



**CITY OF SOUTH PASADENA  
PLANNING COMMISSION**

**AGENDA  
REGULAR MEETING  
TUESDAY, JUNE 11, 2024 AT 6:30 P.M.**

**AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS  
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

**South Pasadena Planning Commission Statement of Civility**

*As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.*

**NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY**

The South Pasadena Planning Commission Meeting will be conducted in-person from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person – Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/83530439651> **Meeting ID: 8353 043 9651**

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in the following methods below.

- Go to the Zoom website, <https://Zoom.us/join> and enter the Zoom meeting information; or
- Click on the following unique Zoom meeting link:  
<https://us02web.zoom.us/j/83530439651>

<b>CALL TO ORDER:</b>	Chair	Lisa Padilla
<b>ROLL CALL:</b>	Chair	Lisa Padilla
	Vice-Chair	Amitabh Barthakur
	Commissioner	Jason Claypool
	Commissioner	Laura Dahl
	Commissioner	Mark Gallatin
<b>COUNCIL LIAISON:</b>	Mayor Pro Tem	Jack Donovan

#### **APPROVAL OF AGENDA**

Majority vote of the Commission to proceed with Commission business.

#### **DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**

Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

#### **PUBLIC COMMENT GUIDELINES** (Public Comments are limited to 3 minutes)

The Planning Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by one of the following options:

##### Option 1:

Participate in-person at the Council Chambers, 1424 Mission Street, South Pasadena.

##### Option 2:

Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item.

##### Option 3:

Email public comment(s) to [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov). Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on, and
- 3) Submit by no later than 12:00 p.m., on the day of the Planning Commission meeting.



NOTE: Pursuant to State law, the Planning Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Planning Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

## **PUBLIC COMMENT**

### **1. Public Comment – General (Non-Agenda Items)**

## **CONSENT CALENDAR ITEM**

### **2. Minutes from the Regular Meeting of April 9, 2024**

## **PUBLIC HEARING – CONTINUED ITEM**

3. **Project No. 2571-DRX/HDP/VAR/TRP** – A request for Design Review and Hillside Development Permits to construct a new 3,010 square-foot single-family dwelling with an attached 495 square-foot garage at a vacant property located on Peterson Avenue (APN: 5308-031-042). The project site is located within the Southwest Monterey Hills area. The project includes two Variance requests: 1) for building height exceeds the maximum height of 24 feet, and 2) Downhill building walls requirements and a Tree Removal Permit for the proposed removal of two trees. In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures).

Recommendation:

Staff recommends that the Planning Commission continue this item to a future meeting date to be determined.

## **PUBLIC HEARING**

4. **Project No. PLR24-0003** – A request for a Design Review Permit and a Tree Removal Permit for Seven Patios mixed-use development (Project). The Project would involve the demolition of an existing office building and parking lot, construction of a new mixed-use development consisting of 57 residential units, approximately 6,100 sq. ft. of commercial area, and two levels of underground parking for property located at 845-899 El Centro Street (Assessor's Parcel

Number 5315-019-048). The Project includes three (3) townhomes for properties located at 830 and 832 Orange Grove Place (Assessor's Parcel Numbers 5315-019-045 and 5315-019-046). A Tree Removal Permit for the removal of 20 trees. This Project was previously approved by the City Council on March 3, 2021. In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared and adopted by the City Council on March 3, 2021.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution taking the following action:

1. Approving a Design Review Permit and Tree Removal Permit (Project No. PLR24-0003) located at 845-899 El Centro Street and 830-832 Orange Grove Place, subject to the Conditions of Approval.

<b>ADMINISTRATION</b>
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5. Comments from City Council Liaison
6. Comments from Planning Commissioners
7. Comments from Staff

<b>ADJOURNMENT</b>
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8. Adjourn to the Regular Planning Commission meeting scheduled for July 9, 2024.

**PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS**

Planning Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/planning-commission/test-planning-commission-agendas-minutes-copy>

## AGENDA NOTIFICATION SUBSCRIPTION

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing [CityClerk@southpasadenaca.gov](mailto:CityClerk@southpasadenaca.gov) or calling the City Clerk's Division at (626) 403-7230.

### ACCOMMODATIONS



The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

*I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.*

6/6/2024

Date

*Matt Chang*

\_\_\_\_\_  
Matt Chang, Planning Manager



**CITY OF SOUTH PASADENA  
Planning Commission  
Meeting Minutes  
Tuesday, April 9, 2024, 6:30 PM  
Amedee O. "Dick" Richards Jr. Council Chambers  
1424 Mission Street, South Pasadena, CA 91030**

**CALL TO ORDER:**

A Regular Meeting of the South Pasadena Planning Commission was called to order by Chair Padilla on Tuesday, April 9, 2024 at 6:31 p.m. The meeting was held at 1424 Mission Street, South Pasadena, California.

**ROLL CALL:**

**Present:** Chair: Lisa Padilla  
Commissioners: Jason Claypool, Laura Dahl, Mark Gallatin

**Absent:** Vice-Chair: Amitabh Barthakur

**City Staff**

**Present:** Stephanie Cao, Assistant City Attorney  
Matt Chang, Planning Manager  
Dean Flores, Senior Planner  
Braulio Madrid, Associate Planner  
Lillian Estrada, Administrative Secretary

**APPROVAL OF AGENDA:**

**Approved, 4-0.**

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS:**

Commissioner Claypool visited both project sites on tonight's agenda and spoke to a local resident who lives within a 300-foot radius of the Fremont Avenue site. Commissioner Dahl and Commissioner Gallatin visited the Fremont Avenue site. Chair Padilla visited the Fremont Avenue site and the Peterson Avenue site.

**PUBLIC COMMENT:**

1. **Public Comment – General (Non-Agenda Items)**  
None.

**CONSENT CALENDAR ITEM:**

**2. Minutes from the Regular Meeting of March 12, 2024**

**Approved, 4-0.**

**PUBLIC HEARING – CONTINUED ITEM:**

- 3. Project No. 2500-HDP/DRX/VAR/PM/TRE** – The proposed project is for a Hillside Development Permit (HDP) and Design Review Permit (DRX) for the construction of a new 3,214 square-foot, two-story, single-family dwelling along with a Parcel Merger (PM) application of the two existing lots within the Southwest Monterey Hills area, located at 4931 Harriman Avenue (APN: 5312-016-016 & 5312-016-017). The project includes two Variance (VAR) requests: 1) for a side yard setback of five feet in lieu of the required seven feet and six inches, and 2) for an attached garage in front of the main structure. The project includes a Tree Removal Permit (TRE) for the removal of four (4) trees. In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures).

**Recommendation:**

Staff recommends that the Planning Commission continue this item to a future meeting date to be determined.

**Staff Presentation:**

Planning Manager Chang reiterated Staff's recommendation to continue this item to a future meeting date to be determined whereby notification in the newspaper and to the surrounding property owners will be made once again at that time.

**Decision:**

Chair Padilla moved, seconded by Commissioner Dahl, to continue Item No. 3, Project No. 2500-HDP/DRX/VAR/PM/TRE, to a future meeting date to be determined.

Chair Padilla directed Staff to call the Roll:

Commissioner Claypool	Yes
Commissioner Gallatin	Yes
Commissioner Dahl	Yes
Vice-Chair Barthakur	Absent
Chair Padilla	Yes

**Motion carried, 4-0.**

**PUBLIC HEARING:**

4. **Project No. 2571-DRX/HDP/VAR/TRP** – A request for Design Review and Hillside Development Permits to construct a new 3,010 square-foot single-family dwelling with an attached 495 square-foot garage at a vacant property located on Peterson Avenue (APN: 5308-031-042). The project site is located within the Southwest Monterey Hills area. The project includes two (2) Variance requests: 1) for building height exceeds the maximum height of 24 feet, and 2) downhill building walls requirements and a Tree Removal Permit for the proposed removal of two (2) trees. In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15393, Class 3 (New Construction or Conversion of Small Structures).

**Recommendation:**

Staff recommends the Planning Commission adopt a Resolution taking the following actions:

1. Finding the project exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15303 (Class 3).
2. Approve Project No. 2571-DRX/HDP/VAR/TRP, subject to the recommended Conditions of Approval.

**Staff Presentation:**

Associate Planner Madrid gave a PowerPoint presentation.

**Questions for Staff:**

The Commissioners asked several questions, including, but not limited to, concerns regarding height limitations; the Southwest Monterey Hills notification area; the floor area ratio (FAR) calculations; the geology report regarding grading and no-grading options; whether any applications had been received by the Planning Division for other vacant lots in the neighborhood; if requested variances had been approved historically; and why variances for guest parking and setbacks were not requested.

**Applicant's Presentation:**

Architect Yung Kao with The Architect Group gave a presentation on behalf of the property owner.

**Questions for Applicant:**

The Commissioners inquired about the choice of non-grading option; clarification of the measurement of the downhill building walls; control joints; pitched roof; water capture and conveyance; downspouts; possible consideration of solar panels; the

three (3) light fixtures for the exterior; the guest parking area dimensions, natural vegetation percentage requirement, and replacement trees.

**Public Comments:**

Darby Whipple, resident, spoke about the scope of the project and reduction of the FAR.

Angelo Gladding spoke about the selection and placement of the replacement trees.

Scott Sadler, neighbor and homeowner of the property directly south of the property, spoke about limiting the effect on the houses downhill.

Josh Albrektson (via Zoom), resident, spoke about the height limitation and in support of the project.

Dr. Mathias (via Zoom), a resident on Peterson Avenue, expressed concern that construction for a house of this size would preclude access for ingress and egress for emergency vehicles during times of construction.

**Applicant's Rebuttal:**

Architect Kao addressed the landscaping concerns and the questions regarding the height measurement.

**Commissioner Discussion:**

The Commissioners had a robust discussion including using the Hillside Design Guidelines as precedent or point of reference by which this development should be judged in consideration of the two (2) variances; when variances should be approved; the height limit; the landscaping plan; floor area ratio (FAR); setting a precedent at a 50% increase in height; and discussed ways to mitigate some of the height.

The Commissioners also expressed concern that some of the existing homes in the neighborhood used as examples were cited as examples of what not to do in the guidelines.

Planning Manager Chang offered to have Staff to work with the Applicant regarding the massing and house square footage issues and the guest parking concerns.

The Commissioners discussed design details, including the FAR; consideration of higher quality materials; shading devices and other ways the terraces could be more usable to the homeowners, including the rain or rainwater, storm water conveyance, rain coverage at doorways or on the decks and ways to address water intrusion; and consideration of the garage design.

Planning Manager Chang suggested the Commission continue the project to the June 11, 2024 Planning Commission meeting. The Applicant agreed.

Assistant City Attorney Cao recommended that the Chair reopen the public hearing and continue this matter to the June 11<sup>th</sup> date.

**Decision:**

Chair Padilla moved, seconded by Commissioner Dahl, to reopen the Public Hearing and continue this item to the regularly scheduled Planning Commission meeting on June 11, 2024.

Chair Padilla directed Staff to call the Roll:

Commissioner Claypool	Yes
Commissioner Gallatin	Yes
Commissioner Dahl	Yes
Vice-Chair Barthakur	Absent
Chair Padilla	Yes

**Motion carried, 4-0.**

5. **Project Nos. PLR24-0002/CUP24-0001/DRX24-0004** – A request for a Conditional Use Permit for a proposed restaurant and accessory use to serve beer and wine for on-site sale and consumption (Type 41 ABC license) at 702 Fremont Avenue (APN: 5315-002-012). The project includes an Administrative Use Permit for the proposed outdoor dining in conjunction with the restaurant and a Design Review Permit for the proposed wall sign. In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a Categorical Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures).

**Recommendation:**

Staff recommends that the Planning Commission adopt a Resolution taking the following actions:

1. Finding the project exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15303 (Class 3).
2. Approve Project Nos. PLR24-0002/CUP24-0001/DRX24-0004, subject to the recommended Conditions of Approval.

**Staff Presentation:**

Senior Planner Flores provided a PowerPoint presentation.



**Questions for Staff:**

The Commissioners inquired about bike parking; whether customers are permitted to enjoy beer and wine without purchasing food; clarification of the outdoor seat count; and if the restaurant was going to provide table service or a restaurant where you order at the counter.

**Applicant's Presentation:**

Applicant Mimi Ahn introduced herself as one of three (3) women embarking on this project and noted that her mom is Anne of Mike and Anne's. She provided an overview of the project.

**Commissioner Discussion:**

The Commissioners discussed the proposed fencing intended to act as a noise buffer; wall signage; ramps indicated on the plans; the requirement for a grease interceptor; replacement street trees and the landscape plan; loading; trash pickup; bike racks; and parking concerns.

Chris Warren, Architect for the project, addressed the Commission's concerns.

The Commissioners also considered written comments submitted in opposition to the project expressing concerns, including whether the changes proposed to this site were considered modifications to the structure or to the site; the lack of parking; vendors or business deliveries for a *loading only* curb; potential noise from rooftop or exterior equipment; the accuracy of the number of replacement trees and the caliper size of the trees; and the number of employees.

Applicant Ahn remarked that they intend to minimize the number of employees necessary and approximated 5 or 6.

**Public Comments:**

Cecilia and Nick Pyzow, neighbors to the site, spoke in opposition to the project and voiced the need for more housing and remarked it was a great idea in the wrong location. They expressed concern about the noise levels, the parking, and the trash issues.

Odom Stamps, a resident and business owner, spoke in support of the project as a lovely addition to the town.

Sam Hernandez, project contractor, past Commissioner for Public Works Commission, spoke in support of the project.

Chester Kano, an architect and a local resident, spoke in support but thinks the project violates the spirit of the regulations. He remarked there was no community outreach or input available and was surprised by the scale.

Tim Gastony, neighbor, spoke of concerns about the scale and possible expansion to a breakfast, lunch, dinner-type place, landscaping concerns and street parking issues.

Ming Dai, neighbor, loved the rendering of the design, is happy that somebody will occupy the property, but expressed concerns about the traffic, parking and trash pickup.

Josh Albrektson (via Zoom) – local resident, spoke in support of the project.

Rachel Irwin (via Zoom) – neighbor, spoke in support; however, she works from home and is concerned about parking, the scale of the project and noise.

**Applicant's Rebuttal:**

Applicant Ahn responded that they would do their best to address the concerns of the neighborhood and community.

**Commissioner Discussion:**

The Commissioners discussed the hours of operation, noting that the hours cannot be changed without the Applicant revisiting the Commission at another noticed public hearing; the arrangements for employee parking; and consideration of more than one day's trash pickup, depending on need.

They expressed concern about no community outreach as mentioned by one of the commenters and discussed the zoning designation for the area; the possibility of adding bike parking; consideration of a drought tolerant parkway on Fremont Avenue; and insulation of the roof equipment.

The Commissioners applauded the Applicant for adapting this location, restoring the building, and maintaining a residential use in the back.

Based on the Commissioner's discussion, Assistant City Attorney Cao proposed the Commission consider several additional conditions: Condition P25 – Applicant shall install bike parking, subject to review and approval by the Planning Commission Chair and the Public Works Department; P26 – Applicant shall modify landscaping plans to incorporate drought tolerant plants subject to the review and approval by the Planning Commission Chair and Public Works Department; and P27 – Applicant shall install insulation material for roof equipment to minimize noise subject to review and approval by the Planning Commission Chair.

**Decision:**

Commissioner Claypool moved, seconded by Commissioner Dahl, to adopt the resolution as stated in the Planning Agenda Staff Report, amended with the following three (3) additional Conditions of Approval:

- P25 Applicant shall install bike parking, subject to review and approval by the Planning Commission Chair and the Public Works Department.
- P26 Applicant shall modify landscaping plans to incorporate drought tolerant plants, subject to review and approval by the Planning Commission Chair and Public Works Department.
- P27 Applicant shall install insulation material for roof equipment to minimize noise, subject to review and approval by the Planning Commission Chair.

Chair Padilla directed Staff to call the Roll:

Commissioner Claypool	Yes
Commissioner Gallatin	Yes
Commissioner Dahl	Yes
Vice-Chair Barthakur	Absent
Chair Padilla	Yes

**Motion carried, 4-0.**

**ADMINISTRATION**

**6. Comments from City Council Liaison:**

Mayor Pro Tem Donovan provided an overview of the most recent City Council meeting, including consideration of an Ordinance proposing a Zoning Overlay; consideration of charging a fee for use of the golf course to cover City expenses; public reaction to implementation of the City's Slow Streets project; and reopening of the City's newly remodeled batting cages.

**7. Comments from Planning Commissioners:**

Commissioner Gallatin spoke about making a recommendation to the City Council regarding preparation of a staff report reviewing the City's Capital Improvement Plan (CIP) for consistency with the City's General Plan. Assistant City Attorney Cao and Planning Manager Chang provided background for the City's posture historically.

Commissioner Dahl remarked about ways to make it easier for the Commissioners to review material and inquired about the possibility of getting the written materials earlier than at the dais and getting full size plans.

Commissioner Claypool encouraged everyone to attend the SPEF Fundraiser and support the awesome schools here and to start swinging the bat at the batting cages.

Chair Padilla asked about a Work Plan for the year and how the Commission could foresee their priorities related to all the changes with the Housing Element, the General Plan update, and the Downtown Specific Plan. She requested an update at the next meeting of what the Commission's priorities should be and what might be coming up for the Commission to be better prepared and helpful.

Planning Manager Chang remarked that staff will bring this item, Planning Commission Annual Report, to the May Planning Commission meeting to have a further conversation with the Commissioners.

**8. Comments from Staff:**

Planning Manager Chang spoke about the availability of the Commissioners for a potential Planning Commission meeting for April 29. Staff will reach out to the Commissioners.

**ADJOURNMENT:**

**9. Adjournment to the Regular Planning Commission meeting scheduled on May 14, 2024 at 6:30 pm:**

There being no further matters, Chair Padilla adjourned the meeting at 10:14 p.m.

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Lisa Padilla, Chair



## Community Development Department

# Memo

DATE: June 11, 2024

TO: Planning Commission

FROM: Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

PREPARED BY: Braulio M. Madrid, Associate Planner

RE: Item 3. Project No. Project No. 2571-DRX/HDP/VAR/TRP for a request for Design Review Permit, Hillside Development Permit, Variance, and Tree Removal Permit to construct a new single-family dwelling at a vacant property located on Peterson Avenue (APN: 5308-031-042).

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This item was continued from the regularly scheduled April 9, 2024, Planning Commission meeting.

Staff is recommending continuing this item to a future Planning Commission meeting on a date to be determined.



# Planning Commission Agenda Report

ITEM NO. 4

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**DATE:** June 11, 2024

**FROM:** Angelica Frausto-Lupo, Community Development Director

**PREPARED BY:** Matt Chang, Planning Manager  
Braulio M. Madrid, Associate Planner

**SUBJECT:** **Project No. PLR24-0003 – A request for a Design Review Permit and a Tree Removal Permit for Seven Patios mixed-use development (Project).** The Project would involve the demolition of an existing office building and parking lot, construction of a new mixed-use development consisting of 57 residential units, approximately 6,100 sq. ft. of commercial area, and two levels of underground parking for property located at 845-899 El Centro Street (Assessor's Parcel Number 5315-019-048). The Project includes three (3) townhomes for properties located at 830 and 832 Orange Grove Place (Assessor's Parcel Numbers 5315-019-045 and 5315-019-046). A Tree Removal Permit for the removal of 20 trees. This Project was previously approved by the City Council on March 3, 2021. In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared and adopted by the City Council on March 3, 2021.

## **RECOMMENDATION**

It is recommended that the Planning Commission adopt a Resolution (**Attachment 1 – Draft Resolution**):

1. **Project No. PLR24-0003** – Approving a Design Review Permit and Tree Removal Permit (Project No. PLR24-0003) located at 845-899 El Centro Street and 830 and 832 Orange Grove Place, subject to the Conditions of Approval.

## **BACKGROUND**

### *Project Timeline*

On November 17, 2020, the Planning Commission approved project entitlements and adopted a Mitigated Negative Declaration (MND) for Project No. 2171-CUP/DRX/TTM/TRP for a mixed-use development (Seven Patios) consisting of 57 residential units and approximately 6,100 sq. ft. of commercial space located at 845-899 El Centro Street, as well as three (3) townhomes

located at 830 and 832 Orange Grove Place (APNs: 5315-019-045, 5315-019-046, and 5315-019-048).

On November 30, 2020, within the appeal period for the November 17, 2020, Planning Commission meeting, two Councilmembers filed a Request for Review by the City Council (Project No. 2385-RFR), with the City Clerk's Office pursuant to the South Pasadena Municipal Code (SPMC) Section 36.610.

On March 3, 2021, the City Council conducted a duly noticed public hearing and upheld the Planning Commission's decision, adopted the MND and Mitigation Monitoring and Reporting Program for the Seven Patios project, and approved the development, Project No. 2171-CUP/DRX/TTM/TRP. (**Attachment 2 – City Council Resolution No. 7709**). The project included the following entitlements.

Project No. 2171-CUP/DRX/TTM/TRP:

1. **Conditional Use Permit (CUP)** for the development of a mixed-use project consisting of 57 residential units, approximately 6,100 sq. ft. of commercial area in the Mission Street Specific Plan (MSSP) zoning district and two levels of underground parking; and
2. **Design Review Permit (DRX)** for the proposed mixed-use development consisting of 57 residential units and 6,100 sq. ft. of commercial area in the MSSP zoning district and for three (3) two-story Craftsman style townhomes in the Residential Medium (RM) zoning district, totaling 60 residential units; and
3. **Vesting Tentative Tract Map No. 82394 (VTTM)** to consolidate three existing parcels into one land parcel with 60 residential and five (5) commercial condominium airspace parcels to allow individual ownership of the residential and commercial units; and
4. **Tree Removal Permit (TRP)** for the removal of 20 trees (one protected tree).

In February of 2022, the applicant, Burke Farrar from Odyssey Development Services, submitted construction plans to the Building Division for plan check review. In accordance with the SPMC, the plan check review process shall be considered active for no more than 18 months from the date construction plans are submitted (expired August 2023).

On December 28, 2022, pursuant to SPMC Chapter 9 Section 9.1-106.7 Expiration of Plan Check Applications, the Community Development Department approved a one-year extension of the plan check process to December 28, 2023.

On December 12, 2023, the Planning Commission reviewed and considered the time extension requests from the applicant for the VTTM application (Project No. 2593-EXT) as well as the CUP/DRX/TRP application (Project No. 2602-EXT). At the end of the meeting, the Planning Commission approved the time extension requests. **Table 1** shows the expiration dates of the recent extension of entitlements.

**Table 1: Time Extension Approvals**

	VTTM	CUP/DRX/TRP
Expiration Dates	<b>March 3, 2026</b> <b>(to submit Final Map to</b> <b>the City Engineer)</b>	<b>March 3, 2024</b> <b>(to submit plan check to</b> <b>Building Division)</b>

On March 1, 2024, the applicant submitted applications for Design Review and Tree Removal Permits for the construction of a mixed-use project consisting of 57 residential units, three (3) townhome units, approximately 6,100 sq. ft. of commercial area to be reviewed under the vesting rights of the TTM per SPMC Sec. 36.510.120 Vesting Tentative Maps.

### **PROJECT DESCRIPTION**

The proposed project includes the demolition of an existing office building and parking lot and construction of a new mixed-use and residential buildings consisting of residential, retail, and restaurant uses. The project site is approximately 1.61 acres consisting of three (3) parcels located at 845 El Centro Street, 830 and 832 Orange Grove Place, with a common reference of 845/899 El Centro Street (APNs 5315-019-048, 5315-019-045, and 5315-019-046). The project site (outlined in red below) is located within two zoning districts, Downtown Specific Plan (DTSP) and Residential Medium Density (RM), as shown in **Figure 1** below, however the vesting rights of the TTM allows the project to be reviewed under the previous provisions of the Mission Street Specific Plan (MSSP) and Residential Medium Density (RM) as outline in the SPMC Section 36.510.120 Vesting Tentative Maps.

SPMC Section 36.510.120 (E), specifically Subdivision Map Act Section 66498.1 states that:

*When a local agency approves or conditionally approves a vesting tentative map, the approval shall confer a vested right to proceed with development in substantial compliance with the ordinance, policies, and standards described in Section 66474.2.*

Subdivision Map Act Section 66474.2 states that:

*...the local agency shall apply only those ordinance, policies, and standards in effect at the date the local agency has determined that the application is complete pursuant to Section 65943 of the Government Code.*

The previous project (Project No. 2171-CUP/DRX/TTM/TRP) including the vesting tentative map was deemed complete in August 2019. Therefore, the review of this current project (PLR24-0003) will be in accordance with zoning code, policies, and standards as of August 2019.

The project site is surrounded by residential uses to south, east, and west, and non-residential uses to the north. The metro track (Metro A-Line) runs along the east boundary of the project site, creating a buffer between the project site and residential uses to the east.



**Figure 1: Location Map**



The applicant provided a project description as **Attachment No. 3**. The subject project consists of the following applications:

1. **Design Review Permit** for the proposed mixed-use development consisting of 57 residential units and 6,100 square feet of commercial area and for three (3) two-story Craftsman style townhomes totaling 60 residential units; and
2. **Tree Removal Permit** for the removal of 20 trees (one protected tree).

In December 2022, as part of the housing program implementation to streamline housing projects, the Planning Division staff processed a Zoning Text Amendment removing CUP requirement for mixed-use projects. This change does not necessarily eliminate the need for public hearings for projects when a Design Review Permit is required. In January 2023, the City Council approved the Zoning Text Amendment and updated the Zoning Code. In September and October of 2023, the City Council updated the General Plan, created a Downtown Specific Plan (DTSP) replacing the MSSP, and updated Zoning Code to increase residential density and further encourage housing production with by-right (ministerial) process for certain housing projects.

The project proposes approximately 79,860 square-foot structure with 57 residential units, and 6,100 square-feet of multi-tenant commercial space within the MSSP zoning district, now DTSP zoning district. The commercial uses would be located on the ground level fronting El Centro Street and are anticipated to be a mixture of restaurant and retail uses. The residential uses would be comprised of studios, lofts, flats, and townhomes (3 studio units, 16 1-bedroom units, 38 2- and 3-bedroom units). (**Attachment 4 – Project Architectural Plans, Topographic Map, and Conceptual Grading Plan**)

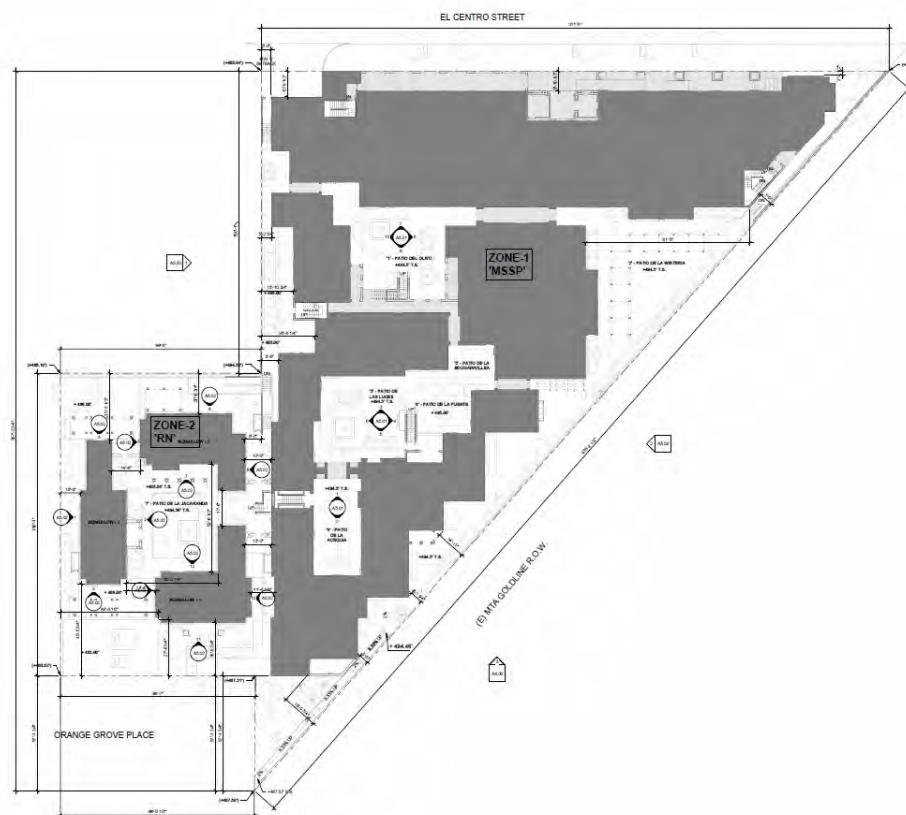
The mixed-use development would be at a maximum height of 45 feet. On-site amenities, including a lobby, gym, bicycle storage, and common open space, would be located within the ground floor of the mixed-use structure.

Within the RM zoning district, the project would be fronting Orange Grove Place. Three, two-story Craftsman style townhomes with two (2) 4-bedroom units and one (1) 3-bedroom unit are proposed on an approximately 0.34-acre area. Each townhome in the RM zone would have a maximum height of 30 feet.

Although the proposed project was slightly modified to reduce the size of the subterranean parking structure, as permitted by AB 2097, the above grade building proposal remains the same in size, bulk, density, amenities, and design styles as the original project approval.

**Figure 2** below shows the proposed site plan. **Figures 3, 4, and 5** are street view renderings of the proposed project.

**Figure 2: Proposed Site Plan**



**Figure 3: Brick Contemporary Style Building on El Centro (Eastern End)**



**Figure 4: Mediterranean Style Building on El Centro (Western End)**





**Figure 5: Craftsman Style Townhomes on Orange Grove Place**



## **PROJECT ANALYSIS**

On December 12, 2023, the Planning Commission approved the extension of the Vesting TTM, now set to expire on March 3, 2026 and extensions for the CUP/DRX/TRP entitlements to expire on March 3, 2024. Since the TTM is a vested map, and the remaining entitlements have expired, the project will require approval of new entitlements for Design Review and Tree Removal Permits. **(Attachment 5 – Vesting Tentative tract Map No. 82394)**

### *General Plan Consistency*

In October 2023, the newly adopted General Plan (GP) and Downtown Specific Plan (DTSP) became effective. One of the subject parcels was rezoned from MSSP to DTSP. A table is provided below to show the previous and current GP and zoning designations of the three subject parcels as shown in **Table 2**.

**Table 2: Change of GP/Zoning Classification**

<b>Property (APN)</b>	<b>Previous GP (1998) /Zoning</b>	<b>Current GP/Zoning</b>
5315-019-048, 845-899 El Centro St.	MSSP / MSSP District B	Mixed-use Core / DTSP
5315-019-045, 830 Orange Grove Pl.	Medium Density Residential / Residential Medium (RM)	Medium Density Neighborhood / Residential Medium (RM)
5315-019-046, 832 Orange Grove Pl.	Medium Density Residential / Residential Medium (RM)	Medium Density Neighborhood / Residential Medium (RM)

As mentioned, due to the vesting rights, the project will be reviewed under the previous General Plan (1998) and MSSP.

The MSSP stated objectives for District B are as follows. 1) “to encourage uses that provide residents and employees within walking distance of the shopping core or nodes and within proximity to the Blue Line (now A Line) station, and 2) “to establish a place for small-scale artisans and other Cottage Industries that serves both local residents and the broader specialty market.” Residential density permitted within the MSSP is regulated through the application of allowable floor area and building heights as allowed under the MSSP. The residential component of the project is at 45 dwelling units per acre which was allowable within the MSSP because the project complies with the allowable floor area ratio and allowable maximum building height.

The proposed mixed-use component of the project implements the objectives and intent of the MSSP “Core Area/District B” as follows:

Development of new ground floor commercial retail uses along El Centro Street with multifamily residential uses located above and behind commercial uses. Placement of commercial retail uses with outdoor open space in front of the retail space designed to accommodate outdoor dining. The proposed project promoted the objectives of the MSSP by placing residential uses above and behind the commercial uses, placing commercial uses and outdoor spaces that will encourage pedestrian and community interaction along El Centro Street and adjacent to the Metro station.

The Medium Density Residential land use designation allows for the development of attached and detached dwellings at a density of 6-14 units per acre, not exceeding two stories, or in combination with single-family dwellings as “bungalow courts.” This designation invites flexibility in site design and unit type. The Medium Density Residential land use category is intended to maintain the character of medium density neighborhoods and to encourage maintenance of existing structures when additional units are added to the Medium Density Residential designation. The project proposes three 2-story Craftsman style townhomes, which equals to a density of 9 dwelling units per acre in the Medium Density Residential land use designation, which is consistent with the previous General Plan. The townhomes comprise of two (2) 4-bedroom units and one (1) 3-bedroom unit on an approximately 0.34-acre area.

### *Zoning Code Compliance*

The project site has two zoning districts, MSSP and RM. The MSSP designates the zoning district for the mixed-used component of the project site as “Core Area/District B,” which is the same as the General Plan land use designation of the site described above.

The RM zoning district allows a variety of housing types, which include single-family bungalow courts, duplexes, triplexes, or other attached or detached single-family dwellings. The RM zoning district is consistent with the Medium Density Residential land use designation of the General

Plan. The proposed project complies with the requirements of the RM zoning district such as setbacks.

The proposed project complies with the zoning requirements established in the MSSP for new mixed-use development as described in **Table 3**, "Development Standards Compliance" and RM development standards as described in **Table 4**.

The MSSP permits development of a floor area ratio (FAR) of up to 1.5 and a maximum building height of 40 feet, plus five (5) for uninhabitable area, for mixed use projects on "bonus sites" in exchange for the provision of public parking within the project at a ratio of one parking space per additional 1,000 square feet of area obtained through application of the bonus site provision.

State Assembly Bill (AB) 2097 went into effect on January 1, 2023, and it states that:

"A public agency shall not impose or enforce any minimum automobile parking requirements on a residential, commercial, or other development project if the project is located within one-half mile of public transit."

The subject properties are located within one-half mile of Metro's A Line transit stop (South Pasadena Mission/Meridian Station). Therefore, the City of South Pasadena is prohibited from imposing nor enforcing minimum auto parking requirements. Although the applicant is allowed to eliminate parking completely, the project has proposed to retain 101 residential and 24 commercial subterranean parking spaces. It is staff's determination that parking provided on-site met the intent and requirements under MSSP as bonus parking spaces. This will allow the project to achieve the maximum FAR and height as permitted by the MSSP. The project has also included a total of 19 indoor and outdoor bicycle spaces.

<b>Table 3: Development Standard Compliance – District B</b>		
<b>STANDARD</b>	<b>ALLOWED/ REQUIRED</b>	<b>PROPOSED</b>
<b>Floor Area Ratio (FAR)</b> Regular = 0.8 FAR With Bonus = 1.5 FAR	Regular: 55,260.50 sf @ 0.8 = 44,208 sf With Bonus: 55,260 sf @ 1.5 = 82,890 sf	1.49 FAR (82,772 sf)
<b>Building Height</b> With Bonus: 40' plus 5'	With Bonus: 45(1)	45'
<b>Front Setback</b>	No greater than 5'	0'
<b>Side Setback</b>	Commercial: 0' Residential on commercial: 0' All Residential: 5'	Commercial: 5' Residential on commercial: 0' Residential: 5'
<b>Rear Setback</b>	15' for Residential	Approximately 35'
<b>Open Space</b>	Open Space: 275 sf/unit (15,675 sf) Courtyard: 15% of site	Open space: 19,170 sf Courtyard: 22% of site (12,184 sf)
<b>Landscaping</b>	Trees: 1 tree per unit – half in 24" box and half in 15-gallon container = 57 trees	Trees: 61 trees
(1) An unoccupied roof of up to 5 additional feet is permitted		

<b>Table 4 - DEVELOPMENT STANDARD – RM Zone</b>		
<b>Lot Size = 14,599 sq. ft.</b>		
	<b>Allowed/Required</b>	<b>Proposed</b>
Lot Coverage	50% (14,599 sq. ft. @ 0.50 = 7,300 sq. ft.)	30% (4,320 sq. ft.)
Floor Area Ratio	50% (14,599 sq. ft. @ 0.50 = 7,300 sq. ft.)	49% (7,224 sq. ft.)
Building Height	35'	30'
Front Setback	20'	20'
Side Setbacks	9'8"	9'8"
Rear Setback	20'	20'

### Design Review

The mixed residential and commercial nature of the proposed buildings is compatible with the surrounding area which contains a mix of commercial, residential, and institutional uses. The project is compatible with the existing streetscape with residential uses above the commercial use, areas for outdoor dining, and storefront facades at the ground level along El Centro Street.

The design of all new buildings proposed as part of the project is consistent with the previous MSSP Design Guidelines, “Section 8.1 Guidelines for new Buildings in Districts A and B.” The MSSP requires that all new buildings located along street frontages maintain the scale, proportions, relationship to the sidewalk and materials that are characteristic of storefront buildings in the area. **(Attachment 7 – Building Materials)**

The design of the new buildings includes storefronts along El Centro Street, which incorporate the architectural elements of other buildings in the area. The eastern portion of the building fronting El Centro Street is more commercial in character in response to the A Line station design as well as other buildings nearby. Figure 6 shows the proposed exterior materials on this eastern building including the use of brick and metal standing seam roof.

**Figure 6: Eastern Building & Materials**



The central entry and the western building are designed in Mediterranean style with a variety of roof forms to reduce its apparent volume and make it visually compatible with nearby buildings. The proposed balcony on the north elevation overhang is approximately 18 inches above the public right-of-way on El Centro Street. The applicant will be required to obtain an encroachment permit for any overhang on the public right-of-way or shift the building onto the property so the balcony does not encroach above the sidewalk.

**Figure 7: Western Building Materials**



Buildings are well articulated with varied roof lines, wall planes, and heights to break up massing. Architectural details and projections such as balconies, porches, covered arcades, detailed corbels, and tiles are provided throughout the project to create visual interests. Aluminum clad wood windows and French doors with traditional divided lites and profiles will be used. Windows for all residential units can be opened to allow for fresh air. **Figure 8** illustrates the North, East, and West elevation.



**Figure 8: Primary Elevations - North, South, East West**



The residential component fronting Orange Grove Place is designed of 2-story Craftsman style, consistent with the existing Craftsman style homes on the street. The project is compatible with the existing character of the surrounding neighborhood and is designed consistent with the development regulations and design guidelines to be attractive, harmonious, and orderly development of the site. **Figures 9 and 10** below illustrate one of the bungalows proposed elevations and building materials.

**Figure 9: Bungalows Elevations**



**Figure 10: Bungalows – Building Materials**



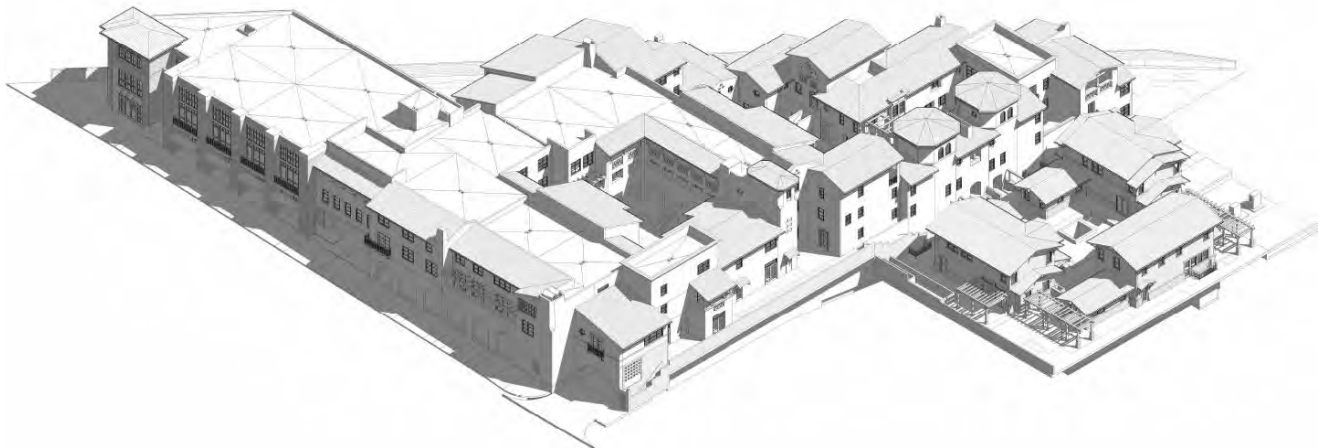
The proposed project is designed to be an amenity for the neighborhood. The project includes ground floor retail commercial uses, including areas for outdoor dining and pedestrian plazas, serving the project's occupants and neighbors. Pedestrian gathering areas are provided within an outdoor dining area adjacent to the track, at the eastern end of El Centro, and through the arcades along the front of the building. The outdoor dining adjacent to the track will be heavily landscaped to create an inviting atmosphere. The project will offer retail and restaurant uses in a walkable environment, while also providing adequate parking.

Residential uses are served by on site common area open space in the form of a central courtyards and paseo courtyard as well as by individual private open space for each dwelling unit in the form of balconies, patios, and terraces.

New buildings are required to incorporate elements of the architectural styles historically found in the area. Buildings are well articulated with varied roof lines, wall planes, and heights to break up massing. Architectural details and projections such as balconies, porches, covered arcades, detailed corbels, and tiles are provided throughout the project to create visual interests. The proposed exterior materials are long-lasting and have reasonable upkeep and maintenance requirements.

With that stated, the project is compatible with the existing character of the surrounding neighborhood and is designed consistent with the development regulations and design guidelines of the MSSP and the Residential Design Guidelines, as it incorporates architectural styles of the existing surrounding neighborhood, and is in compliance with the applicable development standards such as, but not limited to, height limitations, open space, setbacks, and FAR, thereby leading to the attractive, harmonious, and orderly development of the site as envisioned by the previous General Plan. A 3-D model of the entire project proposal can be seen below in **Figure 11**.

**Figure 11: Project 3-D Model**



### *Open Space*

Open space within the proposed project, (**Figure 12**) complies with the MSSP Design Guidelines, Section 8.6.3 “Outdoor Open Space in Residential or Mixed-Use Projects.” Six ground level courtyards totaling 14,592 square feet and ground floor private open space will be provided for the residential component of the project. Decorative tiles, pavers, landscaping, and water features will be provided throughout the courtyards and open space (**Figure 13**). More details of the proposed courtyards are provided in the development plans set.

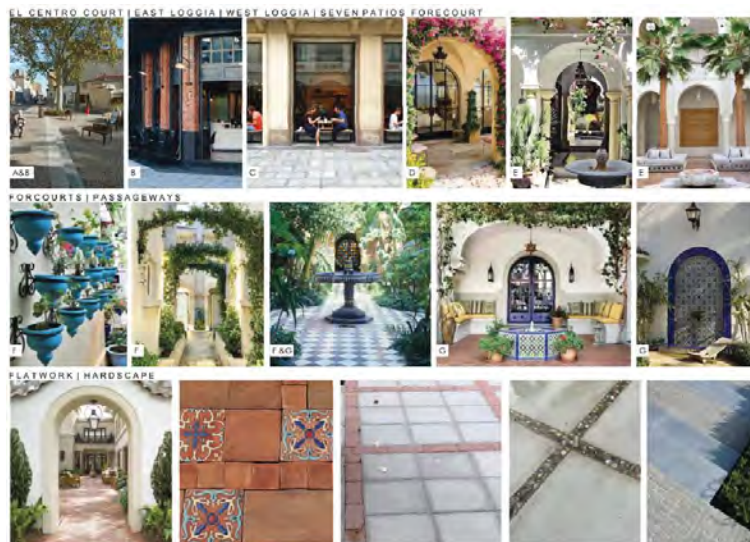


**Figure 12: Courtyards and Open Space**



B

**Figure 13: Design for Courtyards and Open Space**



## Landscape

The tentative landscape plan includes the use of trees, raised planters, planter pots, ground cover, and vines. Conditions are included to require the applicant to submit a final landscape and irrigation plan package as part of the construction plans showing compliance with the City's Water Efficient Landscape Ordinance and installation per the approved landscape plan package.

The MSSP requires the project to provide a total of 57 new trees, of which half must be in 24"-box and half in 15-gallon container. The proposed landscape plan shows planting of 61 trees in the MSSP zone. Overall, the project site would have 47 proposed 24"-box or larger trees and 64 proposed 15-gallon trees. **Figure 14** provides an illustration of the tentative landscape plan.

**Figure 14: Conceptual Landscape Plan**



### *Streetscape*

Six 24"-box Peppermint Willow trees are proposed as street trees along the front of the project site on El Centro Street. The applicant originally proposed five (5) Peppermint Willow trees and to keep the existing Carrotwood tree on El Centro. Staff requested the applicant to replace the Carrotwood tree with another Peppermint Willow tree to create a consistent street tree setting as there are other Peppermint Willow trees on this portion of El Centro Street.

One street tree (American Sweet Gum) on Orange Grove Place is proposed for removal to accommodate a fire truck around access. Three other existing street trees (two Camphor and one Shamal Ash) on Orange Grove Place are proposed to remain. Two new 60"-box Jacaranda trees are proposed on the project site, adjacent to the sidewalk on Orange Grove Place to complement the existing streetscape.

### *Tree Removal Permit*

The proposed project would require the removal of 20 trees with one being a protected tree. **(Attachment 6 – Documents for Tentative Tree Removal)** The project is required to provide the applicable replacement trees for the tree being proposed for removal as listed in 34.12-

5 - Replacement Tree Requirements. The Tree Removal Permit was reviewed by the Public Works Department and has conditioned the project to require a formal tree removal permit.

#### *Access*

Adequate access to the project site is provided by existing roadways and no expansion of these roadways is required for implementation of the project. The design and layout of this infill development project will adequately accommodate the functions and activities proposed for the project site and will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments. The project proposes new ground floor pedestrian oriented commercial retail and restaurant uses, including areas for outdoor dining along El Centro Street, and residential uses above and behind the commercial use.

One driveway on El Centro Street would be provided to access the new parking garage underneath the project. No driveway would be provided on Orange Grove Place.

#### *Public Art Program*

The project is subject to compliance with the Public Art Program pursuant to SPMC Section 36.395. A condition is included to require the applicant to submit a required in-lieu fee payment prior to the issuance of a building permit.

#### *Staff Recommended Expiration Date*

The vested TTM extension of time has an expiration date of March 3, 2026. Staff recommends that the Planning Commission grants the request for Design Review and Tree Removal Permits, subject to the conditions of approval with an extended expiration date to be consistent with the VTTM expiration date, instead of the typical 12-month expiration period.

The entitlements, as conditioned, shall expire on March 3, 2026, without the ability to request for an extension of time for project No. PLR24-0003, as the project no longer complies to the goals, objectives, and policies of the current City's General Plan and Downtown Specific Plan. Staff has made the determination that this is a reasonable amount of time for the applicant to diligently pursue the filing of a Final Map, Plan Check process, and any other required submittals to maintain the vested entitlement rights of the project.

The applicant will need to submit the development plans to the Building Division by March 3, 2026 to avoid expiration of the entitlements. Once the applicant submits the plans to the Building Division, the applicant would need to obtain a building permit for the development within 18 months of the submittal date.

### **ENVIRONMENTAL ANALYSIS**

In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared. The City Council adopted the MND and Mitigation Monitoring and Reporting Program on March 3, 2021. A Notice of Determination was recorded with the Los

Angeles County Recorder. No further environmental review is required for this project since the project scope remains unchanged.

### **STAFF RECOMMENDATION**

Based on the above analysis, staff recommends that the Planning Commission adopt a Resolution for:

1. **Project No. PLR24-0003** – Approving Design Review and Tree Removal Permits for the construction of a mixed-use project (Seven Patios), subject to the conditions of approval.

### **ALTERNATIVES TO CONSIDER**

If the Planning Commission does not agree with staff's recommendation, the following options are available:

1. Approve the project as is or with modified condition(s) added or removed and provide findings; or
2. Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. Deny the project if it finds that the project does not meet the intent of the City's requirements.

### **PUBLIC NOTIFICATION**

A Public Hearing Notice was published on May 31, 2024, in the *South Pasadena Review*. Hearing notices were sent to all properties within a 300-foot radius on May 30, 2024. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, and the posting of the same agenda and reports on the City's website.

### **ATTACHMENTS**

1. Draft PC Resolution No. 24-  
Exhibit A: Conditions of Approval
2. City Council Resolution No. 7709
3. Applicant's Project Description
4. Project Architectural Plans, Topographic Map, and Conceptual Grading Plan
5. Vesting Tentative Tract Map No. 82394
6. Documents for Tentative Tree Removal
7. Building Materials

## **ATTACHMENT 1**

Draft PC Resolution No. 24-



**P.C. RESOLUTION NO. 24 -**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PLR-24-0003 A REQUEST FOR A DESIGN REVIEW PERMIT AND A TREE REMOVAL PERMIT FOR SEVEN PATIOS MIXED-USE DEVELOPMENT (PROJECT). THE PROJECT WOULD INVOLVE THE DEMOLITION OF AN EXISTING OFFICE BUILDING AND PARKING LOT, CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT CONSISTING OF 57 RESIDENTIAL UNITS, APPROXIMATELY 6,100 SQ. FT. OF COMMERCIAL AREA, AND TWO LEVELS OF UNDERGROUND PARKING FOR PROPERTY LOCATED AT 845-899 EL CENTRO STREET (APN 5315-019-048). THE PROJECT INCLUDES THREE (3) TOWNHOMES FOR PROPERTIES LOCATED AT 830 AND 832 ORANGE GROVE PLACE (APNS 5315-019-045 AND 5315-019-046). A TREE REMOVAL PERMIT FOR THE REMOVAL OF 20 TREES. THIS PROJECT WAS PREVIOUSLY APPROVED BY THE CITY COUNCIL ON MARCH 3, 2021. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), A MITIGATED NEGATIVE DECLARATION (MND) WAS PREPARED AND ADOPTED BY THE CITY COUNCIL ON MARCH 3, 2021.**

**WHEREAS**, on November 17, 2020, the Planning Commission conducted a duly noticed public hearing, at which time public testimony was taken concerning the Seven Patios project (Project No. 2171-CUP/DRX/TTM/TRP), a mixed-use development of 57 residential units and approximately 6,100 square feet of commercial space and three townhomes, as well as the Initial Study (IS), Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the project. The subject properties were zoned Mission Street Specific Plan (MSSP) and Residential Medium (RM) zoning districts and had General Plan land use designations of MSSP and Medium Density Residential. At the end of the hearing, the Planning Commission adopted the MND prepared for the project and approve Project No. 2171-CUP/DRX/TTM/TRP; and

**WHEREAS**, on November 30, 2020, within the appeal period for the November 17, 2020, Planning Commission meeting, two Councilmembers filed a Request For Review by the City Council (Project No. 2385-RFR), with the City Clerk's Office; and

**WHEREAS**, on March 3, 2021, the City Council conducted a duly noticed public hearing and upheld the Planning Commission's decision, adopted the MND and Mitigation Monitoring and Reporting Program for the Seven Patios project, and approved the development project (Project No. 2171-CUP/DRX/TTM/TRP) subject to the conditions of approval, as stated in the City Council Resolution No. 7709; and

**WHEREAS**, in February 2022, the applicant submitted construction plans to the Building Division for plan check review. The plan check review process is considered active for no more than 18 months from the date construction plans are submitted; and

**WHEREAS**, on December 28, 2022, the Community Development Department approved a one-year extension of the plan check process to December 28, 2023; and

**WHEREAS**, on December 12, 2023, the Planning Commission reviewed and considered the time extension requests from the applicant for the VTTM application (Project No. 2593-EXT) as well as the CUP/DRX/TRP application (Project No. 2602-EXT). At the end of the meeting, the Planning Commission approved the time extension requests for VTTM to March 3, 2026 and CUP/DRX/TRP to March 3, 2024; and

**WHEREAS**, on March 1, 2024, the applicant submitted Design Review (DRX) and Tree Removal Permits (TRP) to request approval of the DRX/TRP entitlements; and

**WHEREAS**, the project has a vesting tentative map and the review of this project will be in accordance with the vested development right and zoning code as of August 2019; and

**WHEREAS**, on May 31, 2024, the City of South Pasadena Planning Division published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law. Hearing notices were sent to all properties within a 300-foot radius on May 30, 2024; and

**WHEREAS**, the South Pasadena Planning Commission held a duly noticed public hearing on June 11, 2024, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. PLR24-0003 to consider the development of a previously approved mixed-use development, located at 845-899 El Centro Street and 830 and 832 Orange Grove Place.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**SECTION 1: ACKNOWLEDGEMENTS**

The foregoing recitals are true and correct and are incorporated and made an operative part of this resolution.

**SECTION 2: ENVIRONMENTAL REVIEW FINDING**

In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared for the previously approved project. The City Council adopted the MND on March 3, 2021. A Notice of Determination was recorded with the Los Angeles County Recorder. No further environmental review is required for this project since the project scope remains unchanged.

**SECTION 3: DESIGN REVIEW PERMIT FINDINGS**

Based upon the entire record made available at the June 11, 2024, Planning Commission

meeting, including the public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission finds and determines that the proposed project is consistent with all applicable findings for approval of request for the associated entitlements of this project. The Planning Commission makes the following findings as required by SPMC section 36.410.040(D):

**1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);**

The General Plan land use designation for the project site is Downtown Specific Plan (DTSP). However, the project was previously approved under the Mission Street Specific Plan (MSSP) with a designation of "Core Area/District B" and Medium Density Residential due to the vesting right of the TTM. The MSSP stated objectives for District B are as follows.

