved by the City Traffic Engineer.
64. Driveway visibility shall comply with the minimum requirement specified in PMC Section 17.40.180 & 17.46.170. Please note that the edge of driveway or back of sidewalk may change due to right-of-way dedication, as specified in the Public Realm – Sidewalks condition. Driveway visibility triangle shall be included in plans and be approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building). Any deviations will have to be approved by the City Traffic Engineer.
65. Ramp design shall comply with the minimum requirements as specified in PMC Section 17.46.270. To improve the safety of pedestrians crossing the driveway, the ramp shall have a two percent (2%) or less grade for the first twenty feet (20') from the back of the sidewalk. The ramp design shall be included in the plans and be approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building). Any deviations will have to be approved by the City Traffic Engineer.
66. If proposed, a vehicle entry gate shall be setback a minimum of twenty feet (20') from the back of the sidewalk. The gate shall be included in plans and approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building). Any deviations will have to be approved by the City Traffic Engineer.
67. A parking circulation plan shall be included in the plans and be approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building). Any deviations will have to be approved by the City Traffic Engineer.
68. Any loading/unloading spaces shall be off-street and on-site. A loading zone will not be installed in the public right of way. Off-Street loading shall comply with the minimum requirements as specified in *PMC Section 17.46.260*.
69. The applicant is responsible for the design, preparation of plans and specifications, and construction of all required public improvements. For transportation, such changes

include, but are not limited to, the removal, relocation, and reconstruction of traffic control devices (i.e., longitudinal markings, pavement markings, curb markings, signage, and channelizing devices). All required public improvements shall be coordinated with the City of Pasadena's Department of Public Works. Reference *Public Works Conditions of Approval* for more information.

70. 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 vehicles (delivery, haul) may be limited to the hours between 9:00 AM and 3:00 PM. Reference *Public Works Conditions of Approval* for more information.
71. The Traffic Reduction and Transportation Improvement Fee (Ordinance No. 7076) will apply to all net new residential, retail, industrial, and office developments and is based on the City of Pasadena General Fee Schedule. The fee will be calculated and invoice prior to the issuance of Certificate of Occupancy. The fee per unit is subject to change based on the time of the project completion. Affordable housing projects may receive fee credits.

Fire Department

72. GOVERNING CODES:

Comply with the current edition of the California Fire Code and referenced NFPA standards and the Pasadena Municipal Code.

73. FIRE AND LIFE SAFETY PROTECTION SYSTEMS:

- a. The installation of a fire sprinkler system complying with the currently adopted California Fire Code, Pasadena Municipal Code, and applicable NFPA standard is required.
- b. The installation of a fire alarm system complying with the currently adopted California Fire Code, Pasadena Municipal Code, and NFPA 72 standard is required.
- c. A Standpipe system is required in accordance with the California Fire Code and NFPA Standard.
- d. Provide emergency and standby power in accordance with the current adopted California Building Code, California Fire Code, and Pasadena Municipal Code.
- e. An Emergency Responder Radio Coverage System shall be provided in accordance with the current adopted California Fire Code and Pasadena Municipal Code.
- f. A Fire Command Center is required in buildings greater than three (3) stories above and below grade. The Fire Command Center shall comply with 2025 CFC sections 508.1.1 through 508.1.7. (2026 PMC Chapter 14.28.060).
- g. Include plan for compliance with the current adopted California Fire Code Chapter 33, Fire Safety During Construction, in the building plan set.

74. FIRE ACCESS

- a. 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. Show dimensions on re-submitted plan (on site plan) to demonstrate compliance.
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.
- b. A 5-foot unobstructed firefighter access path is required to all exterior portions of the structure.
- c. 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 (NFPA 13 compliant systems) are exempt from this requirement.
- d. 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.
- e. Stairs are required to extend through the roof for any building over 4 stories in height.

75. FIRE HYDRANTS AND FIRE FLOW

- a. Fire Hydrant spacing and fire flow shall be provided in accordance with the California Fire Code and Pasadena Municipal Code.
 - i. Please provide the construction type for Building A and I will be able to provide the required fire flow information. Currently, Building B requires 2,000 gpm at 20psi for 2 hours. The required number of fire hydrants will also be provided once accurate building information is provided.
 - ii. Plot the locations of the nearest existing and/or proposed fire hydrants. Fire hydrants are required to be within 400' of all portions of exterior walls.

76. EGRESS

- a. Egress shall comply with Chapter 10 of the California Building Code and the California Fire code for exit path and means of egress.
- b. A minimum of two means of egress are required from each floor. Additional exits may be required as per the California Building Code.

77. 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 the fire protection systems to be installed under deferred submittals) and other items as required by the Pasadena Fire Department.

Building & Safety Division

78. 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: **2025 California Codes are currently in effect since 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.

79. SITE LAYOUT

- Building setbacks at all levels are required to be identified for code compliance evaluation.
- Underground setbacks are to be identified in relationship to property lines and other structures.
- Emergency back-up power for emergency illumination, underground buildings, elevators, etc., compliance on all floors as required in accordance with California Building Code section 2702 (2022 Code reference).

80. 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.
- Soils report and evaluation will be required for this project as the site is located on or near liquefaction zones established by the Department of Conservation California Geological Survey.

81. 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.
- Egress balconies are subject to comply with the requirements of California Building Code section 1021.
- 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.
- In buildings four or more stories above grade plane, one stairway shall extend to the roof surface unless the roof has a slope steeper than four units vertical in 12 units horizontal in accordance with California Building Code section 1011.12.

82. BUILDING AREA LIMITS:

- Building area limits are restricted to comply with Table 506.2 of the California Building Code and other applicable sections.
- Parking garage 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.

83. 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-applications-forms/#informational-handouts>

84. GREEN CODE:

- Complete and attach the 2025 CALIFORNIA GREEN (CalGreen) 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>.
- Electric Vehicle Charging and stalls shall be incorporated in the project in accordance with Chapter 4, Division 4.1 of CalGreen requirements by providing Electric Vehicle Charging Stations and Electric Vehicle ready parking stalls.

85. 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 the property line.
- All buildings where specific Zoning Division Variance is issued for approved setbacks, whether newly constructed or altered.

86. 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.

87. GRADING, SLOPES SETBACKS & RETAINING WALLS:

- Show compliance with City of Pasadena Municipal Code Chapter 14.05 – Excavation and Grading in Hillside Areas and the CBC 2025 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.
- 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.

88. MEANS OF EGRESS (EXITING), NATURAL LIGHT & VENTILATION:

- Provide and specify operable exterior opening in every sleeping room with the minimum clear opening requirements for an **emergency escape and rescue opening** on the plans or schedules or applicable exemptions.
- 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.
- Rooftop access stairs must be in compliance with California Building Code chapter 10.

89. 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.

90. 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.

91. 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 according with California Building Code.

92. REQUIRED PLANS AND PERMITS(S):

- In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plan, 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/>