1) "to encourage uses that provide residents and employees within walking distance of the shopping core or nodes and within proximity to the A Line station, and 2) "to establish a place for small-scale artisans and other Cottage Industries that serves both local residents and the broader specialty market." Residential density permitted within the MSSP is regulated through the application of allowable floor area and building heights as allowed under the MSSP. The residential component of the project is at 45 dwelling units per acre which was allowable within the MSSP because the project complies with the allowable floor area ratio and allowable maximum building height.

The project consisting of 57 residential units, three (3) townhome units, approximately 6,100 sq. ft. of commercial area. The proposed mixed-use component of the project implements the objectives and intent of the MSSP "Core Area/District B" as follows:

- Development of new ground floor commercial retail uses along El Centro Street with multifamily residential uses located above and behind commercial uses.
- Placement of commercial retail uses with outdoor open space in front of the retail space designed to accommodate outdoor dining.

The proposed project promotes the objectives of the MSSP by placing residential uses above and behind the commercial uses, placing commercial uses and outdoor spaces that will encourage pedestrian and community interaction along El Centro Street and adjacent to the Metro station.

The Medium Density Residential land use designation allows for the development of attached and detached dwellings at a density of 6-14 units per acre, not exceeding two stories, or in combination with single-family dwellings as "bungalow courts." The project proposes three 2-story Craftsman style townhomes, which equals to a

density of 9 dwelling units per acre in the Medium Density Residential land use designation, which is consistent with the previous General Plan.

- 2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;**

Adequate access to the project site is provided by existing roadways and no expansion of these roadways is required for implementation of the project. The design and layout of this infill development project will adequately accommodate the functions and activities proposed for the project site and will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments. The project proposes new ground floor pedestrian oriented commercial retail and restaurant uses, including areas for outdoor dining along El Centro Street, and residential uses above and behind the commercial use. Although the project could have eliminated all subterranean parking, as permitted by AB 2097, the project proposes to provide a total of 125 bonus vehicle parking spaces in exchange for the use of the bonus provisions for FAR and a maximum building height.

Proposed parking is adequate to serve the project. All the parking spaces are provided within a 2-level subterranean garage. Access to the parking garage is provided from El Centro Street, with no automobile access on Orange Grove Place to not affect traffic on Orange Grove Place.

- 3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this section and the General Plan; and**

The project is compatible with the existing character of the surrounding neighborhood and is designed consistent with the development regulations and design guidelines of the MSSP and the Residential Design Guidelines as it incorporates architectural styles of the existing surrounding neighborhood, and is in compliance with the applicable development standards such as, but not limited to, height limitations, open space, setbacks, FAR, lot coverage, and open space requirements, thereby leading to the attractive, harmonious, and orderly development of the site as envisioned by the previous General Plan.

The design of the new buildings includes storefronts along El Centro Street, which incorporate the architectural elements of other buildings in the area. The eastern portion of the building fronting El Centro Street is more commercial in character to response to the A Line station design as well as other buildings nearby. Exterior materials on this eastern building include the use of brick and metal standing seam roof. The central entry and the western building are designed in Mediterranean style

with a variety of roof forms to reduce its apparent volume and make it visually compatible with nearby buildings.

The residential component fronting Orange Grove Place is designed of 2-story Craftsman style, consistent with the existing Craftsman style homes on the street. The project is compatible with the existing character of the surrounding neighborhood and is designed consistent with the development regulations and design guidelines to be attractive, harmonious, and orderly development of the site.

**4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.**

The proposed project is designed to be an amenity for the neighborhood. The project includes ground floor retail commercial uses, including areas for outdoor dining and pedestrian plazas, serving the project's occupants and neighbors. Pedestrian gathering areas are provided within an outdoor dining area adjacent to the track, at the eastern end of El Centro, and through the arcades along the front of the building. The outdoor dining adjacent to the track will be heavily landscaped to create an inviting atmosphere. The project will offer retail and restaurant uses in a walkable environment, while also providing adequate parking. The project is conditioned to provide an open air courtyard for public retail users.

Residential uses are served by on site common area open space in the form of a central courtyards and paseo courtyard as well as by individual private open space for each dwelling unit in the form of balconies, patios, and terraces.

Such as the proposed project, new buildings are required to incorporate elements of the architectural styles historically found in the area. Buildings are well articulated with varied roof lines, wall planes, and heights to break up massing. Architectural details and projections such as balconies, porches, covered arcades, detailed corbels, and tiles are provided throughout the project to create visual interests. Aluminum Cad-Wood windows and French doors with traditional profiles will be used. Windows for all residential units can be opened to allow for fresh air.

**SECTION 4: TREE REMOVAL PERMIT**

The proposed project will require the removal of 20 trees (one protected tree). The proposed landscape plan shows the planting of 61 trees in the MSSP zone, which exceeds the requirement. Overall, the project site would have new 47 24"-box or larger trees and 64 15-gallon trees. The Tree Removal Permit was reviewed by the Public Works Department and was recommended for approval to the Planning Commission, subject to conditions attached hereto as Exhibit "A".

### **SECTION 5: RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

### **SECTION 6: DETERMINATION**

Based upon the findings outlined in Sections 2 and 3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves Project No. PLR24-0003 for a previously approved mixed-use development (Seven Patios), for the construction of a new mixed-use development consisting of 57 residential units, approximately 6,100 sq. ft. of commercial area, two levels of underground parking, and three (3) townhomes for properties located at 845-899 El Centro Street and 830 and 832 Orange Grove Place, subject to the approved Conditions of Approval attached hereto as Exhibit "A".

### **SECTION 7: APPEALS**

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with an appropriate appeal fee, no later than (15) days, following the date of the Planning Commission's final action.

### **SECTION 8: CERTIFICATION OF THE RESOLUTION**

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 11<sup>th</sup> day of June 2024.

**PASSED, APPROVED, AND ADOPTED** this 11<sup>th</sup> day of June 2024 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Lisa Padilla, Planning Commission Chair

**ATTEST:**

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Mark Gallatin, Secretary to the Planning Commission

## **EXHIBIT “A”**

### Conditions of Approval



**EXHIBIT “A”  
CONDITIONS OF APPROVAL  
PROJECT NO. PLR24-0003**

**Seven Patios Mixed-Use at 845/899 El Centro Street, 830 Orange Grove Place, and  
832 Orange Grove Place (APNs: 5315-019-045, 5315-019-046, and 5315-019-048)**

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**PLANNING DIVISION**

**General Conditions**

- P1. The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Planning Commission on June 11, 2024:
- a. **Design Review Permit** for the proposed mixed-use development consisting of 57 residential units and 6,100 square feet of commercial area with associated parking in the Mission Street Specific Plan (MSSP) zoning district and for three (3) two-story townhomes in the Residential Medium (RM) zoning district; and
  - b. **Tree Removal Permit** for the removal of 20 trees (one protected tree).
- P2. This approval and all rights hereunder shall terminate on March 3, 2026 unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. All appropriate permits issued by the South Pasadena Public Works Department and Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the project site.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Planning Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P7. Any proposed revision to the approved plans shall require review and approval by the Community Development Department prior to construction.

- P8. The applicant shall pay for all applicable City development impact fees, and all other public agency fees including plan review and permit fees.
- P9. Windows for the commercial restaurant and retail spaces shall be clear glass and remain unobscured at all time.
- P10. Any proposed block walls or fencing shall be in compliance with applicable development standards as required by the SPMC Section 36.300.050 - Walls, Fences and Hedges.
- P11. Sale of alcohol for on-site consumption, including service to outdoor dining areas shall require a separate approval pursuant to the South Pasadena Municipal Code and applicable Specific Plan at time of submittal.
- P12. Prior to operation of any outdoor dining area, the applicant shall provide the following information to the Community Development Director for review and approval:
  - a. Application for Al Fresco Outdoor Dining Program
  - b. A detailed site plan and elevations showing the boundary, pedestrian access, and railing design for the outdoor dining area for each tenant.
  - c. Required stanchions in compliance with ABC Department for any type of outdoor consumption of alcohol.
  - d. Outdoor dining furniture.
  - e. A statement of operation that includes, but not limited to, hours of operation and any proposed amplified sound in the outdoor dining area.

### **Notes on Construction Plans**

The following conditions shall be noted on the construction plans and the contractor shall be responsible to implement and monitor compliance with these conditions:

- P13. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
  - a. Construction vehicles shall not be parked or stored on Orange Grove Place and Orange Grove Avenue (between Mission Street and Monterey Road).
- P14. The hours of all construction activities shall be limited to the following: 8:00 am and 7:00 pm Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.
- P15. During construction, the clearing, grading, earth moving, excavation operations, or transportation of cut or fill materials that cause fugitive dust emissions shall be controlled by

regular water or other dust preventive measures using the following procedures:

- a. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to the maximum extent feasible to prevent fugitive dust; and
- b. All material excavated or graded shall be sufficiently watered to prevent dust from leaving the construction area and to create a “crust” after each day’s activities ceases. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
- c. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent fugitive dust;
- d. All area of vehicle movement shall be water appropriately to prevent dust from leaving the construction site;
- e. Soil stockpiles for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation;
- f. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads; and
- g. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.

P16. The applicant and the applicant’s construction manager shall participate in a pre-construction meeting with the City of South Pasadena Planning and Building Divisions, and Public Works Department, to ensure all parties involved understand and implement appropriate construction measures and practices as required by the City, are aware of when construction will occur, what to expect, and to identify potential conflicts to eliminate otherwise unanticipated problems prior to the start of grading.

P17. The use of large vibratory rollers within 20 feet of off-site buildings are prohibited; only use small static wheel rollers or asphalt rollers within 20 feet of off-site buildings are allowed.  
(*Mitigation Measure MM NOI-1*)

- P18. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project site while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource”, time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources. (*Mitigation Measure MM TR-2*)
- P19. Per Public Resources Code Sections 21083.2(b) for unique archaeological resources, preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All tribal cultural resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe, local school, or historical society in the area for educational purposes. (*Mitigation Measure MM TR-3*)
- P20. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed. (*Mitigation Measure MM TR-4*)
- P21. Upon discovery of human remains, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). (*Mitigation Measure MM TR-5*)

- P22. If the Gabrieleno Band of Mission Indians-Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. (*Mitigation Measure MM TR-6*)
- P23. Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the project footprint for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.
- P24. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. (*Mitigation Measure MM TR-7*)
- P25. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The qualified archaeologist shall ensure that all other personnel are appropriately trained and qualified. (*Mitigation Measure MM TR-8*)
- P26. Construction activities affecting traffic and parking shall cease, starting at 2:00 p.m. to allow setup and operation of the weekly Thursday Farmers Market.

P27. Alternative pedestrian access shall be provided on and through the project site if the existing sidewalk is not available for public use during construction. The alternative pedestrian access shall be approved the City prior to closing the public sidewalk.

### **Prior to Issuance of Grading Permit**

P28. Community Development and Public Works Departments. The construction management plan shall include, but not be limited to:

- a. A proposed haul route and location of a proposed off-site construction staging area where project construction workers and/or subcontractors will park and equipment will be stored. Equipment and construction staging area shall be located away from adjacent residential uses. Any construction activity that may require closing public roadways shall be identified and mitigation identified as part of the staging plan. The applicant shall obtain input from Public Works Department to identify haul route and staging area. The applicant shall provide notification of at least 48 hours prior to any road closure to all affected property owners.
- b. Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.) to the extent feasible. (*Mitigation Measure REC NOI-1*)
- c. A plan for dust control techniques to be implemented during project construction which shall include, but not be limited to, plans for daily watering of the construction site, limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas.
- d. A traffic control plan for the duration of the construction prepared by a licensed civil engineer for approval by the City Engineer. The applicant shall notify businesses, residents impacted by any parking restrictions, road closure, and any off-site staging areas during construction.
- e. A list of construction equipment, fixed or mobile, showing that all equipment will be equipped with properly operating and maintained mufflers and other State-required noise attenuation devices. (*Consistent with Mitigation Measure REC NOI-1*).
- f. Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. (*Mitigation Measure REC NOI-1*)
- g. A plan for limiting the number of noise-generating, heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the project site to no more than one or two pieces of heavy-duty, off-road equipment to reduce construction noise levels.
- h. At least two 24" x 36" signs, legible at a distance of 50 feet, shall be posted at the project site (one sign per street frontage) and shall contain the following information (*Consistent with Mitigation Measure REC NOI-1*):
  - i. Indicate the dates and duration of construction activities.
  - ii. A construction manager (name and telephone number) responsible for maintaining the public right-of-way and project site during all stages of construction until the project is completed.

- iii. A 24-hour emergency contact person (name and a telephone number) where residents and affected public stakeholders can inquire about the construction process and register complaints. This person shall also be responsible for responding to any complaints about construction noise or activities associated with this project, and shall notify the City to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City. All complaints shall be addressed within 24 hours and the person registered the complaint shall be notified of the resolution.

P29. Documentation certifying that property owners and occupants located within 200 feet of the project boundary were sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. (*Consistent with Mitigation Measure REC NOI-1*)

P30. The applicant shall demonstrate to the satisfaction of the Director of Public Works that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools. (*Consistent with Mitigation Measure REC NOI-1*)

P31. Applicant shall provide proof to the Community Development Department that the contractor would not use large vibratory rollers within 20 feet of off-site buildings, and/or would only use small static wheel rollers or asphalt rollers within 20 feet of off-site buildings. (*Mitigation Measure MM NOI-1*)

P32. Applicant shall provide a signed contract with a tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact List for the area of the project location. This list is provided by the NAHC. The contract shall include the following (*Mitigation Measure MM TR-1*):

- a. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area.
- b. The tribal monitor/consultant shall complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified.
- c. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the tribal representatives and monitor/consultant have indicated that the project site has a low potential for impacting tribal cultural resources.

P33. Applicant shall provide documentation to the Community Development Department demonstrating coordination and/or approval from Metro and the California Public Utilities Commission about the proximity of the light rail facilities and the at-grade crossing.

**Prior to issuance of Building Permits**

- P34. The applicant shall provide photographs to Planning, Building, and Public Works Departments illustrating that proper construction fencing is installed and signs describing construction and noise disturbance coordinator contact information are posted at the construction site.
- P35. The applicant shall submit final landscape and irrigation plans showing compliance with state law and the City's Water Efficient Landscape Ordinance (SPMC Section 35.50), for approval by the Community Development Department. The final landscape plans shall provide, but not limited to the following:
- a. Screening of all above ground equipment from public view in compliance with SPMC section 36.300.070 - Screening and section 36.300.080 - Mechanical Equipment.
  - b. Enlarge the existing tree wells on El Centro to 25 square feet and install tree grates. Tree grates shall be of either metal or cast-iron construction and approved by the City prior to installation.
  - c. Replace the existing Carrotwood tree on El Centro with Peppermint Willow to create a consistent streetscape.
  - d. Incorporate the Tree Removal Permit conditions listed below.
- P36. The applicant shall submit an outdoor lighting plan showing adequate lighting for security purposes and in compliance with Section 36.300.090 of the Zoning Code for review and approval by the Community Development Department. The external lighting shall be stationary, directed away from adjacent properties and public rights of way, and of an intensity compatible with the surrounding neighborhood.
- P37. A security plan for the parking garage shall be reviewed and approved by the Community Development and Police Departments.
- P38. In accordance with South Pasadena Municipal Code (SPMC) Section 36.395, Public Art Development, the applicant shall make one and one-half percent (1.5%) in lieu payment towards the public art fund. The public art development fee will be collected in two installments : a) 50 percent of the total public development fee shall be collected prior to issuing the building permits; and b) 50 percent of the total public art development fee shall be collected prior to issuing the certificate of occupancy.
- P39. The construction plans shall show that the parking garage provides adequate pedestrian exist routes during an emergency.
- P40. The applicant shall submit a Master Sign Plan for review and approval pursuant to Section 36.320 of the Zoning Code. The Master Sign Plan shall incorporate directional signage to access the parking garage.
- P41. Applicant shall demonstrate, to the satisfaction of the City of South Pasadena Building Official that the applicable project plans and specifications incorporate a minimum of sound transmission class (STC) 39 rated for residential units facing the Metro A Line tracks windows and the remaining on-site residential units incorporate a minimum of STC 32 rated windows.  
(*Mitigation Measure REC-NOI-2*)



- P42. Applicant shall demonstrate, to the satisfaction of the City of South Pasadena Building Official that residential units with patios facing the Metro A Line tracks shall incorporate noise attenuating balcony and/or patio treatments. Balconies more than 6 feet deep and patios shall include a barrier that is at least 42 inches high as measured from the floor. Acceptable materials for the construction of the barrier shall have a weight of 2.5 pounds per square foot of surface area. The barrier may be composed of the following: masonry block, stucco veneer over wood framing (or foam core), glass, Plexiglass or Lexan (1/4-inch thin) and may be constructed out of a combination of the above listed materials. (*Mitigation Measures REC NOI-3*)

### **Prior to Final Inspection**

- P43. The applicant shall install all landscaping and irrigation per the approved final landscape plans pursuant to the City's Water Efficient Landscape Ordinance (SPMC Section 35.50). The applicant shall provide documentations as required under SPMC Section 35.50, which shall include, but not limited to the following:
- a. A Certification of Completion certifying that landscape and irrigation have been installed per the approved final landscape plan and complies with the City Water Efficient Landscape Ordinance.
  - b. A Landscape Irrigation Audit Report from a certified landscape irrigation auditor shall be submitted to the City. The landscape irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape irrigation.
- P44. The applicant shall provide photographs of the following:
- a. The locations of all on-site security system in the parking garage with signage posted indicating 24-hour assistance contact information.
- P45. The applicant shall record a covenant or other instrument acceptable to the City that runs with the land specifying the following:
- a. All common open space areas, both residential and commercial, including all courts, paseos, pedestrian access, all private water, drainage, and sewer, facilities; storm water treatment devices, landscaping within designated landscape areas (including irrigation system), and community mailboxes, etc. shall be maintained in perpetuity by a designated entity.
  - b. The parking garage door and all signage shall be maintained and any modifications to the parking garage door and signage shall be subject to review and approval by the City.
  - c. If parking fee is to be collect for the public parking spaces, approval from the City shall be obtained.
  - d. The public and private areas of the parking garage (including paving and striping), electric vehicle charging mechanisms, gates, all signage, lightings and shall be maintained by appropriate entities in perpetuity.
  - e. Ventilation mechanisms, fire protection, security systems, exterior lightings, and building facades shall be maintained by appropriate entities in perpetuity.

- f. Maintenance of the windows for the commercial uses to be unobscured at all time.
  - g. All bicycle parking spaces for residential and non-residential uses within the project site and on the public right-of-way shall be maintained in perpetuity by a designated entity.
- P46. A night time site walk shall be conducted with Planning staff to approve the level of outdoor lighting to ensure no direct light or excess glare onto street, neighborhood, and adjacent neighbors will occur.

## **PUBLIC WORKS DEPARTMENT**

### **General Conditions**

- PW 1. The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule which can be found on the City's website. This includes all costs incurred by the City and the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW 2. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted
- PW 3. The applicant shall provide a copy of a current Title Report (effective date shall be within the last 60 days) for all parcels. The applicant shall show all easements (if any) per the Title Report to the satisfaction of the Public Works Department. The applicant shall identify all on-site existing easements. Any conflict with and/or the presence of existing easements must be addressed.
- PW 4. The applicant shall apply for a change of address permit for the new units prior to obtaining Certificate of Occupancy.
- PW 5. All sheets shall be stamped and signed by the appropriate persons in responsible control of plans, specifications, and instruments of service per California Business and Professions Code (CBPC). All sheets must be signed and stamped by either a California Professional Engineer and/or California Licensed Architect.
- PW 6. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.
- PW 7. If applicable, the applicant shall provide a covenant for unconditional and indefinite maintenance of any private improvements within the public right-of-way. This covenant shall be reviewed and approved by the Public Works Department and the City Attorney and a fully executed covenant, in recordable form, shall be provided to the City prior to obtaining a permit.
- PW 8. El Centro Street shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the street by construction related activity. The applicant will be responsible to restore the public right-of-way to its original

condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.

- PW 9. The applicant shall comply with the City of South Pasadena Subdivision Ordinance (SPMC Chapter 36, Article 5) in conjunction with the Subdivision Map Act, Section 66410. The applicant shall provide additional information regarding the proposed/existing lot line adjustments, subdivisions or merger of the lots as necessary to demonstrate compliance with the Subdivision Map Act.
- PW 10. The applicant shall provide a Construction Management Plan to the Public Works Department for review and approval prior to issuance of permits. The Construction Management Plan shall include, but not be limited to the following:
- a. Construction schedule that includes a detailed schedule for each stage of any major activities (i.e. demolition, grading, material delivery, etc.) and the timing of special access if necessary, as it relates to site staging, traffic, and access. If there are any changes to the construction schedule, the applicant shall submit a revised schedule to the Public Works Department.
  - b. Traffic Control Plan - Any construction activity that may require roadway closures will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor for the duration of the construction and include the City's standard notes for traffic control. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. At least 10 calendar days advance notice shall be given to all impacted businesses and residents for street and lane closures. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed within the time limits specified in SPMC Chapter 19A. Approved street closures require Portable Changeable Message Signs (PCMS) to be placed in advance of the project site.
  - c. On-site staging plan.
  - d. A haul route.
  - e. Contractor parking location - All vehicles including workers' vehicles shall not be parked on the streets or public right-of-way. An offsite parking with a shuttle service should be provided if necessary. The applicant shall post temporary "No Parking" signs along the entire perimeter of the property prior to the start of any construction. The temporary "No Parking" signs shall be covered at the end of each working day and uncovered at the start of the following working day prior to any construction activity.
  - f. Project signs at all perimeter streets and entrances to the project site displaying the City's construction hours per SPMC Section 19A.13. The project sign shall be 24" x 36" and made of weather-resistant durable material.
  - g. A 24-hour emergency contact number for a designated person who will be responsible for maintaining the public right-of-way during all stages of construction until the project is complete.
  - h. Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of

trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain a dumpster permit from the Public Works Department.

- i. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- j. The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.

PW 11. The applicant shall submit a street improvement plan to the Public Works department for all improvements in the public right-of-way which shall include, but are not limited to, the following:

- a. Street improvements, including signage and striping for on-street parking and loading spaces
- b. Sidewalk improvements and furniture
- c. Public bicycle racks in accordance with the City's Bicycle Master Plan

PW 12. The applicant shall submit a traffic study prepared by a CA licensed civil engineer, that includes any necessary mitigation measures, for which the project applicant shall contribute their fair share of the cost towards the implementation, to be determined during the review of planned improvements. The applicant shall pay for all costs incurred by the City relating to the review of traffic-related reports.

PW 13. The applicant shall provide a traffic sight distance evaluation prepared by a CA licensed civil engineer for vehicular ingress and egress from the proposed driveways. The applicant shall be responsible for implementing safety measures based on the sight distance study.

PW 14. Prior to issuance of a grading permit, the applicant shall provide an erosion control plan for dust control techniques to be implemented during project construction which shall include, but not be limited to, use of appropriate BMPs, plans for daily watering of the construction site, limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas.

PW 15. The applicant shall construct a retaining wall along the frontage of the property for slope protection and to prevent sloughing of dirt onto the sidewalk.

PW 16. The applicant shall submit a parkway landscape plan for review and the landscape design shall conform to the Model Water Efficient Landscape Ordinance (MWELO) as stipulated in SPMC Chapter 35, Article 3. The applicant shall bring all existing parkways up to current standards per SPMC Section 31.48.

- PW 17. The applicant shall provide a detailed drainage plan signed and stamped by a CA licensed civil engineer. Cross lot drainage is not permitted. Provide a copy of the approved plan from the Building & Safety Department.
- PW 18. The applicant shall show all existing and proposed trees, including size and species, and indicate their disposition. If any trees are to be removed, the applicant shall apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. The applicant shall provide an arborist report and clear site plan of what trees are being removed. The proposed tree plan shall be consistent with the existing tree plan and the arborist report. Tree inventory shall be consistent on all submittal documents including but not limited to the landscape plans and arborist report. The arborist report shall provide methods of protecting existing trees that will not be removed during construction. The applicant shall submit a design narrative with the arborist report explaining why certain trees are being removed and what alternative options were considered to preserve the existing trees. The proposed building structure shall not be constructed within critical root zone area of any trees. Contractor is required to submit and implement a tree protection plan in accordance with SPMC 34.4, including, but not limited to, construction monitoring by a certified arborist. Where required, contractor shall obtain a permit for tree trimming which meets the requirements of SPMC 34.5, including, but not limited to trimming of more than 10 percent of the live foliage or limbs of a mature oak.
- PW 19. Environmental impacts related to nesting birds shall be evaluated by a Designated Biologist no more than 30 days prior to the start of project activities. All native migratory non-game birds, including raptors, and their active nests are protected from “take” by Sections 3503, 3503.5, and 3513 of the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA). If active nests are found, the applicant shall provide a Nesting Bird Management Plan (NBMP) prepared by the Designated Biologist.
- PW 20. The applicant shall show the existing grade, location, and dimensions of all existing and proposed conditions within the public-right-of-way including, but not limited to, curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and other features. The applicant shall call out on the plans the following notes:
- a. All curb and gutter, sidewalk, and driveway approaches adjacent to the property shall be replaced and all curb markings along the perimeter of the property shall be repainted to the satisfaction of the City Engineer and in accordance to the Traffic Study. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC). The applicant shall verify the actual limits of concrete work with the Public Works Department.
  - b. The existing asphalt on all perimeter streets surrounding the property shall be grinded and repaved to a minimum depth of 1.5”. Asphalt shall be C2 PG 64-10 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). Pavement markings and traffic striping shall be restored in accordance to the Traffic Striping and Signage Plans which shall conform to the latest editions of the California Manual on Uniform Traffic Control Devices (CA MUTCD), Caltrans standards, and to the

satisfaction of the City Engineer. The applicant shall verify the actual limits of paving with the Public Works Department. All manholes and/or utility covers shall be adjusted within the limits of paving and to grade after paving has been completed.

- PW 21. The applicant shall show on plans if they will remove and/or replace the existing driveway approaches with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department depending on the condition of the existing concrete pavement adjacent to the property. Applicant shall show all proposed driveway approaches in detail on the plans.
- PW 22. The applicant shall comply with all requirements of the City of South Pasadena Low Impact Development (LID) Ordinance. The applicant shall include the necessary Best Management Practices (BMP) measures and a Standard Urban Storm Water Mitigation Plan (SUSMP) for construction and post-construction phases as part of the LID plan per SPMC Section 23.14. The applicant shall provide a copy of the approved plan from the Building & Safety Department.
- PW 23. The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and file a Notice of Intent with the State Water Quality Control Board. A Waste Discharge Identification Number (WDID#) must be obtained prior to any construction work onsite.
- PW 24. The applicant shall provide a copy of the Notice of Intent (NOI), a Waste Discharge Identification Number (WDID), and a Storm Water Pollution Prevention Plan (SWPPP) developed by a certified Qualified SWPPP Developer (QSD) per SPMC Section 23.12(b). Provide a copy of the approved plan from the Building & Safety Department.
- PW 25. All flood control plans to be reviewed by the City or the Los Angeles County Flood Control District shall be submitted through the City of South Pasadena, unless otherwise directed by the City Engineer. For projects requiring LACFCD review, the applicant shall pay the appropriate fees to LACFCD.
- PW 26. The applicant shall provide a 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
- PW 27. The applicant shall provide clearance letters from utility companies for any proposed relocation of utility lines that encroach on the properties prior to obtaining permits for the project.
- PW 28. The applicant shall show all utility poles on or adjacent to the properties and note to protect-in-place.
- PW 29. The applicant shall pay all applicable City sewer and/or water capacity charges per SPMC Section 16B.3. A copy of the receipt for any fees to be paid must be submitted before permit issuance.

- PW 30. The applicant shall install a grease interceptor, apply for a FOG (fats, oils, and grease) wastewater discharge permit, and pay all applicable fees to the Public Works Department prior to commencing discharge of wastewater to the sewer system.
- PW 31. The applicant shall provide a copy of a will-serve letter and receipt for the sewer connection fee from the Los Angeles County Sanitation District (LACSD). A copy of the receipt for any fees to be paid must be submitted before permit issuance.
- PW 32. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
- PW 33. The applicant shall provide improvement plans for underground utilities (i.e. water, sewer, electrical, telecommunications, etc.) to be placed in the public right-of-way or easements that will be owned and maintained by other entities. These shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the title sheet to accept the plans with a statement: "The City's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses, and future plans within the right-of-way."
- PW 34. The applicant shall show the location of all existing utilities (i.e. sewer lateral and water utility service lines) on adjacent street(s), as well as location and size of all existing and/or proposed utility service lines serving the property. The applicant shall show all utility points of connection (POC).
- PW 35. The applicant shall indicate if the development will connect to existing water and sewer utilities or if new connections will be requested. New connections will require connection fees.
- PW 36. The applicant shall show the location and area of trench sections for any proposed sewer and water line connection within the public right-of-way. The applicant shall provide a trench restoration detail per City standards if any new utility connections are proposed.
- PW 37. The applicant shall provide a sewer study and a report showing the proposed sewer outlet has adequate capacity for the proposed sewage flow from the property. The applicant is responsible for all sewer improvements to provide adequate capacity for the proposed sewage flow. The applicant shall show all new sewer connections to the property.
- PW 38. The applicant shall submit the proposed sewage flow calculations to the City. The proposed sewage flow from the property will be used to create a Hydraulic Analysis Report to determine if the sewer outlet has adequate capacity for the proposed sewage flow from the property. The developer shall be responsible for all sewer improvements to provide adequate capacity for the proposed sewage flow. The applicant shall pay for the cost to create a Hydraulic Analysis Report.
- PW 39. The applicant shall submit a water demand calculation including residential, commercial and fire to the City. The water demand calculation will be used to create a Hydraulic Analysis Report to determine the water availability and required improvement for the proposed project. The applicant shall pay for the cost to generate hydraulic modeling and the cost for the City to create a Hydraulic Analysis Report. In addition, the applicant is responsible for all water infrastructure improvements and installation needed based on the final reports. The applicant



shall contact the City of South Pasadena Water Division to coordinate the size, location, and associated fee for a new water meter connection, as applicable.

- PW 40. The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, VMagana@SouthPasadenaCA.gov for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water/determine the size of the meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the associated fee for the installation of a new water meter connection.
- PW 41. The applicant shall provide a roadway lighting evaluation report to the Public Works Department for review and approval. Roadway lighting along the perimeter of the property shall be evaluated by the applicant's engineer for adequacy in accordance with current Illuminating Engineering Society (IES) standards. If the evaluation report identifies additional lighting is required, the applicant shall install new lighting along the perimeter of the property and comply with IES standards. The applicant shall upgrade the existing street light heads to LED lighting on all perimeter streets surrounding the property per City standards. If the street lights must be relocated and/or additional street lights are to be installed, the applicant shall submit a street lighting plan per City standards. All new street light poles shall match design elements of the existing street light poles in the immediate vicinity of the project and along El Centro Street.

## **BUILDING AND SAFETY DIVISION**

### **General conditions for all proposed buildings:**

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.
- B3. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
- B4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B5. Park Impact Fee to be paid at the time of permit issuance.
- B6. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B7. A separate address required. An application to assign address and unit numbers shall be filed with Public Works Department prior to plan check submittal.
- B8. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

- B9. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B10. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
- a. Observation of cleared areas and benches prepared to receive fill;
  - b. Observation of the removal of all unsuitable soils and other materials;
  - c. The approval of soils to be used as fill material;
  - d. Inspection of compaction and placement of fill;
  - e. The testing of compacted fills; and
  - f. The inspection of review of drainage devices.
- B11. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Building Division, a new Preliminary Soils and/or Geotechnical Investigation.
- B12. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- B13. Preliminary MS4 Project Application (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fi/xliqonam5j4jro5oklnw4/MS4-Permit-LID-Determination-Form.pdf?rlkey=zr7tu632u2staheexj6vqvxxvg&dl=0>
- B14. All State of California disability access regulations for accessibility and adaptability shall be complied with.
- B15. Approval is required from the Los Angeles County Health Department for restaurants.
- B16. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
- B17. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B18. Project shall comply with the CalGreen Non-Residential mandatory requirements. Should the project be submitted for plan check after July 1st, 2024, the plans shall be designed to comply with the Supplement provisions, including but not limited to the requirements for EV charging and Whole Building Life Cycle Assessment.

- B19. Project shall comply with the CalGreen Residential mandatory requirements. Should the project be submitted for plan check after July 1st, 2024, the plans shall be designed to comply with the Supplement provisions, including but not limited to the requirements for EV-Ready receptacle and EV charging equipment installations.
- B20. Separate application and plan review is required for Electrical plans. The electrical plans shall include a revised design for nonresidential/residential PV installations and for power demand to address all the EV charging needs per the current Energy and CalGreen Code requirements. In addition, the transformer shall be properly sized, and its location shall be indicated on the plans.
- B21. Separate application and plan review is required for Mechanical plans. The mechanical plans shall include a revised energy envelope design with considerations to use heat-pump technology as the baseline for energy rating of HVAC and water heating per the current Energy Code requirements.
- B22. Separate application and plan review is required for Plumbing plans.
- B23. No form work or other construction materials will be permitted to encroach in to adjacent property without written approval of the affected property owner.
- B24. Demolition permit is required for any existing buildings which are to be demolished.
- B25. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- B26. Separate permit is required for Fire Sprinklers
- B27. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger by document shall be processed prior to issuance of the building permit.
- B28. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

### **FIRE DEPARTMENT**

- FD-1. All construction must comply with all appropriate fire protection installation standards as adopted by the South Pasadena Fire Department.
- FD-2. Shall comply with all current adopted California Building Code, Fire Codes, NFPA and South Pasadena Municipal Code, requirements are based on occupancy classification.
- FD-3. Fire Sprinkler Required. Approved automatic sprinkler systems in new buildings and shall be provided in the locations described in Sections 903.2.1 through 903.2.12.
- FD-4. Water supply for buildings equipped with an automatic sprinkler system. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:
  - 1- The automatic sprinkler system demand, including hose stream allowance.

2- The required fire flow. B105.3

- FD-5. Underground Buildings shall be equipped throughout with a Class I automatic wet or manual wet standpipe system.
- FD-6. Standpipe Systems. Standpipe systems shall be provided in new buildings and structures in accordance with Sections 905.2 through 905.10.
- FD-7. Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout each floor where any of the following occurs:
- a. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department of vehicle access
- FD-8. Additional Fire Hydrant may be required.
- FD-9. Hydrants for standpipe systems. Buildings equipped with a standpipe system installed in accordance with Section 905, shall have a Fire Hydrant within 100 feet of the Fire Department Connection. (507.5.1.1)
- FD-10. Fire Flow. The flow rate of a water supply, measured at 20 psi residual pressure, that is available for firefighting. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B. (507.3)
- FD-11. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (507.1 CFC)
- FD-12. Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply test shall be witnessed by the fire code official and approved documentation of the test shall be provided to the fire code official prior to the final approval of the water supply system. (507.4 CFC)
- FD-13. Fire Pump. May be required when fire flow is not met. Where provided fire pumps shall be installed in accordance with this Section and NFPA 20. (913.1 CFC)
- FD-14. Fire Alarm required. Submit plans to City for approval (manual and automatic). An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures.
- FD-15. Central Station Service Alarm Systems. Alarm systems used to provide central station service shall comply with the general requirements and the use requirements of Section 26.3. (NFPA 72)
- FD-16. Exits. Exits shall comply with Sections 1022 through 1027 and the applicable requirements of Sections 1003 through 1015. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, that level of protection shall not be reduced until arrival at the exit discharge. Exit shall be continuous from the point of entry into the exit to the exit discharge.
- FD-17. Fire Apparatus access. Roads shall have an unobstructed width of no less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches exclusive of shoulders, except for an approved security gate in accordance with Section 503.6 of the California Fire Code. Aerial fire

apparatus access roads is required and shall have a minimum unobstructed width of 26 feet, exclusive of shoulders in the immediate vicinity of the building.

- FD-18. Automatic Garage door openers. If provided, shall be listed in accordance with UL 325. See health and Safety Code Sections 19890 and 19891 for additional provisions for residential garage door openers
- FD-19. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- FD-20. Knox Box required. Where access to or within a structure or an area is restricted because of secure openings or where immediate access is necessary for life-saving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. ( 506.1 CFC)
- FD-21. Portables Fire extinguishers. Structures under construction, alteration or demolition shall be provide with no less one approved portable fire extinguisher in accordance with Section 905 and sized for not less than ordinary hazard as follows:
- a. At each stairway on all floor levels where combustible materials have accumulated.
  - b. In every storage and construction shed.
  - c. Where special hazards exist including but not limited to and the storage and use of combustible and flammable liquids. (3315.1 CFC)
- FD-22. Where required. Portables fire extinguishers shall be installed in all of the following locations:
- a. In new and existing Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R-3.1, R-4 and S Occupancies. (906.1 CFC)
- FD-23. Groups R-2, R-2.1, R-3, R-3.1 and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
  - b. In each room used for sleeping purposes.
  - c. In each story within a dwelling unit, including basement but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- FD-24. Interconnection. Where more than one smoke alarm is required to be install within an individual dwelling unit or sleeping unit, the smoke alarm shall be interconnected.
- FD-25. Fire Alarm and Detection Systems required. This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing

buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. SFC 907.1

FD-26. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material. SPMC 14.1.1

FD-27. For water/ meter application please refer to public works. SPMC 35.1

## **POLICE DEPARTMENT**

### **General Conditions**

PD-1. The project shall have a property manager assigned with the ability to provide 24-hour service seven days a week. The 24/7 contact information for the property manager shall be made available to all building tenants and visitors to the buildings.

PD-2. The parking structure shall be secured 24 hours a day, Monday through Sunday of every week.

### **Prior to Final Inspection**

PD-3. Prior to final inspection, the applicant shall install proper signage within the parking structure informing residents, tenants, and visitors of parking restrictions.

PD-4. Prior to final inspection, security cameras, shall be installed on the exterior of the building and within the parking structure. An external link to be used by public safety is required.

PD-5. Prior to final inspection, security lighting shall be installed on the exterior of the building and within the parking garage.

### **At Final Inspection**

PD-6. At final inspection, the applicant shall provide the Police Department with building access-Knox box key access as required by public safety.

## **ATTACHMENT 2**

City Council Resolution No. 7709 with Conditions of Approval



## **RESOLUTION NO. 7709**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA TO UPHOLD THE PLANNING COMMISSION ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR SEVEN PATIOS MIXED USE RESIDENTIAL AND COMMERCIAL PROJECT (PROJECT NO. 2171-CUP/DRX/TTM/TRP), AND APPROVAL OF THE SEVEN PATIOS PROJECT LOCATED AT 845/899 EL CENTRO STREET (ASSESSOR'S PARCEL NUMBERS 5315-019-048, 5315-019-045, AND 5315-019-046).**

**WHEREAS**, on October 4, 2018, Odyssey Development Services, on behalf of the property owner DC El Centro Holdings, LLC (applicant), submitted applications for a Conditional Use Permit, Design Review, Tentative Tract Map, and Tree Removal Permit to allow a mixed-use project on three contiguous parcels totaling approximately 1.61 acres, with a common reference of 845/899 El Centro Street (Assessor Parcel Numbers 315-019-048, 5315-019-045, and 5315-019-046) as described below:

1. **Conditional Use Permit** for the development of a mixed-use project consisting of 57 residential units, approximately 6,100 square feet of commercial retail space for restaurant (2,035 square feet) and retail uses (4,065 square feet) in the Mission Street Specific Plan (MSSP) zoning district and two levels of underground parking with bonus parking and height; and
2. **Design Review Permit** for the proposed mixed-use development consisting of 57 residential units and 6,100 square feet of commercial retail spaces with bonus parking and height in the MSSP zoning district and for three (3) two-story townhomes in the Residential Medium (RM) zoning district, totaling 60 residential units; and
3. **Tentative Tract Map No. 82394** to consolidate three existing parcels into one land parcel with 60 residential and five (5) commercial condominium airspace parcels to allow individual ownership of the residential and commercial units; and
4. **Tree Removal Permit** for the removal of 20 trees (one protected tree).

**WHEREAS**, the 1.61-acre project site includes two zoning districts, 1.27 acres zoned Mission Street Specific Plan (MSSP) and 0.34 of an acre zoned Residential Medium (RM), and two General Plan land use designations, MSSP "Core Area/District B" and Medium Density Residential, respectively; and

**WHEREAS**, on January 14, 2020, the Community Development Director released a Director's Interpretation stating that boutique restaurants are "small-scale artisans" under the definition of "cottage industry" and therefore permitted in MSSP Core Area/District B; and

**WHEREAS**, as conditioned, a parking plan identifying 36 onsite public parking spaces will be recorded and maintained for public use in perpetuity, resulting in allowing a maximum height of 45 feet for the mixed-use building; the MSSP permits development of a floor area ratio

of up to 1.5 and a maximum building height of 40 feet, plus 5 feet of uninhabitable area for mixed-use projects on bonus sites in exchange to the provision of onsite public parking at a ratio of one parking space per additional 1,000 square feet of area; and

**WHEREAS**, the proposed project is subject to compliance with the City of South Pasadena Public Art Program, requiring the applicant to receive approval from the Public Art Commission for either the installation of a work of art at the project site or payment of a fee at a later date; and

**WHEREAS**, the proposed project (Seven Patios Mixed Use Residential and Commercial Retail Project) is considered a “project” as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

**WHEREAS**, on July 22, 2019, the City entered into a contract with GPA Consulting to prepare an Initial Study and Mitigated Negative Declaration (IS/MND) in compliance with CEQA, including a Mitigation Monitoring and Reporting Program (MMRP); and

**WHEREAS**, on June 29, 2020, using the method under CEQA Guidelines Section 15082, the City provided a Notice of Availability/Notice of Intent (NOA/NOI) for the Draft IS/MND (SCH No. 2020069046) to the State Office of Planning and Research (OPR), each responsible and trustee agency, and the Los Angeles County Registrar Recorder’s Office, and also published on the City’s website the NOA/NOI on June 26, 2020 and July 3, 2020 in the *South Pasadena Review*, a local newspaper of general circulation; and

**WHEREAS**, the City made the Draft IS/MND available for public review beginning Tuesday, June 30, 2020 and concluding Wednesday, July 29, 2020, a period of not less than 30 days as prescribed by law; and which during said public review period, the City received 11 written comment letters. The City prepared a Final Mitigated Negative Declaration (Final IS/MND) that includes public comments along with response to comments and a MMRP. On November 6, 2020, the draft Final IS/MND was provided to everyone who provided comments on the draft IS/MND; and

**WHEREAS**, in accordance with state law, on November 6, 2020, City of South Pasadena Planning and Building Department published a legal notice in compliance with South Pasadena Municipal Code Section 36.630.020 concerning the proposed mixed-use development project and IS/MND in the *South Pasadena Review*, a local newspaper of general circulation, regarding the City of South Pasadena Planning Commission Special meeting of November 17, 2020. In addition, on November 5, 2020, a public hearing notice was mailed to each property owner within a 300-foot radius of the project site, indicating the date and time of the public hearing at the Planning Commission for the proposed project; and

**WHEREAS**, on July 29, 2020 and October 28, 2020, the City’s Design Review Board Subcommittee conducted a review and provided input on the design of the project to the Planning Commission; and

**WHEREAS**, on November 17, 2020, the Planning Commission conducted a duly noticed public hearing, at which time public testimony was taken concerning the Seven Patios Mixed Use Residential and Commercial Project as well as the IS/MND and MMRPP for the proposed project,

and unanimously voted 5-0 to adopt the IS/MND prepared for the project and approve Project No. 2171-CUP/DRX/TTM/TRP – Seven Patios Mixed Use Residential and Commercial Project; and

**WHEREAS**, on November 30, 2020, within the appeal period for the November 17, 2020 Planning Commission meeting, Mayor Pro Tem Cacciotti and then-Council Member Rossi, filed a Request For Review by the City Council (Project No. 2385-RFR), with the City Clerk's Office; and

**WHEREAS**, pursuant to South Pasadena Municipal Code (SPMC) Section 36.610.040(B), decisions by the Planning Commission may be appealed to the City Council; and

**WHEREAS**, in accordance with state law, on January 22, 2021, City of South Pasadena Planning and Building Department published a legal notice in compliance with South Pasadena Municipal Code Section 36.630.020 concerning the Request for Review of Planning Commission's approval of the Seven Patios Mixed Use Residential and Commercial Project and adoption of the IS/MND and MMRP in the *South Pasadena Review*, a local newspaper of general circulation, regarding the City of South Pasadena City Council meeting of February 3, 2021. In addition, on January 21, 2021, a public hearing notice was mailed to all property owners and occupants within a 300-foot radius of the project site, indicating the date and time of the public hearing at the City Council meeting for the Appeal.

**WHEREAS**, on February 3, 2021, the City Council continued the project to the regular City Council meeting of March 3, 2021 as requested by staff the applicant; and

**WHEREAS**, on March 3, 2021, the City Council conducted a duly noticed public hearing, at which time public testimony was taken concerning the Request for Review of the Planning Commission's approval of the Seven Patios Mixed Use Residential and Commercial Project and the IS/MND (SCH No. 2020069046), considered the IS/MND and MMRP for the proposed project, and the Seven Patios Mixed Use Residential and Commercial Project.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

**SECTION 1: ENVIRONMENTAL REVIEW FINDINGS**

The City determined that the proposed project required the preparation of an Initial Study to identify potential impacts under CEQA. The Initial Study identified potential noise and tribal cultural resources impacts that can be addressed through mitigation measures, resulting in the preparation of an IS/MND and a MMRP.

The City Council, in light of the whole record before it, including, but not limited to, CEQA guidelines and threshold of significance, the IS/MND and MMRP attached hereto as Exhibit "B," and other documents incorporated therein by reference, any written comments received and responses provided, and other substantial evidence, within the meaning of Public Resources Code Sections Section 21000 et. seq., within the record and/or provided at the public hearing, hereby finds, determines, and certifies as follows:

- A. Lead Agency: That the City is the lead agency for the project pursuant to the California Environmental Quality Act (“CEQA,” Cal. Pub. Res. Code §21000 et seq.), State CEQA Guidelines (the “Guidelines,” 14 Cal. Code Regs. §15000 et seq.)
- B. Determination of Impacts: That the City’s qualified consultant prepared an IS/MND for the project, and the IS/MND concluded that there was evidence that the proposed project may have a temporary significant impact on noise during construction. Although the Initial Study prepared for the project did not identify the likely presence of tribal cultural resources in the project area, the Gabrieleño Band of Mission Indians – Kizh Nation requested consultation and monitoring of excavation activities because of previous tribal presence in the area.
- C. Mitigation: That pursuant to CEQA Guidelines Section 15091(d), a MMRP was prepared that would substantially lessen the potential effects identified in the IS/MND.
- D. Review Period: That the IS/MND has been provided for public review within the duration required under CEQA Guidelines Sections 15073.
- E. Compliance with Law: That the IS/MND was prepared, processed, and noticed in accordance with CEQA (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA guidelines and thresholds of significance adopted by the City of South Pasadena. That the IS/MND was presented to the Planning Commission, and the Planning Commission has reviewed and considered the information contained in the IS/MND, and public testimony received thereon during the hearing, prior to any action on the project.
- F. Independent Judgment: That the IS/MND reflects and represents the City of South Pasadena’s independent judgment and analysis and adequately addresses the impacts of, and proposes appropriate mitigation measures upon, the City’s actions in approving or taking action on the proposed Seven Patios Mixed Use Residential and Commercial Retail Project.
- G. Mitigation Monitoring Program: That pursuant to CEQA Guidelines Section 15091(d), a MMRP included in the Final IS/MND are fully enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6.
- H. Modifications: That the modifications to the Final IS/MND which have been made since circulation of the Draft IS/MND do not constitute the addition of new significant information to the IS/MND within the meaning of CEQA Guidelines Section 15073.5.

## **SECTION 2: CONDITIONAL USE PERMIT FINDINGS**

The City Council hereby upholds the Planning Commission’s approval and findings for approval of a Conditional Use Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060, as follows:

**1. The proposed use is allowed with Conditional Use Permit or Administrative Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The proposed Seven Patios Mixed-Use Residential and Commercial Retail Project, the use of the MSSP development bonus provision, and outdoor dining are allowed with approval of a Conditional Use Permit within the “Core Area/District B” of the MSSP. The MSSP stated objectives for District B are 1) “to encourage uses that provide residents and employees within walking distance of the shopping core or nodes and within proximity to the [Gold] Line station, and 2) “to establish a place for small-scale artisans and other Cottage Industries that serves both local residents and the broader specialty market.” A Director’s Interpretation determined that the proposed restaurant and retail uses are consistent with the zoning.

The RM zoning district allows a variety of housing types, which include single-family bungalow courts, duplexes, triplexes, or other attached or detached single-family dwellings. The allowable residential density ranges from 6.1 to 14 units per acre. The RM zoning district is consistent with the Medium Density Residential land use designation of the General Plan. The proposed project complies with the requirements of the RM zoning district such as setbacks

The MSSP permits development of a floor area ratio (FAR) of up to 1.5 and a maximum building height of 40 feet, plus 5 five for inhabitable area, for mixed use projects on “bonus sites” in exchange for the provision of public parking within the project at a ratio of one parking space per additional 1,000 square feet of area obtained through application of the bonus site provision. As part of the project, 36 public parking spaces are proposed to be provided in exchange for development of an increased floor area ratio and height. A condition is included to require a recording of a covenant for these parking spaces to be properly identified and maintained for public use in perpetuity. A condition is also included to require the applicant to submit a parking plan showing the location of these spaces to the satisfaction of the Director of Planning and Community Development.

The project complies with all applicable development standards and provisions of the MSSP.

**2. The proposed use is consistent with the General Plan and any applicable specific plan;**

The General Plan land use designations for the project site are Mission Street Specific Plan (MSSP) “Core Area/District B” and Medium Density Residential. District B of the MSSP includes sections of the Core Area that are not located in the shopping core or nodes of the MSSP.

The project would provide approximately 2,035 square feet for future restaurant uses and 4,065 square feet for future commercial retail uses. A Director’s Interpretation was released on January 14, 2020 stating that boutique restaurants are permitted in District B because qualifies as “small-scale artisans” under the definition of “cottage industry” in Table 6 of page 34 of the MSSP. A boutique restaurant is a non-chain restaurant with a

one-of-a-kind distinctive menu and offers an atypical or high quality customer experience. These uses involve a certain degree of skill and artistry. Therefore, the creation of retail and restaurant spaces for future tenants is consistent with the MSSP.

Residential density permitted within the MSSP is regulated through the application of allowable floor area and building heights as allowed under the MSSP. The residential component of the project is at 45 dwelling units per acre which is allowable within the MSSP because the project complies with the allowable floor area ratio and allowable maximum building height.

The Medium Density Residential land use designation allows for the development of attached and detached dwellings at a density of 6-14 units per acre, not exceeding two stories, or in combination with single-family dwellings as “bungalow courts.” This designation invites flexibility in site design and unit type. The Medium Density Residential land use category is intended to maintain the character of medium density neighborhoods and to encourage maintenance of existing structures when additional units are added to the Medium Density Residential designation.

The project also includes three Craftsman style homes, which equals to a density of 9 dwelling units per acre in the Medium Density Residential land use designation, which is consistent with the General Plan.

**3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;**

The proposed project will adequately accommodate the functions and activities proposed for the project site because it has been designed to comply with the development standards of the MSSP. The commercial use proposed for the project site is designed to promote and accommodate pedestrian activity through the provision of pedestrian gathering areas and courtyards accessible from El Centro Street. Residential uses proposed for the project site will be served by on-site common area open space and individual private open space areas for each residential unit. No existing, surrounding views will be obstructed with the proposed project, and the proposed project is consistent in mass and scale with the future development envisioned for the surrounding area as described in the MSSP.

Parking adequate to serve the project and bonus parking spaces for public use are provided within a 2-level subterranean garage. Access to the parking garage is provided from El Centro Street, which no automobile access on Orange Grove Place to not affect traffic on Orange Grove Place.

A condition is included that require on-site security systems be in place for the proposed parking garage with signage posted indicating 24 hour assistance contact information.

**4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;**

The mixed residential and commercial nature of the proposed buildings is compatible with the surrounding area which contains a mix of commercial, residential, and institutional uses. The project is compatible with the existing streetscape with residential uses above the commercial use, areas for outdoor dining, and storefront facades at the ground level along El Centro Street.

The design of the project would not alter the physical characteristics of nearby properties or historic resources. Additionally, the project would not alter the historic context of the adjacent Mission Business Historic District and other commercial areas in the MSSP.

As proposed and conditioned, the Seven Patios Mixed-Use Residential and Commercial Project would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

**5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use; and**

The proposed project is designed to provide adequate access, circulation, and parking. No significant traffic impacts were identified in the Initial Study/MND.

One driveway on El Centro Street will be provided to access the new parking garage underneath the project. A condition is included to require the garage doors remain open from 5:00 am to midnight to accommodate the public and Gold Line users. No driveway will be provided on Orange Grove Place. A condition is included to require the parking garage to provide code required pedestrian exists from the parking garage during an emergency.

Parking for the entire project will be in the underground parking garage. No parking will be provided off Orange Grove Place. The total of 177 parking spaces will be provided in the parking garage, exceeding the City's parking standards in exchange for bonus height.

While EV charging stations are not required by code, staff has included a condition to require the installation of EV charging stations to benefit retail users, residents, and visitors; adding to the supply of EV charging stations within the City as a public benefit.

The project is also designed to accommodate cyclists. For retail users, 8 bicycle parking spaces will be provided along the block wall adjacent to the Gold Line track and in front of the retail units. A condition is included to require the applicant to work with staff on installing additional bicycle racks on the sidewalk along El Centro Street to support bicycle users adjacent to the Gold Line Station. This condition also helps implement the City's Bike Master Plan that calls for public bicycle parking facilities on El Centro Street.

**6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.**

The mixed residential and commercial nature of the project is compatible with the surrounding area. The neighborhood contains a mix of residential, commercial, recreational, and industrial uses. The project design is compatible with the existing streetscape with residential uses above the commercial use, areas for outdoor dining, and storefront facades at the ground level along El Centro Street. The proposed mixed-use project would incorporate design features that reflect the historic character of other buildings in the area.

The proposed project is designed to provide public and private open spaces, adequate parking, and other amenities to ensure the project does not negatively impact the surrounding properties. The CEQA document did not identify any significant environmental impacts.

Although the height of the mixed-use portion of the project would be taller than most adjacent structures, the proposed project is within the maximum height allowed by the MSSP with bonus parking and height provisions. Furthermore, the scale is such that no expansions to the existing roadway network are necessary.

### **SECTION 3: DESIGN REVIEW FINDINGS**

The City Council hereby upholds the Planning Commission's approval and findings for approval of a Design Review pursuant to South Pasadena Municipal Code Section 36.410.040, as follows:

**1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);**

The General Plan land use designation for the project site is Mission Street Specific Plan (MSSP) with a designation of "Core Area/District B" and Medium Density Residential. The MSSP stated objectives for District B are 1) "to encourage uses that provide residents and employees within walking distance of the shopping core or nodes and within proximity to the [Gold] Line station, and 2) "to establish a place for small-scale artisans and other *Cottage Industries* that serves both local residents and the broader specialty market." Residential density permitted within the MSSP is regulated through the application of allowable floor area and building heights as allowed under the MSSP. The residential component of the project is at 45 dwelling units per acre which is allowable within the MSSP because the project complies with the allowable floor area ratio and allowable maximum building height. The residential uses would be comprised of studios, lofts, flats, and townhomes (3 studio units, 16 1-bedroom units, 38 2- and 3-bedroom units).



The proposed mixed-use component of the project implements the objectives and intent of the MSSP “Core Area/District B” as follows:

- Development of new ground floor commercial retail uses along El Centro Street with multifamily residential uses located above and behind commercial uses.
- Placement of commercial retail uses with outdoor open space in front of the retail space designed to accommodate outdoor dining.

The proposed project promotes the objectives of the MSSP by placing residential uses above and behind the commercial uses, placing commercial uses and outdoor spaces that will encourage pedestrian and community interaction along El Centro Street and adjacent to the Metro station.

The Medium Density Residential land use designation allows for the development of attached and detached dwellings at a density of 6-14 units per acre, not exceeding two stories, or in combination with single-family dwellings as “bungalow courts.” This designation invites flexibility in site design and unit type. The Medium Density Residential land use category is intended to maintain the character of medium density neighborhoods and to encourage maintenance of existing structures when additional units are added to the Medium Density Residential designation.

The project proposes three 2-story Craftsman style townhomes, which equals to a density of 9 dwelling units per acre in the Medium Density Residential land use designation, which is consistent with the General Plan. The townhomes comprise of two (2) 4-bedroom units and one (1) 3-bedroom unit on an approximately 0.34-acre area.

The surrounding area includes numerous historic resources. The design of the project would not alter any of the physical characteristics of nearby historic resources. Additionally, the project would not alter the historic context of the adjacent Mission Business Historic District and other commercial areas in the MSSP.

- 2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;**

Adequate access to the project site is provided by existing roadways and no expansion of these roadways is required for implementation of the project. The design and layout of this infill development project will adequately accommodate the functions and activities proposed for the project site and will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments. The project proposes new ground floor pedestrian oriented commercial retail and restaurant uses, including areas for outdoor dining along El Centro Street, and residential uses above and behind the commercial use. The project proposes to provide 36 public parking spaces in exchange for the use of the bonus provisions for FAR and a maximum building height.

The proposed mixed-use portion of the project would consist of a 79,860 square-foot structure

with 57 residential units, 6,100 square-feet of multi-tenant commercial retail space, and approximately 21,791 square feet of open space on approximately 1.27 acres. The commercial uses would be pedestrian-oriented, located on the ground level fronting El Centro Street, and are anticipated to be a mixture of restaurant (2,035 square feet) and retail (4,065 square feet) uses. The residential uses would be comprised of studios, lofts, flats, and townhomes. On-site amenities, including a lobby, gym, bicycle storage, and common open space, would be located within the ground floor of the mixed-use structure.

The residential-only portion of the project has frontage on Orange Grove Place. Three, two-story Craftsman style homes with two to four bedrooms are proposed on an approximately 0.34 acre area.

As designed and conditioned, the proposed project includes 177 parking spaces, exceeding the required 155 parking spaces. Parking adequate to serve the project and bonus parking spaces for public use are provided within a 2-level subterranean garage. Access to the parking garage is provided from El Centro Street, which no automobile access on Orange Grove Place to not affect traffic on Orange Grove Place. A condition is included that require on-site security systems be in place for the proposed parking garage with signage posted indicating 24 hour assistance contact information.

**3. Is compatible with the existing character of the surrounding neighborhood and all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan;**

The project is compatible with the existing character of the surrounding neighborhood and is designed consistent with the development regulations and design guidelines of the MSSP and the Residential Design Guidelines, thereby leading to the attractive, harmonious, and orderly development of the site as envisioned by the General Plan.

The mixed residential and commercial nature of the proposed buildings is compatible with the surrounding area which contains a mix of commercial, residential, and institutional uses. The project is compatible with the existing streetscape with residential uses above the commercial use, areas for outdoor dining, and storefront facades at the ground level along El Centro Street.

The design of all new buildings proposed as part of the project is consistent with MSSP Design Guidelines, "Section 8.1 Guidelines for new Buildings in Districts A and B." The MSSP requires that all new buildings located along street frontages maintain the scale, proportions, relationship to the sidewalk and materials that are characteristic of storefront buildings in the area.

The design of the new buildings includes storefronts along El Centro Street, which incorporate the architectural elements of other buildings in the area. The eastern portion of the building fronting on El Centro Street is more commercial in character to response to the Gold Line station design as well as other buildings nearby. Exterior materials on this eastern building include the use of brick and metal standing seam roof. The central entry and the western building are designed in Mediterranean style with a variety of roof forms to reduce its apparent volume, and make it visually compatible with nearby buildings.

The residential component fronting on Orange Grove Place is designed of 2-story Craftsman style, consistent with the existing Craftsman style homes on the street.

The project is compatible with the existing character of the surrounding neighborhood and is designed consistent with the development regulations and design guidelines to be attractive, harmonious, and orderly development of the site.

**4. Provides a desirable environment for its occupants and neighbors, and is aesthetically of good composition, colors, materials, and texture, that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.**

The proposed project is designed to be an amenity for the neighborhood. The project includes ground floor retail commercial uses, including areas for outdoor dining and pedestrian plazas, serving the project's occupants and neighbors. Pedestrian gathering areas are provided within an outdoor dining area adjacent to the track, at the eastern end of El Centro, and through the arcades along the front of the building. The outdoor dining adjacent to the track will be heavily landscaped to create an inviting atmosphere. The project will offer retail and restaurant uses in a walkable environment, while also providing adequate parking. The project is conditioned to provide an open air courtyard for public retail users.

Residential uses are served by on site common area open space in the form of a central courtyards and paseo courtyard as well as by individual private open space for each dwelling unit in the form of balconies, patios, and terraces

New buildings are required to incorporate elements of the architectural styles historically found in the area. Buildings are well articulated with varied roof lines, wall planes, and heights to break up massing. Buildings are well articulated with varied roof lines, wall planes, and heights to break up massing. Architectural details and projections such as balconies, porches, covered arcades, detailed corbels, and tiles are provided throughout the project to create visual interests. Aluminum Cad-Wood windows and French doors with traditional profiles will be used. Windows for all residential units can be opened to allow for fresh air.

The proposed exterior materials are long lasting and have reasonable upkeep and maintenance requirements.

**SECTION 4: VESTING TENTATIVE TRACT MAP FINDINGS**

The City Council hereby upholds the Planning Commission's approval and findings for approval of a Vesting Tentative Tract Map for the Project pursuant to South Pasadena Municipal Code Section 36.510.070, as follows:

- 1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, and any applicable Specific Plan, and that none of the findings for denial in Subsection C can be made.**

The proposed map to consolidate three existing parcels into one land parcel with 60 residential condominium airspace parcels and 5 commercial airspace parcels is consistent the goals and policies of the General Plan Economic Development Element with the stated goal of promoting mixed use development to encourage innovative development taking advantage of the City's character and access to transit. The General Plan recognizes that combining different land uses generates economic benefits from the synergy that occurs with proximity of complementary uses. The General Plan specifies that such mixing of uses should be considered particularly in proximity to transit stations and other areas where higher density development is desirable.

The project design is consistent with the design criteria of the MSSP designation of "Core Area/District B." The MSSP requires that all new buildings located along street frontages maintain the scale, proportions, relationship to the sidewalk and materials that are characteristic of storefront buildings in the area. Although the project site is not a historic resource, the new buildings are required to incorporate elements of the architectural styles historically found in the area. The mixed-use structure features Mediterranean architecture and the residential-only portion features Craftsman style architecture; both styles are compatible with nearby historic resources and other developments.

The subdivision design is consistent with the General Plan and does not meet any of the findings for denial in Subsection C.

- 2. Supplemental findings. In addition to the findings required for approval of a Tentative Map by Subsection A. above, the Commission shall not approve a Tentative Map unless it can also make the following findings, when they are applicable to the specific subdivision proposal.**
  - a. Construction of improvements. It is in the interest of the public health and safety, and it is necessary as a prerequisite to the orderly development of the surrounding area, to require the construction of road improvements within a specified time after recordation of the Parcel Map, where road improvements are required.**
  - b. Condominiums. Any applicable findings required by Section 36.530.020 for condominium conversions.**
  - c. Dedications or exactions. Findings documenting the need for dedications or exactions, if dedications or exactions are required.**

**d. Waiver of Parcel Map. The findings required by Section 36.520.030 (Waiver of Parcel Map), if waiver of a Parcel Map has been requested with the Tentative Map application.**

The supplemental findings are not applicable to the project. Existing primary access to the project site is provided from El Centro Street, a General Plan designated minor arterial, with secondary access provided from Orange Grove Place, a designated local street. Both streets are adequate in width and pavement type to carry the quantity and quality of project traffic expected to be generated by the proposed use and no expansion of these streets is required to accommodate the project.

In addition, the project does not require a dedication or exaction, nor is it a condominium conversion project. A waiver of a Parcel Map has not been requested with the Tentative Map Application for the project.

**SECTION 5: TREE REMOVAL PERMIT**

The proposed project will require the removal of 20 trees (one protected tree). The proposed landscape plan shows planting of 61 trees in the MSSP zone, which exceeds the requirement. Overall, the project site would have new 47 24"-box or larger trees and 64 15-gallon trees. The Tree Removal Permit was reviewed by the Public Works Department and was recommended for approval, subject to conditions. The City Council hereby upholds the Planning Commission's approval of a Tree Removal Permit for the proposed project.

**SECTION 6: RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the City Council's decision is based, which include, but are not limited to, the environmental documents, staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Planning and Building Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

**SECTION 7: DETERMINATION**

For the following reasons and based on the information included in the Staff Report and other record of proceeding, the City Council has reviewed the project and hereby upholds the Planning Commission's Decision of Approval of the proposed Seven Patios Mixed Use Residential and Commercial Project, Project No. 2171-CUP/DRX/TTM/TRP, and adoption of the IS/MND and MMRP for the project. Based upon the findings outline in this Resolution, the City Council of the City of South Pasadena hereby takes the following actions:


- A. Adopt the Final IS/MND (SCH No. 2020069046) and MMRP for the Seven Patios Mixed-Use Residential and Commercial Project (Project No. 2171- CUP/DRX/TTM/TRP) attached hereto as Exhibit "B"; and
- B. Approve the following applications, subject to conditions of approval attached hereto as Exhibit "A":

1. **Conditional Use Permit** for the development of a mixed-use project consisting of 57 residential units, approximately 6,100 square feet of commercial retail space for restaurant (2,035 square feet) and retail uses (4,065 square feet) in the Mission Street Specific Plan (MSSP) zoning district and two levels of underground parking with bonus parking and height; and
2. **Design Review Permit** for the proposed mixed-use development consisting of 57 residential units and 6,100 square feet of commercial retail spaces with bonus parking and height in the MSSP zoning district and for three (3) two-story townhomes in the Residential Medium (RM) zoning district, totaling 60 residential units; and
3. **Tentative Tract Map No. 82394** to consolidate three existing parcels into one land parcel with 60 residential and five (5) commercial condominium airspace parcels to allow individual ownership of the residential and commercial units; and
4. **Tree Removal Permit** for the removal of 20 trees (one protected tree). The Tree Removal Permit was reviewed by the City of South Pasadena Public Works Department and was recommended for approval to the Planning Commission.

#### **SECTION 8: CERTIFICATION OF THE RESOLUTION**

The City Clerk of the City of South Pasadena shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

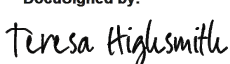
**PASSED, APPROVED, AND ADOPTED** this 3<sup>rd</sup> day of March 2021.

DocuSigned by:  
  
38815312B7DE402  
Diana Mahmud, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

DocuSigned by:  
  
F69D694F8A024D0  
Maria E. Ayala, Chief City Clerk  
(seal)

DocuSigned by:  
  
3657FEA936854DF  
Teresa L. Highsmith, City Attorney

Seven Patios Mixed-Use Project  
Project No. 2385-RFR

RESOLUTION NO. 7709  
Page 15 of 15

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the City Council of the City of South Pasadena, California, at a regular meeting held on the 3<sup>rd</sup> day of March, 2021 by the following vote:

**AYES:** Donovan, Primuth, Zneimer, Cacciotti, and Mayor Mahmud

**NOES:** None

**ABSENT:** None

**ABSTAINED:** None

DocuSigned by:  
  
E69D694E8A024D0...

Maria E. Ayala, Chief City Clerk  
(seal)

**EXHIBIT “A”**  
**CONDITIONS OF APPROVAL**  
**PROJECT NO. 2171-CUP/DRX/TTM/TRP**  
**Seven Patios Mixed-Use at 845/899 El Centro Street**

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**PLANNING DIVISION**

**General Conditions**

- PL-1. On March 3, 2021, the City Council upheld the Planning Commission’s approval of Seven Patios Mixed-Use Project, and adoption of the Mitigation Monitoring and Reporting Program (MMRP). Therefore, the following approvals are granted for the land and land use as described in the application and any attachments thereto, as shown on the development plans submitted to and approved by the Planning Commission on November 17, 2020:
- a. **Conditional Use Permit** for the development of a mixed-use project consisting of 57 residential units, approximately 6,100 square feet of commercial retail space for restaurant (2,035 square feet) and retail uses (4,065 square feet) in the Mission Street Specific Plan (MSSP) zoning district and two levels of underground parking with bonus parking and height; and
  - b. **Design Review Permit** for the proposed mixed-use development consisting of 57 residential units and 6,100 square feet of commercial retail spaces with bonus parking and height in the MSSP zoning district and for three (3) two-story townhomes in the Residential Medium (RM) zoning district; and
  - c. **Tentative Tract Map No. 82394** to consolidate three existing parcels into one land parcel with 60 residential and five (5) commercial condominium airspace parcels to allow individual ownership of the residential and commercial units; and
  - d. **Tree Removal Permit** for the removal of 20 trees (one protected tree).
- PL-2. This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of their approval by the Planning Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- PL-3. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. All appropriate permits issued by the South Pasadena Public Works Department and Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the project site.
- PL-4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.



**Exhibit – A: Conditions of Approval****P.C. Resolution No. 21-\_\_****Seven Patios at 845/899 El Centro St | Project No. 2171-CUP/DRX/TTM/TRP****Page 2 of 18**

- PL-5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- PL-6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or City Planning Commission concerning this approval.
- PL-7. The applicant shall be responsible for all costs incurred by the City for the use of professional services or consultants in the review and investigation by Planning and Public Works, which include landscape plans, construction management plan, traffic control plans, and street and off-site improvement plans. The initial Building Construction plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule. The applicant shall deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.
- PL-8. The applicant shall pay for all applicable City development impact fees, and all other public agency fees including plan review and permit fees.
- PL-9. A minimum of 2,035 square feet of the commercial space shall be for restaurant use. The restaurant use shall be in compliance with Director's Interpretation No. 2020-01, dated January 14, 2020 (included as an attachment to this condition of approval). When the Mission Street Specific Plan is updated or replaced, the restaurant use shall comply with such update or a new Specific Plan for this site.
- PL-10. Windows for the commercial restaurant and retail spaces shall be clear glass and remain unobscured at all time.
- PL-11. The garage door to access the underground parking garage shall remain open from 5:00 am to midnight. These hours can be modified by the Director of Planning and Community Development to accommodate the public and Gold Line users.
- PL-12. 36 parking spaces on the first level of the parking garage shall be reserved for public uses in perpetuity.
- PL-13. Sale of alcohol for on-site consumption, including service to outdoor dining areas shall require a separate approval pursuant to the South Pasadena Municipal Code.
- PL-14. Prior to operation of any outdoor dining area, the applicant shall provide the following information to the Community Development Director for review and approval:
- a. A detailed site plan and elevations showing the boundary, pedestrian access,

and railing design for the outdoor dining area for each tenant.

b. Outdoor dining furniture.

c. A statement of operation that includes, but not limited to, hours of operation and any proposed amplified sound in the outdoor dining area.

### Notes on Construction Plans

The following conditions shall be noted on the construction plans and the contractor shall be responsible to implement and monitor compliance with these conditions:

- PL-15. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- a. Construction vehicles shall not be parked or stored on Orange Grove Place and Orange Grove Avenue (between Mission Street and Monterey Road).
- PL-16. The hours of all construction activities shall be limited to the following: 8:00 am and 7:00pm Monday through Friday, 9:00am and 7:00pm Saturday, and construction on Sundays limited to 10:00am to 6:00pm.
- PL-17. During construction, the clearing, grading, earth moving, excavation operations, or transportation of cut or fill materials that cause fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
- a. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to the maximum extent feasible to prevent fugitive dust; and
- b. All material excavated or graded shall be sufficiently watered to prevent dust from leaving the construction area and to create a "crust" after each day's activities ceases. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
- c. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent fugitive dust;
- d. All area of vehicle movement shall be water appropriately to prevent dust from leaving the construction site;
- e. Soil stockpiles for more than two days shall be covered, kept moist, or treated with

soil binders to prevent dust generation;

- f. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads; and
- g. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.

- PL-18. The applicant and the applicant's construction manager shall participate in a pre-construction meeting with the City of South Pasadena Planning and Building Divisions, and Public Works Department, to ensure all parties involved understand and implement appropriate construction measures and practices as required by the City, are aware of when construction will occur, what to expect, and to identify potential conflicts to eliminate otherwise unanticipated problems prior to the start of grading.
- PL-19. The use of large vibratory rollers within 20 feet of off-site buildings are prohibited; only use small static wheel rollers or asphalt rollers within 20 feet of off-site buildings are allowed. *(Mitigation Measure MM NOI-1)*
- PL-20. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project site while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources. *(Mitigation Measure MM TR-2)*
- PL-21. Per Public Resources Code Sections 21083.2(b) for unique archaeological resources, preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All tribal cultural resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe, local school, or historical society in the area for educational purposes. *(Mitigation Measure MM TR-3)*

- PL-22. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed. *(Mitigation Measure MM TR-4)*
- PL-23. Upon discovery of human remains, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). *(Mitigation Measure MM TR-5)*
- PL-24. If the Gabrieleno Band of Mission Indians-Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. *(Mitigation Measure MM TR-6)*
- PL-25. Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the project footprint for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches.

Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. *(Mitigation Measure MM TR-7)*

- PL-26. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The qualified archaeologist shall ensure that all other personnel are appropriately trained and qualified. *(Mitigation Measure MM TR-8)*
- PL-27. Construction activities affecting traffic and parking shall cease, starting at 2:00 p.m. to allow setup and operation of the weekly Thursday Farmers Market.
- PL-28. Alternative pedestrian access shall be provided on and through the project site if the existing sidewalk is not available for public use during construction. The alternative pedestrian access shall be approved the City prior to closing the public sidewalk.
- PL-29. The Soils Management Plan (SMP) approved by the Planning Department shall be followed during excavation.

### **Prior to Issuance of Grading Permit**

- PL-30. Planning and Public Works Departments. The construction management plan shall include, but not be limited to:
- a. A proposed haul route and location of a proposed off-site construction staging area where project construction workers and/or subcontractors will park and equipment will be stored. Equipment and construction staging area shall be located away from adjacent residential uses. Any construction activity that may require closing public roadways shall be identified and mitigation identified as

part of the staging plan. The applicant shall obtain input from Public Works to identify haul route and staging area. The applicant shall provide notification of at least 48 hours prior to any road closure to all affected property owners.

- b. Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.) to the extent feasible. (*Mitigation Measure REC NOI-1*)
- c. A plan for dust control techniques to be implemented during project construction which shall include, but not be limited to, plans for daily watering of the construction site, limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas.
- d. A traffic control plan for the duration of the construction prepared by a licensed civil engineer for approval by the City Engineer. The applicant shall notify businesses, residents impacted by any parking restrictions, road closure, and any off-site staging areas during construction.
- e. A list of construction equipment, fixed or mobile, showing that all equipment will be equipped with properly operating and maintained mufflers and other State-required noise attenuation devices. (*Consistent with Mitigation Measure REC NOI-1*).
- f. Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. (*Mitigation Measure REC NOI-1*)
- g. A plan for limiting the number of noise-generating, heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the project site to no more than one or two pieces of heavy-duty, off-road equipment to reduce construction noise levels.
- h. At least two 24" x 36" signs, legible at a distance of 50 feet, shall be posted at the project site (one sign per street frontage) and shall contain the following information (*Consistent with Mitigation Measure REC NOI-1*):
  - i. Indicate the dates and duration of construction activities.
  - ii. A construction manager (name and telephone number) responsible for maintaining the public right-of-way and project site during all stages of construction until the project is completed.
  - iii. A 24-hour emergency contact person (name and a telephone number) where residents and affected public stakeholders can inquire about the construction process and register complaints. This person shall also be responsible for responding to any complaints about construction noise or activities associated with this project, and shall notify the City to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City. All complaints shall be addressed within

24 hours and the person registered the complaint shall be notified of the resolution.

- PL-31. Documentation certifying that property owners and occupants located within 200 feet of the project boundary were sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. *(Consistent with Mitigation Measure REC NOI-1)*
- PL-32. The applicant shall demonstrate to the satisfaction of the Director of Public Works that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools. *(Consistent with Mitigation Measure REC NOI-1)*
- PL-33. Applicant shall provide proof to the City of South Pasadena Planning and Community Development Director that the Contractor would not use large vibratory rollers within 20 feet of off-site buildings, and/or would only use small static wheel rollers or asphalt rollers within 20 feet of off-site buildings. *(Mitigation Measure MM NOI-1)*
- PL-34. Applicant shall provide a signed contract with a tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact List for the area of the project location. This list is provided by the NAHC. The contract shall include the following *(Mitigation Measure MM TR-1)*:
- a. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area.
  - b. The tribal monitor/consultant shall complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified.
  - c. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the tribal representatives and monitor/consultant have indicated that the project site has a low potential for impacting tribal cultural resources.
- PL-35. Applicant shall provide documentation to the Director of Planning and Community Development demonstrating coordination and/or approval from Metro and the California Public Utilities Commission about the proximity of the light rail facilities and the at-grade crossing.

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- PL-36. Applicant shall submit a Soils Management Plan ("SMP") prepared by a licensed geotechnical firm to the Planning Department for review and approval. The purpose of this SMP shall be to establish the framework under which impacted soils (including containing a contaminant) at the site discovered during excavation will be investigated and the protocols for how they will be managed. The procedures described in the SMP should only be applied where impacted soils are identified, and non-impacted soils should continue to be managed outside of the framework of the SMP, pursuant to the excavation contractor's normal course of work under its grading permit.

**Prior to issuance of Building Permits**

- PL-37. The applicant shall provide photographs to Planning, Building, and Public Works Departments illustrating that proper construction fencing is installed and signs describing construction and noise disturbance coordinator contact information are posted at the construction site.
- PL-38. The applicant shall submit final landscape and irrigation plans showing compliance with state law and the City's Water Efficient Landscape Ordinance (SPMC Section 35.50), for approval by the Director of Planning and Community Development. The final landscape plans shall provide, but not limited to the following:
- a. Screening of all above ground equipment from public view.
  - b. Enlarge the existing tree wells on El Centro to 25 square feet and install tree grates. Tree grates shall be of either metal or cast-iron construction and approved by the City prior to installation.
  - c. Replace the existing Carrotwood tree on El Centro with Peppermint Willow to create a consistent streetscape.
  - d. Incorporate the Tree Removal Permit conditions listed below.
- PL-39. The applicant shall submit an outdoor lighting plan showing adequate lighting for security purposes and in compliance with Section 36.300.900 of the Zoning Code for review and approval by the Planning and Community Development Director. The external lighting shall be stationary, directed away from adjacent properties and public rights of way, and of an intensity compatible with the surrounding neighborhood.
- PL-40. A security plan for the parking garage shall be reviewed and approved by the Planning and Community Development Director and Police Chief.
- PL-41. The applicant shall receive approval from the Public Art Commission for either the installation of public art at the project site or payment of the required fee pursuant to South Pasadena Municipal Code Section 36.395. A copy of the approval shall be submitted with plan check plans.



- PL-42. The applicant shall provide revised development plans for approval by the Director of Planning and Community Development and the changes shall be reflected in the construction drawing set:
- a. Installation of a minimum of 4 and a maximum of 15 Electric Vehicles (EV) charging stations for non-residential use, as determined appropriate by the Mobility and Transportation Infrastructure Commission (MTIC). EV charging stations for non-residential use shall be located in a shared common area that can be accessed by the public.
    - i. All multifamily residential parking spaces shall be EV charging spaces capable of supporting future EV supply equipment (EVSE) per Section 4.106.4.2 of the CalGreen Code.
  - b. Location of 36 public parking spaces that shall not be tandem and shall be located near the elevator for accessing the commercial restaurant and retail spaces on the ground floor.
  - c. A signage design for posting at the 36 public parking spaces.
  - d. Installation of on-site security system in the parking garage with signage posted indicating 24-hour assistance contact information.
  - e. Installation of 11 bicycle parking spaces for residential use and 8 for non-residential uses shall be provided. Provide details for location, design of bicycle parking spaces, and facilities in accordance with the requirements of South Pasadena Municipal Code Section 36.310.100, "Bicycle Parking."
  - f. Installation of bike racks on the sidewalk between street trees on El Centro Street, in accordance with City Bicycle Master Plan. The bike racks shall be install such that a 4-foot wide pedestrian access be maintained at all time.
  - g. The building on El Centro shall be modified to avoid overhanging above the public sidewalk, or obtain approval from Public Works to allow the encroachment.
  - h. The proposed brick color and design for the contemporary style building on El Centro Street is the approved design treatment.
  - i. The revised East Elevation is the approved design solution; the elevation should not revert back to the original proposal.
  - j. The plans shall be revised to show "Open Space E" as a lobby for private residential use and all open space calculations shall be updated to remove Open Space E.
  - k. The plans shall be revised to reflect the Class III Bike Lane on El Centro Street, correcting the label "Class II Bike Lane."

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- PL-43. The construction plans shall show that the parking garage provides adequate pedestrian exist routes during an emergency.
- PL-44. The applicant shall submit a Master Sign Plan for review and approval pursuant to Section 36.320 of the Zoning Code. The Master Sign Plan shall incorporate directional signage to access the parking garage and direct the public to public parking spaces.
- PL-45. Applicant shall demonstrate, to the satisfaction of the City of South Pasadena Building Official that the applicable project plans and specifications incorporate a minimum of sound transmission class (STC) 39 rated for residential units facing the Metro Gold Line tracks windows and the remaining on-site residential units incorporate a minimum of STC 32 rated windows. (*Mitigation Measure REC-NOI-2*)
- PL-46. Applicant shall demonstrate, to the satisfaction of the City of South Pasadena Building Official that residential units with patios facing the Metro Gold Line tracks shall incorporate noise attenuating balcony and/or patio treatments. Balconies more than 6 feet deep and patios shall include a barrier that is at least 42 inches high as measured from the floor. Acceptable materials for the construction of the barrier shall have a weight of 2.5 pounds per square foot of surface area. The barrier may be composed of the following: masonry block, stucco veneer over wood framing (or foam core), glass, Plexiglass or Lexan (1/4-inch thin) and may be constructed out of a combination of the above listed materials. (*Mitigation Measures REC NOI-3*)

**Prior to Final Inspection**

- PL-47. The applicant shall install all landscaping and irrigation per the approved final landscape plans pursuant to the City's Water Efficient Landscape Ordinance (SPMC Section 35.50). The applicant shall provide documentations as required under SPMC Section 35.50, which shall include, but not limited to the following:
- A Certification of Completion certifying that landscape and irrigation have been installed per the approved final landscape plan and complies with the City Water Efficient Landscape Ordinance.
  - A Landscape Irrigation Audit Report from a certified landscape irrigation auditor shall be submitted to the City. The landscape irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape irrigation.
- PL-48. The applicant shall provide photographs of the following:
- The locations of all on-site security system in the parking garage with signage posted indicating 24-hour assistance contact information.
  - The location of 36 parking spaces reserved for public use with signage posted indicating public parking spaces.

- PL-49. The applicant shall record a covenant or other instrument acceptable to the City that runs with the land specifying the following:
- a. All common open space areas, both residential and commercial, including all courts, paseos, pedestrian access, all private water, drainage, and sewer, facilities; storm water treatment devices, landscaping within designated landscape areas (including irrigation system), and community mailboxes, etc. shall be maintained in perpetuity by a designated entity.
  - b. All 36 automobile parking spaces designated for public use shall be maintained for public parking in perpetuity by a designated entity.
  - c. The parking garage door and all signage shall be maintained and any modifications to the parking garage door and signage shall be subject to review and approval by the City.
  - d. If parking fee is to be collect for the public parking spaces, approval from the City shall be obtained.
  - e. The public and private areas of the parking garage (including paving and striping), electric vehicle charging mechanisms, gates, all signage, lightings and shall be maintained by appropriate entities in perpetuity.
  - f. Ventilation mechanisms, fire protection, security systems, exterior lightings, and building facades shall be maintained by appropriate entities in perpetuity.
  - g. Maintenance of the windows for the commercial uses to be unobscured at all time.
  - h. All bicycle parking spaces for residential and non-residential uses within the project site and on the public right-of-way shall be maintained in perpetuity by a designated entity.
- PL-50. A night time site walk shall be conducted with Planning staff to approve the level of outdoor lighting to ensure no direct light or excess glare onto street, neighborhood, and adjacent neighbors will occur.
- PL-51. The applicant shall enter into an agreement with the City to pay for preparation of a traffic study that shall focus on circulation after the project is completed and occupied. The traffic study will only be required if the Chair of the Planning Commission and the Chair of the Mobility and Transportation Commission determine that such study is required within one year after operation of the project. If required, the traffic study shall focus on on-site and off-site circulation, including the driveway access on El Centro Street (inbound/outbound) and turning movements to determine appropriate striping, pavement markings, and/or signage to improve motor vehicle and pedestrian safety on El Centro Street.

**PUBLIC WORKS DEPARTMENT****General Conditions**

- PW-1. The applicant shall be responsible for all costs incurred by the City and or the Public Works Department for the use of professional services or consultants in the review, investigation, and or plan check of the public improvement plans. The applicant shall deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.
- PW-2. The applicant shall pay for all applicable city fees including Public Works Department plan review and permit fees per the City's Master Fee Schedule found at: <https://www.southpasadenaca.gov/government/departments/finance/master-fee-schedule>.
- PW-3. The applicant shall pay City sewer and/or water connection charges per Resolution 7390. Resolution 7390 can be found at: <http://opengov.southpasadenaca.gov/WebLink/DocView.aspx?id=58917&searchid=4309e405-eafc-47f4-bd28-040f4a8319dc&dbid=0>
- PW-4. The applicant shall provide copies of Title Reports to the Public Works Department.
- PW-5. No storage or occupation of the public right-of-way shall be permitted at any time.
- PW-6. Street or lane closures are only allowed between 9:00 am and 3:00 pm, unless otherwise approved by the Public Works Department. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours prior to the street closure. An encroachment permit shall be obtained from the Public Works Department prior to any street closure. All lane closures shall be in accordance to MUTCD 2014 Rev. 4 or the Watch Manual. Traffic Control plans must be approved by the Engineer prior to start of construction.
- PW-7. The applicant shall post "Temporary No Parking " signs along the entire length of the property prior to start of any construction. The temporary no parking signs will be covered at the end of every working day and uncovered at the start of the following working day prior to any construction activity. If two-way traffic cannot be accommodated, a traffic control plan prepared by a CA licensed traffic engineer depicting the use of flagmen and/or detouring shall be submitted for review. The applicant shall obtain encroachment permits from the Public Works Department prior to the installation of any traffic control devices in the right-of-way. Applicant must be sure of the dates posted on the Temporary No Parking signs prior to commencing work.
- PW-8. The applicant shall obtain a dumpster permit from the Public Works Department. During project construction, temporary bins (low boy) shall be provided and shall be "roll off" style provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Dumpsters placed on the roadway shall require a protective

barrier underneath (such as plywood) to protect the pavement. At no time shall the temporary dumpsters be placed on a public sidewalk blocking pedestrian access.

- PW-9. The applicant shall obtain oversize/overload permits during the stages of construction involving activities such as but not limited to, grubbing, grading, drilling for piles and/or caissons, trenching for footings, excavating for retaining wall, core soil sampling, etc.
- PW-10. Roadway lighting on El Centro Street and Orange Grove Place shall be evaluated by the applicant's engineer for adequacy in accordance with current Illuminating Engineering Society (IES) standards. A copy of the evaluation report shall be submitted to the Public Works Department for review and approval. If the evaluation report identifies additional lighting is required, the applicant shall install new lighting along the frontage of the property, upgrade any existing street lighting to LED, and comply with IES standards.
- PW-11. Prior to approval of a street improvement plan, a focused traffic study shall be prepared by a CA licensed traffic engineer and submitted to the Public Works Department for review and approval. The study shall focus on onsite and offsite circulation including but not limited to access locations, inbound/outbound turning movements, internal circulation, parking operations, ADT and daily truck volume, and ADT during peak flow hours to determine the need for additional striping, pavement markings, and signage that will improve motor vehicle and pedestrian safety.
- PW-12. Development impacting the surround roadway system must take into account and mitigate the additional traffic volumes and the altering of existing traffic patterns. In addition to designing appropriate access for the proposed development, planners and developers must strive to maintain a satisfactory transportation level of service and safety for all roadway users. Traffic mitigation concerns will take into account the recommendations of the approved traffic impact study as performed by a CA licensed traffic engineer.
- PW-13. The applicant will be responsible for replacing/improving the existing Class III bicycle lane on El Centro Street.
- PW-14. Provide list of all utility agencies and outside stakeholders and their contact phone numbers. Applicant to include this information should be on the project plans.
- PW-15. The applicant shall obtain and pay all fees of an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.
- PW-16. The applicant shall mitigate any existing run-on drainage from adjacent properties that may no longer properly drain due to the construction of new retaining walls.

#### **Prior to Issuance of Grading Permits**

- PW-17. The applicant shall provide a labor and materials bond and a performance bond based on 1½ times the estimated value of the proposed improvements in the public right-of-way prior to the issuance of a grading permit. The applicant's civil engineer

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shall prepare the construction cost estimate and obtain approval from the City Engineer.

- PW-18. The applicant shall provide a sewer study. Provide a report that the proposed sewer outlet on El Centro Street and/or Orange Grove Place has adequate capacity for the proposed sewage flow. The developer shall be responsible for all sewer improvements to provide adequate capacity for the proposed sewage flow.
- PW-19. Provide a copy of a will-serve letter from the Los Angeles County Sanitation District (LACSD).
- PW-20. If any existing sewer laterals are to be used for the proposed development, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide copy of the inspection video of the cleared pipe to the Public Works Department for review.
- PW-21. The applicant shall submit a water demand calculation to the City. The demand water calculation will used to create a Hydraulic Analysis Reports to determine the water availability for the proposed project.
- PW-22. The applicant shall pay for the cost to generate the hydraulic modeling and the cost to create a Hydraulic Analysis Reports. In addition, the applicant is responsible for installation of all new fire hydrants based and Fire Hydrant raised blue buttons on the final reports. Please contact Water Operation Manager at (626) 460-6393 for additional information.
- PW-23. All flood control plans to be reviewed by the City or the LACFCD shall be submitted through the City of South Pasadena, unless otherwise directed by the City Engineer. For projects requiring LACFCD review, the developer shall pay the appropriate fees to LACFCD.
- PW-24. The applicant shall provide civil improvement plans for review and approval by the City Engineer showing the following:
- a. Existing conditions plans:
    - i. All existing conditions within the full width of the public right-of-way including curb/gutter, curb ramps, driveways, survey monuments, drainage structures, streetlights, fire hydrants, trees, traffic signs, traffic signals, bicycle racks and other appurtenances on El Centro Street and Orange Grove Place.
  - b. Utility improvement plans:
    - i. The plan shall show the location and size of all existing utilities on adjacent street(s), as well as location and size of all existing and proposed services serving the property as required by the City Engineer. Existing utility locations and depth shall be verified by potholing.

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- ii. Include the location and area of trench sections for the proposed water, sewer, storm drain lines, and other underground utilities within the public right-of-way.
- iii. Include the elevation of the hydraulic grade line (HGL) for proposed storm drains.
- iv. Include the location of any backflow preventers. Backflow preventers shall be tested by a certified tester and certified test forms shall be submitted to the Water Department.
- v. Underground utilities to be placed in the public right-of-way or easement that will be owned and maintained by other entities shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the title sheet to accept the plans with a statement: "The City's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses, and future plans within the right-of-way".

c. Street improvement plans:

- i. The plan shall show all street improvements within the full of the public right-of-way including curb/gutter, curb ramps, driveways, survey monuments, drainage structures, streetlights, fire hydrants, trees, traffic signs, traffic signals, bicycle racks, roadway surface treatments and other appurtenances on El Centro Street and Orange Grove Place as required by the City Engineer.

d. Striping and signing plans:

- i. The plan shall show all street striping, signage, curb markings, bike lanes per the City's Bicycle Master Plan, and other markings to be replaced or installed on El Centro Street and Orange Grove Place as required by the City Engineer.

PW-25. The applicant shall provide a Construction Management Plan (CMP) for all construction activities within the public right-of-way to the Public Works Department for review and approval. The CMP shall include a truck route map, on-site staging plan, contractor parking locations, temporary storage of construction-related materials, and Best Management Practices (BMPs). The CMP shall also include a construction schedule and traffic control plan prepared by a CA licensed traffic engineer for each stage of major construction activities and the timing of special access necessary as it relates to site staging, traffic, access, and any potential conflicts with the adjacent train tracks. Any changes to the construction schedule shall be submitted schedule to the Public Works Department. The CMP shall include the Metro Station Train Schedule and Train Master Contact info.

PW-26. The applicant shall maintain safe pedestrian access, including ADA and bicycle, at all times. This may include, but not be limited to, the installation of temporary

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sidewalk/bicycle facilities and accounting for ADA access throughout the duration of construction. A temporary pedestrian/bicycle facilities and ADA access plan shall be submitted to the Public Works Department for review.

- PW-27. The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and file a Notice of Intent with State Water Quality Control Board. A Waste Discharge Identification Number (WDID#) must be obtained prior to the start of any construction work onsite.
- PW-28. Ingress and egress into and out of the driveway on El Centro Avenue is restricted to right turn movements only. The project driveway shall be designed with a median island or other permanent feature to restrict left-turn movements into and out of the project driveway. The design of the driveway will be submitted to Public Works Director for review and approval.

**Prior to Issuance of Building Permit**

- PW-29. The applicant shall obtain the Water Department's approval for water meter requirements. The applicant shall contact the City Water Division to coordinate size, location, and associated fee for new water meter connections, as applicable. Please contact Water Operation Manager at (626) 460-6393 for additional information.
- PW-30. The applicant shall verify with the Fire Department for water meter requirements for proposed fire sprinkler systems.

**Prior to Final Inspection**

- PW-31. The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway along El Centro Street and Orange Grove Place fronting the property to the satisfaction of the Engineer per SPMC Section 31.54.
- PW-32. The applicant shall repaint all curb markings fronting the property, unless otherwise noted on the plans, on El Centro Street and Orange Grove Place to the satisfaction of the Engineer.
- PW-33. The applicant shall paint three (3) feet of red curb on the both side of the proposed driveway on El Centro Street to the satisfaction of the City Engineer.
- PW-34. The applicant shall grind and overlay minimum 3" of existing asphalt from curb to curb along the entire street width on Orange Grove Place adjacent to the project boundary. The overlay shall be placed in two 1.5" lifts using ¾" PG 64-10 Hot Mix Asphalt.
- PW-35. The applicant shall grind and overlay minimum 3" of existing asphalt from curb to curb along the entire street width on El Centro Street adjacent to the project boundary. The overlay shall be placed in two 1.5" lifts using ¾" PG 64-10 Hot Mix Asphalt.



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- PW-36. The applicant shall install bicycle racks per the City's Bicycle Master Plan. The bicycle racks shall be installed in between proposed tree wells on El Centro Street. The applicant shall also include in the CC&Rs for the unconditional and indefinite maintenance of the bicycle racks. Bicycles racks shall at no time reduce the sidewalk width below 4 feet.

**Prior to Final Map Approval**

- PW-37. The applicant shall provide a copy of the Covenants, Conditions & Restrictions (CC&Rs) for review and approval prior to Final Map approval.
- PW-38. Prior to Final Map approval, the applicant shall provide a copy of the approved homeowner's association (HOA) documentation from the Building and Safety Department.
- PW-39. Prior to Final Map approval, the applicant shall submit a complete copy of the Final Map to the Los Angeles County Department of Public Works Land Development Division (LDD) for review of mathematical accuracy and provide a copy of the approval letter from LDD to the City Engineer.
- PW-40. The applicant is responsible to install, document, and submit centerline tie information for revisions to existing streets and replacement of centerline ties removed during construction.
- PW-41. The applicant shall preserve existing survey monuments (property corners, centerline ties, etc.) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and a Record of Survey shall be filed with the County Surveyor in accordance with applicable provision of State law. The applicant licensed surveyor shall file an initial record of survey at the County Recorder's Office for all survey monuments, bench marks or curb chisels that will be removed due to Construction. The applicant's licensed surveyor shall restore all removed survey monuments, bench marks and curb chisels to original location and file a final record of survey with the County Recorder's Office. A final report shall be submitted to Public Works confirming the final recordation.

**Tree Removal Permit Conditions**

- PW-42. Show all existing and proposed trees (including parkway trees), including size and species, and indicate their disposition. The applicant shall show methods of protecting existing onsite and on the parkway trees during construction on the plans. The applicant shall submit an arborist report for all trees (including parkway trees) at project completion to the City, demonstrating that all protection methods were followed and document the tree disposition after construction.
- PW-43. Tree removals associated with development shall only be conditionally approved subject to the applicant receiving their development building permit, paying all fees associated with the tree removal as established by resolution of the city council, and paying a deposit in the amount of \$360 for the 1 replacement trees. Upon the planning review authority's approval of the development application and

satisfaction of all conditions of approval, and payment of all required fees, the applicant shall be issued a tree removal permit.

- PW-44. Replacement trees shall be planted per SPMC section 34.12-5 (b). The applicant is required to plant 1 replacement trees based on the trees proposed for removal. The South Pasadena Public Works Department shall inspect the replacement trees before being planted.
- PW-45. Upon the applicant's proof to the city's satisfaction that the applicant has complied with the approved tree replacement plan, the city shall reimburse the applicant's replacement tree deposit. Should the applicant fail to plant any replacement trees per the approved replacement tree plan, the city shall retain the amount of the replacement tree deposit necessary to cover the cost to plant any required replacement trees in alternative locations within the city (public right-of-way, park, etc.), as permitted by SPMC chapter 34.
- PW-46. No trees shall be removed from the site until Tree Removal Permits are issued.

### **BUILDING AND SAFETY DIVISION**

#### **General conditions for all proposed buildings:**

- BD-1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- BD-2. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
- BD-3. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- BD-4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- BD-5. Park Impact Fee to be paid at the time of permit issuance.
- BD-6. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- BD-7. A separate address required. An application to assign address and unit numbers shall be filed with Public Works Department prior to plan check submittal.
- BD-8. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- BD-9. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

## Exhibit – A: Conditions of Approval

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- BD-10. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
- a) Observation of cleared areas and benches prepared to receive fill;
  - b) Observation of the removal of all unsuitable soils and other materials;
  - c) The approval of soils to be used as fill material;
  - d) Inspection of compaction and placement of fill;
  - e) The testing of compacted fills; and
  - f) The inspection of review of drainage devices.
- BD-11. The geotechnical and soils engineer shall review and approve the project grading and foundation plans to show compliance that their recommendations have been properly implemented.
- BD-12. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by Building Division, a new Preliminary Soils and/or Geotechnical Investigation.
- BD-13. At the time of plan submittal, the pdf copy of the soils report shall be provided by the applicant
- BD-14. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
- BD-15. Redevelopment project with land disturbing activity that would result in the replacement of 5,000 square feet or more of impervious surface area on an already developed site on Planning Priority Project categories shall comply with LID requirements per City Ordinance. LID systems shall be tested prior to certificate of occupancy.
- BD-16. All State of California disability access regulations for accessibility and adaptability shall be complied with.
- BD-17. Approval is required from the Los Angeles County Health Department for restaurants.
- BD-18. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.
- BD-19. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger by document shall be obtained or a parcel/tract map shall be processed **prior** to issuance of the building permit.
- BD-20. A parcel/tract map shall be processed prior to issuance of the building permit.

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- BD-21. Foundation inspection will not be made until the excavation has been surveyed and the depth of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- BD-22. Foundation inspection will not be made until setback on the all sides of the building has been surveyed and the location of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- BD-23. Energy calculations are required.
- BD-24. Electrical plan check is required.
- BD-25. Mechanical plan check is required.
- BD-26. Plumbing plan check is required.
- BD-27. Project shall comply with the CalGreen Non-Residential mandatory requirements.
- BD-28. Project shall comply with the CalGreen Residential mandatory requirements.
- BD-29. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
- BD-30. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
- BD-31. Demolition permit is required for any existing buildings which are to be demolished.
- BD-32. Separate plan review and permit is required for each detached retaining wall.
- BD-33. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- BD-34. Separate permit is required for Fire Sprinklers.

**Specific conditions for the proposed mixed-use with 5-unit retail with 47-unit residential building and Basement Level 1 for residential parking and Level 2 for general parking:**

- BD-35. Ten percent of the total residential parking spaces assigned for the multifamily residential dwelling units (separate from those associated with the “Bungalow” single-family dwellings units) in this building shall be electric vehicle (EV) charging spaces capable of supporting future EV supply equipment (EVSE) per Section 4.106.4.2 of the CalGreen Code (11 EV charging spaces are required for 102 parking spaces provided).

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- BD-36. There shall be at least one EV space located in the common use residential parking area and be available for use by all residents per Section 4.106.4.2.1. As such, this EV space shall not be assigned to a specific residential dwelling unit for parking purposes. The rest of the required EV charging spaces may be assigned to residents. When EV charger is installed, accessible space shall be provided for this EV space per Section 4.106.4.2.2, Item 3.
- BD-37. When EV chargers are installed in assigned residential parking spaces, one in every 25 EV spaces (3 EV spaces out of total 57) shall also have an 8-foot wide minimum aisle per Section 4.106.4.2.2, Item 3.
- BD-38. New construction shall comply with Section 5.106.5.3 of the CalGreen Code to facilitate future installations of EVSE in nonresidential parking area (4 EV spaces out of total 65).
- BD-39. When EV chargers are installed in each nonresidential parking facility as determined by the Planning Division (e.g. parking area for retail is a separate facility from parking at bonus area), accessible space shall be provided for each facility per Section 11B-228.3.2.
- BD-40. Bicycle parking for non-residential building shall be provided to meet the requirements per Section 5.106.4 of the CalGreen Code.
- BD-41. Nonresidential building with three habitable stories or fewer and low-rise multifamily buildings shall comply with solar ready building requirements per Section 110.10 of the California Energy Code.
- BD-42. The building height and area shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter.
- BD-43. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.
- BD-44. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.
- BD-45. Public parking garage not meeting the criteria of natural ventilation per Section 406.5.2 shall be designed as enclosed parking garage. Mechanical ventilation in accordance with Los Angeles County Building Code Section 406.6.2 is required for the enclosed parking garage.
- BD-46. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2.

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- BD-47. Fire-resistance rating requirements for exterior walls based on fire separation distance of 5 to 30 feet shall comply with Table 602 of the Building Code.
- BD-48. Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 5 to 20 feet shall comply with Table 705.8 of the Building Code.
- BD-49. Exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of Section 705.2 and Section 1046. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2.
- BD-50. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel per Section 1003.6.
- BD-51. Interior exit stairways shall terminate at an exit discharge or a public way unless the conditions per the exception in Section 1023.3 are met.
- BD-52. Corridor shall be fire resistance rated in accordance with Table 1020.1 and be continuous per Section 1020.6.
- BD-53. Egress balconies shall conform to the requirements per Section 1021.
- BD-54. Exit access travel distances shall be increased up to an additional 100 feet provided the last portion of the exit access leading to the exit occurs on an exterior egress balcony constructed in accordance Section 1021. The length of such balcony shall be not less than the amount of the increase taken per Section 1017.2.1. Exit access travel distance measured per Section 1017.3 shall not exceed the values given in Table 1017.2.
- BD-55. Exterior exit stairway location shall comply with Section 1027.5.
- BD-56. Exterior exit stairway shall be separated from the interior of the building as required in Section 1023.2 unless the conditions per one of the exceptions in Section 1027.6 are met.
- BD-57. Sprinklers protection shall be provided in open-ended corridors and associated exterior stairways as specified in Section 1027.6, Exception 3 per Section 903.3.1.2.2.
- BD-58. Restaurant equal or larger than 750 square feet in dining area shall be classified as A-2 Group Occupancy and be separated from adjacent occupancies in accordance with Table 508.4 of the California Building Code (CBC). Restaurant classified as assembly occupancy of occupant load greater than 49 shall have at least two exits per Section 1006.3.2. An accessible route shall be provided to all functional areas at second floor per Section 11B-206.2.5.
- BD-59. Community room and/or gym equal or larger than 750 square feet in area shall be classified as A-3 Group Occupancy and be separated from adjacent occupancies in accordance with Table 508.4 of the California Building Code (CBC).

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- BD-60. Condominiums consist of four or more attached dwelling units with an elevator shall meet the requirements of the California Building Code Section 1106A.
- BD-61. When assigned parking spaces are provided for a resident or a group of residents, at least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility per Section 1109A.4.
- BD-62. Accessible parking spaces assigned to multifamily R-2 Occupancy Group residential building shall be located on the shortest possible route to a covered multifamily dwelling unit entrance per Section 1107A.7.
- BD-63. Exit access stairways in an enclosed parking garage of S-2 occupancy shall be enclosed with a shaft enclosure constructed in accordance with Section 713 unless one of the conditions listed under Section 1019.3 is met.
- BD-64. At least one accessible route shall be provided within the site from accessible parking in public parking garage as the site arrival point to each entrance of commercial space at the ground level per Section 11B-206.2.1.

**Specific conditions for the proposed mixed-use with 10-unit “Townhouses” residential building and Basement Level 1 for residential parking:**

- BD-65. Three-story, R-2 occupancy group with only one exit is not permitted per Table 1006.3.2(1) of the California Building Code. This building shall be constructed as Townhouses R-3 Occupancy Group complying with Section R302.2 of the California Residential Code.
- BD-66. Townhouse R-3 Occupancy Group residential building of a different type of construction than that of the R-2 shall be separated by a Fire Wall complying with Section 706 at the common wall between unit 118 and 113 (217 & 312) and another between unit 117 and 115 (219 & 315).
- BD-67. Habitable rooms in Townhouse R-3 Occupancy Group residential building shall comply with light, ventilation, and heating requirements per Section R303.
- BD-68. Multistory condominiums consist of four or more attached dwelling units with no elevator shall meet the requirements of the California Building Code Section 1102A.3.1.
- BD-69. Accessible parking spaces assigned to townhouse R-3 Occupancy Group residential building shall be located on the shortest possible route to a covered multifamily dwelling unit entrance per Section 1107A.7.

**Specific conditions for the proposed 3-unit, two-story “Bungalow” single-family dwellings and their residential parking at Basement Level 2:**

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- BD-70. Bungalow units with their parking garages structurally connected to the general parking garage at basement level 2 is considered a part of the same structure as the general parking garage. Common areas providing circulation to parking garages/spaces associated with these units shall be of the same occupancy and type of construction as those assigned to the general parking garage.
- BD-71. Private garage and carports classified as U Group Occupancy shall not exceed 1,000 square feet and be separated from other private garages in accordance with Section 406.3.1 of the Building Code.
- BD-72. Each of the three attached private garages to single-family dwellings shall comply electric vehicle (EV) charger facilitation requirements per Section 4.106.4.1. EV chargers provided in private garages are under separate EV facilitation requirements and shall not be counted toward those for multifamily dwellings.
- BD-73. Residential portion of the bungalow units structurally connected to the podium deck of the residential parking garage at basement level 1 is considered a part of the same structure as the residential parking garage.
- BD-74. For the purpose of complying with accessibility requirements, bungalow units shall be considered as “attached” multistory condominiums dwelling units with no elevator to the adjacent 10-unit townhouses and shall meet the requirements of the California Building Code Section 1102A.3.1.
- BD-75. At least 10 percent but not less than one of the multistory condominium dwellings in buildings, which contain Covered Multifamily Dwellings, with no elevator shall comply with the requirements listed in Section 1102A.3.1. The minimum number of units which must comply with this section shall be calculated using the total number of all multistory dwelling units in buildings located on the same site which are subject to this section.
- BD-76. Private garages accessory to covered multifamily dwelling units, shall be accessible as required in Section 1109A.2.1. Private garages include individual garages and multiple individual garages grouped together.

**FIRE DEPARTMENT**

- FD-1. All construction must comply with all appropriate fire protection installation standards as adopted by the South Pasadena Fire Department.
- FD-2. Shall comply with all current adopted California Building Code, Fire Codes, NFPA and South Pasadena Municipal Code, requirements are based on occupancy classification.
- FD-3. Fire Sprinkler Required. Approved automatic sprinkler systems in new buildings and shall be provided in the locations described in Sections 903.2.1 through 903.2.12.
- FD-4. Water supply for buildings equipped with an automatic sprinkler system. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:



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- 1- The automatic sprinkler system demand, including hose stream allowance.
  - 2- The required fire flow. B105.3
- FD-5. Underground Buildings shall be equipped throughout with a Class I automatic wet or manual wet standpipe system.
- FD-6. Standpipe Systems. Standpipe systems shall be provided in new buildings and structures in accordance with Sections 905.2 through 905.10.
- FD-7. Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout each floor where any of the following occurs:
- Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department of vehicle access
- FD-8. Additional Fire Hydrant may be required.
- FD-9. Hydrants for standpipe systems. Buildings equipped with a standpipe system installed in accordance with Section 905, shall have a Fire Hydrant within 100 feet of the Fire Department Connection. (507.5.1.1)
- FD-10. Fire Flow. The flow rate of a water supply, measured at 20 psi residual pressure, that is available for firefighting. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B. (507.3)
- FD-11. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provide to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (507.1 CFC)
- FD-12. Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply test shall be witnessed by the fire code official and approved documentation of the test shall be provided to the fire code official prior to the final approval of the water supply system. (507.4 CFC)
- FD-13. Fire Pump. May be required when fire flow is not met. Where provided fire pumps shall be installed in accordance with this Section and NFPA 20. (913.1 CFC)
- FD-14. Fire Alarm required. Submit plans to City for approval (manual and automatic). An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures.
- FD-15. Central Station Service Alarm Systems. Alarm systems used to provide central station service shall comply with the general requirements and the use requirements of Section 26.3. (NFPA 72)
- FD-16. Exits. Exits shall comply with Sections 1022 through 1027 and the applicable requirements of Sections 1003 through 1015. An exit shall not be used for any purpose that interferes with its function as a mean of egress. Once a given level of exit protection is achieved, shall level of

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protection shall not be reduced until arrival at the exit discharge. Exit shall be continuous from the point of entry into the exit to the exit discharge.

- FD-17. Fire Apparatus access. Roads shall have an unobstructed width of no less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches exclusive of shoulders, except for an approved security gate in accordance with Section 503.6 of the California Fire Code. Aerial fire apparatus access roads is required and shall have a minimum unobstructed width of 26 feet, exclusive of shoulders in the immediate vicinity of the building.
- FD-18. Automatic Garage door openers. If provided, shall be listed in accordance with UL 325. See health and Safety Code Sections 19890 and 19891 for additional provisions for residential garage door openers
- FD-19. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- FD-20. Knox Box required. Where access to or within a structure or an area is restricted because of secure openings or where immediate access is necessary for life-saving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. ( 506.1 CFC)
- FD-21. Portables Fire extinguishers. Structures under construction, alteration or demolition shall be provide with no less one approved portable fire extinguisher in accordance with Section 905 and sized for not less than ordinary hazard as follows:
- At each stairway on all floor levels where combustible materials have accumulated.
  - In every storage and construction shed.
  - Where special hazards exist including but not limited to and the storage and use of combustible and flammable liquids. (3315.1 CFC)
- FD-22. Where required. Portables fire extinguishers shall be installed in all of the following locations:
- In new and existing Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R-3.1, R-4 and S Occupancies. (906.1 CFC)
- FD-23. Groups R-2, R-2.1, R-3, R-3.1 and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
  - In each room used for sleeping purposes.
  - In each story within a dwelling unit, including basement but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening

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door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

- FD-24. Interconnection. Where more than one smoke alarm is required to be install within an individual dwelling unit or sleeping unit, the smoke alarm shall be interconnected.
- FD-25. Fire Alarm and Detection Systems required. This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. SFC 907.1
- FD-26. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material. SPMC 14.1.1
- FD-27. For water/ meter application please refer to public works. SPMC 35.1

**POLICE DEPARTMENT****General Conditions**

- PD-1. The project shall have a property manager assigned with the ability to provide 24-hour service seven days a week. The 24/7 contact information for the property manager shall be made available to all building tenants and visitors to the buildings.
- PD-2. The parking structure shall be secured 24 hours a day, Monday through Sunday of every week.

**Prior to Final Inspection**

- PD-3. Prior to final inspection, the applicant shall install proper signage within the parking structure informing residents, tenants, and visitors of parking restrictions.
- PD-4. Prior to final inspection, security cameras, shall be installed on the exterior of the building and within the parking structure. An external link to be used by public safety is required.
- PD-5. Prior to final inspection, security lighting shall be installed on the exterior of the building and within the parking garage.

**At Final Inspection**

- PD-6. At final inspection, the applicant shall provide the Police Department with building access-Knox box key access as required by public safety.

## **ATTACHMENT 3**

### **Applicant's Project Description**

**Attachment A**  
**Seven Patios**  
**Project Description**

The owner of the proposed Seven Patios project request Design Review for the development on property currently developed with an existing two-story office 899 El Centro Street. The property is within two Zoning districts. The larger portion of the property has a gross lot area of 55,517 square feet and net lot area of 55,260 square feet and is located along the south side of El Centro Street and the west side of the Metro Gold Line right-of-way in the Mission Street Specific Plan area, MSSP. This portion of the site abuts a 14,599 square foot site along the north side of Orange Grove Place in the Medium Density Residential district, RM. The proposed development would replace an existing 36,149 square foot office building and surface parking lot.

The proposed project was reviewed and approved by the South Pasadena City Council on March 3, 2021. The approvals included Design Review for the portion of the project within the Mission Street Specific Plan Area, Design Review for the portion of the project in the RM zoning district, a Conditional Use Permit for a mixed-use development in the Mission Street Specific Plan area (no longer applicable), Vesting Tentative Tract Map 82394 to subdivide the existing parcels into one land lot and 65 air parcels and tree removal for existing trees. For the project environmental review was conducted in accordance with the California Environmental Quality Act. A Mitigated Negative Declaration was adopted, and a Notice of Determination was filed with the Los Angeles County Recorder.

Following approvals, the applicant submitted for plan check and had made significant progress. However, due to unforeseen economic impacts resulting from the COVID-19, the lending industry suspended issuance of construction loans and the development was unable to obtain financing. Requests for time extensions were submitted for the plan check and entitlements. The Building Official preferred the project be updated to meet revised California Building Code provisions and did not extend the plan check. With the plan check expiration occurring and Design Review and tree removal tied to the plan check, the South Pasadena Planning Commission granted an extension of the Design Review and tree removal entitlements until March 3, 2024. Vesting Tentative Tract Map 82394 was extended until March 3, 2026. The intent of the current application is to allow the Design Review and tree removal approvals to extend beyond the current expiration date, March 3, 2024.

The proposed Seven Patios Mixed Use Development includes sixty residential units and five commercial spaces along El Centro Street. Fifty-seven of the sixty residential units are located within the Downtown Specific Plan area. The remaining three residential units, designed as freestanding bungalows, are located in the multifamily residential district along Orange Grove Place. All of the residential units are market rate.

Much has transpired in the City of South Pasadena since the application for Seven Patios was initially submitted, October 3, 2018, and this submittal. The deemed complete date for the Seven Patios project was August 24, 2019. Later that year, the California Legislature adopted Senate Bill 330 (SB330) which prohibited local jurisdictions from imposing regulations adopted after SB330 on projects under review provided the project does not change by more than ten percent. The seven Patios project was reviewed by the South Pasadena Planning Commission on November 17, 2020. Although the Seven Patios project received approval at the Planning Commission hearing, the project was appealed. The South Pasadena City Council reviewed the Seven Patios project on March 3,

2021, when the original approvals were adopted. Subsequent to the approval of the Seven Patios project, the South Pasadena City Council adopted the Inclusionary Housing Ordinance, Ordinance 2353. More recently, the South Pasadena City Council has adopted the Downtown Specific Plan, September 27, 2023. While these new regulations were adopted, the Seven Patios project is protected under the Vesting Tentative Tract Map provisions of the Subdivision Map Act, which prohibits a local jurisdiction from imposing new or changed regulations on a project after a Vesting Tentative Tract Map application is deemed complete, August 24, 2019. Although the local approvals for the Seven Patios Design Review and tree removal approvals expire on March 3, 2024, the expiration of local entitlements do not expire the requirements of SB330. Consequently, the proposed Design Review and tree removal are submitted under the applicable provisions that existed August 24, 2019. As advised by South Pasadena Planning Division, the Planning Commission has the authority under South Pasadena Zoning Code Section 36.420.040 to grant different time periods for expiration than the general time limits of the Zoning Code. Because Vesting Tentative Tract Map 82394 is not due to expire until March 3, 2026, the advice is to request approval of the Design Review and tree removal to coincide with Vesting Tentative Tract Map 82394. The development team respectfully presents these applications to the City of South Pasadena for review of the Seven Patios project and requests that extension accordingly.

## **ATTACHMENT 4**

Project Architectural Plans, Topographic Map, and Conceptual Grading Plan





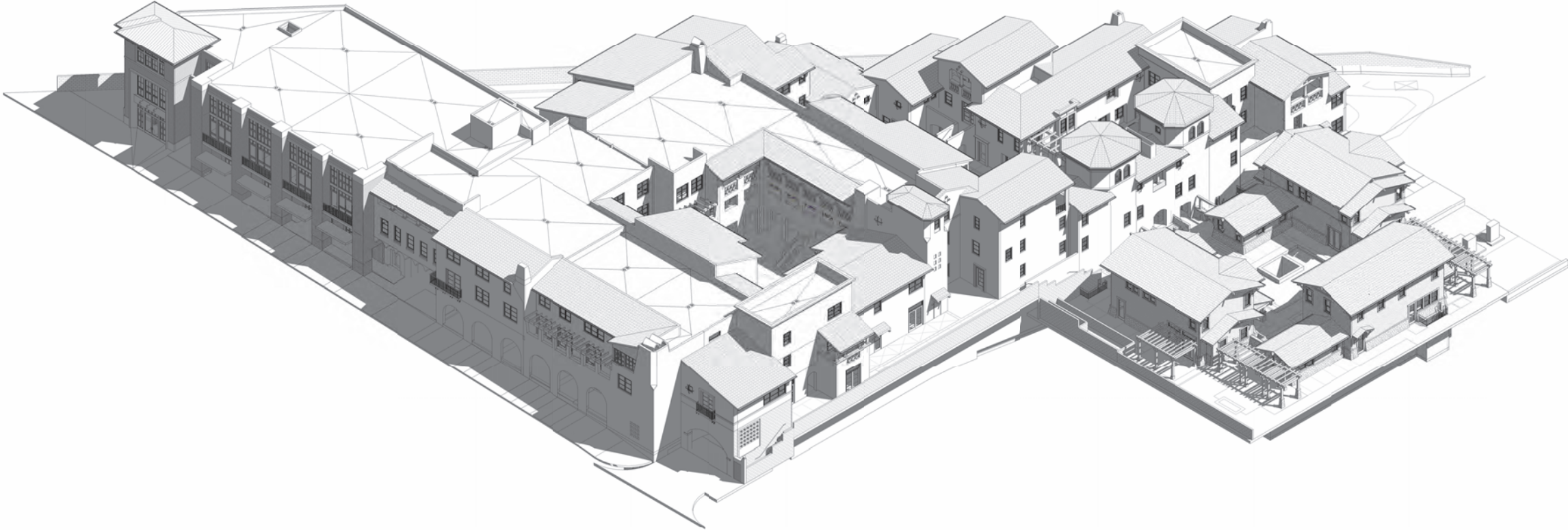
# SEVEN PATIOS

**PROJECT**  
**SEVEN PATIOS**  
899 El Centro Street  
South Pasadena, CA  
91030  
**DC EL CENTRO HOLDINGS, LLC**  
150 E. Colorado Blvd.  
#302 A  
Pasadena, CA 91105  
Contact: James Li  
T: (626) 360-0688  
E: JI.LPILLC@GMAIL.COM

**SHEET CONTENTS**  
COVER SHEET

**ISSUE PURPOSE**  
DESIGN REVIEW  
**PROJECT NUMBER**  
21110  
**SHEET NUMBER**  
**A0.00**  
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# SEVEN PATIOS

PROJECT

SEVEN PATIOS

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<b>A</b>		
ABV.....	ABOVE	
AD.....	AREA DRAIN	
ADJ.....	ADJACENT	
AC.....	AIR CONDENSOR	
AFF.....	ABOVE FINISH FLOOR	
AL.....	ALUMINUM	
ALT.....	ALTERATE	
APPROX.....	APPROXIMATE	
APPRVD.....	APPROVED	
ARCH.....	ARCHITECTURAL	

<b>B</b>		
BA.....	BATH	
BALC.....	BALCONY	
BD.....	BOARD	
BED.....	BEDROOM	
BLDG.....	BUILDING	
BLKG.....	BLOCKING	
BLW.....	BELOW	
BM.....	BEAM	
BOT.....	BOTTOM	
BSMNT.....	BASEMENT	
BTWN.....	BETWEEN	

<b>C</b>		
CAB.....	CABINET	
CL.....	CENTERLINE	
CLG.....	CEILING	
CLR.....	CLEAR	
CMU.....	CONCRETE MASONRY UNIT	
COMF.....	COMFORT	
CO.....	CARBON MONOXIDE	
CO.....	CASED OPENING	
COLD.....	COLUMN	
CONC.....	CONCRETE	
CONSTR.....	CONSTRUCTION	
CONT.....	CONTINUOUS	
CRIP.....	CRIPPLE	
CSMT.....	CASEMENT	
CT.....	CERAMIC TILE	
CTR.....	CENTER	
CRC.....	CALIFORNIA RESIDENTIAL CODE	
CRC.....	CALIFORNIA BUILDING CODE	
CEC.....	CALIFORNIA ELECTRICAL CODE	
CMC.....	CALIFORNIA MECHANICAL CODE	
CPC.....	CALIFORNIA PLUMBING CODE	

<b>D</b>		
D.....	DRYER	
DBL.....	DOUBLE	
DEPT.....	DEPARTMENT	
DF.....	DOUGLAS FIR	
DG.....	DUAL GLAZED	
DH.....	DOUBLE HUNG	
DIM.....	DIMENSION	
DIA.....	DIAMETER	
DN.....	DOWN	
DO.....	DRYWALL OPENING	
DR.....	DEEP	
DRWG.....	DRAWING	
DS.....	DOWNSPOUT	
DTL.....	DETAIL	
DW.....	DISHWASHER	
DWR.....	DRAWER	

<b>E</b>		
EA.....	EACH	
E/ENT.....	ENTRY	
EL.....	ELEVATION (TOPOGRAPHICALLY)	
ELEC.....	ELECTRICAL	
ELEV.....	ELEVATION	
EQ.....	EQUAL	
ETC.....	ET CETERA	
EXT.....	EXTERIOR	

<b>F</b>		
FD.....	FLOOR DRAIN	
FF.....	FINISH FLOOR	
FG.....	FINISH GRADE	
FGL.....	FIXED GLASS	
FIN.....	FINISH	
FIX.....	FIXED	
FXT.....	FIXTURE	
FL.....	FLUORESCENT	
FLASH.....	FLASHING	
FLR.....	FLOOR	
FND.....	FOUNDATION	
FOC.....	FACE OF CONCRETE	
FOG.....	FACE OF GARAGE	
FOM.....	FACE OF MASONRY	
FOS.....	FACE OF STUD	
FP.....	FIREPLACE	
FR DR.....	FRENCH DOOR	
FR.....	FIRE RATED	
FRMO.....	FRAMING	
FS.....	FINISH SURFACE	
FT.....	FOOT OR FEET	
FTG.....	FOOTING	
FURR.....	FURRING	

<b>G</b>		
GA.....	GAUGE	
GRAB.....	GRAB BAR	
GB.....	GARBAGE DISPOSAL	
GDO.....	GARAGE DOOR OPENER	
GH.....	GREENHOUSE	
GI.....	GALVANIZED IRON	
GL.....	GLASS	
GL BLK.....	GLASS BLOCK	
GR.....	GRADE	
GYP BD.....	GYPSUM BOARD	

<b>H</b>		
H.....	HALL	
HB.....	HOSE BIBB	
HC.....	HANDICAP (DISABLED)	
HDR.....	HEADER	
HORIZ.....	HORIZONTAL	
HR.....	HOUR	
HT.....	HEIGHT	

<b>I</b>		
IN.....	INCH	
INFO.....	INFORMATION	
INSUL.....	INSULATION/INSULATION	
INT.....	INTERIOR	

<b>J</b>		
J.....	JUNCTION BOX	

<b>K</b>		
KDT.....	KNOCK DOWN TEXTURE	
KIT.....	KITCHEN	

<b>L</b>		
LAV.....	LAVATORY	
LBS.....	POUNDS	
LED.....	LIGHT-EMITTING DIODE	
LIN.....	LINEN	
LIVING.....	LIVING ROOM	
LOUV.....	LOUVER DOOR	
LT.....	LIGHT	
LTWT CONC.....	LIGHTWEIGHT CONCRETE	
LUM.....	LUMINOUS	
LW.....	LIGHT WELL	

<b>M</b>		
MAX.....	MAXIMUM	
M BA.....	MASTER BATH	
M BED.....	MASTER BEDROOM	
MC.....	MEDICINE CABINET	
MECH.....	MECHANICAL	
MFR.....	MANUFACTURER	
MIN.....	MINIMUM	
MISC.....	MISCELLANEOUS	
MTD.....	MOUNTED	
MTL.....	METAL	

<b>N</b>		
NEC.....	NATIONAL ELECTRIC CODE	
NG.....	NATURAL GRADE	
NO.....	NUMBER	
NTS.....	NOT TO SCALE	

<b>O</b>		
OA.....	OVERALL	
OBS.....	OBSURE	
OC.....	ON CENTER	
OD.....	OUTSIDE DIAMETER	
OD.....	OVERFLOW DRAIN	
OH.....	OVERHEAD	
OUTLOOKER.....	OUTLOOKER	
OPNG.....	OPENING	
OPP.....	OPPOSITE	
OPT.....	OPTIONAL	
O.....	OVEN	
O.....	OVER	

<b>P</b>		
P.....	PANTRY	
P/PWDR.....	POWDER ROOM	
PB.....	PUSH BUTTON	
PH.....	PAPER HOLDER	
PKT.....	POCKET DOOR	
PL.....	PLATE	
PLYWD.....	PLYWOOD	
PR.....	PAIR	
PRV.....	PRESSURE RELIEF VALVE	
PT.....	POST TENSION	
PTDF.....	PRESSURE TREATED DOUGLAS FIR	
PVC.....	POLYVINYL CHLORIDE	

<b>Q</b>		
QT.....	QUARRY TILE	

<b>R</b>		
R.....	REFRIGERATOR	
RAD.....	RADIUS	
RAG.....	RETURN AIR GRILL	
RC.....	RESILIENT CHANNEL	
RD.....	ROOF DRAIN	
REC.....	RECYCLE	
REQ.....	REQUIRED	
REV.....	REVERSE	
RM.....	ROOM	
RND.....	ROUND	
RO.....	ROUGH OPENING	
RS.....	ROLLER SHADE	

<b>S</b>		
S/SERV.....	SERVICE	
SAT.....	SPRAYED ACOUSTICAL TEXTURE	
SC.....	SOLID CORE	
SD.....	SMOKE DETECTOR	
SG.....	SEMI-GLOSS	
SH.....	SINGLE HUNG	
SHEET.....	SHEET	
SHWR.....	SHOWER	
SIM.....	SIMILAR	
SK.....	SKYLIGHT	
SL.....	SLIDING WINDOW	
SL.....	SLOPING CEILING	
SL DR.....	SLIDING DOOR	
SOFF.....	SOFFIT	
SQ.....	SQUARE	
SPL.....	SPRING LINE	
SQ FT.....	SQUARE FEET	
SQ IN.....	SQUARE INCH	
SS.....	STAINLESS STEEL	
STD.....	STANDARD	
STL.....	STEEL	
STOR.....	STORAGE	
STRUCT.....	STRUCTURAL	
S4S.....	SURFACE FOUR SIDES	
SW.....	SOLID WOOD	

<b>T</b>		
TB.....	TOWEL BAR	
TC.....	TRASH COMPACTOR	
TEMP.....	TEMPERED	
THK.....	THICK	
TOC.....	TOP OF CURB	
TOW.....	TOP OF WALL	
TYP.....	TYPICAL	
T&G.....	TONGUE AND GROOVE	
TOS.....	TOP OF SLAB	

<b>V</b>		
VERT.....	VERTICAL	
VEST.....	VESTIBULE	
VOL.....	VOLUME	
VS.....	VINYL SHEET	
VTO.....	VENT TO OUTSIDE	
VTR.....	VENT THRU ROOF	

<b>W</b>		
W.....	WASHER	
W.....	WITH	
WD.....	WOOD	
WDW.....	WINDOW	
WH.....	WATER HEATER	
WI.....	WROUGHT IRON	
WIC.....	WALK IN CLOSET	
WO.....	WITHOUT	
WP.....	WATERPROOF	
WT.....	WEIGHT	

- PROJECT DESCRIPTION:**  
NEW LOW-RISE URBAN "MIXED USE" PROJECT CONSISTING:
- 5 COMMERCIAL SPACES IN 1 STORY (TYPE-VA CONSTRUCTION)
  - 57 DWELLING UNITS (FLATS & TOWNHOMES) IN 2-3 STORY (TYPE-VA CONSTRUCTION)
  - 2 LEVELS OF SUBTERRANEAN PARKING (TYPE-IA CONSTRUCTION) UNDER COMMERCIAL SPACES & DWELLING UNITS
  - 3 BUNGALOWS A 2-3 STORY (TYPE-VA CONSTRUCTION)
  - 1 LEVEL OF SUBTERRANEAN PARKING (TYPE-IA CONSTRUCTION) UNDER BUNGALOWS

**ADDRESS:** 899 EL CENTRO STREET  
SOUTH PASADENA, CA, 91030

**ZONING DESIGNATION:** MSSP & RM

**LOT SIZE:** PARCEL 1 [ZONE-1 MSSP]: 1.27 ACRE (55,517 SF)  
PARCELS 2 & 3 [ZONE-2 RM]: 0.34 ACRE (14,599 SF)  
**TOTAL LOT SIZE: 70,116 SF**

**BUILDING COVERAGE:** ZONE-1: 30,249 SF / 55,517 SF = 54.48%  
ZONE-2: 4,320 SF / 14,599 SF = 29.59%

ZONE 1 - MSSP (MISSION STREET SPECIFIC PLAN DISTRICT B)		
<b>GROSS SITE AREA:</b>	1.27 ACRE (55,517 SF) PER SURVEY	
<b>EASEMENTS (PER SURVEY):</b>	EASEMENT 07	174.3 SF
	EASEMENT 08	82.2 SF
	EASEMENT 11	0 SF (TO BE VACATED)
	TOTAL EASEMENT DEDICATIONS: 256.5 SF	

**NET SITE AREA:** 55,517 SF - 256.5 SF = 55,260.5 SF

<b>COVERAGE ALLOWED:</b>	N/A
<b>COVERAGE PROPOSED:</b>	30,249 SF

<b>SETBACKS:</b>	<b>FRONT</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
	<b>SIDE</b>	0' TO 5'-0" MAX	0' RO 3'-0"
	<b>REAR</b>	0' ABOVE COMMERCIAL	5'-0" TO 7'-0"
		5' MIN (+1/1STORY ABOVE GRADE)	
		15'-0" MIN.	

<b>BUILDING HEIGHT:</b>	<b>ALLOWABLE</b>	<b>PROPOSED</b>
<b>MIXED-USE</b>	40' (3 STORIES)	60'
<b>RESIDENTIAL</b>	45' (UNOCCUPIED ROOF)	45'
	35' (3 STORIES)	35'

<b>FLOOR AREA RATIO:</b>		
<b>MAX ALLOWABLE (WITH BONUS):</b>	55,260.5 SF x 1.5 =	82,890 SF
<b>PROPOSED:</b>		82,772 SF

<b>PART P1 LEVEL</b>	1,417 SF
<b>1ST FLOOR</b>	28,832 SF
<b>2ND FLOOR</b>	29,512 SF
<b>3RD FLOOR</b>	23,011 SF
<b>TOTAL</b>	82,772 SF

<b>ZONE 1 PROGRAM SUMMARY:</b>		
<b>RESTAURANT:</b>	2,194 SF	
<b>COMMERCIAL:</b>	3,543 SF	
<b>RESID. (DWELLING UNITS):</b>	67,367 SF	
(1,417 + 18,290 + 27,094 + 20,566 = 67,367 SF)		
<b>RESID. COMMON AREAS &amp; CIRCULATION:</b>	9,667 SF	

**OPEN SPACE:** MIN. REQUIRED OPEN SPACE: 57 X 275 = 15,675 SF

<b>PROPOSED PRIVATE OPEN SPACE (36.9%):</b>	6,986 SF
<b>BALCONIES &amp; PATIOS</b>	
<b>PROPOSED PUBLIC OPEN SPACE (63.1%):</b>	12,184 SF
PATIO DE LA ACEQUIA	1,218 SF
PATIO DE LA BOUGAINVILLEA	456 SF
PATIO DE LA FUENTE	986 SF
PATIO DE LA WISTERIA	5,108 SF
PATIO DE LAS LUCES	1,834 SF
PATIO DEL OLIVO	2,581 SF
<b>TOTAL OPEN SPACE</b>	6,986 + 12,184 = 19,170 SF

**PROPOSED TOTAL OPEN SPACE: 19,170 SF > 15,675 SF**

<b>REQUIRED PARKING SPACES FOR RESIDENTIAL:</b>	96 PARKING SPACES
18 1-BD FLAT	18
27 2-BD FLAT	54
2 3-BD FLAT	4
5 2-BD TOWNHOME	10
5 3-BD TOWNHOME	10
<b>TOTAL</b>	96

**TOTAL RESIDENTIAL PARKING SPACES :** 101 SPACES

**REQUIRED PARKING SPACES FOR COMMERCIAL:** 24 PARKING SPACES  
RETAIL & RESTAURANT PARKING (4SPACES PER 1,000SF) 24

**TOTAL COMMERCIAL PARKING SPACES :** 25 SPACES

**REQUIRED BICYCLE SPACES:** 6

**COMMERCIAL BICYCLE SPACES PROVIDED :** 8 OUTDOOR SPACES (PER CIVIL PLAN)

**RESIDENTIAL BICYCLE SPACES PROVIDED :** 11 INDOOR SPACES

**TOTAL LOT COVERAGE: 34,569 SF / 70,116 SF = 49.30%**  
TOTAL NO. OF DUs: 57 (47 FLATS & 10 T-H) + 3 (BUNGALOWS) = 60  
TOTAL 'R2' OCCUPANCY AREA: 60,555 SF  
TOTAL 'R3' OCCUPANCY AREA: 16,480 SF  
TOTAL 'A2' OCCUPANCY AREA: 2,194 SF  
TOTAL 'M' OCCUPANCY AREA: 3,437 SF  
TOTAL 'S2' OCCUPANCY AREA ABOVE GRADE: 106 SF

**TOTAL FLOOR AREA ABOVE GRADE: 82,772 SF**  
TOTAL 'S2' OCCUPANCY AREA BELOW GRADE: 76,929 SF

**ZONE 2 - RM (MEDIUM RESIDENTIAL)**  
**GROSS SITE AREA:** 0.34 ACRE (14,599 SF) PER SURVEY

**NET SITE AREA:** 14,599 SF

**COVERAGE ALLOWED:** 0.5 x 14,599 = 7,300 SF

**COVERAGE PROPOSED:** 4,320 SF

<b>SETBACKS:</b>	<b>FRONT</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
	<b>SIDE</b>	20'-0" MIN.	20'-0"
	<b>REAR</b>	9'-8" MIN.	9'-8"
		20'-0" MIN.	20'-0"

<b>BUILDING HEIGHT:</b>	<b>ALLOWABLE</b>	<b>PROPOSED</b>
	35'-0"	30'-0"

<b>FLOOR AREA RATIO:</b>		
<b>MAX ALLOWABLE:</b>	14,599 SF x 0.5 =	7,300 SF
<b>PROPOSED:</b>		7,224 SF

	<b>P1 LVL.</b>	<b>1ST FLR.</b>	
<b>UNIT 01</b>	1,448 SF	+ 948 SF	=2,396 SF
<b>UNIT 02</b>	1,452 SF	+ 928 SF	=2,380 SF
<b>UNIT 03</b>	1,420 SF	+ 1,028 SF	=2,448 SF
<b>TOTAL</b>	4,320 SF	+ 2,904 SF	=7,224 SF

**REQUIRED PARKING SPACES:** 6

**TOTAL RESIDENTIAL BUNGALOWS PARKING:** 9 SPACES

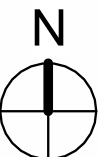
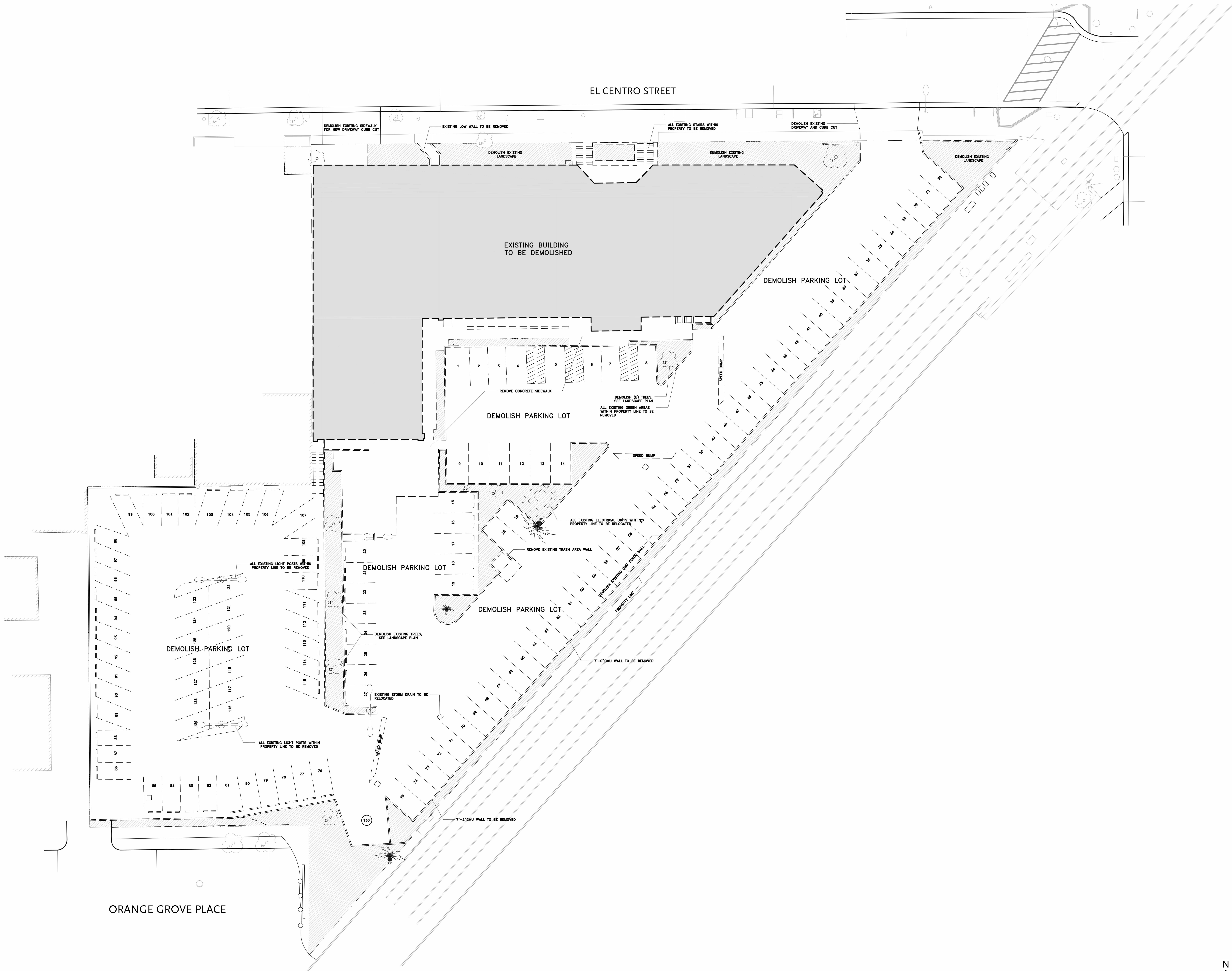
UNITS AREA BREAKDOWN				
ZONE-1 (MSSP) RESIDENTIAL UNITS AREA (SF)				
	TYPE	TYP. GROSS AREA (SF)	COUNT	UNIT#
PLAN 2	1 BEDROOM	755	1	FLAT: 108
PLAN 2A	1 BEDROOM	755	3	FLAT: 113, 216, 317
PLAN 3	1 BEDROOM	848	1	FLAT: 106
PLAN 4	1 BEDROOM	837	1	FLAT: 306
PLAN 5	1 BEDROOM	799	1	FLAT: 212
PLAN 6	1 BEDROOM	805	1	FLAT: 211
PLAN 6A	1 BEDROOM	885	1	FLAT 115
PLAN 6B	1 BEDROOM	1,022	2	FLAT: 216, 315
PLAN 6C	1 BEDROOM	1,092	1	FLAT: 311
PLAN 7	1 BEDROOM	1,127	4	FLAT: 202, 204, 302, 304
PLAN 8	2 BEDROOM	1,059	2	FLAT: 112, 219
PLAN 8C	2 BEDROOM	1,065	1	FLAT: 107
PLAN 8A	2 BEDROOM	1,087	3	FLAT: 206, 306, 305
PLAN 9A	2 BEDROOM	1,057	3	FLAT: 116, 216, 314
PLAN 9B	2 BEDROOM	1,201	1	FLAT: 111
PLAN 9C	2 BEDROOM	1,148	3	FLAT: 109, 203, 303
PLAN 9D	2 BEDROOM	1,264	2	FLAT: 206, 308
PLAN 9E	2 BEDROOM	1,107	3	FLAT: 114, 217, 316
PLAN 9F	2 BEDROOM	1,047	5	FLAT: 110, 213, 214, 312, 313
PLAN 10	2 BEDROOM	1,281	2	FLAT: 207, 307
PLAN 11	3 BEDROOM	1,226	2	FLAT: 209, 309
PLAN 12	1 BEDROOM	1,189	2	FLAT: 201, 301
PLAN 13	3 BEDROOM	1,557	2	FLAT: 210, 310
PLAN 14	2 BEDROOM	1,333	3	2-STORY TH: 117, 121, 125
PLAN 14A	2 BEDROOM	1,391	1	2-STORY TH: 122
PLAN 14B	2 BEDROOM	1,406	1	2-STORY TH: 123
PLAN 15	3 BEDROOM	1,725	4	3-STORY TH: 118, 119, 1





SITE PHOTOS





**PROJECT**

**SEVEN PATIOS**

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91030

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**SHEET CONTENTS**

**DEMOLITION PLAN**

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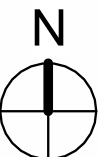
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**LCRA**

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PROJECT

SEVEN PATIOS

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SHEET CONTENTS

SITE PLAN

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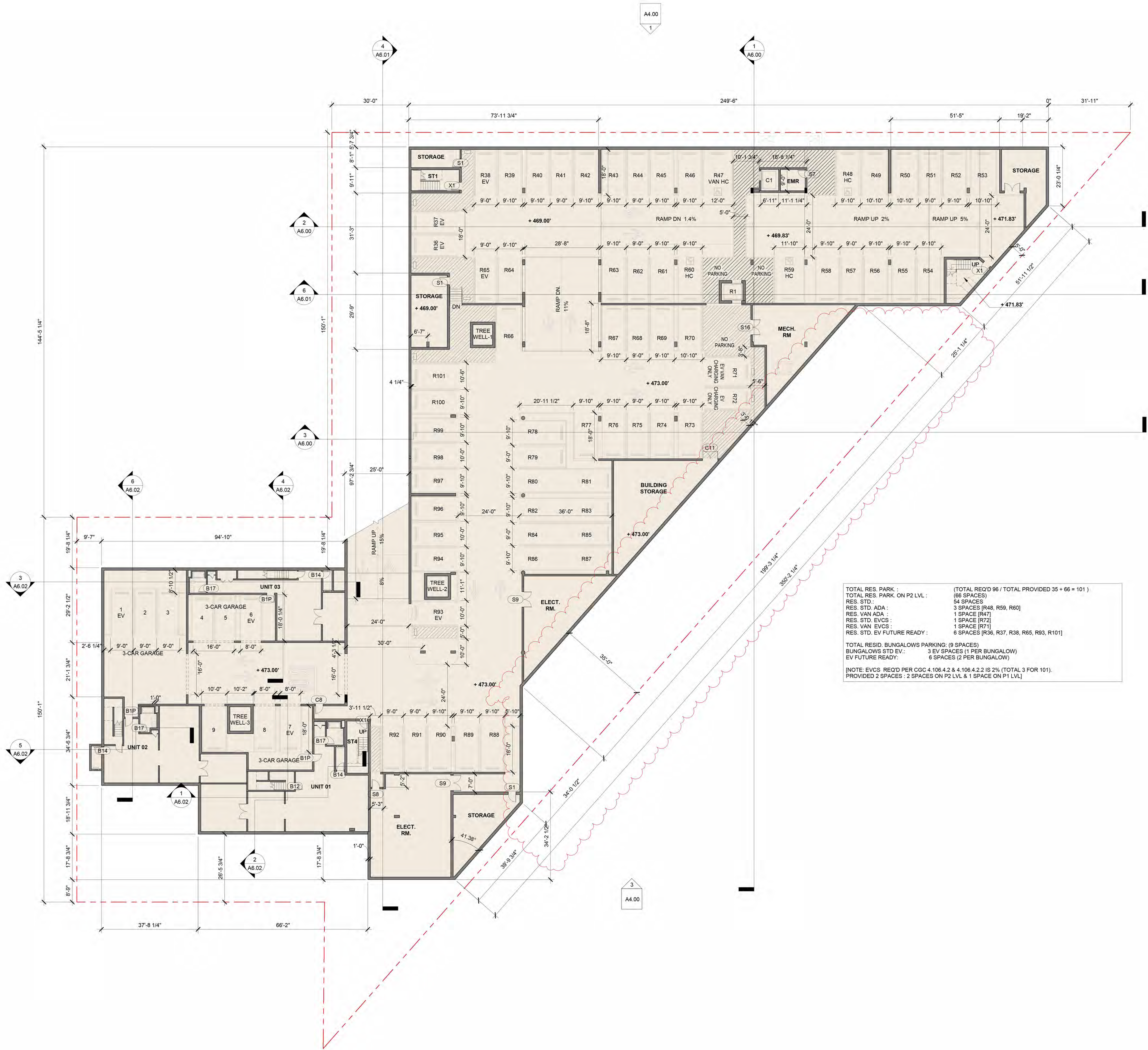
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PROJECT

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SHEET CONTENTS

P2 LEVEL COMPOSITE FLOOR PLAN

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**A2.00**

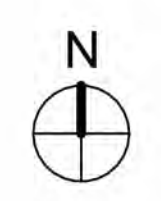




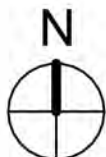




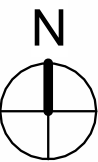
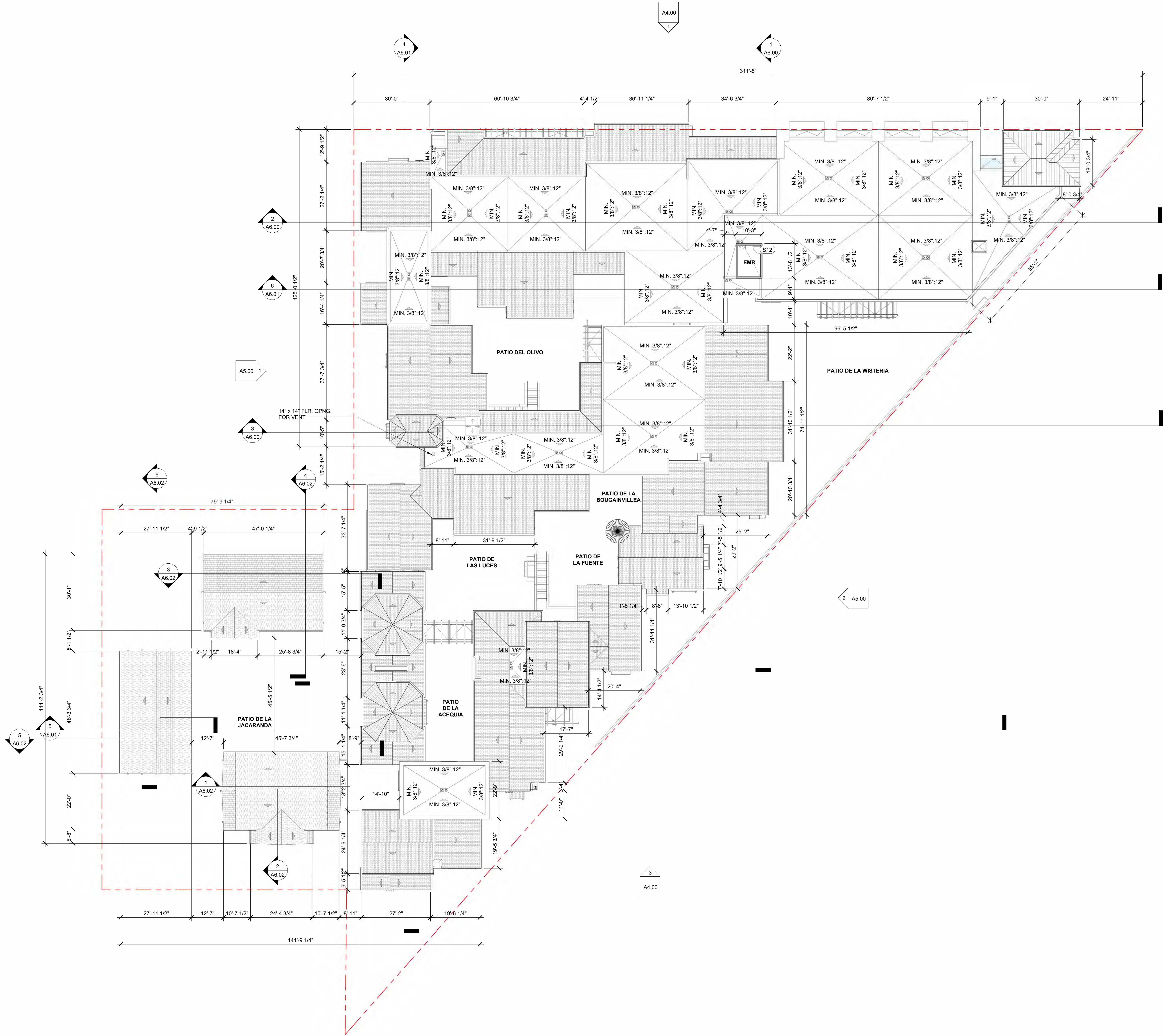












PROJECT

SEVEN PATIOS

899 El Centro Street  
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SHEET CONTENTS

ROOF PLAN

ISSUE PURPOSE

DESIGN REVIEW

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21110

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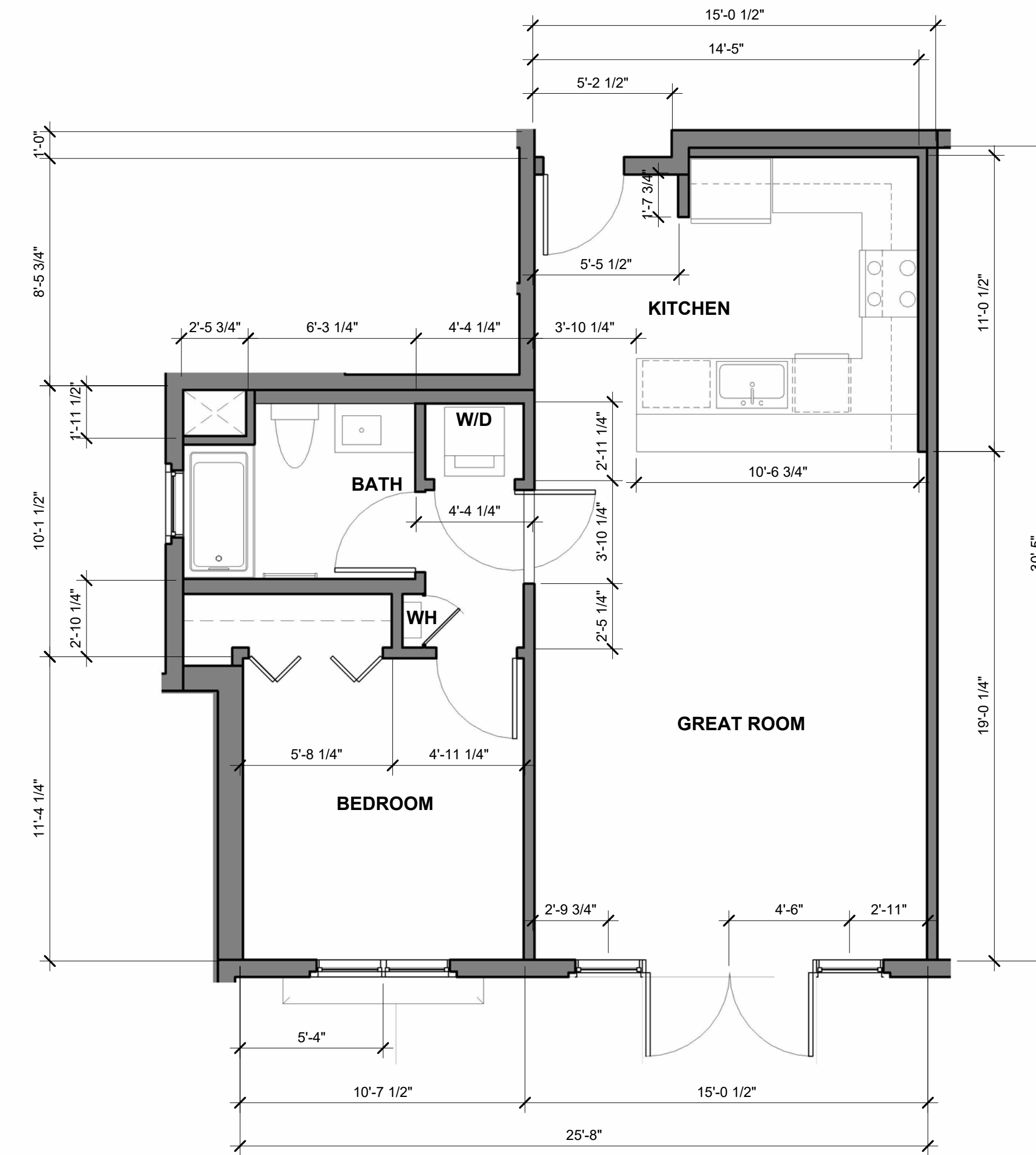
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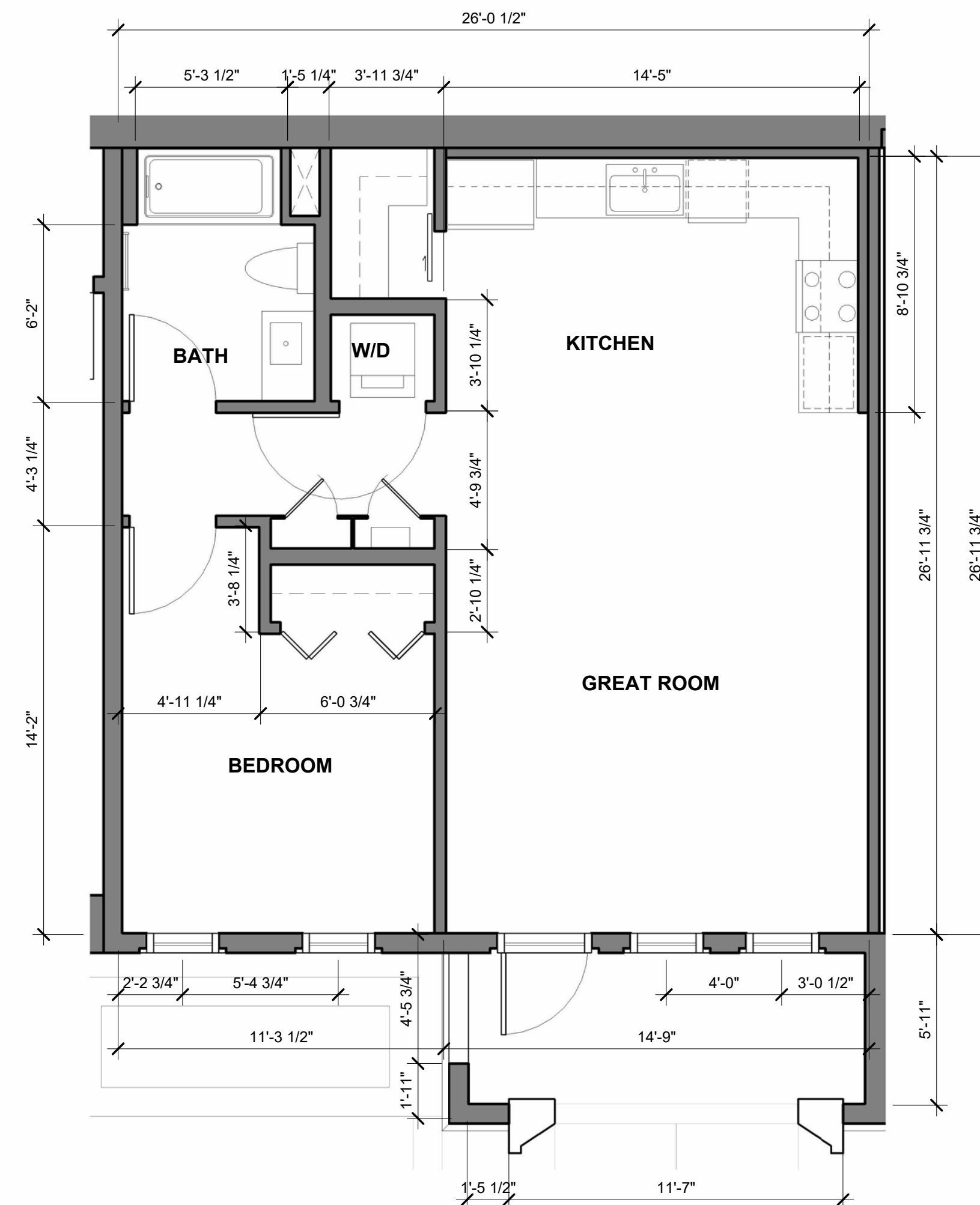
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W: lcra-architects.com





PLAN 2A (UNIT 113, 218, 317) - BASE PLAN	1/4" = 1'-0"	2
--	--------------	---



PLAN 2 (UNIT 108) - BASE PLAN	1/4" = 1'-0"	1
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# SEVEN PATIOS

**DC EL CENTRO  
HOLDINGS, LLC**

## SHEET CONTENTS

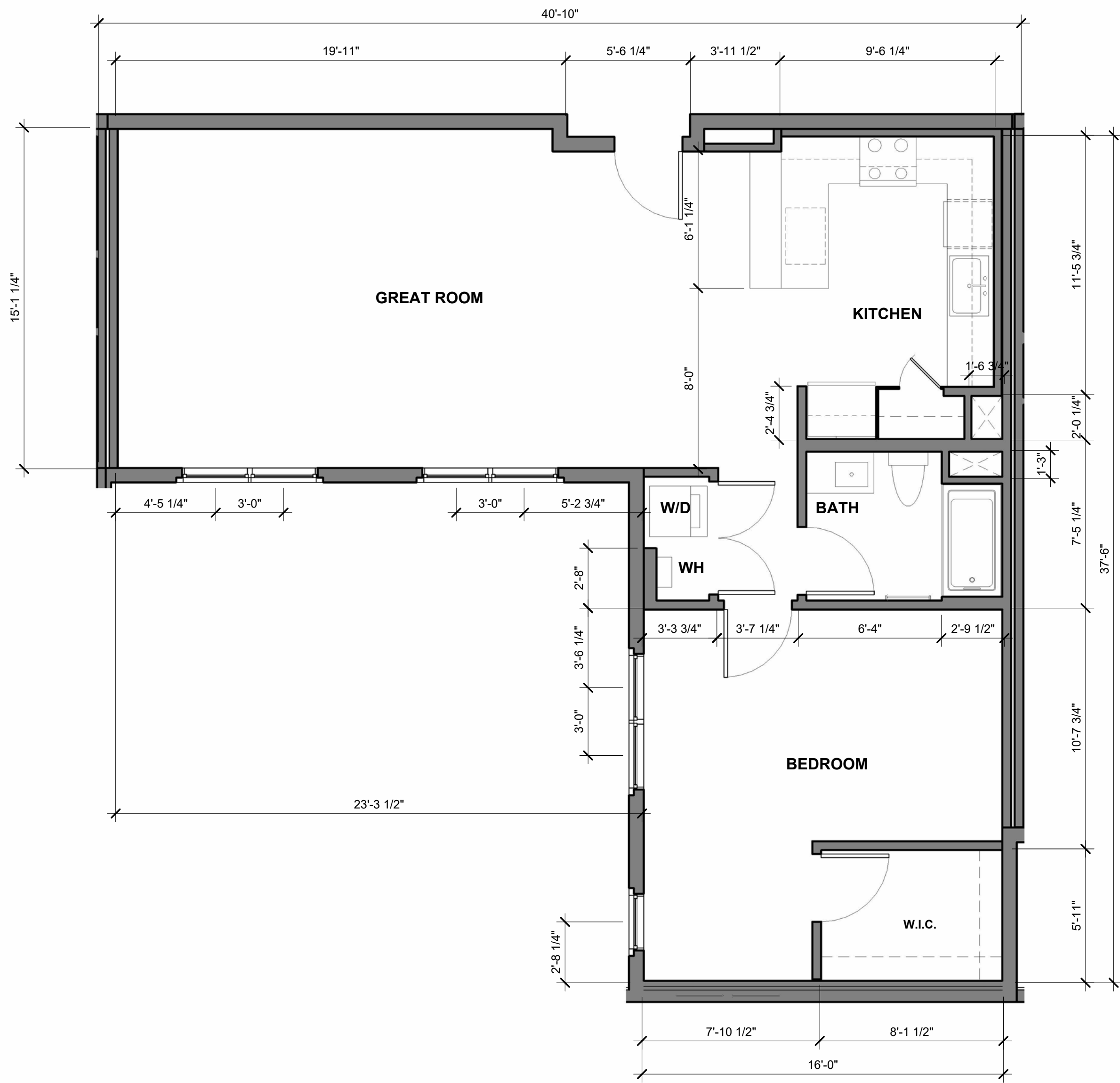
## UNIT PLANS

## DESIGN REVIEW

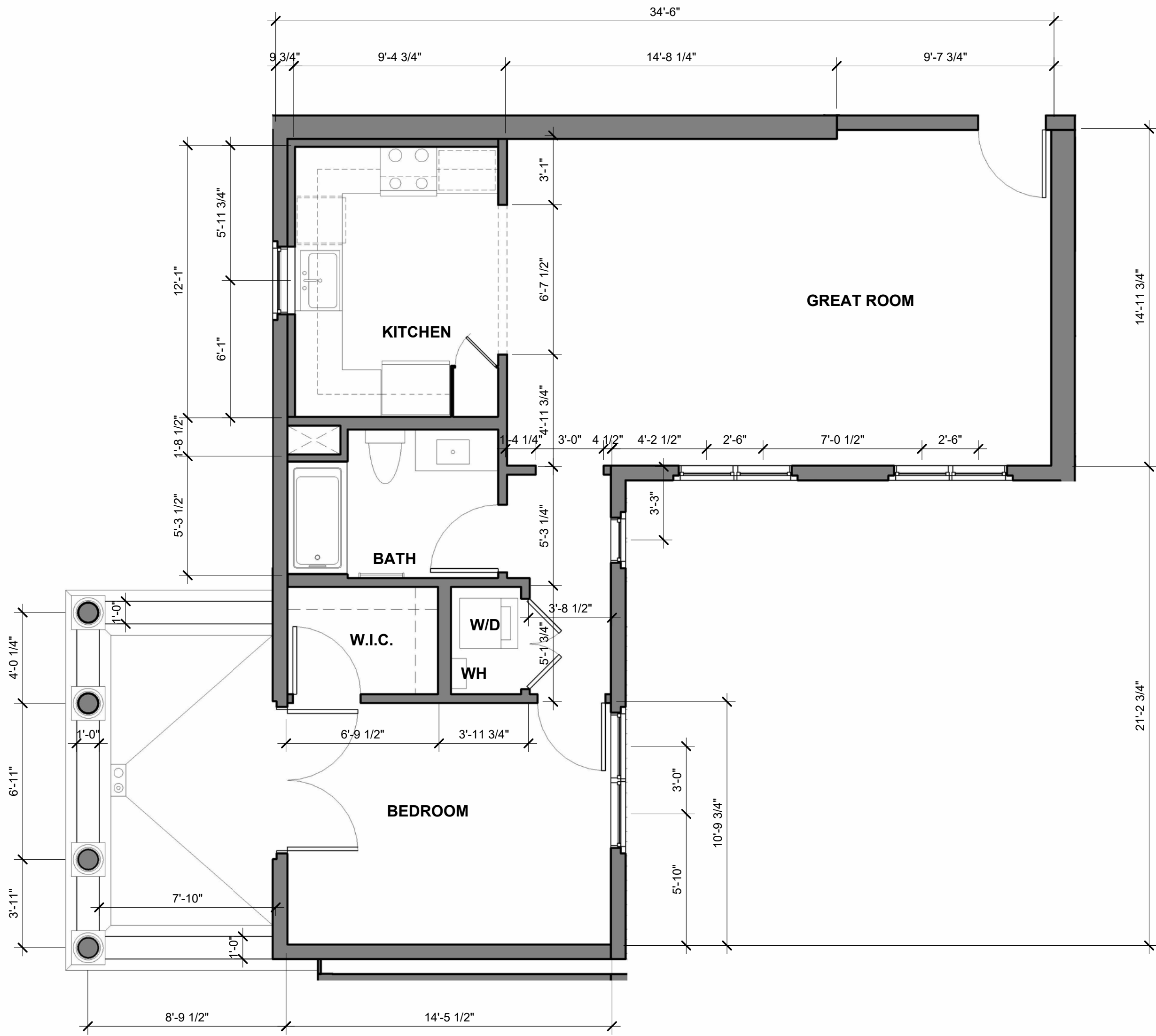
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## Appendix

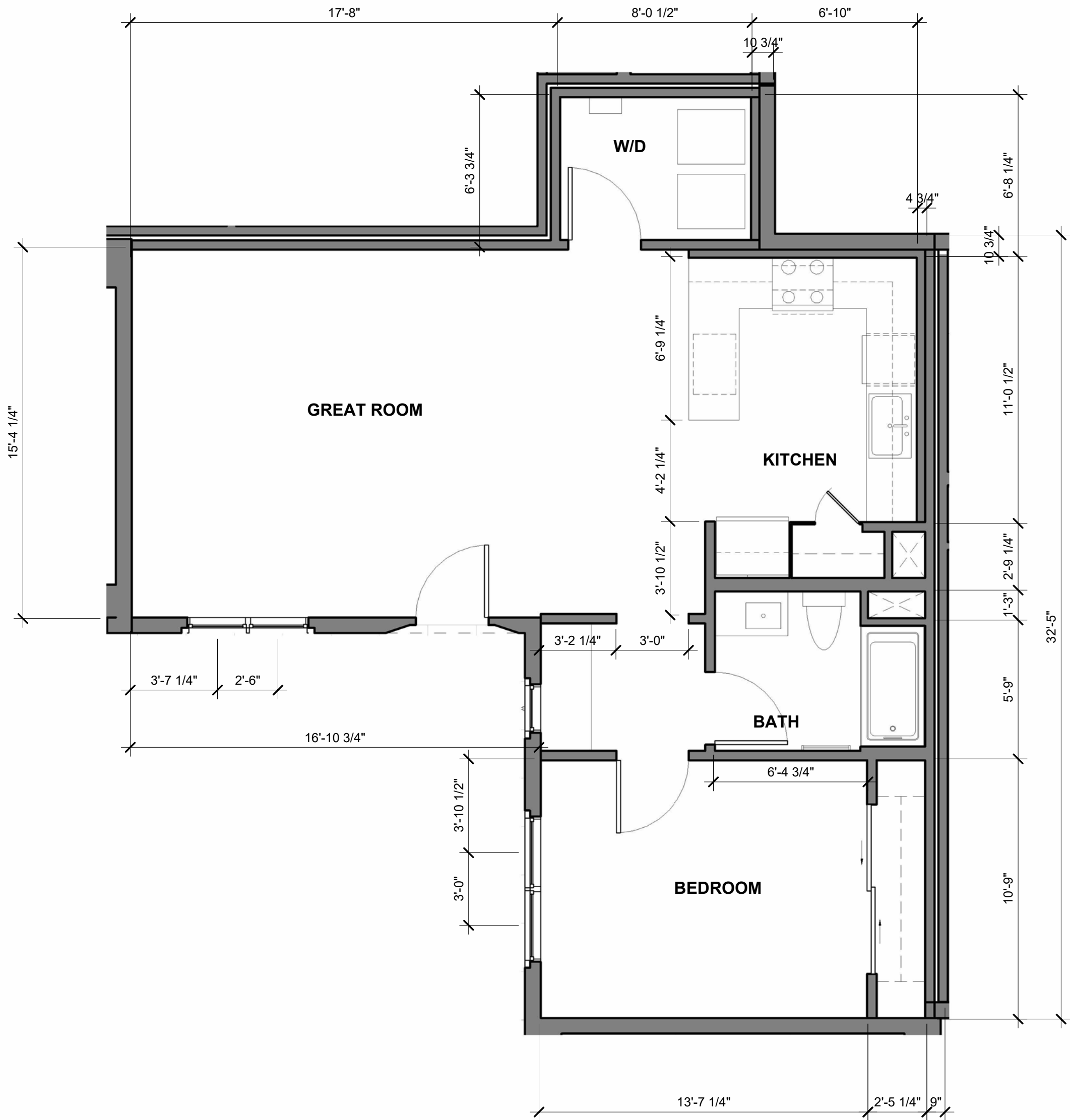
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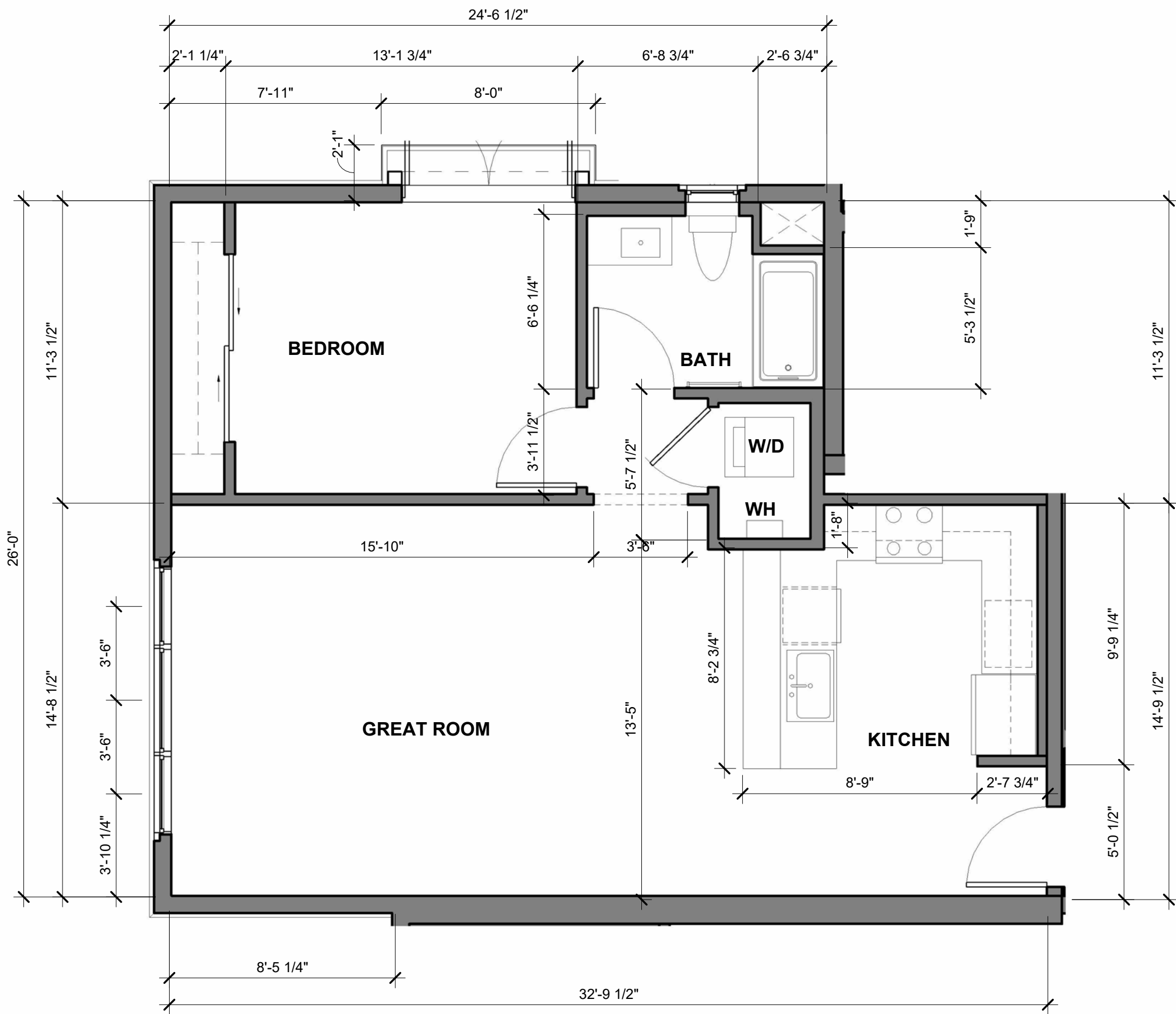
PLAN 6B (UNIT 216, 315) - BASE PLAN 1/4" = 1'-0" 4



PLAN 6 (UNIT 211) - BASE PLAN 1/4" = 1'-0" 2



PLAN 6A (UNIT 115) - BASE PLAN 1/4" = 1'-0" 3



PLAN 5 (UNIT 212) - BASE PLAN 1/4" = 1'-0" 1

PROJECT

SEVEN PATIOS

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UNIT PLANS

ISSUE PURPOSE

DESIGN REVIEW

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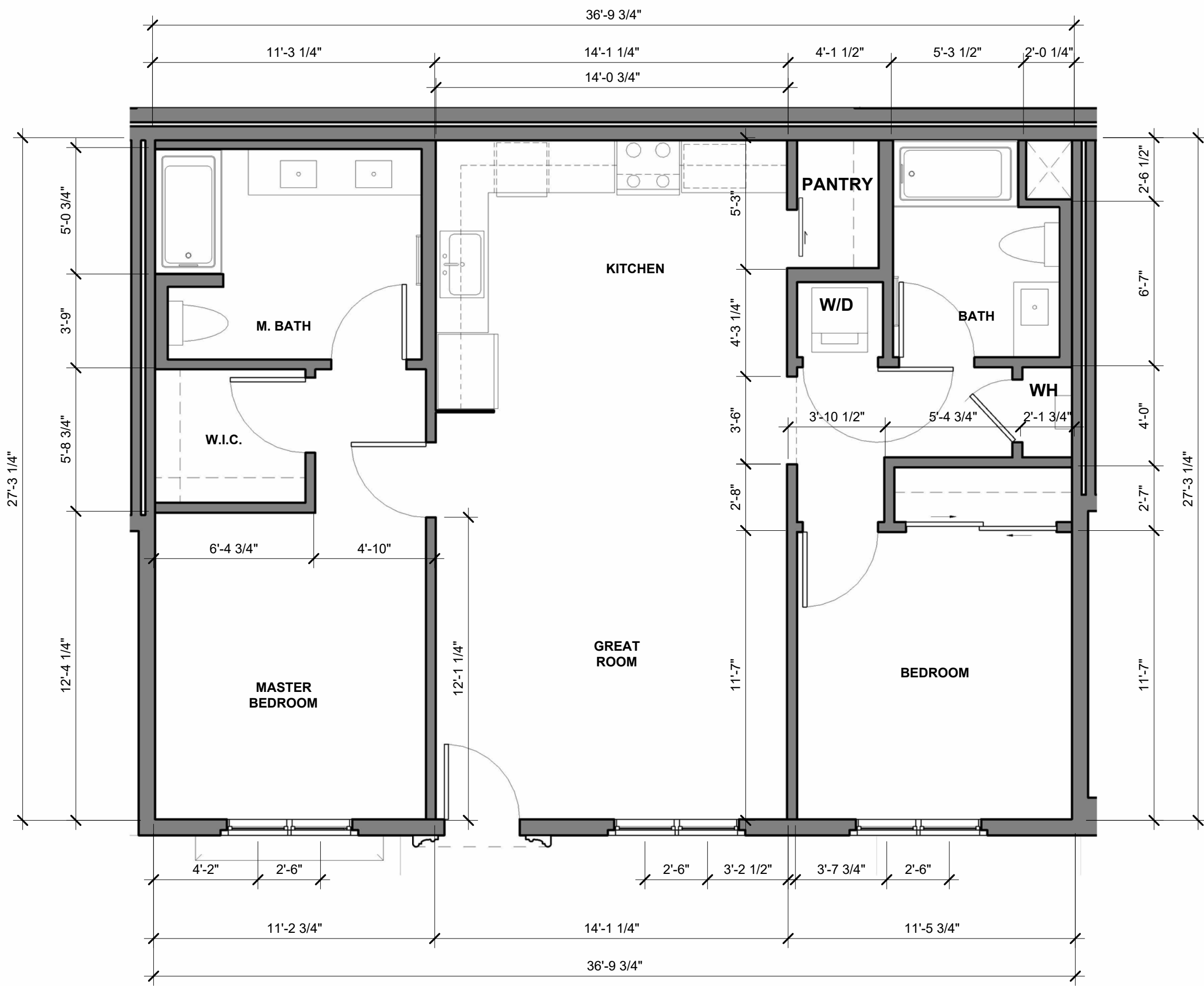
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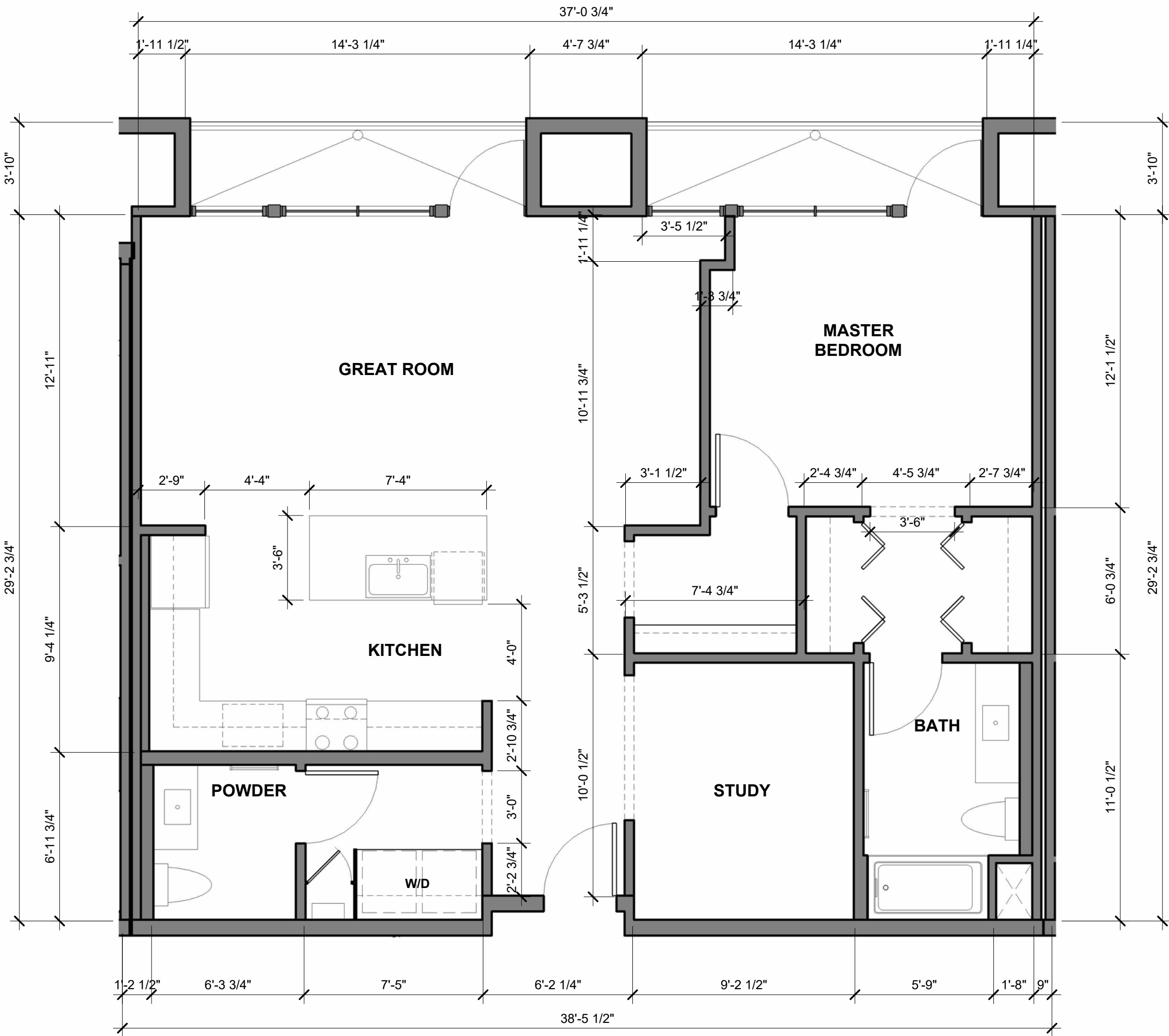
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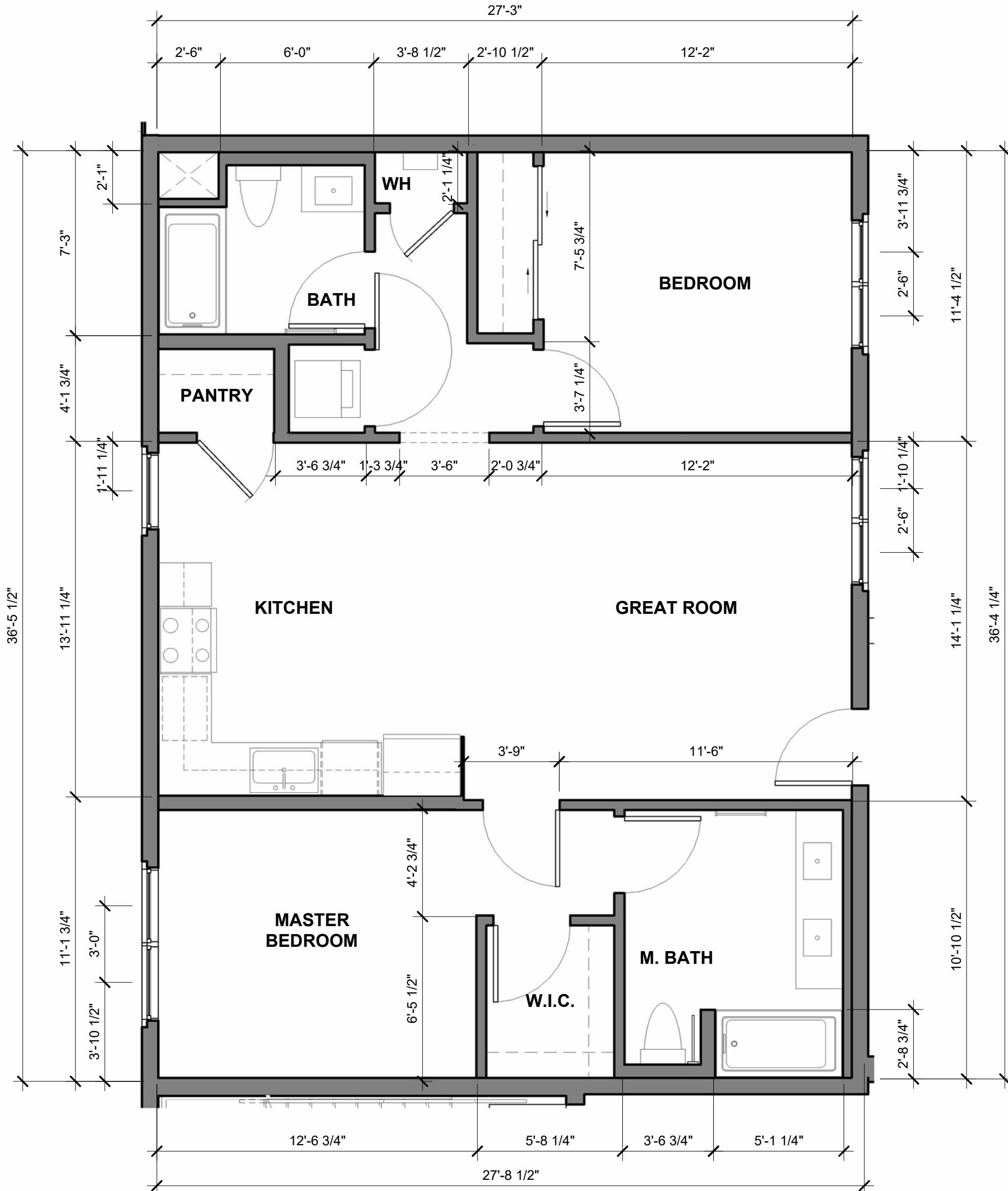




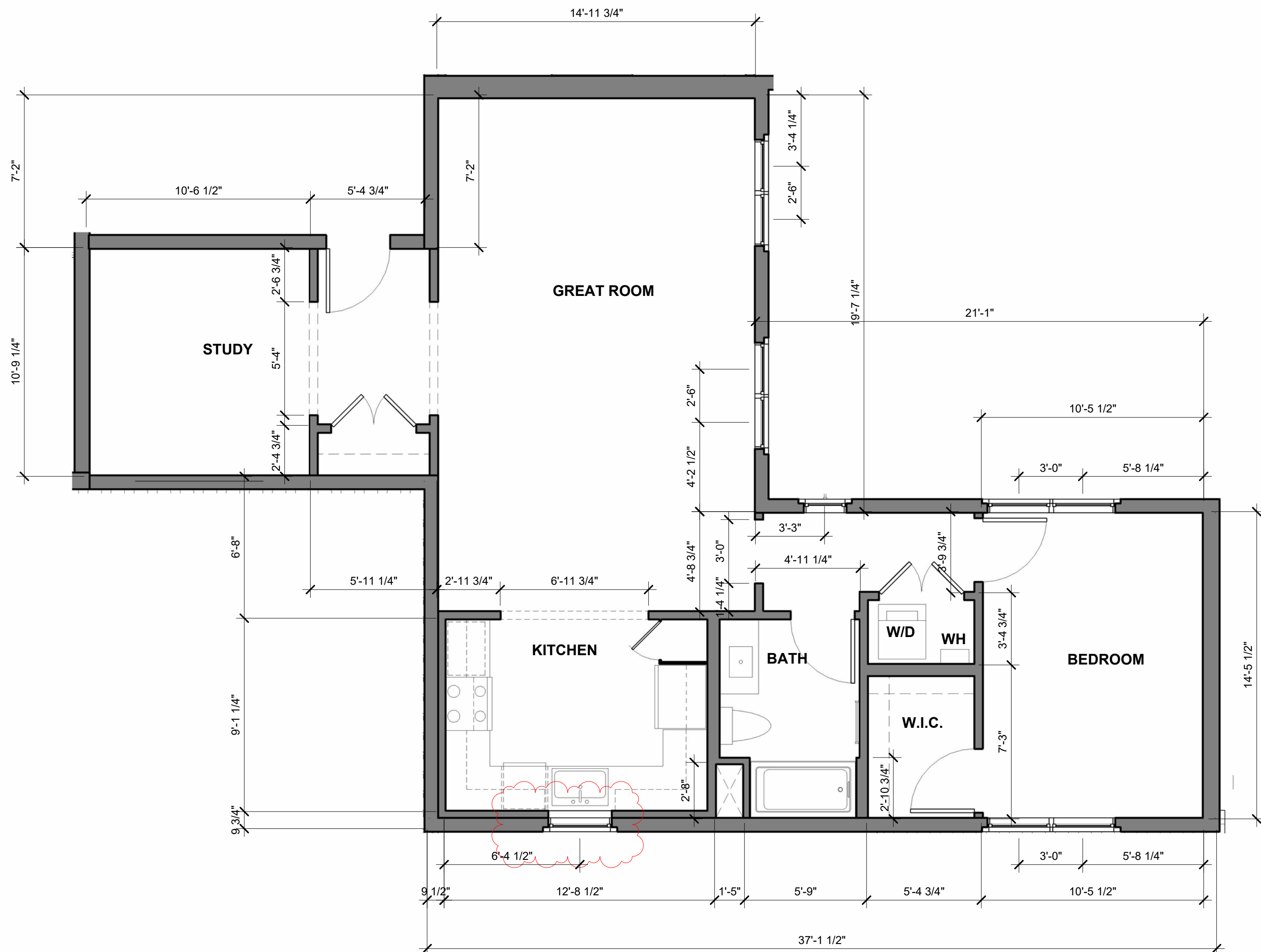
PLAN 8A (UNIT 107) - BASE PLAN 1/4" = 1'-0" 4



PLAN 7 (UNIT 202, 204, 302, 304) - BASE PLAN 1/4" = 1'-0" 2



PLAN 8 (UNIT 112, 219) - BASE PLAN 1/4" = 1'-0" 3



PLAN 6C (UNIT 311) - BASE PLAN 1/4" = 1'-0" 1

PROJECT

SEVEN PATIOS

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SHEET CONTENTS

UNIT PLANS

ISSUE PURPOSE

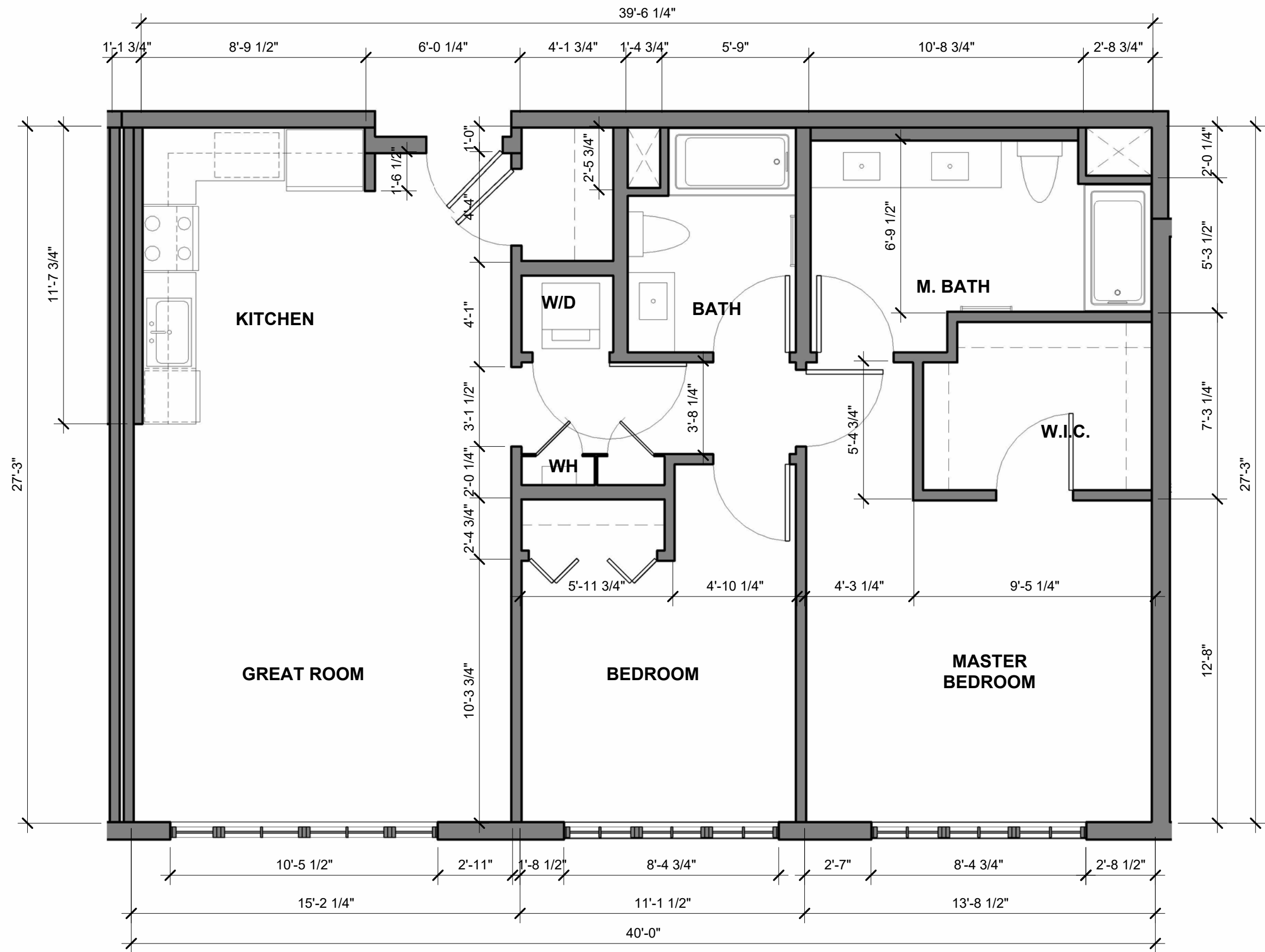
DESIGN REVIEW

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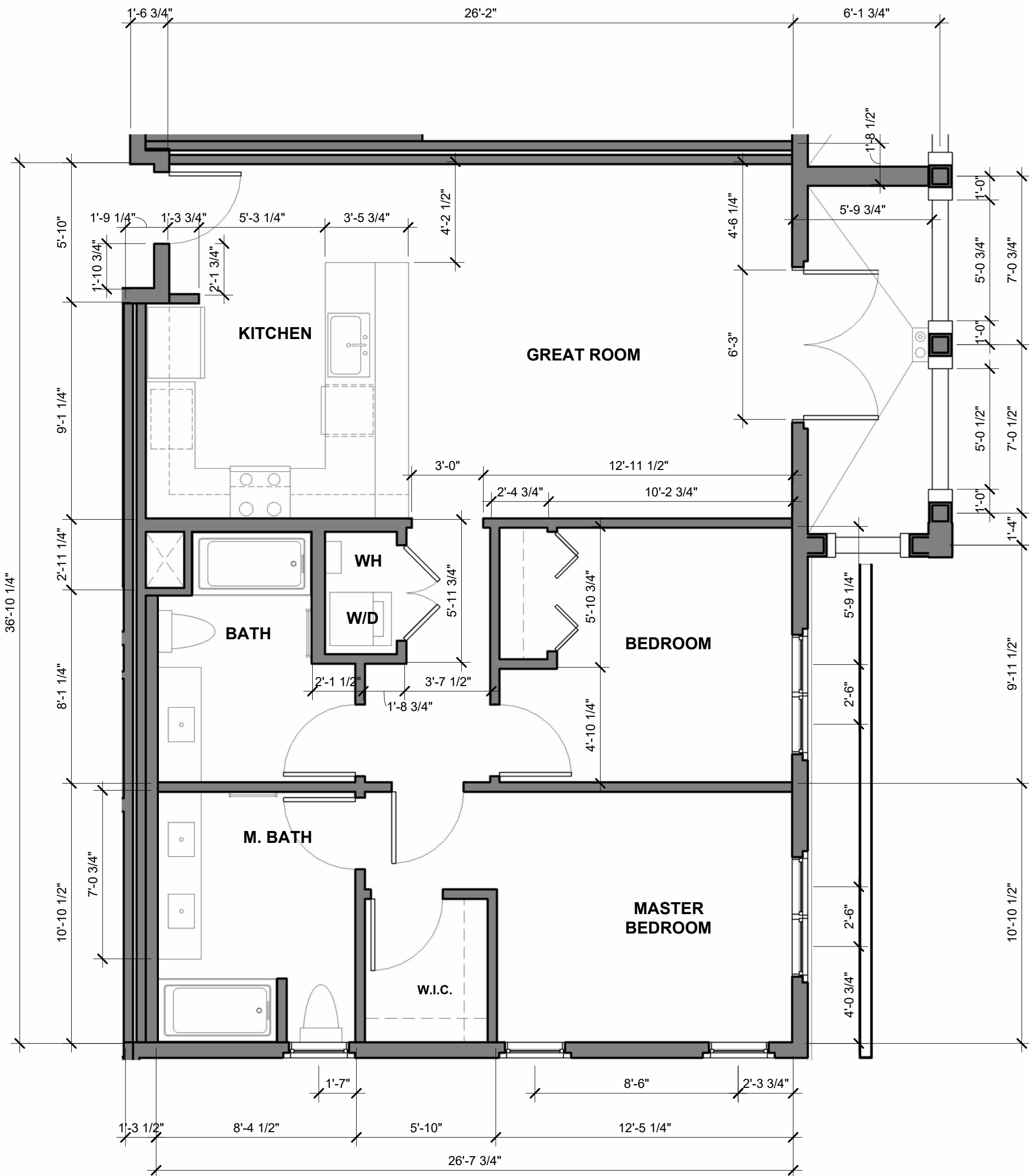
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PLAN 9C (UNIT 109, 203, 303) - BASE PLAN

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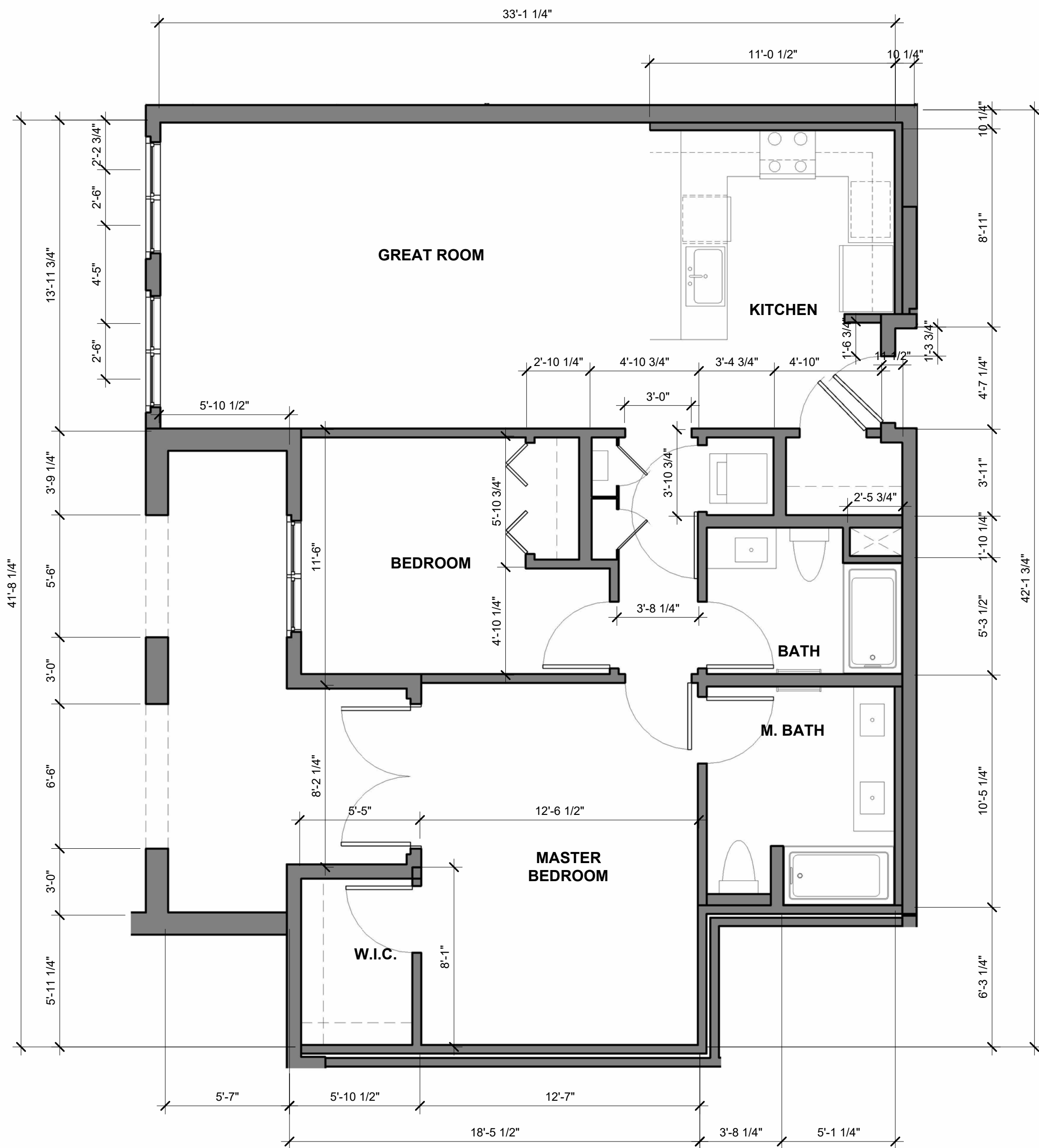
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PLAN 9A (UNIT 116, 215, 314) - BASE PLAN

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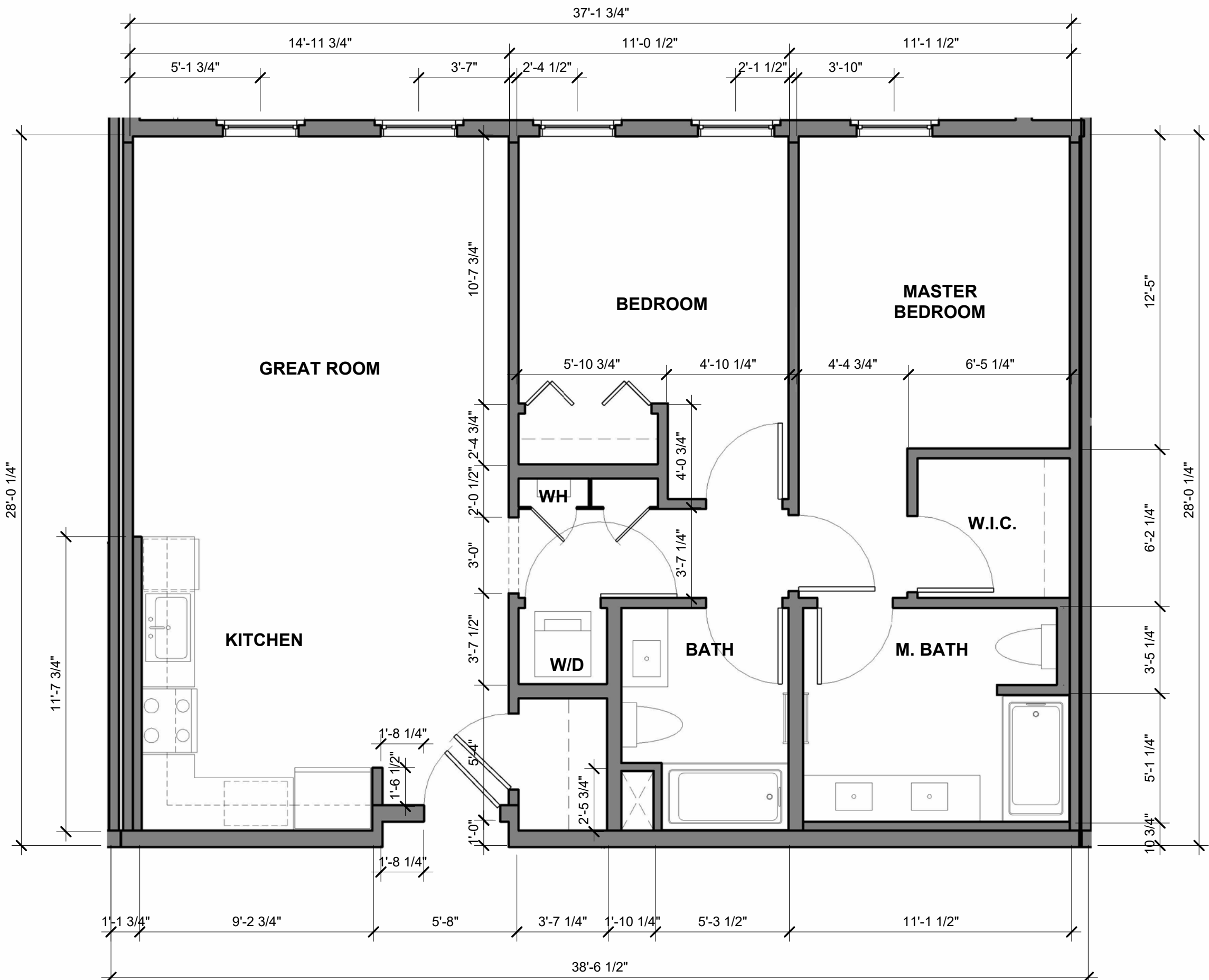
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PLAN 9B (UNIT 111) - BASE PLAN

1/4" = 1'-0"

3



PLAN 9 (UNIT 205, 206, 305) - BASE PLAN

1/4" = 1'-0"

1

PROJECT

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UNIT PLANS

ISSUE PURPOSE

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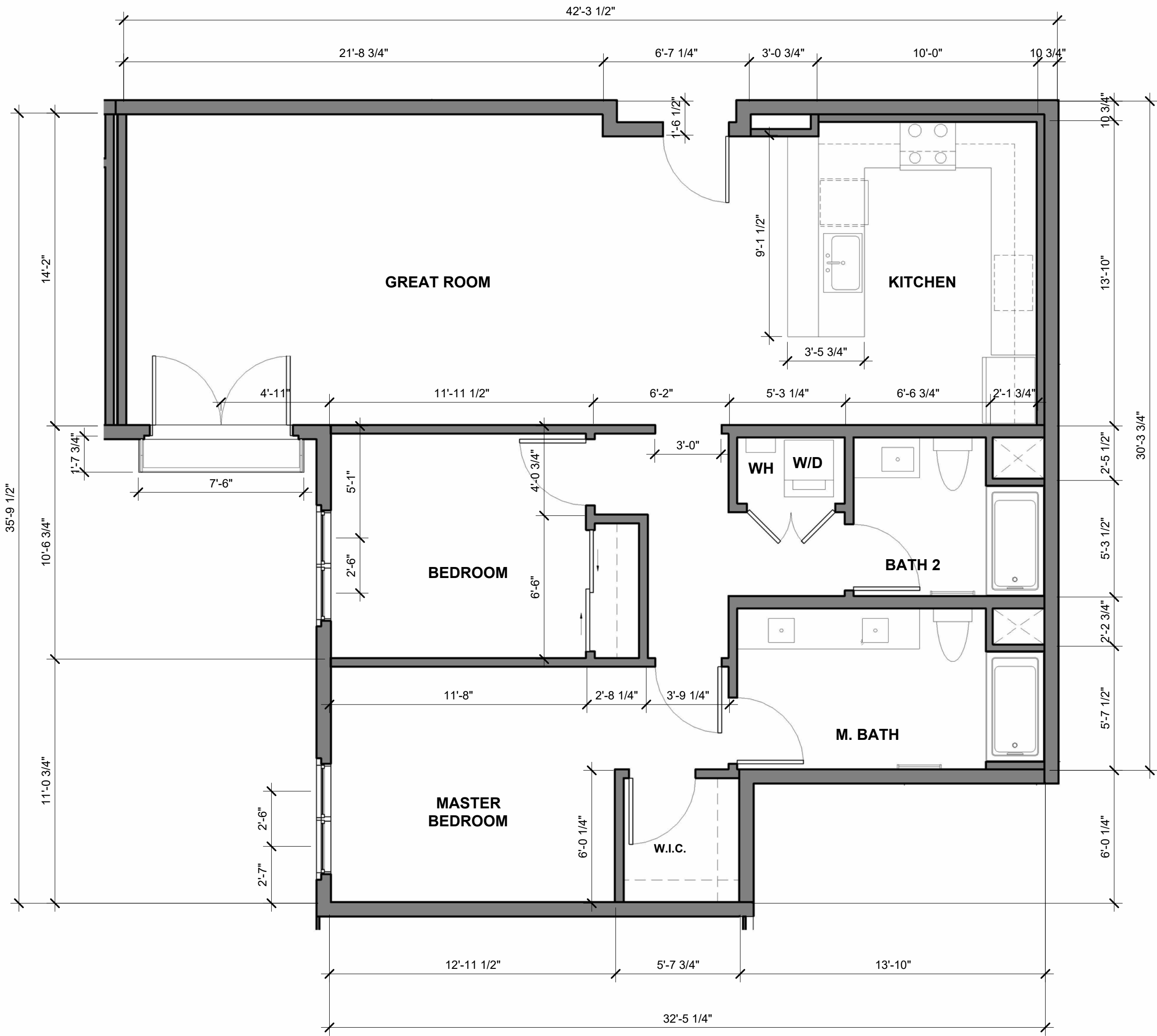
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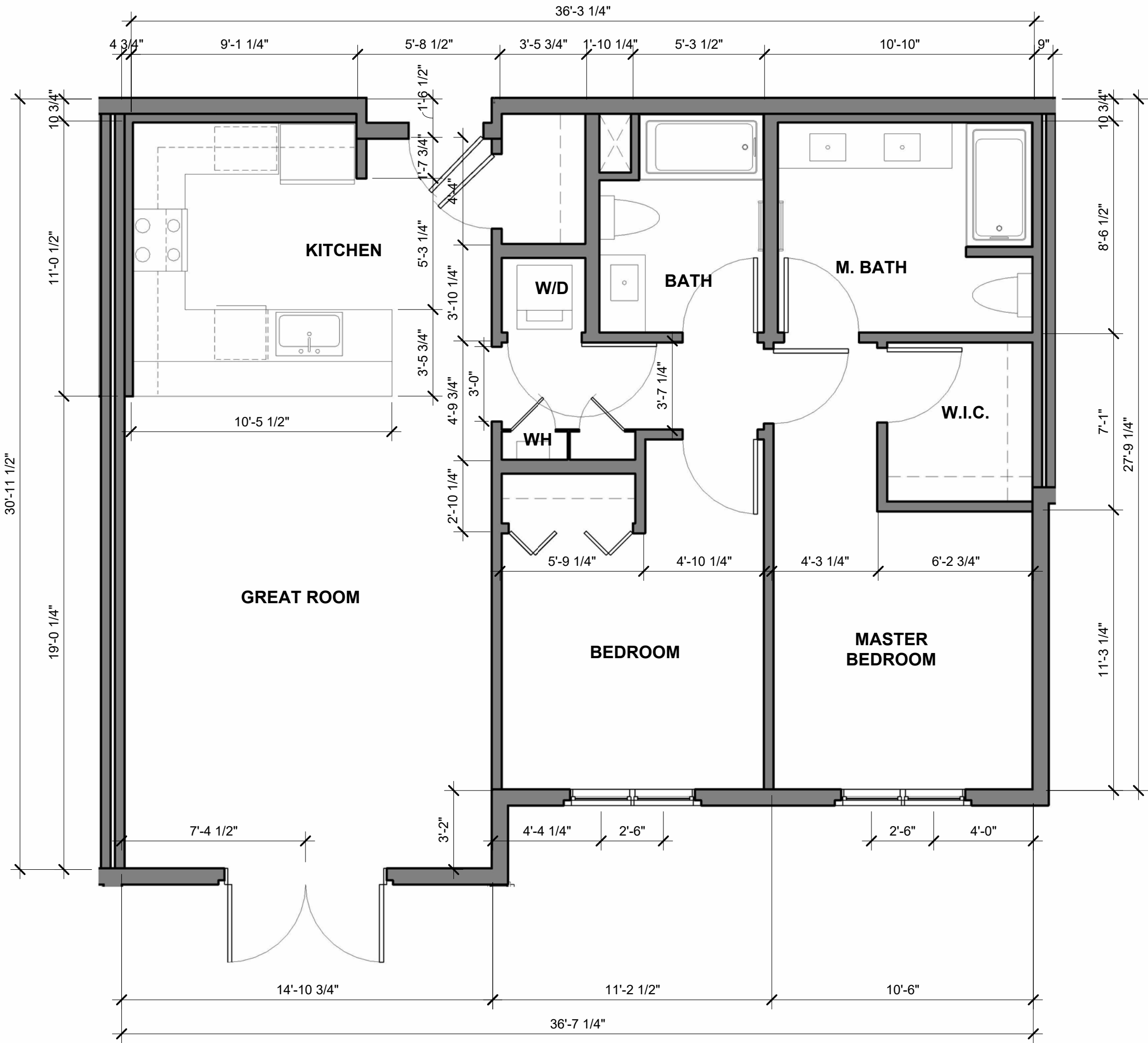
One Colorado, Suite 220  
Pasadena, CA 91105  
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PLAN 10 (UNIT 207, 307) - BASE PLAN

1/4" = 1'-0"

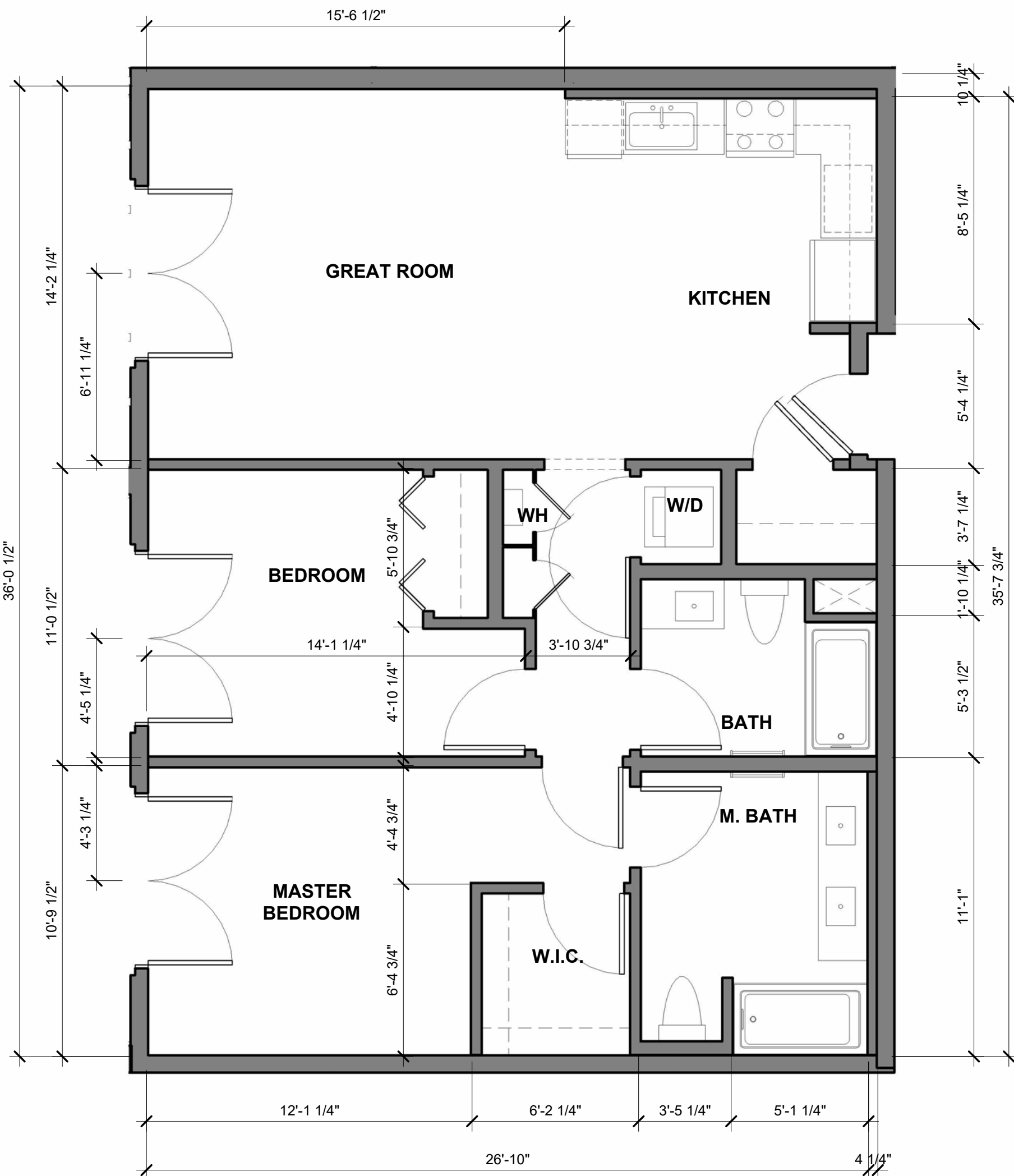
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PLAN 9E (UNIT 114, 217, 316) - BASE PLAN

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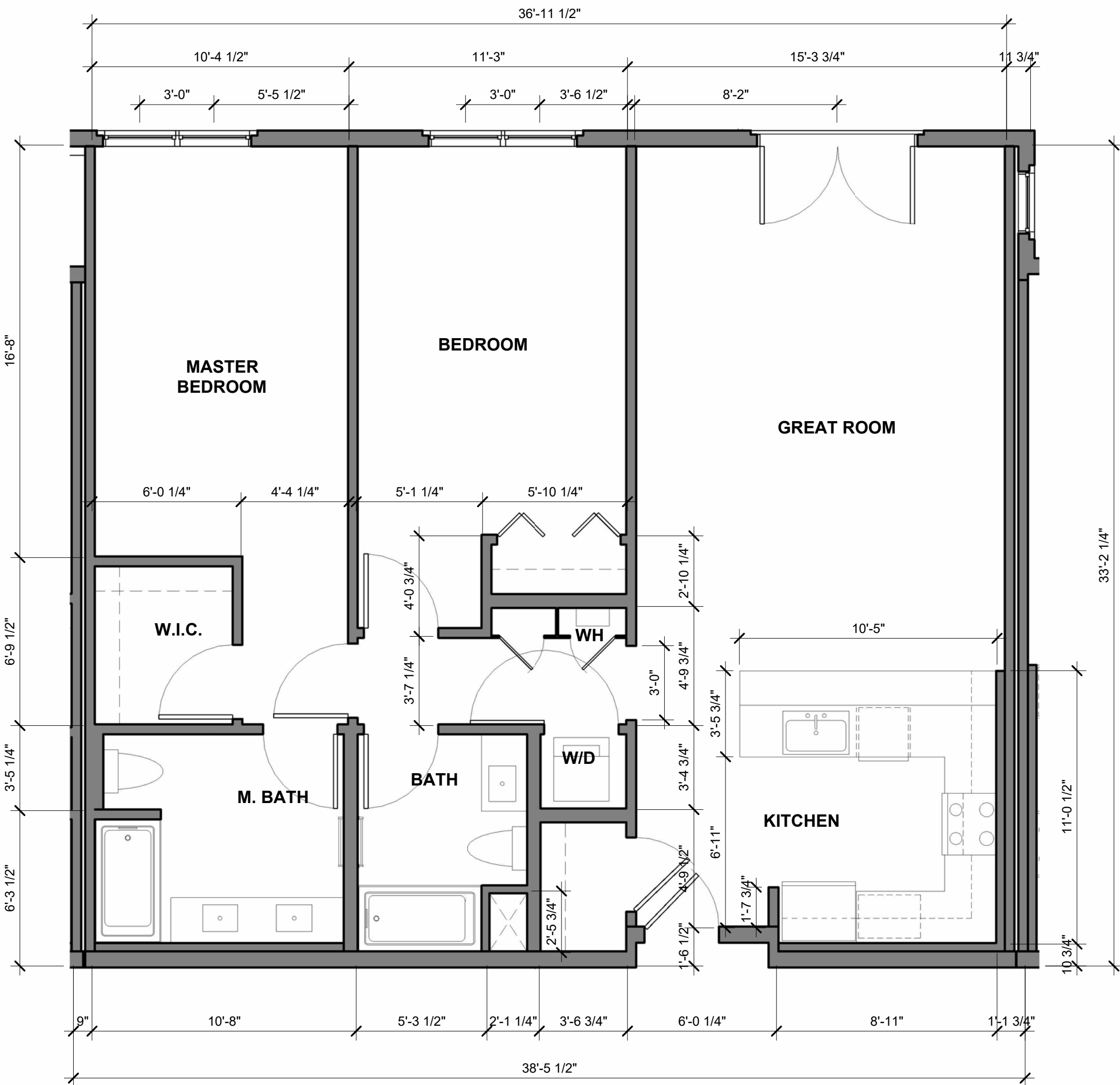
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PLAN 9F (UNIT 110, 213, 214, 312, 313) - BASE PLAN

1/4" = 1'-0"

3



PLAN 9D (UNIT 208, 308) - BASE PLAN

1/4" = 1'-0"

1



PLAN CHECK NUMBER

BLDMU2021-00001

PROJECT

SEVEN  
PATIOS

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UNIT PLANS

PROJECT PHASE

ISSUE PURPOSE

PLANNING PLAN CHECK  
SUBMITTAL

SUBMITTALS / REVISIONS

Planning Submittal 02/02/2022

PROJECT NUMBER

21110

SHEET NUMBER

A3.04





## PROJECT

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## UNIT PLANS

## PROJECT PHASE

## ISSUE PURPOSE

# PLANNING PLAN CHECK SUBMITTAL

## SUBMITTALS / REVISIONS

Planning Submittal 02/02/2022

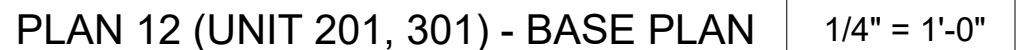
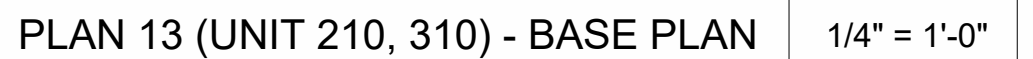
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**SHEET NUMBER**

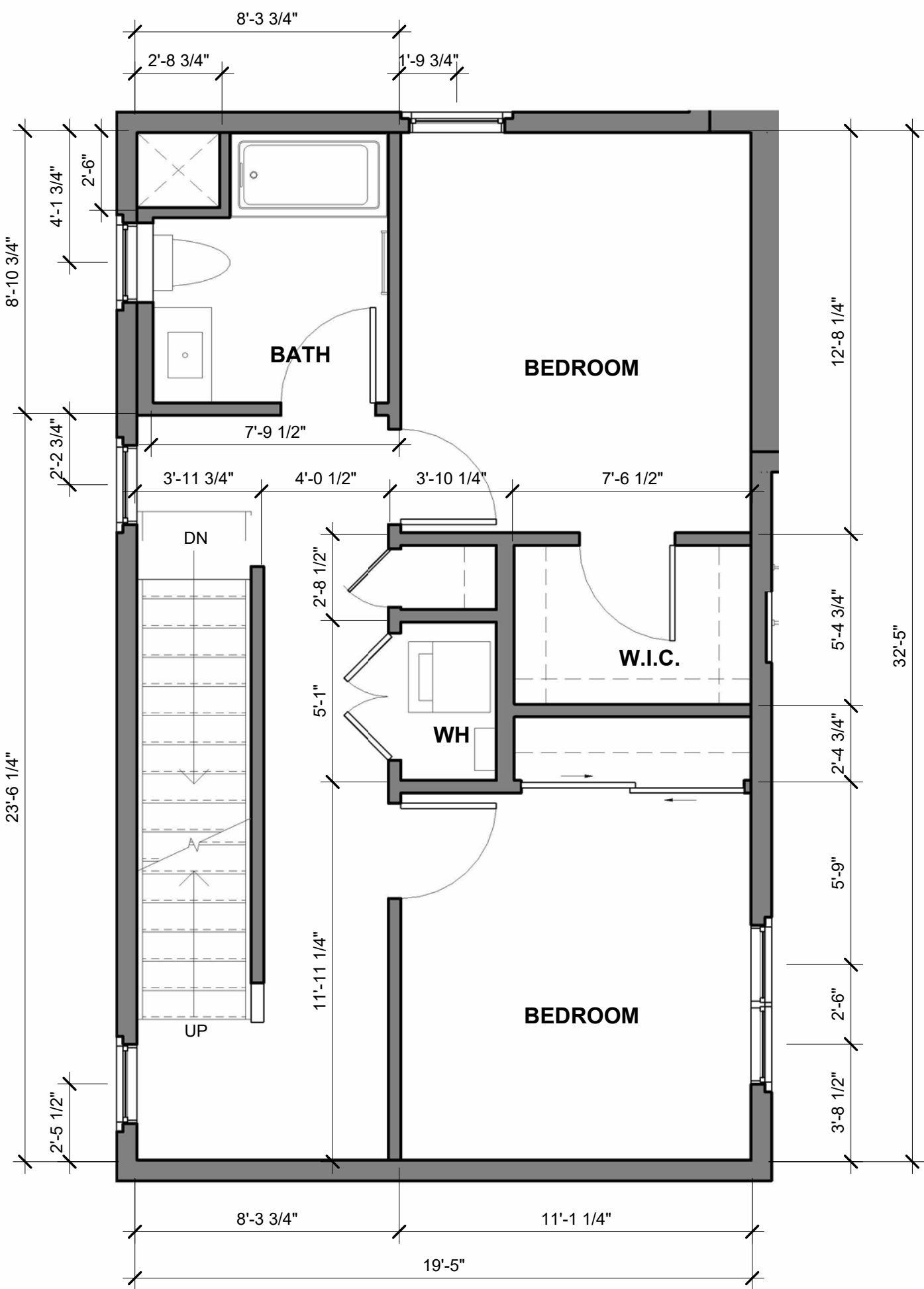
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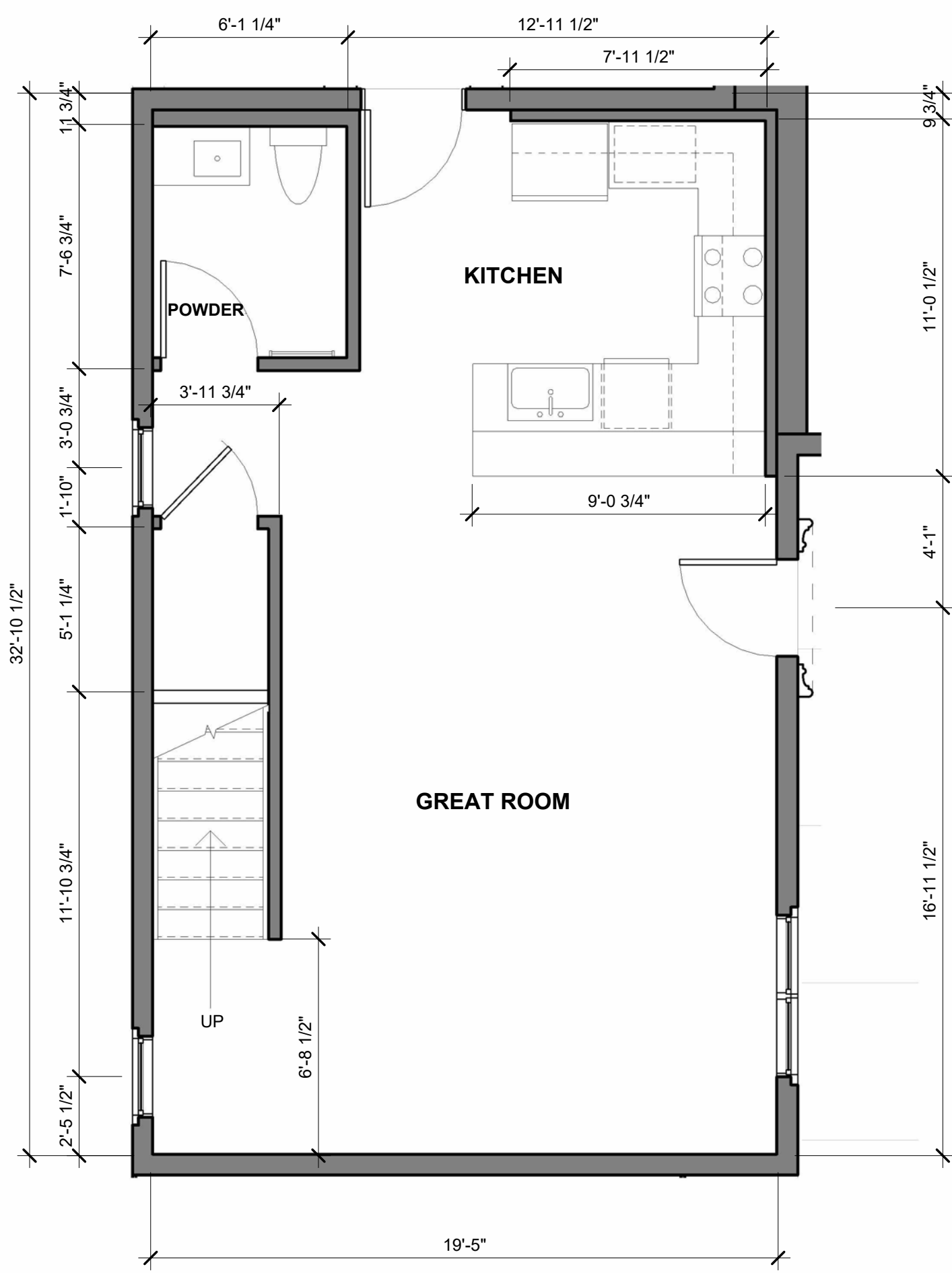


PLAN 11 (UNIT 209, 309) - BASE PLAN      1/4" = 1'-0"

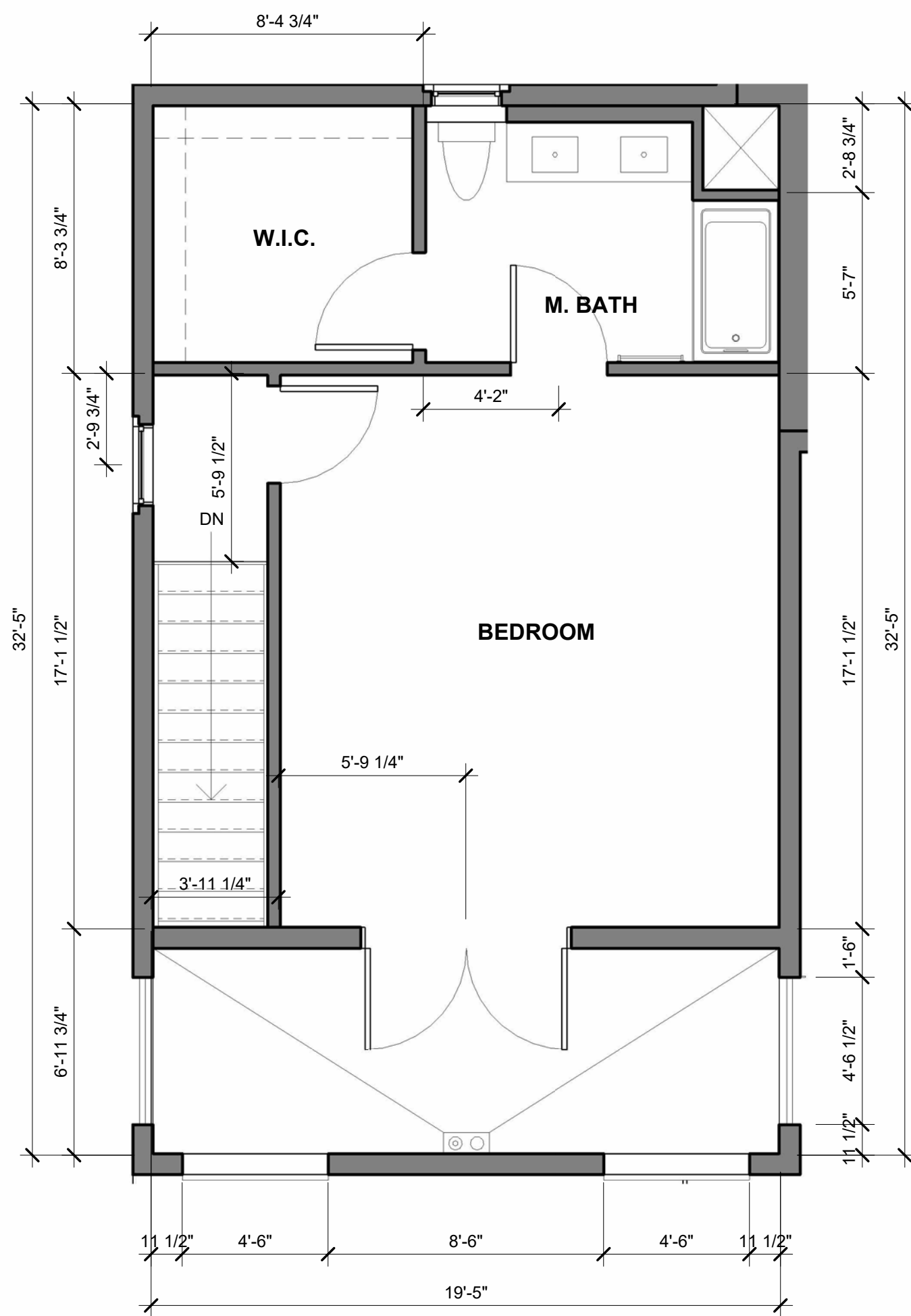




PLAN 15 - 2F  
2ND FLOOR (3-STORY UNIT)



PLAN 15 - 1F  
1ST FLOOR (3-STORY UNIT)

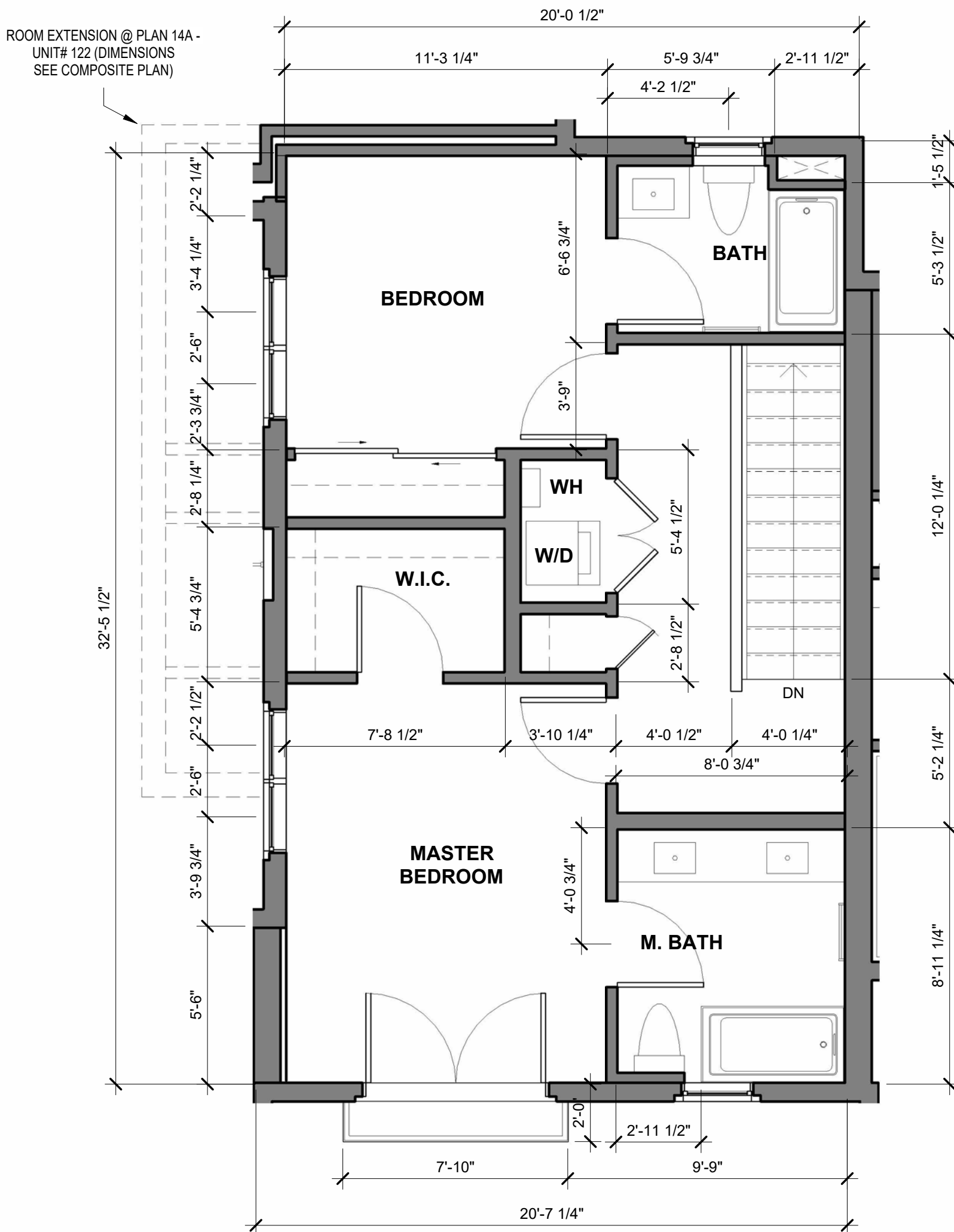


PLAN 15 - 3F  
3RD FLOOR (3-STORY UNIT)

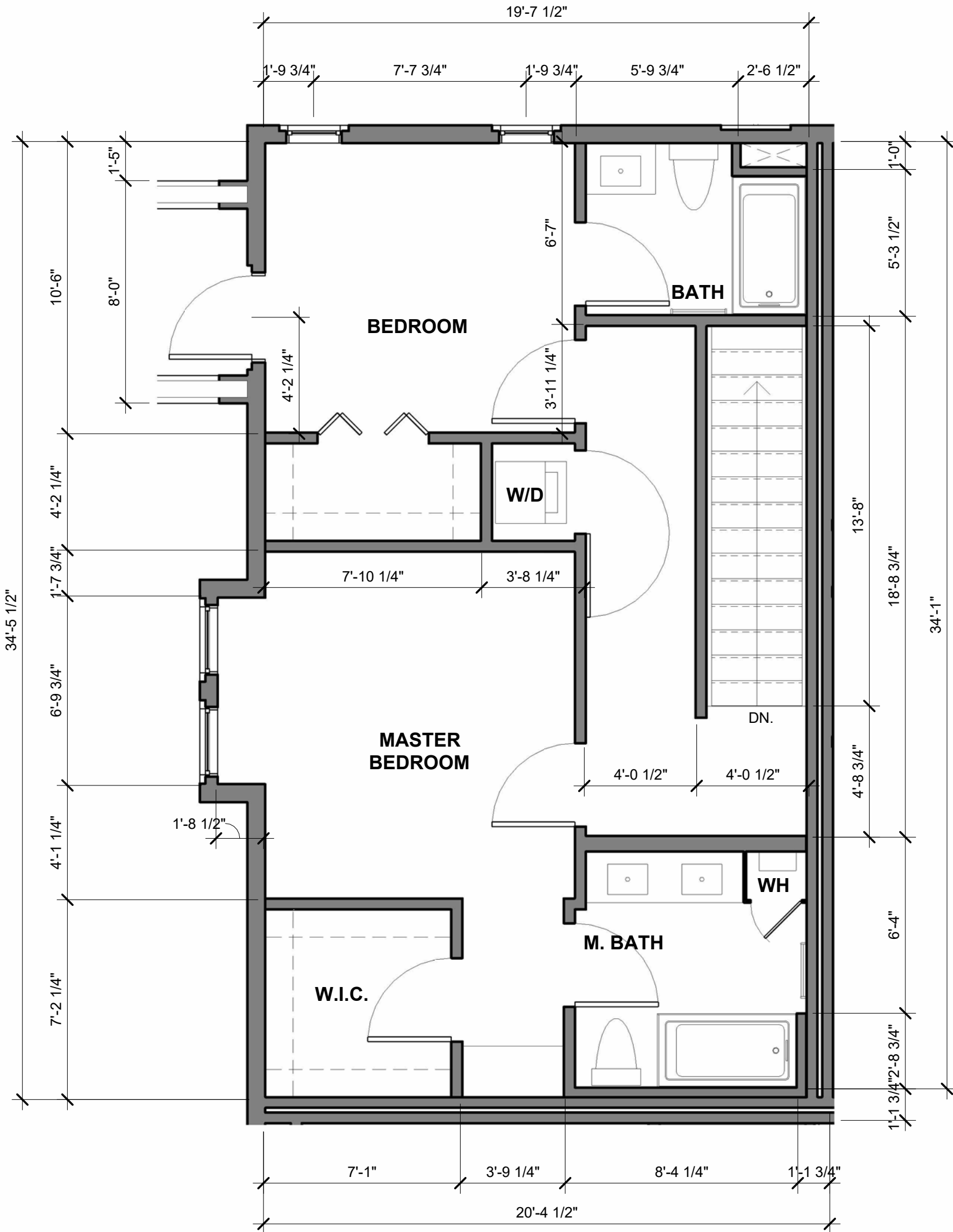
PLAN 15 (UNIT 118, 124) - BASE PLAN

1/4" = 1'-0"

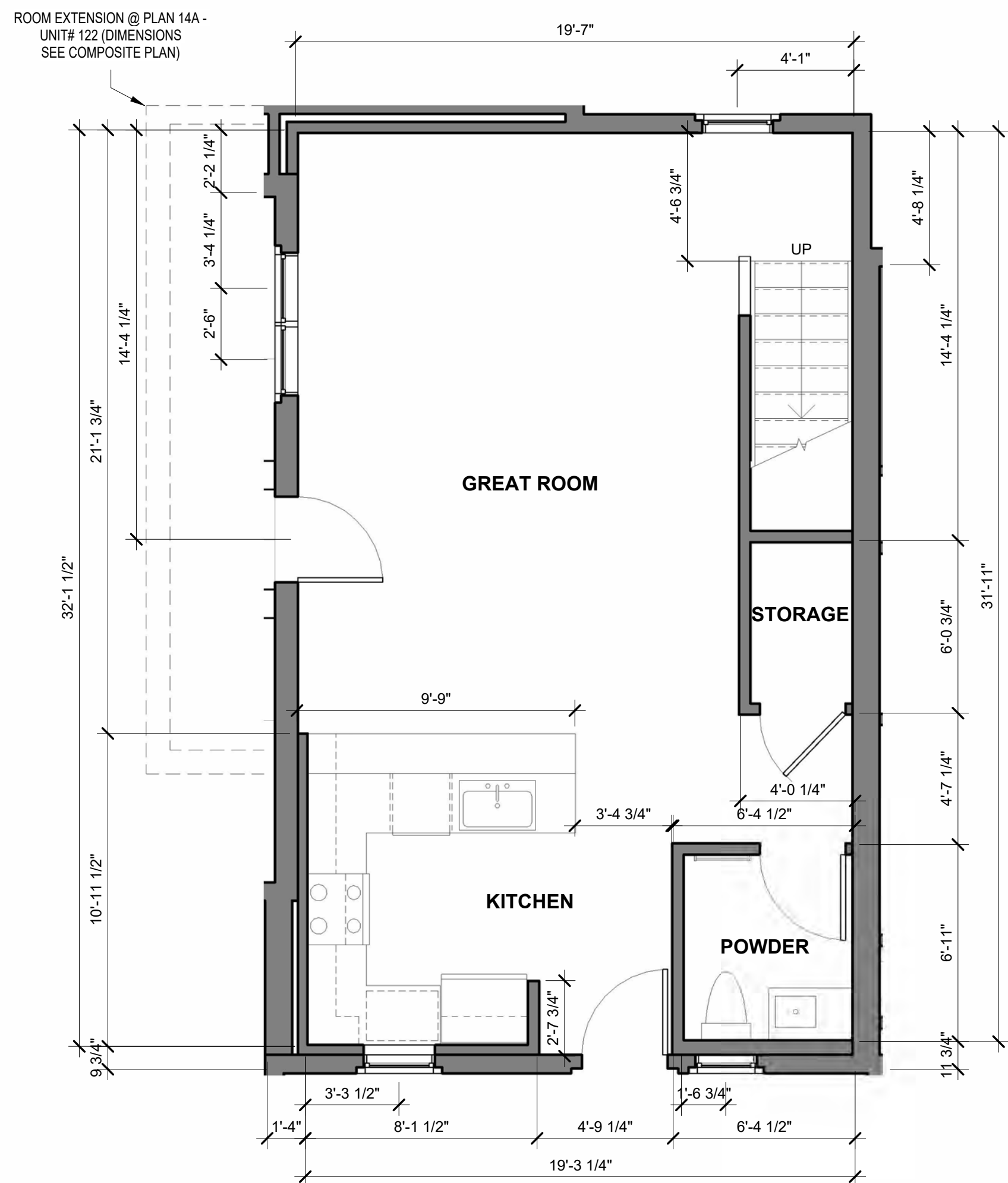
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UNIT 14-2F  
2ND FLOOR (2-STORY UNIT)



UNIT 14B-2F  
2ND FLOOR (2-STORY UNIT)



UNIT 14-1F  
1ST FLOOR (2-STORY UNIT)

PLAN 14 (UNIT 121, 122, 125, 117) - BASE PLAN

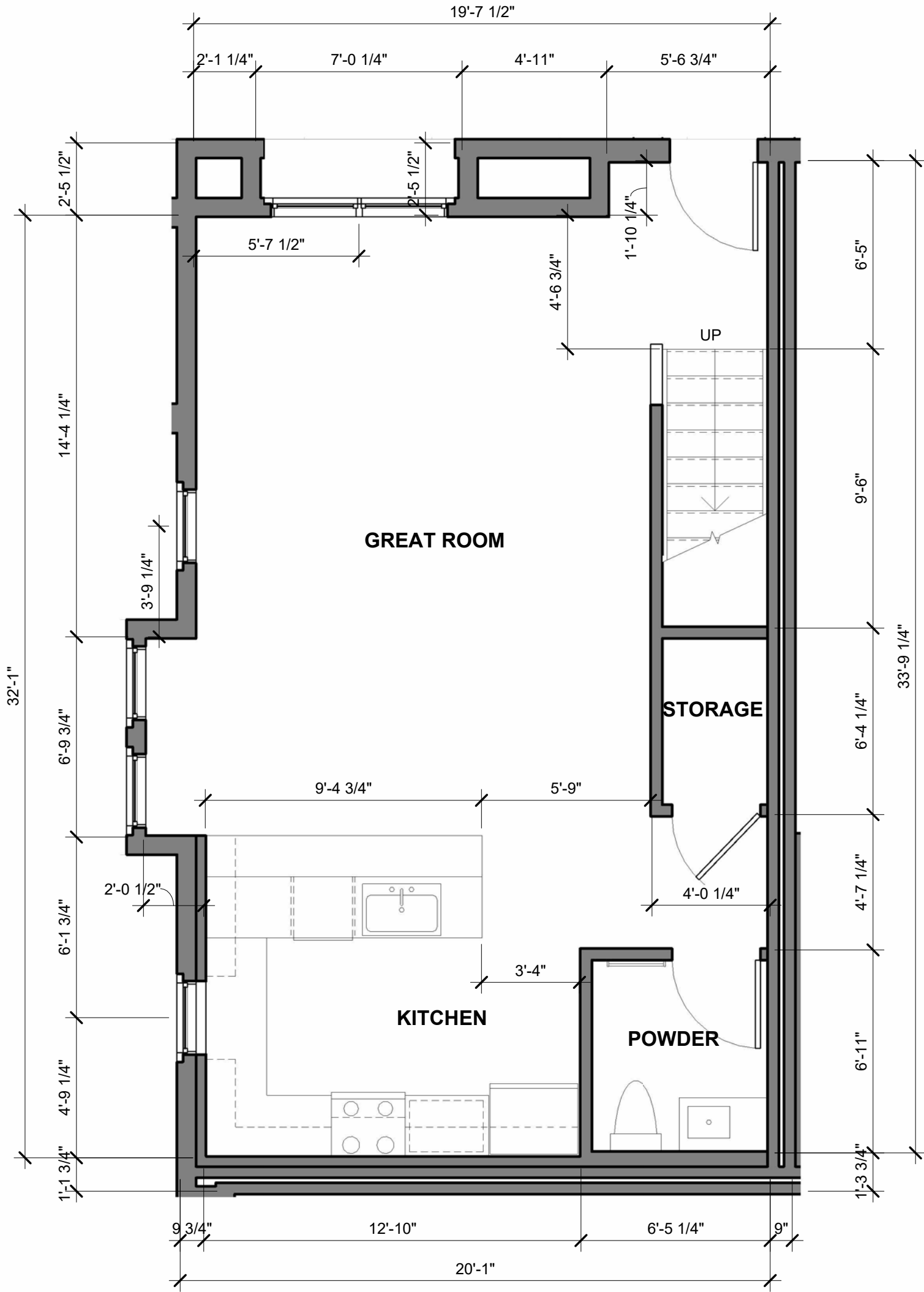
1/4" = 1'-0"

1

PLAN 14B (UNIT 123) - BASE PLAN

1/4" = 1'-0"

2



UNIT 14B-1F  
1ST FLOOR (2-STORY UNIT)

PROJECT

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PATIOS

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SHEET CONTENTS

UNIT PLANS

ISSUE PURPOSE

DESIGN REVIEW

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3RD FLR (3-STORY UNIT)

2ND FLR (3-STORY UNIT)

1ST FLR (3-STORY UNIT)

PLAN 15B (INIT 119, 120) - 3RD FLOOR BASE PLAN

PLAN 15B (INIT 119, 120) - 2ND FLOOR BASE PLAN

NOTE: ALL KITCHEN AND BATHROOM INTERIOR ELEVATIONS  
ARE SIMILAR AS IN PLAN 15 (UNIT 118 & 124)

PLAN 15B (UNIT 119, 120) - 1ST FLOOR BASE PLAN

## PROJECT

# SEVEN PATIOS

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## UNIT PLANS

## ISSUE PURPOSE

## DESIGN REVIEW

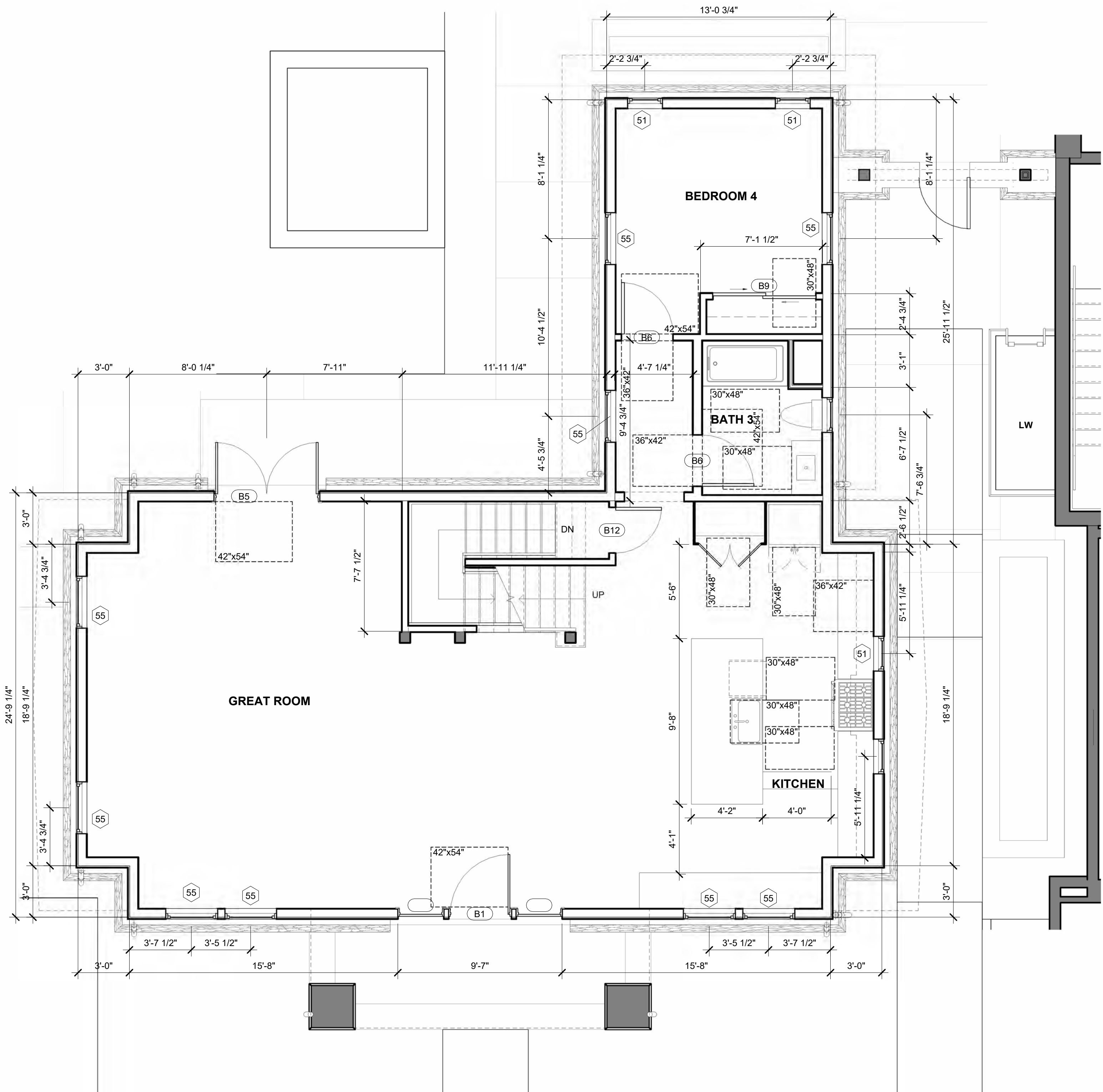
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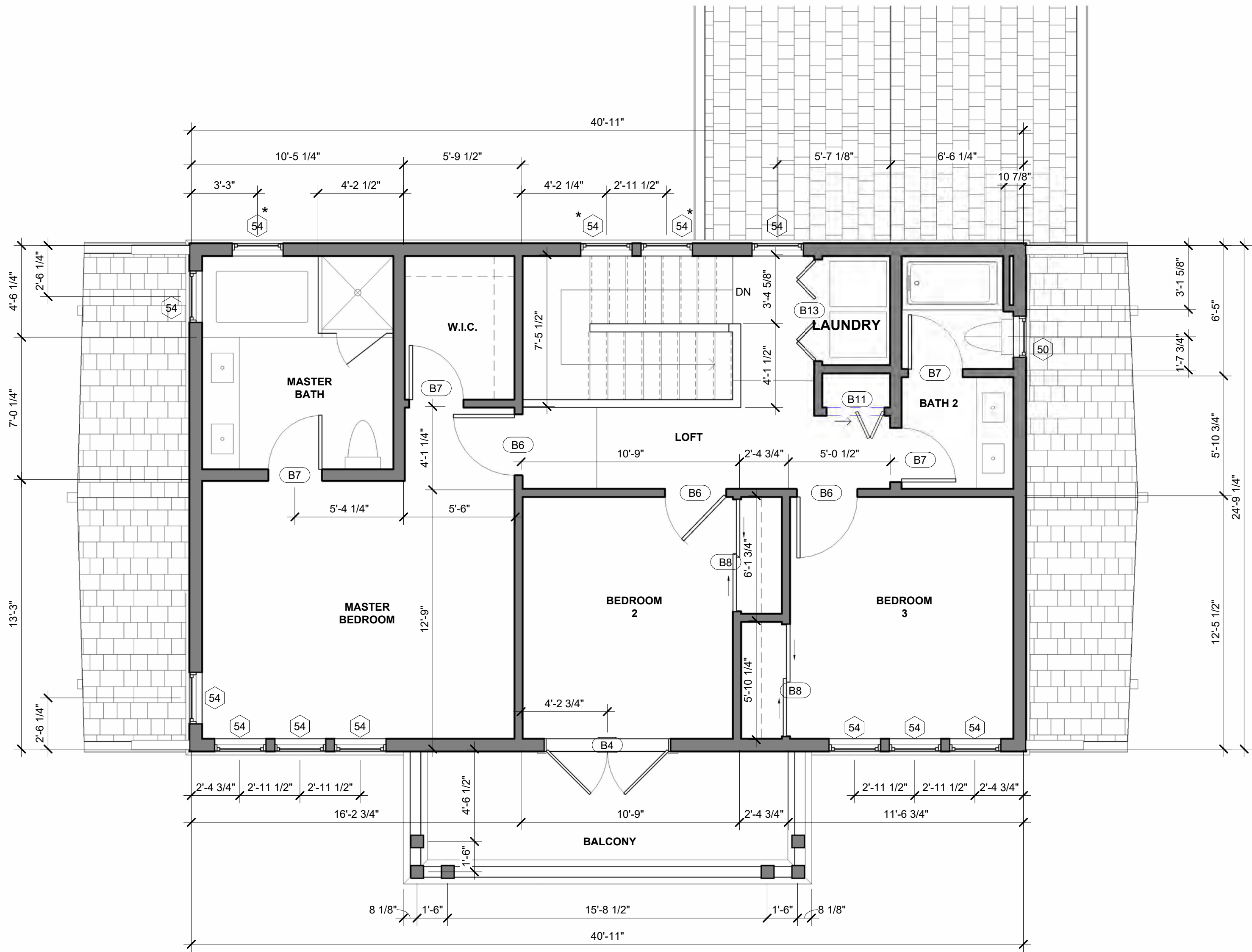
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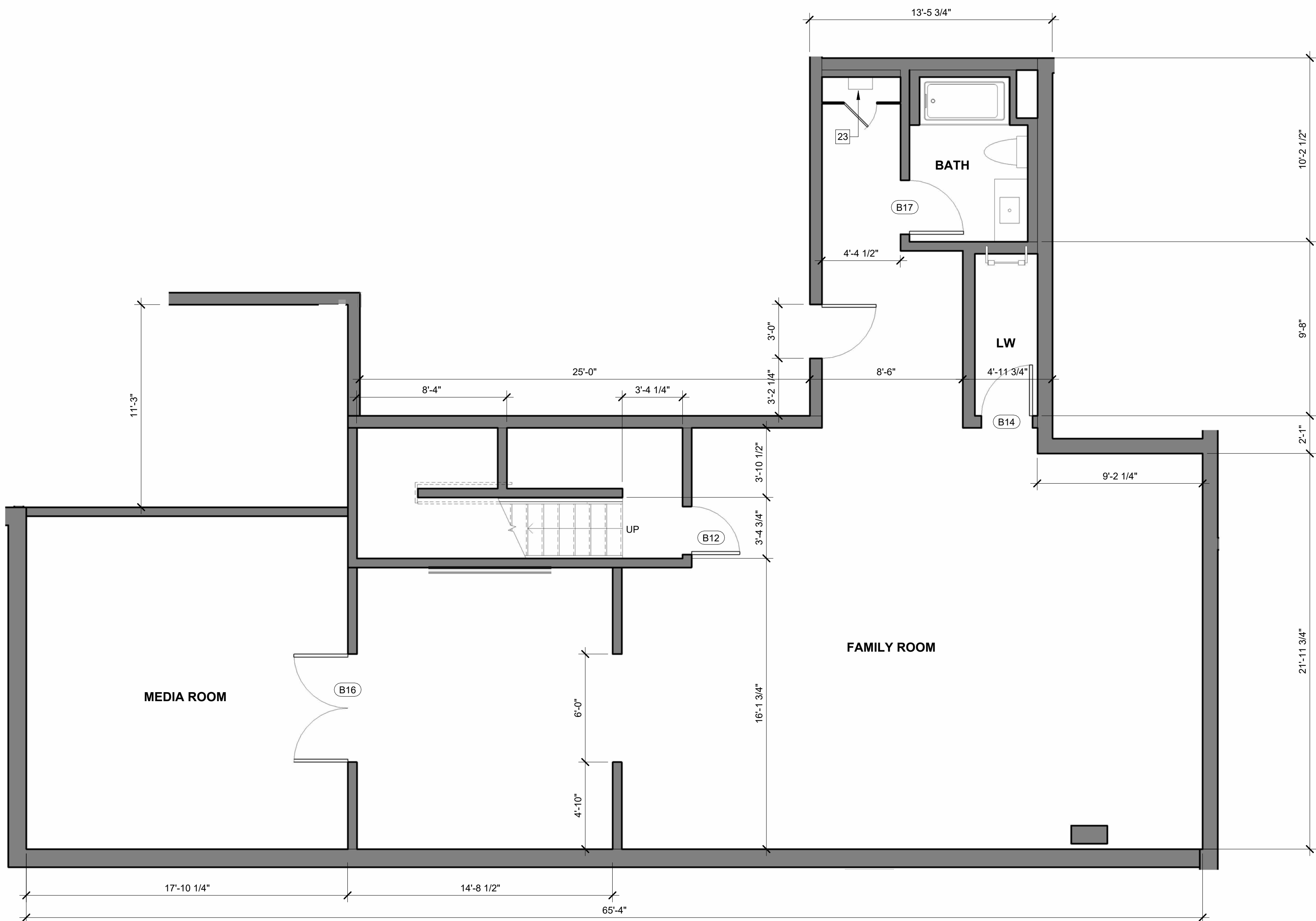




BC 1 FIRST FLOOR - BASE PLAN 1/4" = 1'-0" 2



BC 1 SECOND FLOOR - BASE PLAN 1/4" = 1'-0" 3



BC 1 BASEMENT - BASE PLAN 1/4" = 1'-0" 1

**PROJECT**

**SEVEN PATIOS**

899 El Centro Street  
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**UNIT PLANS**

**ISSUE PURPOSE**

DESIGN REVIEW

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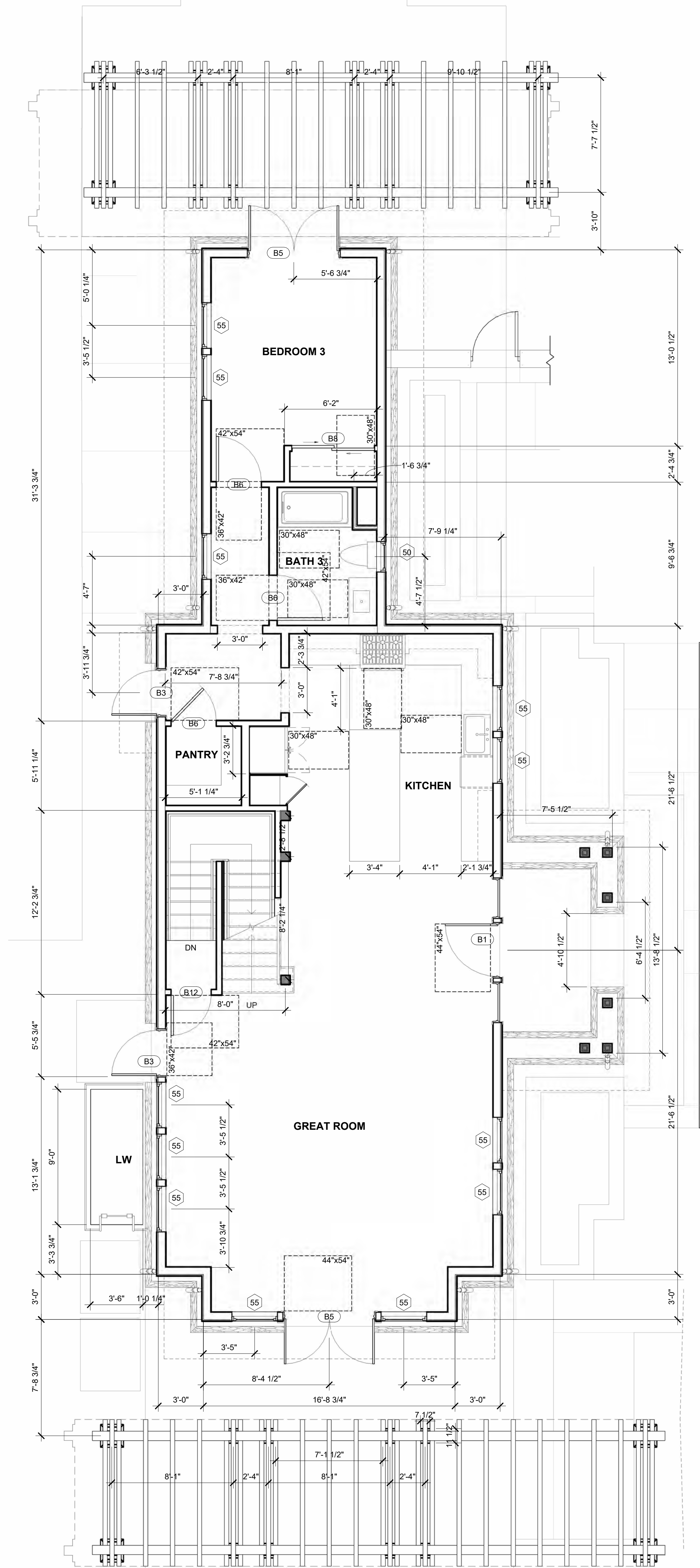
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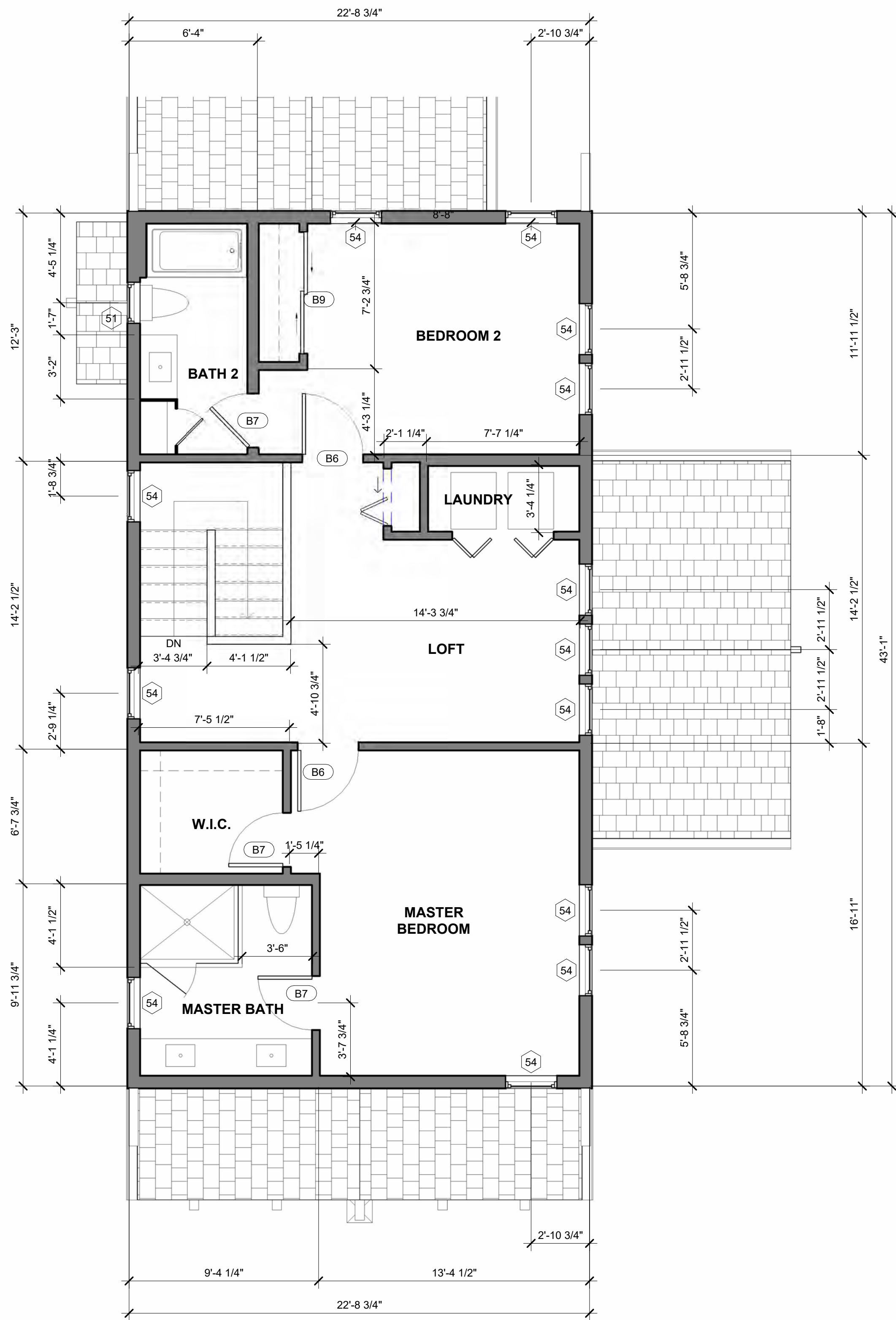




BC 2 FIRST FLOOR - BASE PLAN

1/4" = 1'-0"

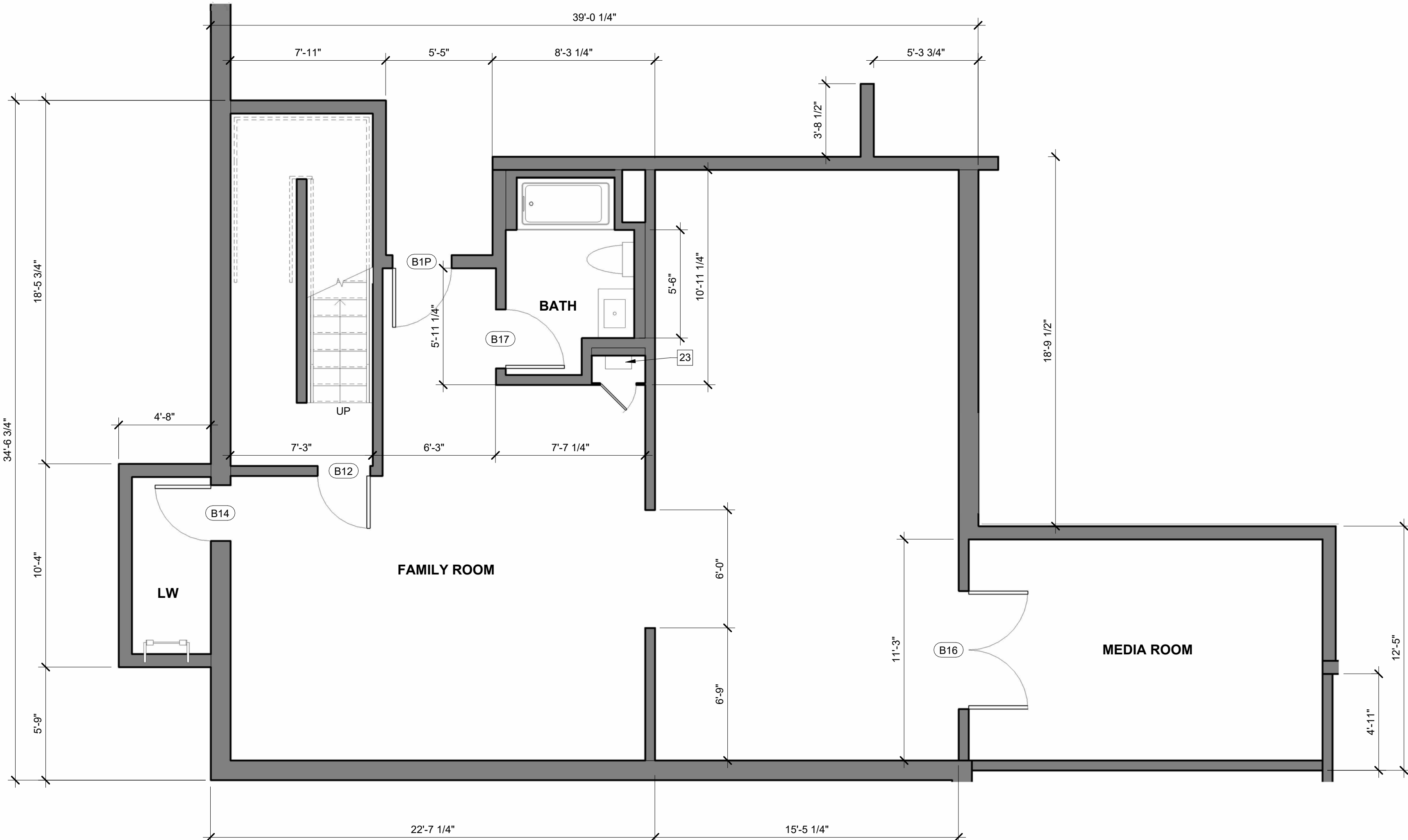
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BC 2 SECOND FLOOR - BASE PLAN

1/4" = 1'-0"

3



BC 2 BASEMENT - BASE PLAN

1/4" = 1'-0"

1

PROJECT

SEVEN PATIOS

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UNIT PLANS

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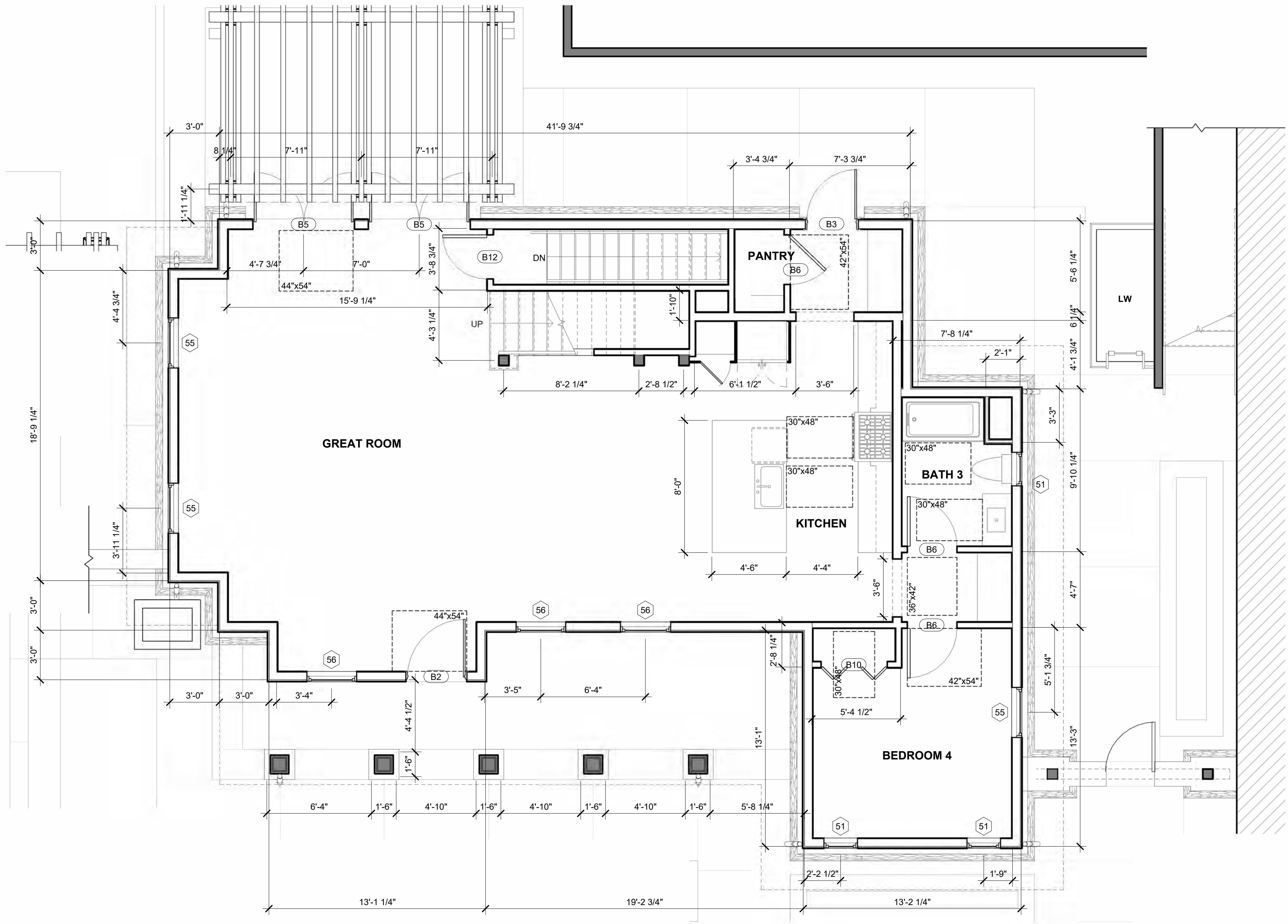
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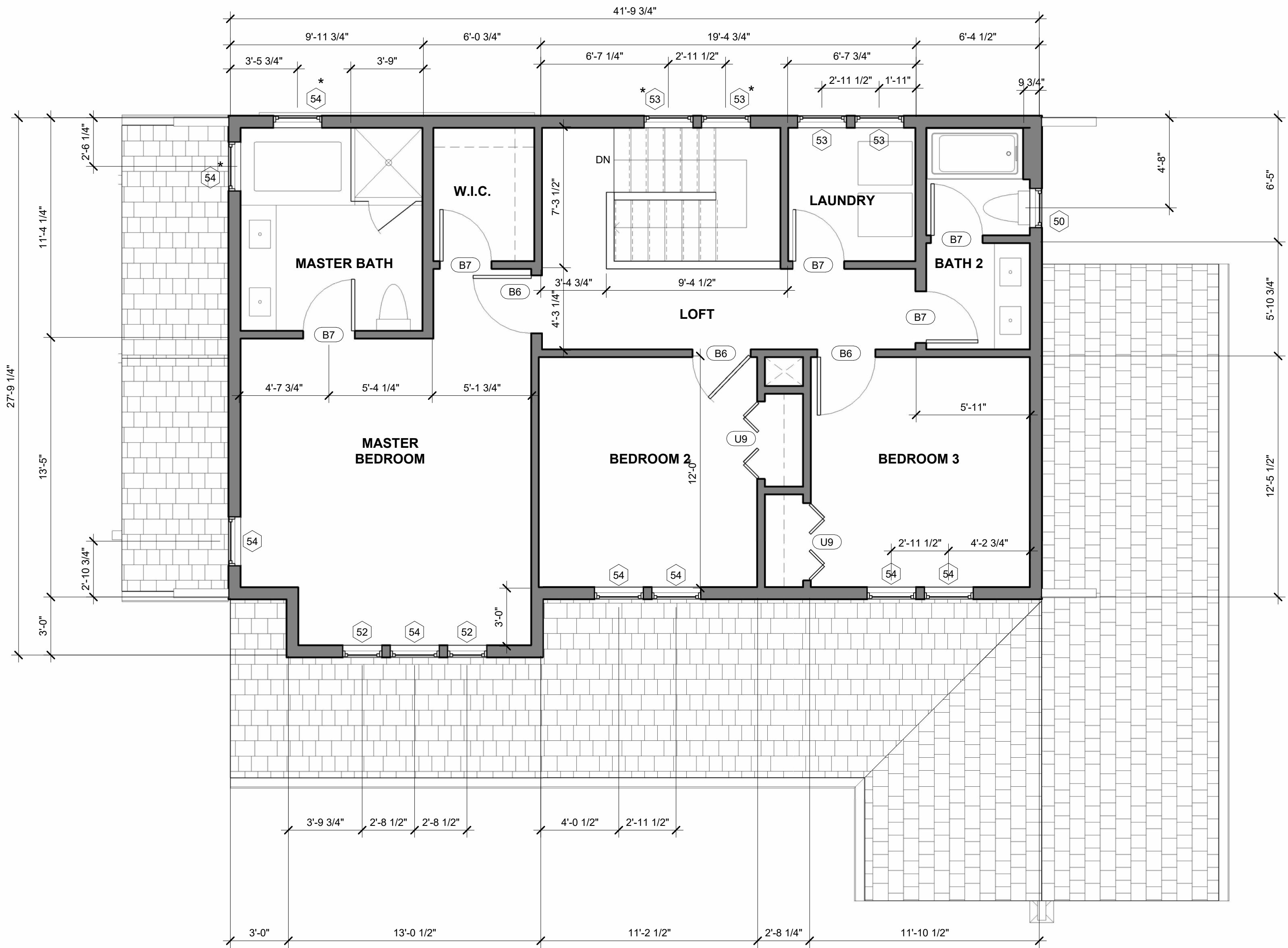
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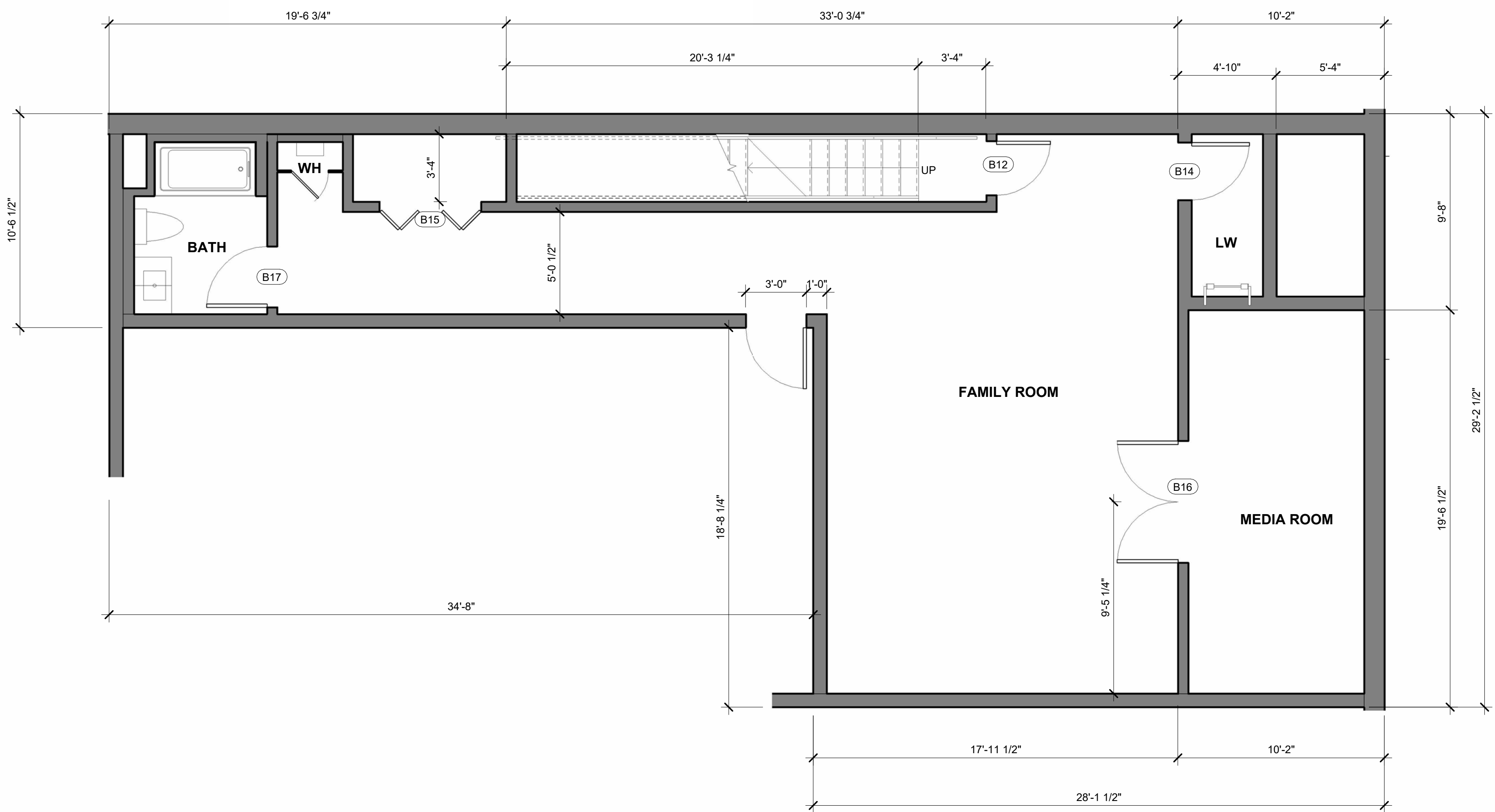




BC 3 FIRST FLOOR - BASE PLAN 1/4" = 1'-0" 2



BC 3 SECOND FLOOR - BASE PLAN 1/4" = 1'-0" 3



BC 3 BASEMENT - BASE PLAN 1/4" = 1'-0" 1

**PROJECT**

**SEVEN PATIOS**

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**UNIT PLANS**

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21110

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EL CENTRO STREET ELEVATION



ORANGE GROVE PLACE ELEVATION



METRO ELEVATION

**PROJECT**

**SEVEN PATIOS**

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**STREET RENDERINGS**

**ISSUE PURPOSE**

DESIGN REVIEW

**PROJECT NUMBER**

21110

**SHEET NUMBER**

**A4.00**

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VIEW OF THE RETAILS FROM THE NORTH - EAST CORNER (EL CENTRO STREET)



VIEW OF THE BUNGALOWS FROM THE SOUTH SIDE (ORANGE GROVE PLACE)

PROJECT

SEVEN  
PATIOS

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RENDERINGS

ISSUE PURPOSE

DESIGN REVIEW

PROJECT NUMBER

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SHEET NUMBER

A4.01





VIEW OF THE RETAILS FROM THE NORTH -WEST CORNER (EL CENTRO STREET)



VIEW FROM THE PATIO DE LAS LUCES COURTYARD



VIEW FROM THE PATIO DE LA ACEQUIA COURTYARD

**PROJECT**  
**SEVEN PATIOS**  
899 El Centro Street  
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**SHEET CONTENTS**  
**RENDERINGS**

**ISSUE PURPOSE**  
DESIGN REVIEW  
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21110  
**SHEET NUMBER**





NORTH ELEVATION 3/32" = 1'-0" 4



SOUTH ELEVATION 3/32" = 1'-0" 3



EAST ELEVATION 3/32" = 1'-0" 2



WEST ELEVATION 3/32" = 1'-0" 1

ELEVATION KEYNOTES



KEY PLAN

- 01 EXTERIOR STUCCO FINISH
- 02 EXTERIOR STUCCO CORNICE
- 03 SHAPED STUCCO CORNICE
- 04 PLASTER LATTICE OPENING/RECESS
- 05 BRICK VENEER
- 06 STANDING SEAM METAL ROOFING - CUSTOM-BILT METALS' OR EQUAL
- 07 CLAY ROOF TILE - REDLAND - BAJA MISSION TILE & CAP - CUSTOM MIX
- 08 PRECAST TRIM - CAP, SILL, SURROUND
- 09 PRECAST COLUMN
- 10 PRECAST WAINSCOT
- 11 DECORATIVE METAL RAILING
- 12 METAL CANOPY/TRIM
- 13 METAL BALCONY - JANSSEN METAL; PAINT: PRATT & LAMBERT "WITCHING HOUR"
- 14 STOREFRONT WINDOW SYSTEM
- 15 EXTERIOR WINDOW, SEE SCHEDULE ON A7.01
- 16 EXTERIOR DOOR, SEE SCHEDULE ON A7.02
- 17 IRON WINDOW GRILLS
- 18 CONCRETE WINDOW APRON
- 19 DECORATIVE LIGHT FIXTURE
- 20 WOOD BRACKETS, HEAVY TIMBER
- 21 HEAVY TIMBER WOOD FRAMING / TRELLIS
- 22 WOOD SIDING
- 23 DECORATIVE PORCELAIN TILE
- 24 CLAY TILE - PIPE / EXHAUST VENTS, WALL CAPS, BALCONY GUARDS
- 25 EXTERIOR FIREPLACE
- 26 PEDESTRIAN GATE, WOOD-LOOK
- 27 VEHICULAR GATE, WOOD-LOOK
- 28 DOWNSPOUT

PROJECT

SEVEN PATIOS

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BUILDING ELEVATIONS

ISSUE PURPOSE

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A5.00

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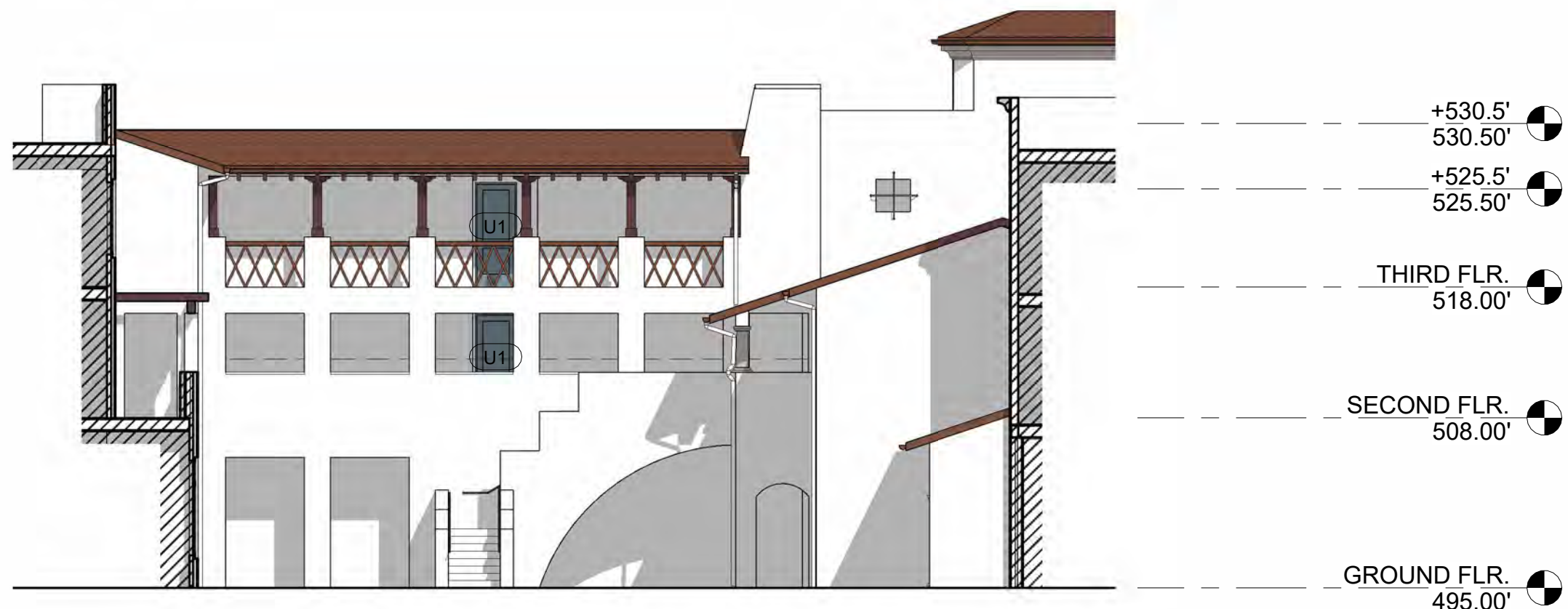
LCRA

ARCHITECTURE & PLANNING  
One Colorado 3500  
Pasadena, CA 91105  
T: 626-449-1405  
W: lcra-architects.com





PATIO DEL OLIVO - WEST ELEVATION 3/32" = 1'-0" 10



PATIO DEL OLIVO - SOUTH ELEVATION 3/32" = 1'-0" 9



PATIO DEL OLIVO - EAST ELEVATION 3/32" = 1'-0" 8



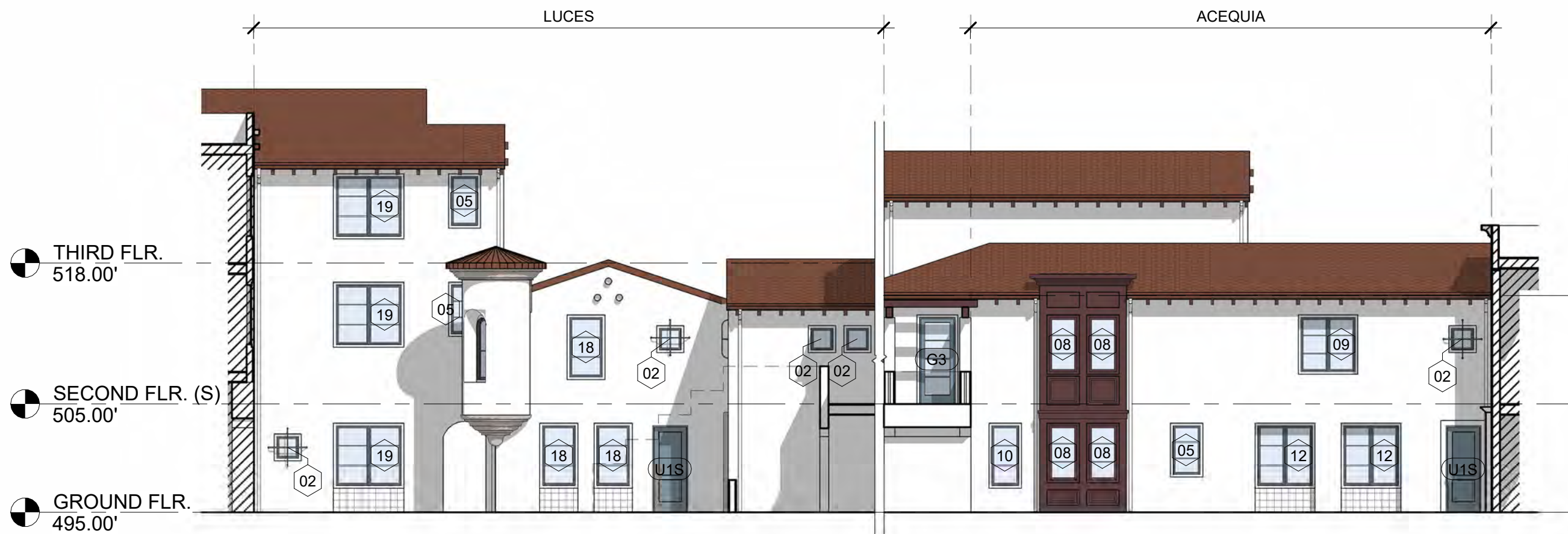
PATIO DEL OLIVO - NORTH ELEVATION 3/32" = 1'-0" 7



PATIO DE LAS LUCES / LA ACEQUIA - WEST ELEVATION 3/32" = 1'-0" 6



PATIO DE LAS LUCES - SOUTH ELEVATION 3/32" = 1'-0" 5



PATIO DE LAS LUCES / LA ACEQUIA - EAST ELEVATION 3/32" = 1'-0" 4



PATIO DE LAS LUCES - NORTH ELEVATION 3/32" = 1'-0" 3

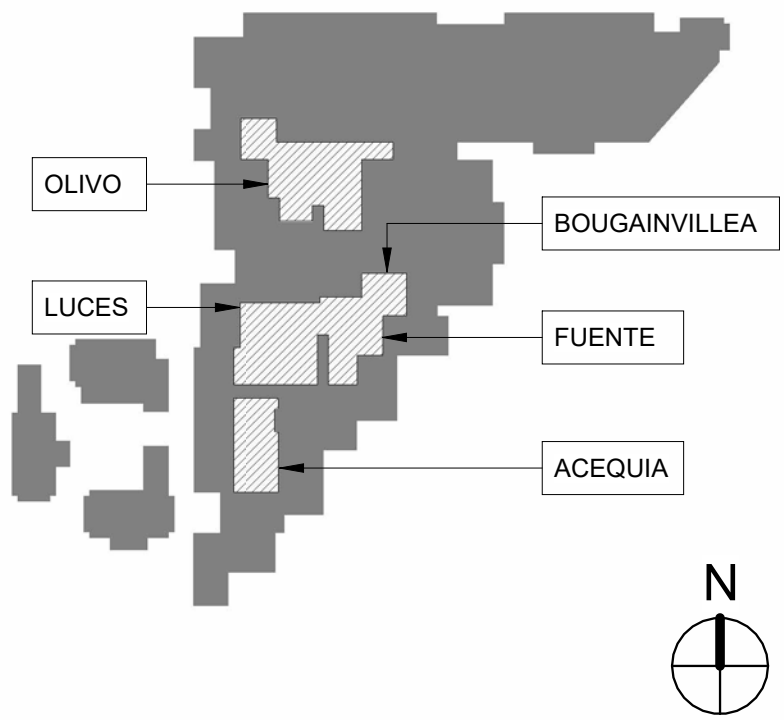


PATIO DE LA ACEQUIA - SOUTH ELEVATION 3/32" = 1'-0" 2



PATIO DE LA ACEQUIA - NORTH ELEVATION 3/32" = 1'-0" 1

ELEVATION KEYNOTES



KEY PLAN

PROJECT

SEVEN PATIOS

899 El Centro Street  
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COURTYARD ELEVATIONS

ISSUE PURPOSE

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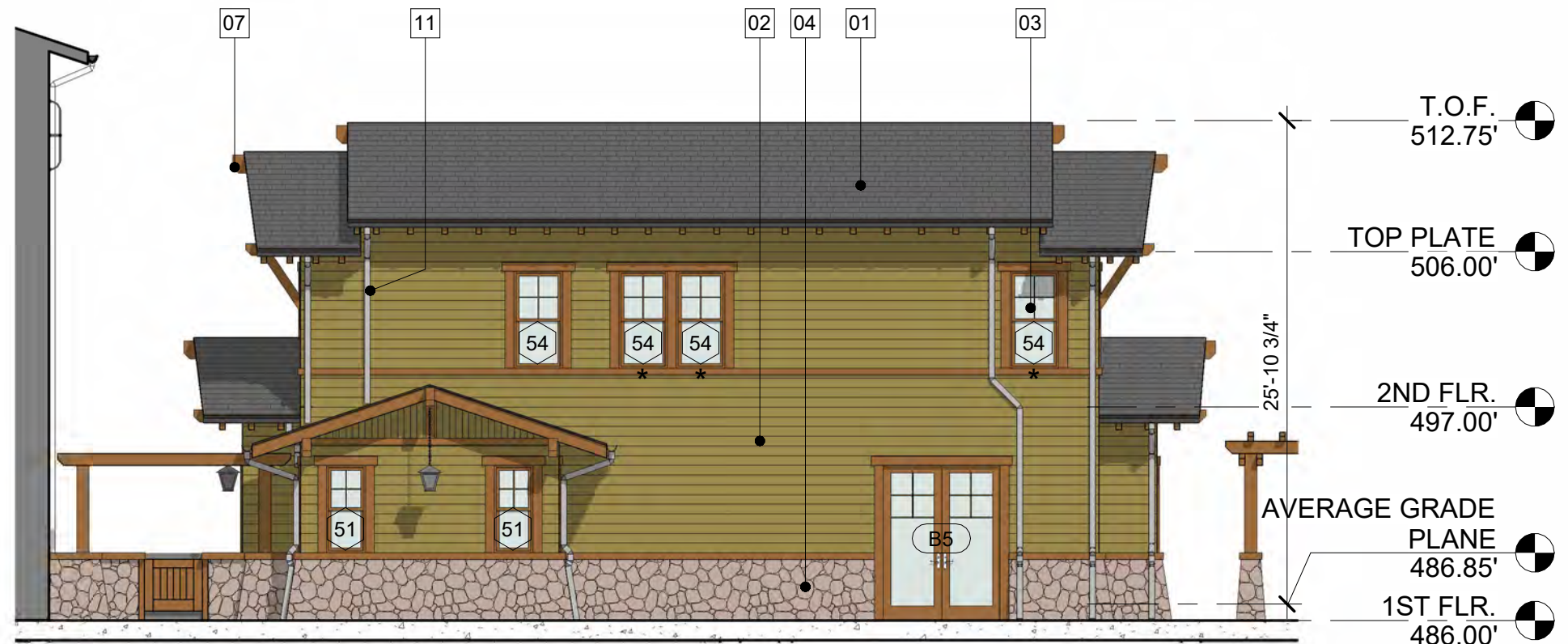
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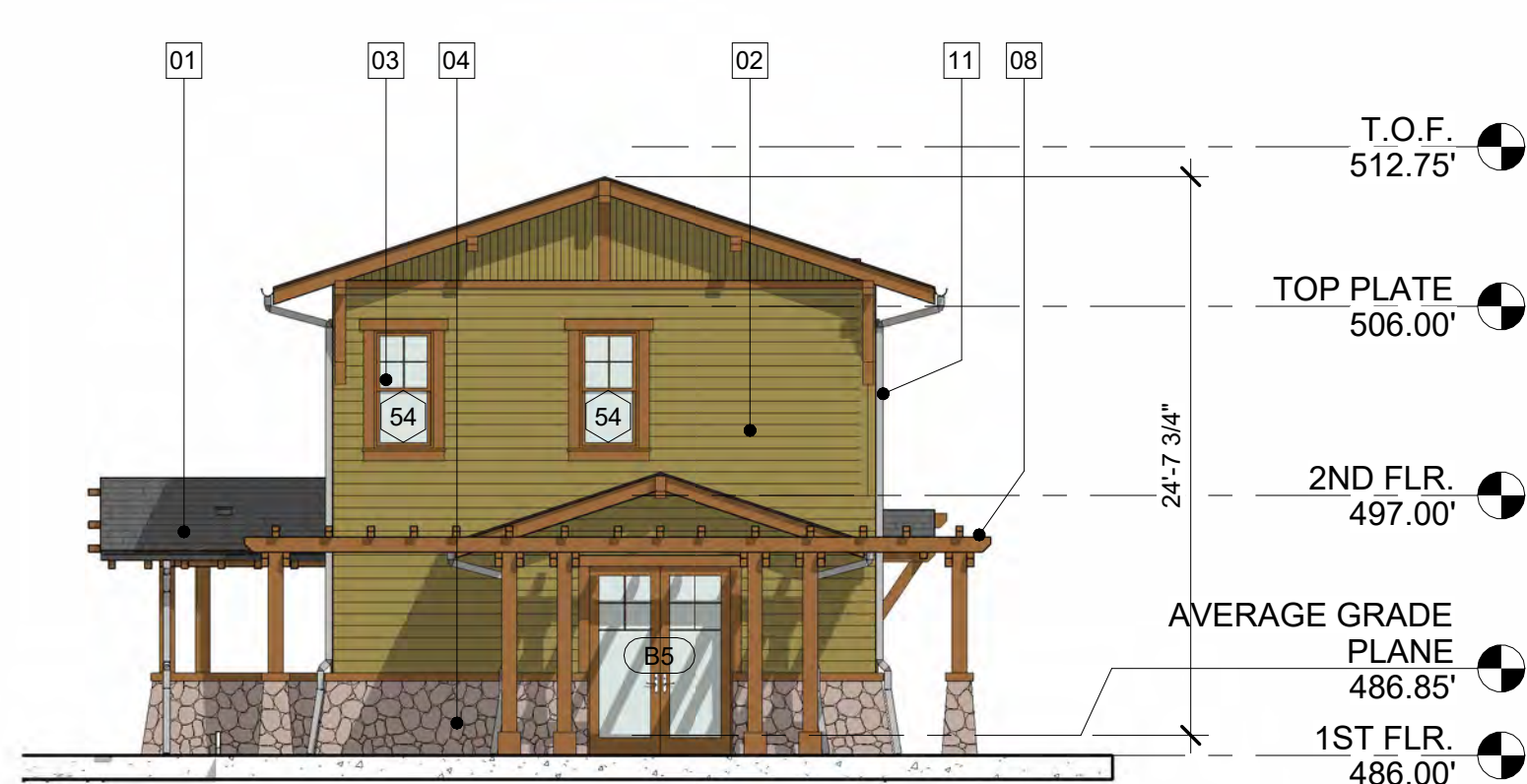
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CRAFTSMAN BUNGALOW 3 NORTH ELEVATION

1/8" = 1'-0"

8



CRAFTSMAN BUNGALOW 2 NORTH ELEVATION

1/8" = 1'-0"

4



CRAFTSMAN BUNGALOW 1 SOUTH ELEVATION

1/8" = 1'-0"

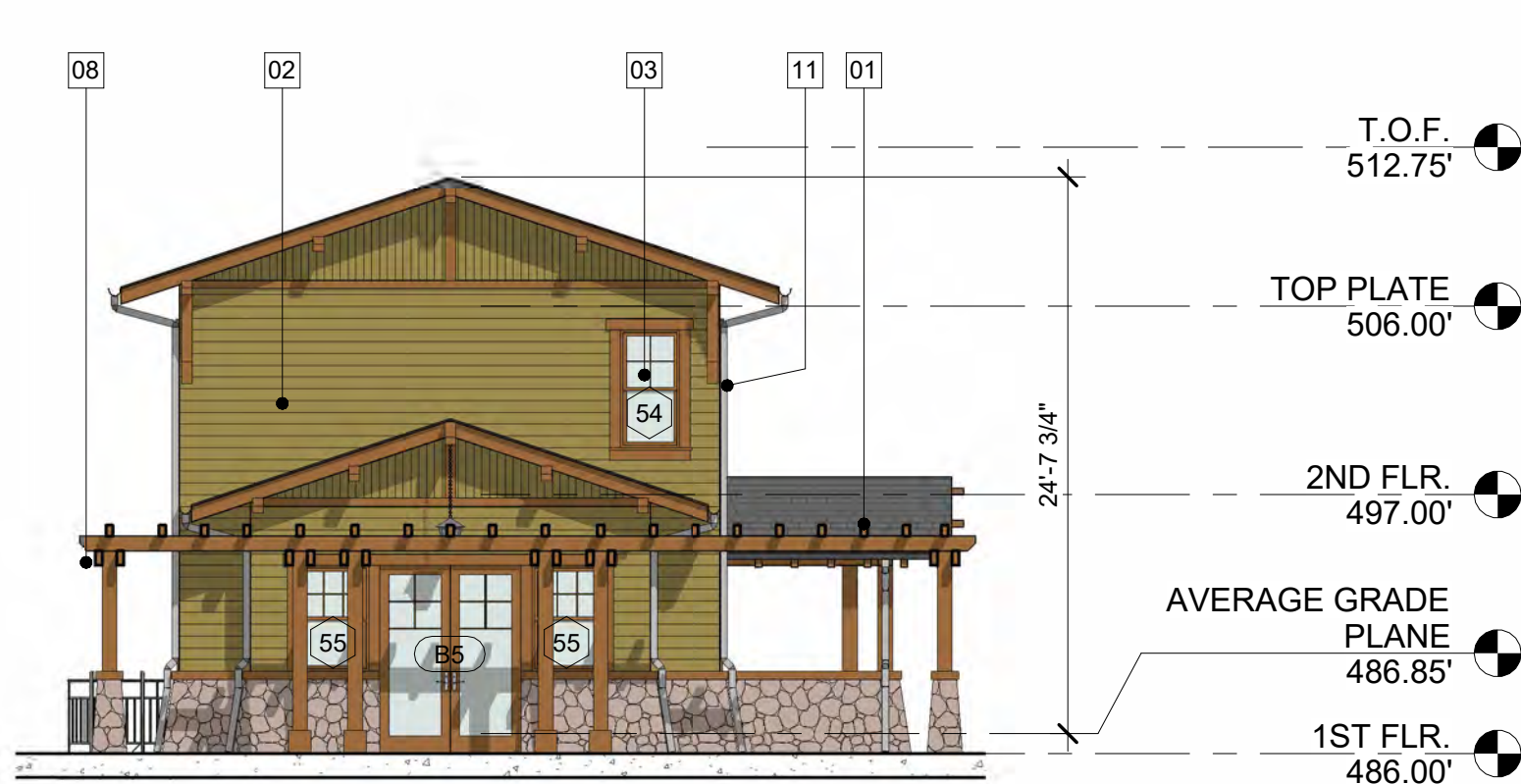
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CRAFTSMAN BUNGALOW 3 SOUTH ELEVATION

1/8" = 1'-0"

7

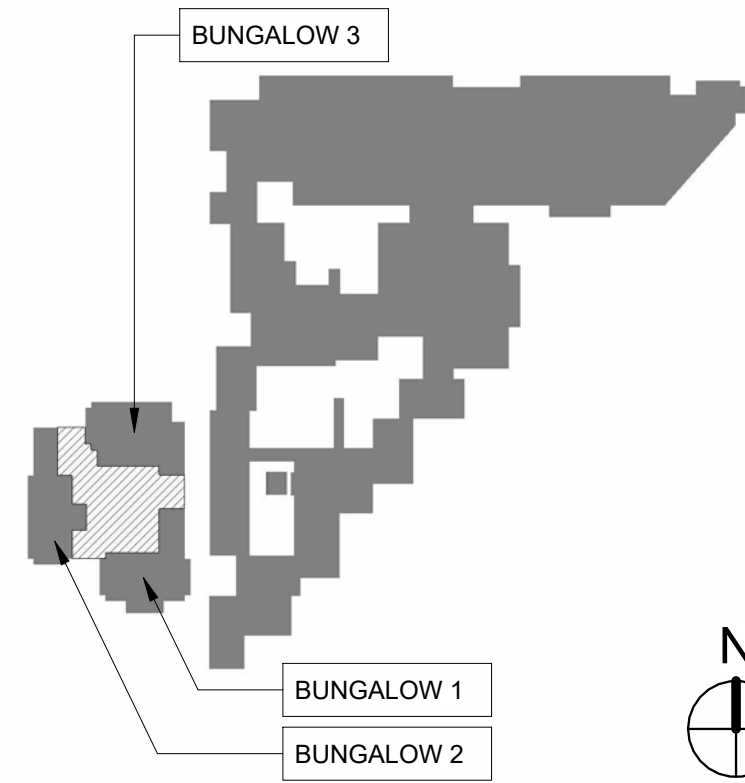


CRAFTSMAN BUNGALOW 2 SOUTH ELEVATION

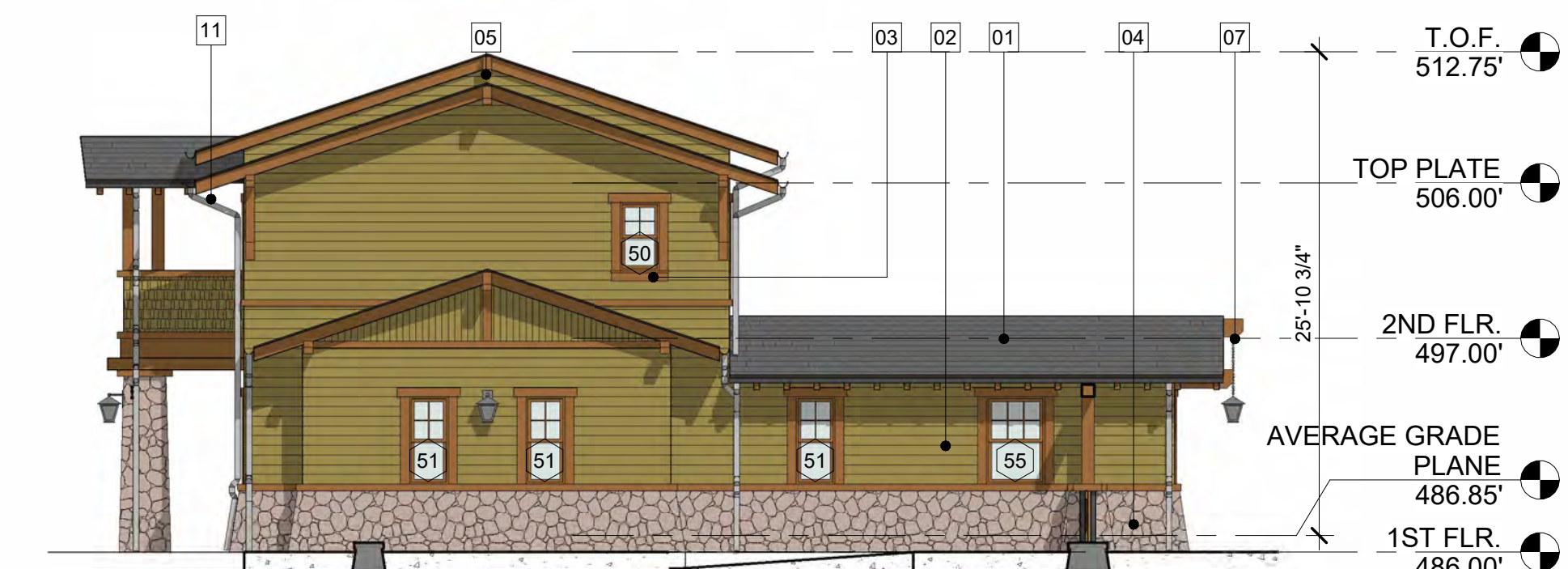
1/8" = 1'-0"

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ELEVATION KEYNOTES



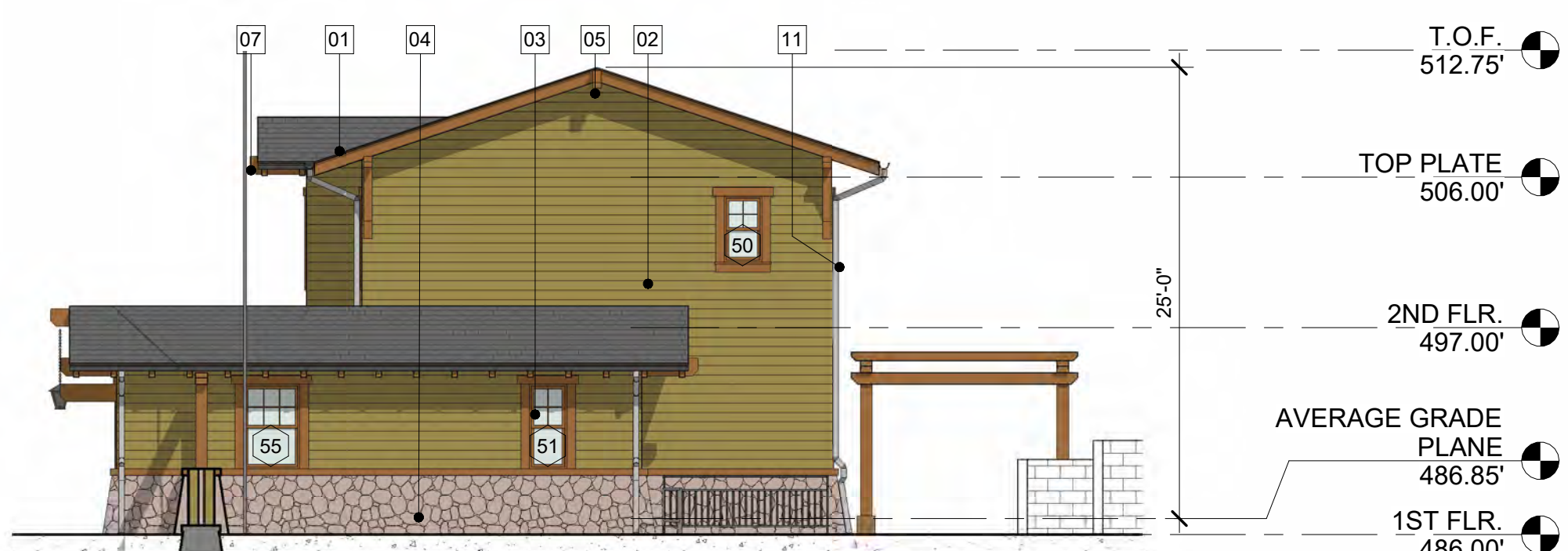
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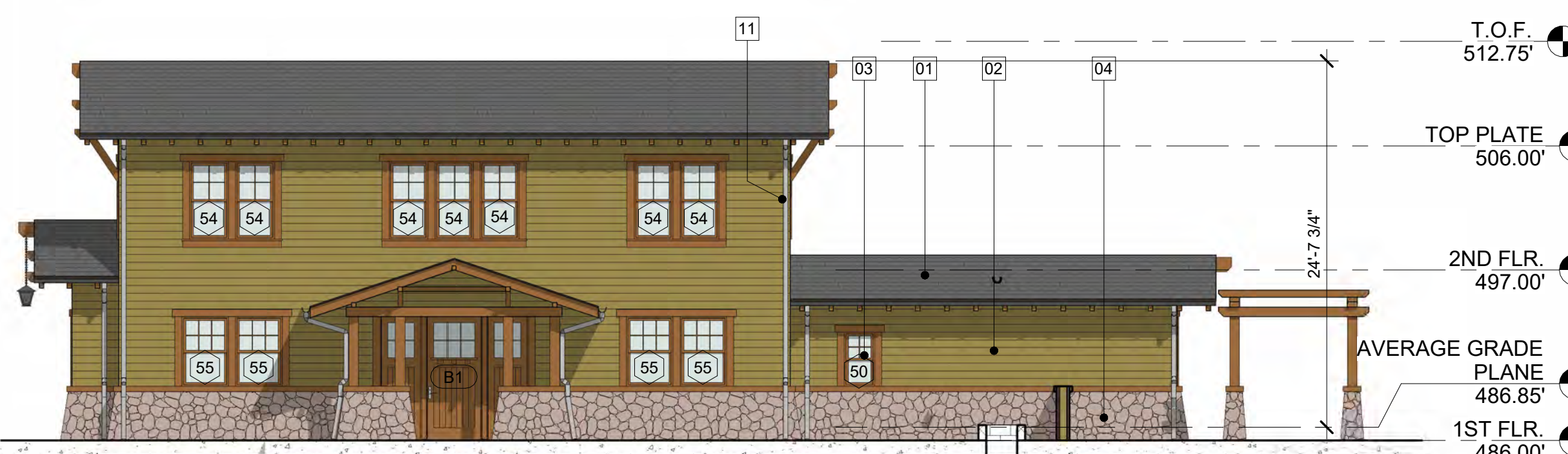
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CRAFTSMAN BUNGALOW 3 EAST ELEVATION

1/8" = 1'-0"

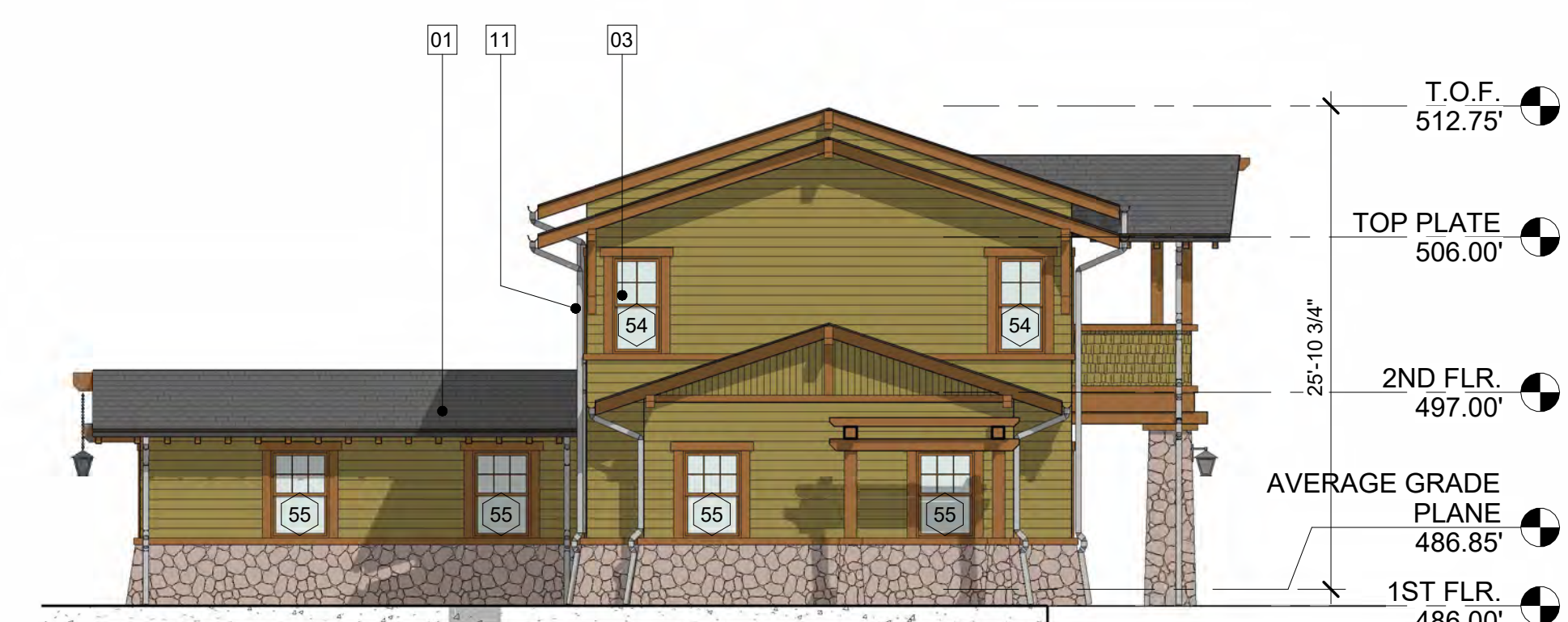
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CRAFTSMAN BUNGALOW 2 EAST ELEVATION

1/8" = 1'-0"

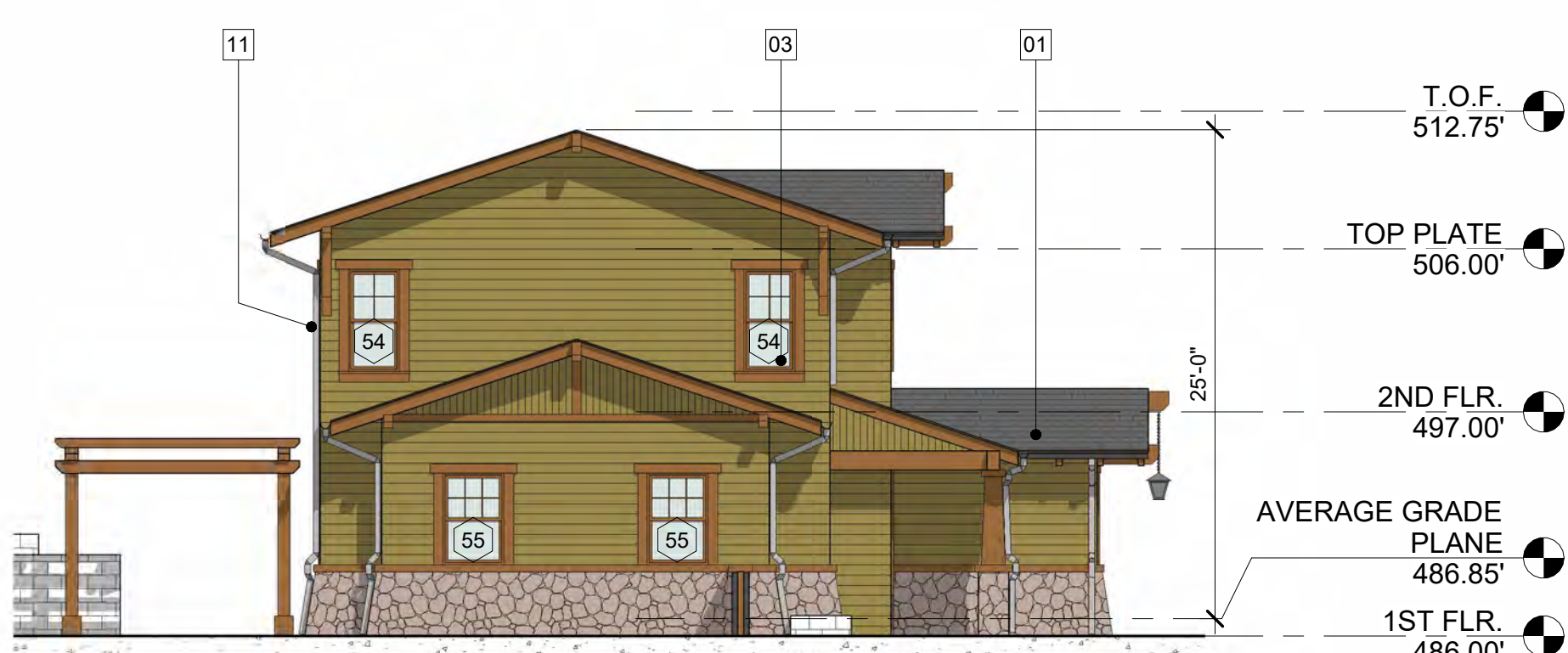
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CRAFTSMAN BUNGALOW 1 WEST ELEVATION

1/8" = 1'-0"

9



CRAFTSMAN BUNGALOW 3 WEST ELEVATION

1/8" = 1'-0"

5



CRAFTSMAN BUNGALOW 2 WEST ELEVATION

1/8" = 1'-0"

1

PROJECT

SEVEN PATIOS

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BUNGALOWS  
ELEVATIONS

ISSUE PURPOSE

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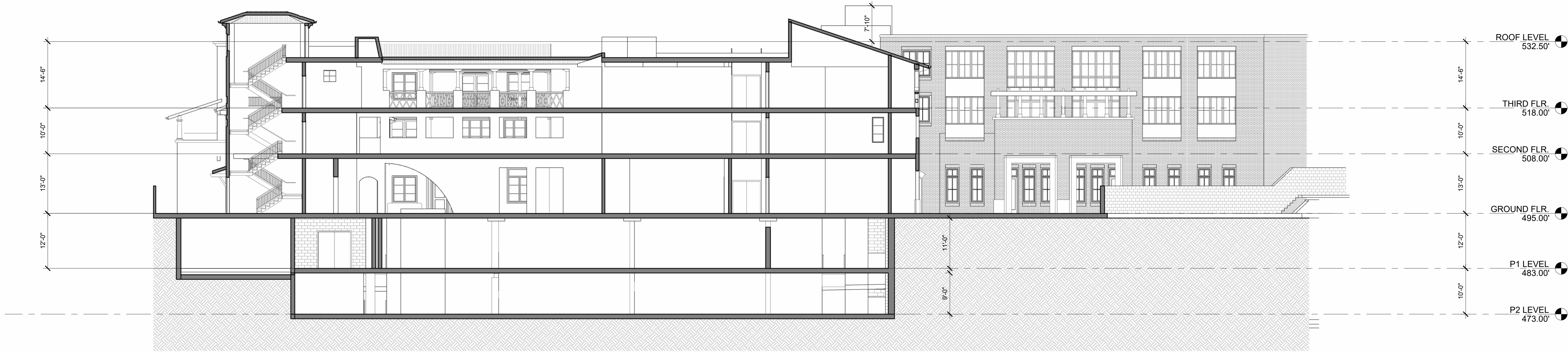
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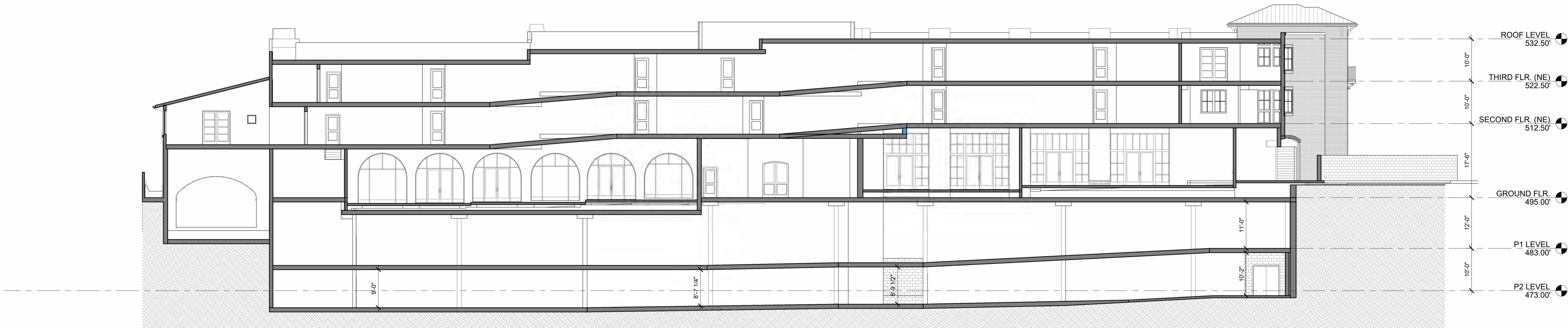
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SECTION 3 3/32" = 1'-0" 3



SECTION 2 3/32" = 1'-0" 2



SECTION 1 3/32" = 1'-0" 1

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SEVEN PATIOS

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BUILDING SECTIONS

ISSUE PURPOSE

DESIGN REVIEW

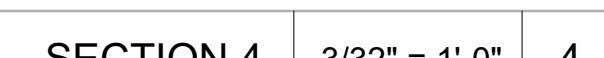
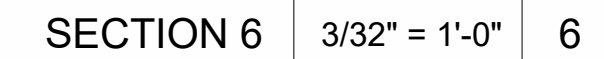
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899 El Centro Street  
South Pasadena, CA  
91030

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## DESIGN REVIEW

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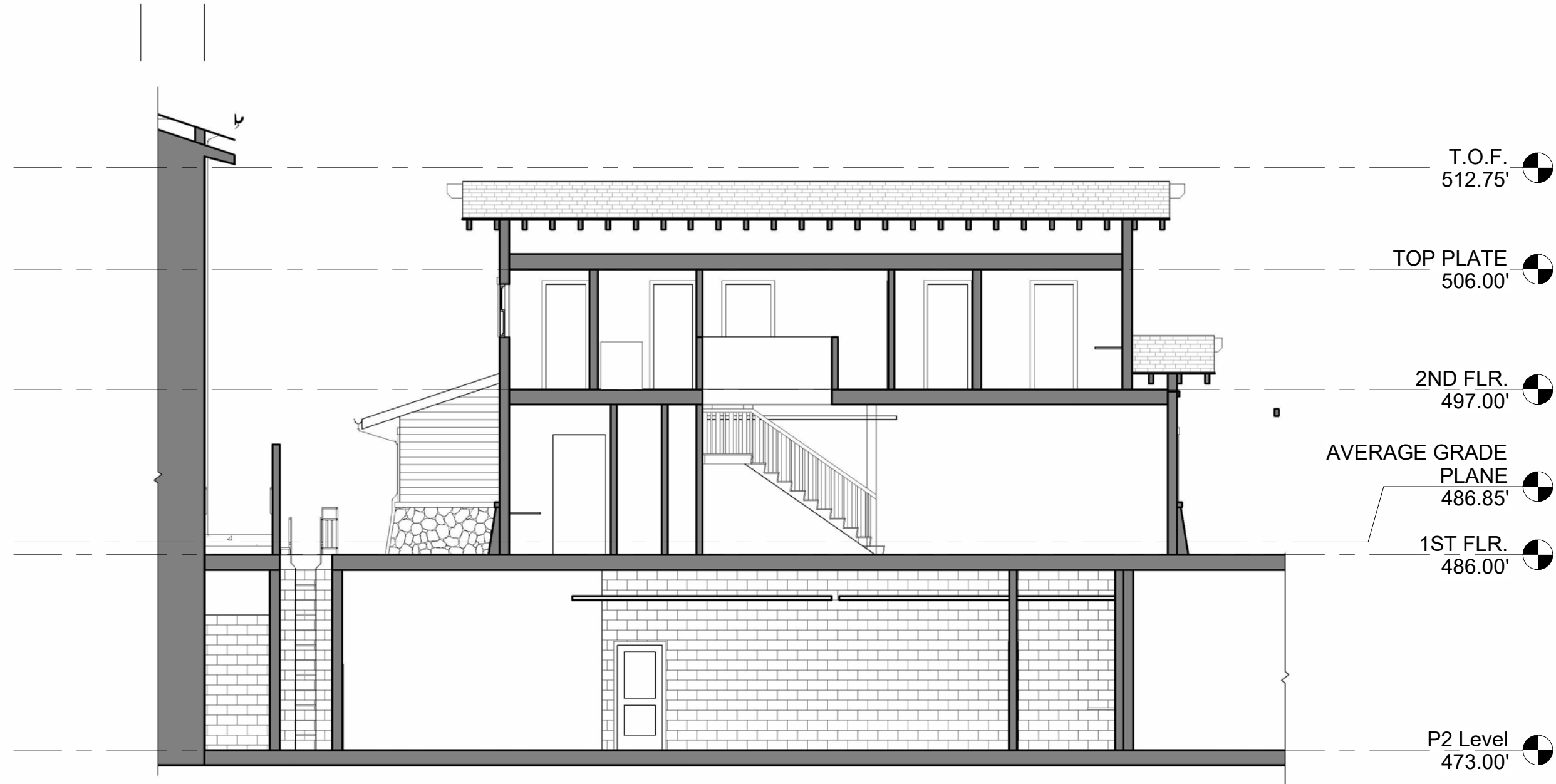
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**A6.01**

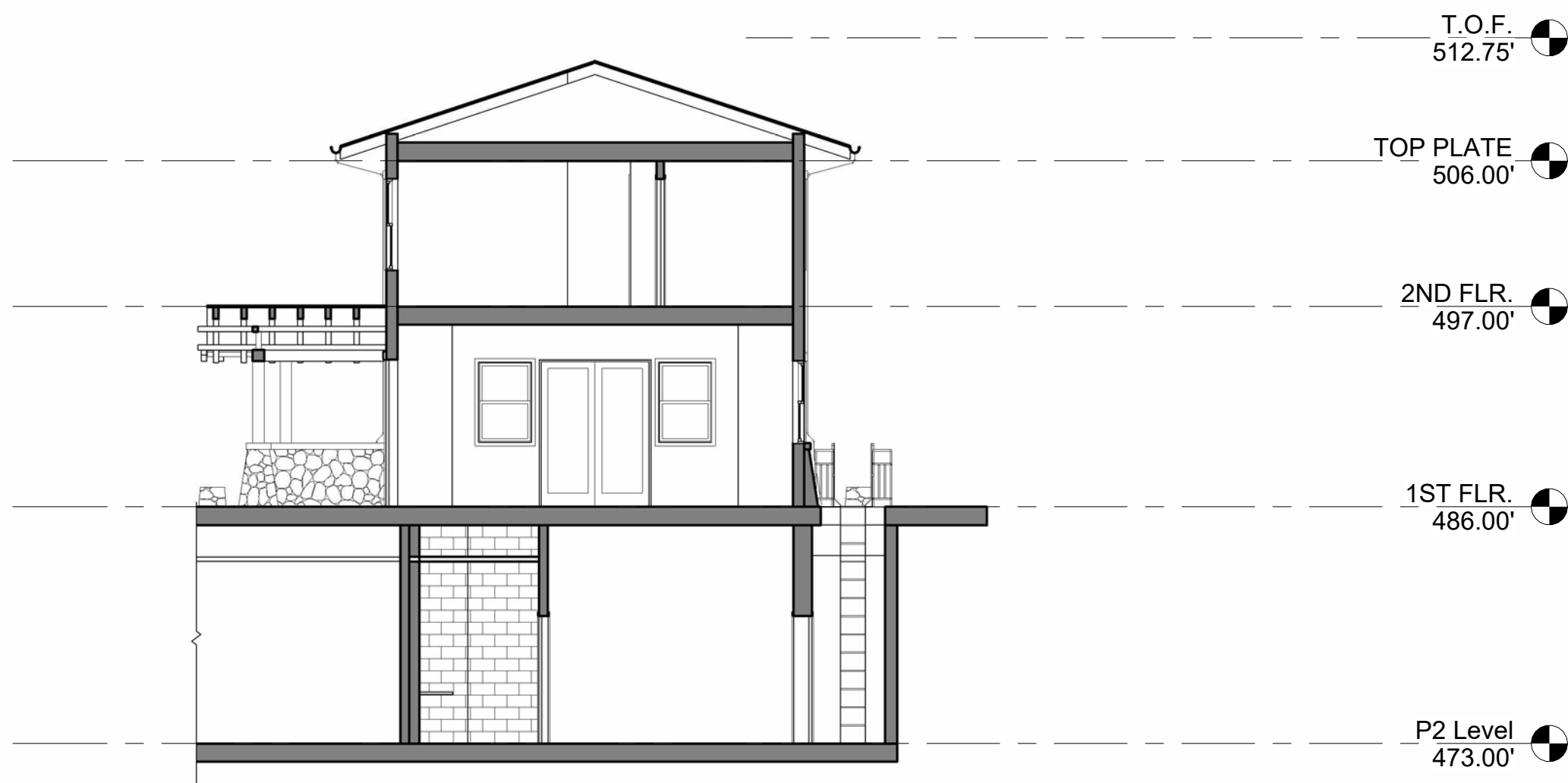




BUNGALOW 3 - SOUTH/NORTH SECTION 1/8" = 1'-0" 6



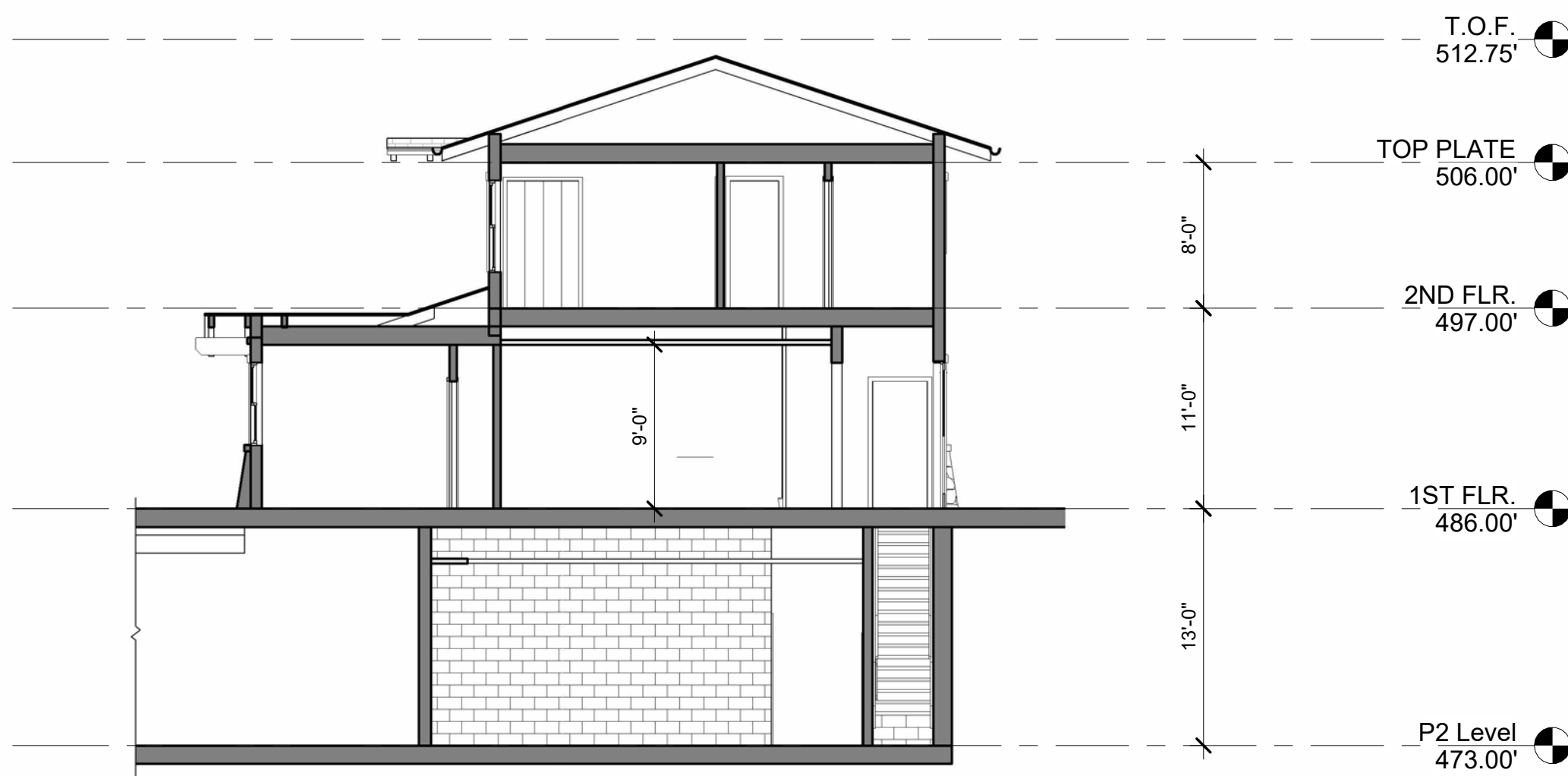
BUNGALOW 2 - WEST/EAST SECTION 1/8" = 1'-0" 3



BUNGALOW 3 - WEST/EAST SECTION 1/8" = 1'-0" 5



BUNGALOW 1 - SOUTH/NORTH SECTION 1/8" = 1'-0" 2



BUNGALOW 2 - SOUTH/NORTH SECTION 1/8" = 1'-0" 4



BUNGALOW 1 - WEST/EAST SECTION 1/8" = 1'-0" 1

PROJECT

SEVEN PATIOS

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BUNGALOW SECTIONS

ISSUE PURPOSE

DESIGN REVIEW

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A6.02



SEVEN PATIOS SPECIFICATIONS		
INDUSTRIAL LOFTS		
ITEM	DESCRIPTION	STANDARD SPECIFICATION
ROOFING	STANDING SEAM METAL ROOFING	PAC-CLAD COLOR: MUSKET GRAY KYNAR 500 OR HYLAR 5000, BRIDGERSTEEL CHAMPAGNE OR MOCHA
	BUILD-UP ROOFING	SINGLE PLY ROOFING, 60 MIL 'SURE-FLEX' PVC BY CARLISLE OVER ¼" DENS DECK SUBSTRATE WITH MIN 20 YEAR WARRANTY
GUTTERS & DOWNSPOUTS	HALF-ROUND GUTTER AND ROUND DOWNSPOUTS	26G ALUMINUM 5" HALF ROUND SINGLE BEAD GUTTERS W/ 3" ROUND DOWNSPOUTS PAINTED COLOR TBD
EAVE BRACKETS	HEAVY TIMBER BRACKETS	
BRICK VENEER		OLDMILL THIN BRICK SYSTEMS—CORDOVA BLEND
PRECAST TRIM		VENTURA CAST STONE, INC. PRE-CAST W/FINO TEXTURE- LIMESTONE FINISH
WINDOWS		*ANDERSEN 100 SERIES (FIBREX COMPOSITE MATERIAL)* OR EQUAL
DOORS	PATIO DOORS	*ANDERSEN 400 SERIES (VINYL HINGED DOORS)* OR EQUAL ON BALCONIES
	STOREFRONT ENTRY DOOR	*KAWNEER* ALUMINUM STOREFRONT OR EQUAL
BALCONY	METAL BALCONY	BENJAMIN MOORE 1603 GRAPHITE
CANOPY	STRUCTURAL STEEL CANOPY	
EXTERIOR LIGHT FIXTURE		FRANKLIN IRONWORKS, NEIHART 18 1/4" RUSTIC BRONZE RLM OUTDOOR WALL LIGHT
		KUZCO LIGHTING BRISTOL LED OUTDOOR STEP LIGHT, HI-LITE WAREHOUSE 16" WIDE BLACK METAL PENDANT
METAL TRIM	STRUCTURAL STEEL BEAM	

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SEVEN PATIOS SPECIFICATIONS		
SPANISH COURT		
ITEM	DESCRIPTION	STANDARD SPECIFICATION
ROOFING	CLAY TILE ROOFING	REDLANDS TILE - BAJA MISSION 4000 SERIES 2 PIECE CLAY TILE. 4243 CAFE ANTIGUA BLEND, 4211 TERRA COTTA BLEND, 4251 OLD SEDONA BLEND
	BUILD-UP ROOFING	SINGLE PLY ROOFING, 60 MIL 'SURE-FLEX' PVC BY CARLISLE OVER ¼" DENS DECK SUBSTRATE WITH MIN 20 YEAR WARRANTY
GUTTERS & DOWNSPOUTS	HALF-ROUND GUTTER AND ROUND DOWNSPOUTS	26G ALUMINUM 5" HALF ROUND SINGLE BEAD GUTTERS W/ 3" ROUND DOWNSPOUTS PAINTED COLOR TBD
RAFTER TAILS	HEAVY TIMBER BRACKETS	WOOD SHAPED RAFTER TAILS. COLOR: BENJAMIN MOORE HC-67 CLINTON BROWN
STUCCO		OMEGA COLORTEK EXTERIOR STUCCO WITH 30/30 FINE SAND FINISH. COLOR NO. 10
VERTICAL SIDING/TRIM		JAMES HARDIE ARTISAN V-GROOVE FIBER CEMENT SIDING INSTALLED VERTICALLY. PAINTED COLOR TBD
PRECAST TRIM/COLUMNS		VENTURA CAST STONE, INC. PRE-CAST W/FINO TEXTURE- LIMESTONE FINISH
WINDOWS		SIERRA PACIFIC VINYL CASEMENT WINDOWS - COLOR: STEEL BLUE 114
DOORS	ENTRY DOORS	JELDWEN OLD WORLD AURORA FIBERGLASS DOOR W/ SPEAKEASY
	PATIO DOORS	SIERRA PACIFIC ALUMINUM CLAD WOOD SWINGING DOORS - COLOR: STEEL BLUE 114
	STOREFRONT ENTRY DOOR	
BALCONY	METAL BALCONY	BENJAMIN MOORE 1603 GRAPHITE
WOOD TRELLIS/TRIM		COLOR: BENJAMIN MOORE HC-67 CLINTON BROWN
CLAY TILE EXHAUST COVERS		SUPERIOR CLAY, WINDSOR
EXTERIOR LIGHT FIXTURE		BENJAMIN MOORE 1603 GRAPHITE
DECORATIVE IRON GRILLS		BENJAMIN MOORE 1603 GRAPHITE
WOOD GATES		COLOR: BENJAMIN MOORE HC-67 CLINTON BROWN
WOOD VEHICLE GATE		
CLAY TILE RAILING DETAIL		
CLAY TILE GUARDRAIL CAP		

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SEVEN PATIOS SPECIFICATIONS		
BUNGALOWS		
ITEM	DESCRIPTION	STANDARD SPECIFICATION
ROOFING	ASPHALT SHINGLE ROOFING	CERTAINTEED - LANDMARK TL TRIPLE LAMINATE SHENANDOAH
GUTTERS & DOWNSPOUTS	HALF-ROUND GUTTER AND ROUND DOWNSPOUTS	26G ALUMINUM 5" HALF ROUND SINGLE BEAD GUTTERS W/ 3" ROUND DOWNSPOUTS PAINTED COLOR BRONZE
RAFTER TAILS	WOOD RAFTER TAILS	COLOR SIMILAR TO: JAMES HARDIE CEDARMILL MOUNTAIN SAGE
SHINGLES		HARDIE SHINGLE FIBER CEMENT SIDING - STRAIGHT EDGE PANEL W/HARDITRIM BOARD. COLOR: TBD
GABLE VERTICAL SIDING		HARDIE PANEL VERTICAL FIBER CEMENT SIDING - SELECT CEDARMILL W/HARDITRIM BOARD. COLOR: TBD
TRIM		HARDITRIM BOARD. COLOR: TBD
PRECAST CAP	WAINSCOT CAP	VENTURA CAST STONE, INC. CAST STONE W/FINO TEXTURE- LIMESTONE FINISH
STONE VENEER	RIVER ROCK WAINSCOT	VENTURA CAST STONE, INC. CAST STONE W/FINO TEXTURE- LIMESTONE FINISH
WINDOWS	ALUMINUM CLAD WOOD WINDOW	SIERRA PACIFIC ASPEN ALUMINUM CLAD WOOD CASEMENT WINDOWS - COLOR: TERRA COTTA 053
DOORS	ENTRY DOORS	JELD-WEN ARCHITECTURAL FIBERGLASS EXTERIOR DOOR: CRAFTSMAN WITH SHELF FIR 6-LIGHT GLASS PANEL W/MATCHING SIDE LIGHTS. FIR WOOD GRAIN. BRONZE SILL AND HARDWARE FINISH TBD
	PATIO DOORS	SIERRA PACIFIC ALUMINUM CLAD WOOD SWINGING DOORS - COLOR: TERRA COTTA 053
WOOD TRELLIS/TRIM		
EXTERIOR LIGHT FIXTURE		ARROYO CRAFTSMAN, CARMEL SERIES
WOOD GATES		
ORNAMENTAL IRON	GUARD RAILS, HAND RAILS, JULIET BALCONYS AND GRILLS	KINGS ARCHITECTURAL MOLDED STEEL RAIL 45-903-19, CAST IRON BASE 81-352 AND ORNAMENTAL KNUCKLES 13-755-5 OR 45-683-12 WITH 1/2" SQUARE TUBE BALUSTERS PER PLANS, ELEVATIONS & DETAILS. SHOP PRIMED AND PAINTED TO MATCH BENJAMIN MOORE 1603 GRAPHITE

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SEVEN PATIOS SPECIFICATIONS		
PARKING		
ITEM	DESCRIPTION	STANDARD SPECIFICATION
OVERHEAD DOORS & OPENERS	GARAGE DOORS & OPENERS	BUILDING III - CLOPAY COACHMAN COLLECTION - SERIES 3 (DESIGN 31) INSULATED STEEL AND COMPOSITE CARRIAGE HOUSE GARAGE DOOR PAINTED WITH BENJAMIN MOORE 2112-10 MINK. 100% ACRYLIC LATEX PAINT PER MANUFACTURER'S RECOMMENDATIONS. OPERATOR - LIFTMASTER 2110 SCREW DRIVE 1/3 HP. OPERATOR WITH 1 REMOTE CONTROL. OR APPROVED EQUALS
	PARKING GARAGE GATE	RYTEC SPIRAL VT HIGH PERFORMANCE VENTILATED DOOR W/VENTILATED SLATS & DUAL THRU-BEAM PHOTO EYES. POWDER COAT IN RAL 8022 BLACK BROWN FINISH. COORDIANTE WITH SECURITY AND ACCESS CONTROLS.
	BUILD-UP ROOFING	SINGLE PLY ROOFING, 60 MIL 'SURE-FLEX' PVC BY CARLISLE OVER ¼" DENS DECK SUBSTRATE WITH MIN 20 YEAR WARRANTY

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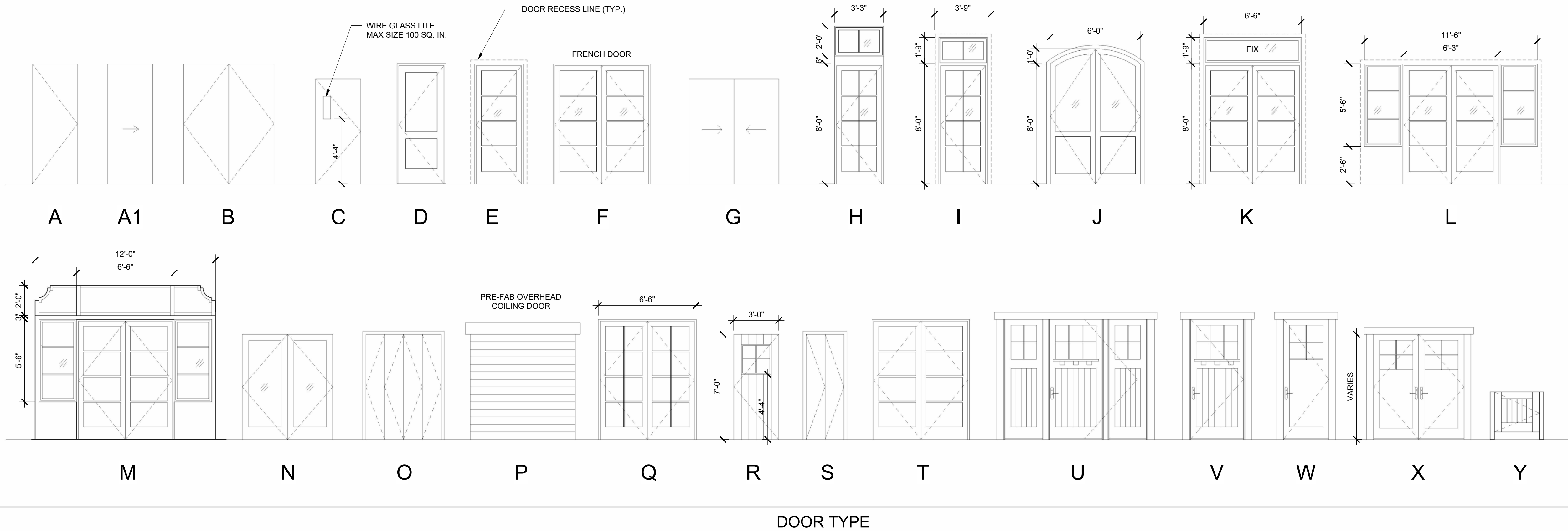


DOOR SCHEDULE (COMMON AREAS)																			
DOOR TAG	ROOM LOCATION	COUNT	DOOR TYPE	FRAME TYPE	WIDTH	HEIGHT	THICKNESS	GLASS	MATERIAL	FINISH	Material	Finish	FIRE RATING (HOUR)	HEAD	JAMB	THRESHOLD	MANUFACTURER	HARDWARE SET	REMARKS
C1	LOBBY ENTRY	1	J		6'-0"	8'-0"													
C2	PACKAGE ROOM	1	D		3'-0"	7'-0"		N/A		PSG		PSG						REFER A709-A712	
C3	COMMUNITY ROOM 1 / GYM	2	F		6'-3"	7'-10 1/2"											ANDERSEN OR 'EO'		
C4	COMMUNITY ROOM 2 / GYM	2	K		6'-3"	7'-10 1/2"											ANDERSEN OR 'EO'		
C5	BIKE STORAGE (GROUND FLR.)	1	A		3'-0"	7'-0"		N/A		PSG		PSG						REFER A709-A712	
C6	ELEV. LOBBY (P1 LEVEL)	1	N		6'-0"	7'-0"													
C7	STAIR LOBBY (P1 LEVEL)	1	A		3'-0"	7'-0"		N/A		PSG		PSG						REFER A709-A712	
C8	BUNGALOW PARKING (P2 LEVEL)	1	A		3'-0"	7'-0"		N/A		PSG		PSG						REFER A709-A712	
C9	WEST SIDE OUTDOOR STAIR	1	R		3'-0"	7'-0"		N/A		PSG	PINE	PSG							
C10	ELEVATOR LOBBY	2	B		6'-3"	7'-0"							90 MINUTES						
C11	BUILDING STORAGE (P2 LEVEL)	1	B		6'-0"	7'-0"													
S1	STORAGE (P2 LEVEL)	3	A		3'-0"	7'-0"		N/A		PSG		PSG						REFER A709-A712	
S3	TRASH/RECYCLE ROOM	6	A		3'-0"	7'-0"							90 MINUTES						
S4	TRASH ROOM (P1 LEVEL)	1	B		7'-0"	8'-0"							90 MINUTES						
S5	PUMP ROOM (P1 LEVEL)	4	A		3'-0"	7'-0"		N/A		PSG		PSG						REFER A709-A712	
S6	IDF RM. (P1, 1ST, 2ND, 3RD FLOOR)	5	A		3'-0"	7'-0"		N/A		PSG		PSG						<varies>	
S7	EMR (P2 LEVEL)	1	A		3'-0"	7'-0"		N/A		PSG		PSG						REFER A709-A712	
S8	ELECT. RM. (P1 & P2 LEVEL)	1	A		3'-0"	7'-0"		N/A		PSG		PSG						REFER A709-A712	
S9	ELECT. RM. (P1 & P2 LEVEL)	3	B		6'-0"	7'-0"													
S10	MECH. RM. (P1 & P2 LEVEL)	1	A		3'-0"	7'-0"		N/A		PSG		PSG						REFER A709-A712	
S11	MPOE RM. (P1 LEVEL)	1	A		3'-0"	7'-0"		N/A		PSG		PSG						REFER A709-A712	
S12	EMR (ROOF LEVEL)	1	A		3'-0"	6'-8"		N/A		PSG		PSG						REFER A709-A712	
S13	TRASH ROOM (COMM.)	1	P		7'-0"	8'-0"													
S14	TRASH ROOM (P1 LEVEL)	1	P		7'-0"	8'-0"			HOLLOW METAL				90 MINUTES						
S15	IDF RM. (P1, 1ST FLOOR)	1	A		3'-0"	7'-0"													
S16	MECH. RM. (P1 & P2 LEVEL)	2	B		6'-0"	7'-0"			HOLLOW METAL										
X1	STAIR 1, 2, & 3	12	A		3'-0"	7'-0"		N/A		PSG		PSG	90 MINUTES					REFER A709-A712	
X2	STAIR 1, 2, & 3 (GROUND FLR.)	3	A		3'-0"	7'-10 1/2"		N/A		PSG	PINE	PSG	90 MINUTES				JELDWEN	REFER A709-A712	
X3	STAIR 3 (ROOF LEVEL)	1	A		3'-0"	7'-0"		N/A		PSG		PSG	90 MINUTES					REFER A709-A712	
X4	HORIZONTAL EXIT DOOR	3	B		6'-0"	7'-0"			HOLLOW METAL				90 MINUTES						HORIZONTAL EXIT DOOR TRIGGERED BY SMOKE DETECTOR PER SECTION 1026.3

UNIT DOOR SCHEDULE (DWELLING UNITS)																			
DOOR TAG	ROOM LOCATION	COUNT	DOOR TYPE	FRAME TYPE	WIDTH	HEIGHT	THICKNESS	GLASS	MATERIAL	FINISH	Material	Finish	FIRE RATING (HOUR)	HEAD	JAMB	THRESHOLD	MANUFACTURE	HARDWARE SET	REMARKS
G1	UNIT ENTRY (OUTDOOR)	6	E		3'-0"	7'-10 1/2"		YES		PSG	VINYL	PSG					<varies>	REFER A709-A712	<varies>
G2	PATIO / BALCONY	33	F		6'-3"	7'-10 1/2"		YES									ANDERSEN OR 'EO'	REFER A709-A712	REFER FINISH SCHEDULE A700 FOR MODEL & FINISH
G3	BALCONY	6	E		3'-0"	7'-10 1/2"		YES		PSG	PINE	PSG					ANDERSEN OR 'EO'	REFER A709-A712	REFER FINISH SCHEDULE A700 FOR MODEL & FINISH
G4	UNIT ENTRY (OUTDOOR)	2	H		3'-0"	7'-10 1/2"		YES		PSG	PINE	PSG					ANDERSEN OR 'EO'	REFER A709-A712	REFER FINISH SCHEDULE A700 FOR MODEL & FINISH
G5	BALCONY	2	I		3'-0"	7'-10 1/2"		YES		PSG	VINYL	PSG					ANDERSEN OR 'EO'	REFER A709-A712	REFER FINISH SCHEDULE A700 FOR MODEL & FINISH
G6	PATIO	5	K		6'-3"	7'-10 1/2"		YES									ANDERSEN OR 'EO'		REFER FINISH SCHEDULE A700 FOR MODEL & FINISH
G7	PATIO	2	M		6'-3"	7'-10 1/2"		YES									ANDERSEN OR 'EO'		REFER FINISH SCHEDULE A700 FOR MODEL & FINISH
G8	BALCONY	1	L		6'-3"	7'-10 1/2"		YES									ANDERSEN OR 'EO'		REFER FINISH SCHEDULE A700 FOR MODEL & FINISH
G9	BALCONY	1	Q		6'-3"	7'-10 1/2"		YES									ANDERSEN OR 'EO'		REFER FINISH SCHEDULE A700 FOR MODEL & FINISH
U1	UNIT ENTRY (HALLWAY)	40	D		3'-0"	7'-10 1/2"		N/A		PSG	PINE	PSG	20 MINUTES				JELDWEN	REFER A709-A712	REFER FINISH SCHEDULE A700 FOR MODEL & FINISH
U1P	UNIT ENTRY (PARKING)	1	D		3'-0"	7'-0"		N/A		PSG		PSG	90 MINUTES					REFER A709-A712	REFER FINISH SCHEDULE A700 FOR MODEL & FINISH
U1S	UNIT ENTRY (OUTDOOR)	16	A		3'-0"	7'-10 1/2"		N/A		PSG	PINE	PSG					JELDWEN	REFER A709-A712	REFER FINISH SCHEDULE A700 FOR MODEL & FINISH
U2	BEDROOM	103	A		3'-0"	7'-0"		N/A		PAINT	MDF	PAINT					MASONITE		REFER FINISH SCHEDULE A700 FOR MODEL & FINISH
U2.1	BEDROOM	2	A		2'-10"	7'-0"		N/A		PAINT	MDF	PAINT					MASONITE		
U3	BATH	99	A		3'-0"	7'-0"		N/A		PAINT	MDF	PAINT					MASONITE		
U4	POWDER	15	A		3'-0"	7'-0"		N/A		PAINT	MDF	PAINT					MASONITE		
U5	CLOSET	17	G		7'-0"	7'-0"		N/A		PAINT	N/A	N/A					MASONITE		
U6	CLOSET	7	G		6'-0"	7'-0"		N/A		PAINT	N/A	N/A					MASONITE		
U7	CLOSET	2	G		5'-6"	7'-0"		N/A		PAINT	N/A	N/A					MASONITE		
U8	CLOSET	35	O		5'-0"	7'-0"													
U9	CLOSET	3	O		4'-0"	7'-0"													
U10	CLOSET	4	B		4'-0"	7'-0"													
U11	CLOSET	19	A		3'-0"	7'-0"		N/A		PAINT	MDF	PAINT					MASONITE		
U12	WH	3	A		2'-6"	7'-0"		N/A		PAINT	MDF	PAINT					MASONITE		
U13	W/D	3	B		5'-0"	7'-0"													
U14	W/D	17	B		4'-0"	7'-0"													
U15	W/D	33	A		3'-0"	7'-0"		N/A		PAINT	MDF	PAINT					MASONITE		
U16	W.I.C.	47	A		3'-0"	7'-0"		N/A		PAINT	MDF	PAINT					MASONITE		
U17	STORAGE	9	A		3'-0"	7'-0"		N/A		PAINT	MDF	PAINT					MASONITE		
U18	CLOSET	1	A		2'-6"	7'-0"		N/A		PAINT	MDF	PAINT					MASONITE		
U19	PANTRY	3	A		3'-0"	7'-0"		N/A		PAINT	MDF	PAINT					MASONITE		
U20	CLOSET / PANTRY / TWH	59	A		1'-10"	7'-0"		N/A		PAINT	MDF	PAINT					MASONITE		
U21	INT. STAIR	1	A		3'-0"	7'-0"		N/A		PAINT	MDF	PAINT	45 MINUTES				MASONITE		WOOD DOOR
U22	PANTRY	2	A1		2'-4"	7'-0"													

DOOR SCHEDULE (BUNGALOWS)																			
DOOR TAG	ROOM LOCATION	COUNT	DOOR TYPE	FRAME TYPE	WIDTH	HEIGHT	THICKNESS	GLASS	MATERIAL	FINISH	Material	Finish	FIRE RATING (HOUR)	HEAD	JAMB	THRESHOLD	MANUFACTURE	HARDWARE SET	REMARKS
B1	MAIN ENTRY	2	U		3'-6"	8'-0"		HALF	ALW	FF	ALW	FF							
B1P	UNIT ENTRY (PARKING)	3	D		3'-0"	7'-0"		N/A		PSG		PSG	60 MINUTES						HOLLOW METAL DOOR
B2	MAIN ENTRY	1	V		3'-6"	8'-0"		HALF	ALW	FF	ALW	FF							
B3	PATIO	3	W		3'-0"	8'-0"		FULL	ALW	FF	ALW	FF							
B4	BALCONY	1	X		6'-0"	7'-0"		FULL	ALW	FF	ALW	FF							
B5	PATIO	5	X		6'-0"	8'-0"		FULL	ALW	FF	ALW	FF							
B6	INTERIOR	16	A		3'-0"	7'-0"		N/A	WD HC	PAINT	MDF	PAINT					MASONITE		
B7	BATH / W.I.C. / LAUNDRY	12	A		2'-8"	7'-0"		N/A	WD HC	PAINT	MDF	PAINT					MASONITE		
B8	CLOSET	3	G		5'-6"	7'-0"		N/A		PAINT	N/A	N/A					MASONITE		
B9	CLOSET	2	G		6'-0"	7'-0"		N/A		PAINT	N/A	N/A					MASONITE		
B10	CLOSET	1	O		4'-0"	7'-0"													
B11	CLOSET	2	S		2'-10"	7'-0"													
B12	INT. STAIR	6	A		2'-8"	7'-0"		N/A		PAINT		PAINT	45 MINUTES						HOLLOW METAL DOOR
B13	LAUNDRY	2	O		5'-0"	7'-0"		N/A		PAINT	N/A								
B14	LIGHT WELL	3	E		2'-10"	7'-0"		N/A		PSG		PSG					THERMA TRU		
B15	STORAGE	1	O		5'-0"	7'-0"													
B16	MEDIA ROOM	3	B		6'-0"	6'-6"													
B17	BATH (BASEMENT)	3	A		3'-0"	7'-0"		N/A		PSG		PSG							
B18	EXT. GATE	3	Y		3'-0"	3'-6"			WD	PAINT	WD	PAINT							

DOOR SCHEDULE



DOOR TYPE

PROJECT

SEVEN PATIOS

899 El Centro Street  
South Pasadena, CA  
91030

DC EL CENTRO  
HOLDINGS, LLC

150 E. Colorado Blvd.  
#302 A  
Pasadena, CA 91105  
Contact: James Li  
T: (626) 360-0688  
E: JLPILLC@GMAIL.COM

SHEET CONTENTS

DOOR  
SCHEDULE

ISSUE PURPOSE

DESIGN REVIEW

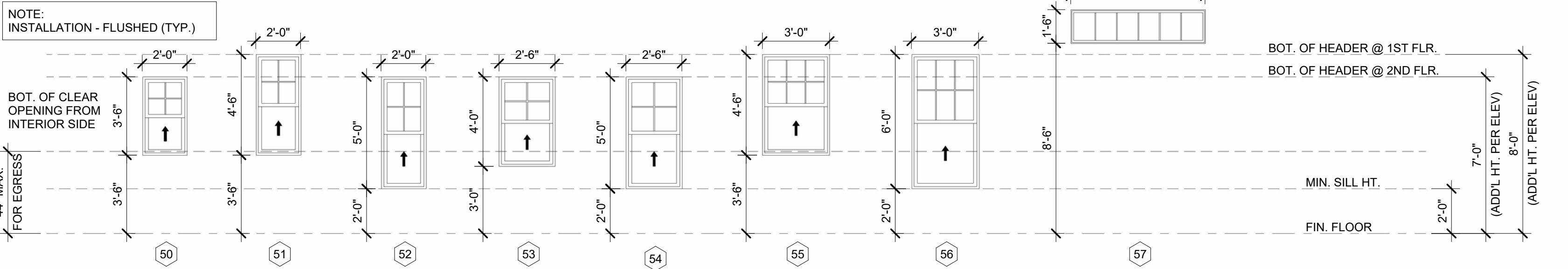
PROJECT NUMBER

21110

SHEET NUMBER

A7.02

WINDOW SCHEDULE (BUNGALOWS)														* WINDOW TAGS WITH "*" SHALL HAVE SAFETY GLAZING.			
TAG	COUNT	SIZE		OP.	GLAZING		SHGC	TEMPERED	MAT'L	FINISH	FRAME		STC RATING	MANUFACTURER	MODEL #	COLOR	REMARKS
		Width	Height		CLEAR	DUAL					MAT'L	FINISH					
50	3	2'-0"	3'-6"	SH	CLEAR	DUAL	0.25	YES	ALW	FF	ALW	MAX 0.32	FF	29	SIERRA PACIFIC	TAN	
51	9	2'-0"	4'-6"	SH	<varies>		0.25	<varies>	ALW	FF	ALW	MAX 0.32	FF	29	SIERRA PACIFIC	<varies>	
52	2	2'-0"	5'-0"	SH	CLEAR	DUAL	0.25	YES	ALW	FF	ALW	MAX 0.32	FF	29	SIERRA PACIFIC	TAN	
53	4	2'-6"	4'-0"	SH	CLEAR	DUAL	0.25	YES	ALW	FF	ALW	MAX 0.32	FF	29	SIERRA PACIFIC	TAN	
54	33	2'-6"	5'-0"	SH	CLEAR	DUAL	0.25	YES	ALW	FF	ALW	MAX 0.32	FF	29	SIERRA PACIFIC	TAN	* UNIT 01 & 03 - SAFETY GLAZING NEAR TUB AT MASTER BATHS AND NEAR STAIRS
55	24	3'-0"	4'-6"	SH	CLEAR	DUAL	0.25	YES	ALW	FF	ALW	MAX 0.32	FF	29	SIERRA PACIFIC	<varies>	
56	3	3'-0"	6'-0"	SH	CLEAR	DUAL	0.25	YES	ALW	FF	ALW	MAX 0.32	FF	29	SIERRA PACIFIC	TAN	
57	2	6'-0"	1'-6"	FX	CLEAR	DUAL	0.25	YES	ALW	FF	ALW	MAX 0.32	FF	29	SIERRA PACIFIC	TAN	TRANSOM

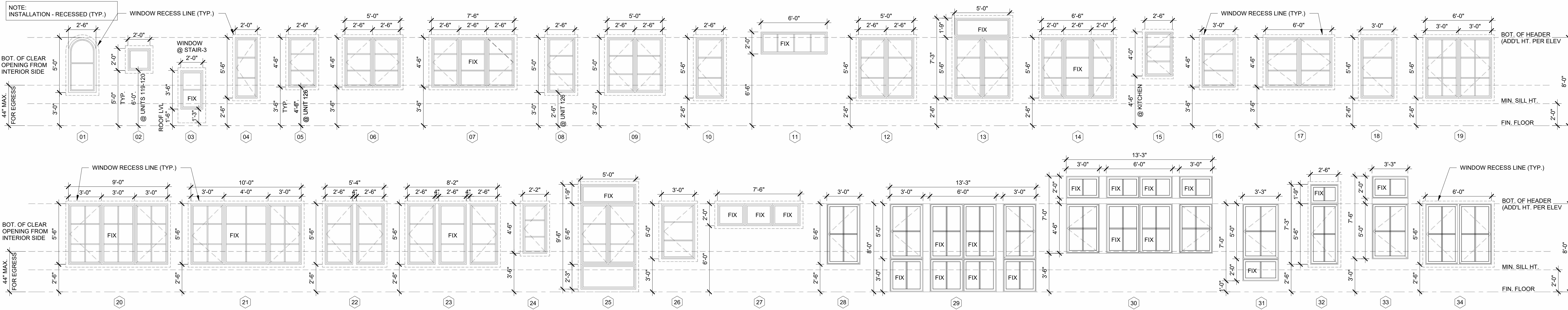


WINDOW TYPES (BUNGALOWS ZONE-2)

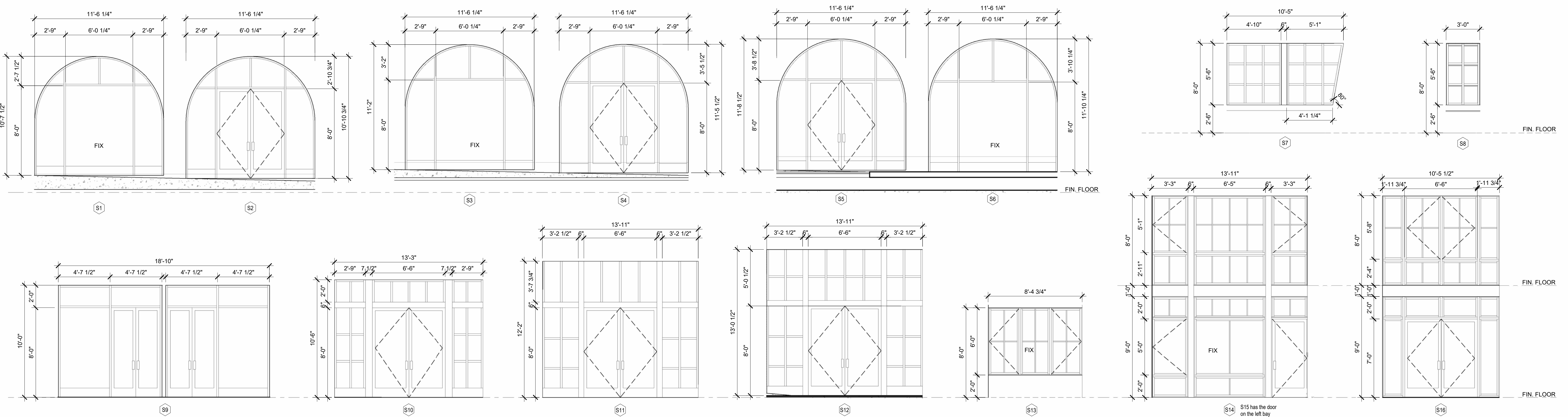
WINDOW SCHEDULE (MAIN STRUCTURE)														* WINDOW TAGS WITH "*" SHALL HAVE SAFETY GLAZING.			
TAG	COUNT	SIZE		OP.	GLAZING		SHGC	TEMPERED	MAT'L	FINISH	FRAME		STC RATING	MANUFACTURER	MODEL #	COLOR	REMARKS
		Width	Height		CLEAR	DUAL					MAT'L	FINISH					
01	8	2'-6"	5'-0"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
02	13	2'-0"	2'-0"		CLEAR	DUAL	0.25	YES					MAX 0.32	SIERRA PACIFIC OR 'EQ'			
03	1	2'-0"	3'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
04	2	2'-0"	5'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
05	29	2'-6"	4'-0"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			* UNIT 126 - SAFETY GLAZING
08	18	2'-6"	5'-0"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			BEDROOM WIN CLR OPNG: 11 SQ FT
09	5	5'-0"	5'-0"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			* UNIT 121 - SAFETY GLAZING NEAR TUB
10	17	2'-6"	5'-0"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			BEDROOM WIN CLR OPNG: 23 SQ FT
11	1	6'-0"	2'-0"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			BEDROOM WIN CLR OPNG: 12.2 SQ FT
12	52	5'-0"	5'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			BEDROOM WIN CLR OPNG: 25.4 SQ FT
13	7	5'-0"	7'-0"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
14	2	6'-6"	5'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
15	1	2'-6"	4'-0"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
16	3	3'-0"	4'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
17	1	6'-0"	4'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
18	14	3'-0"	5'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			BEDROOM WIN CLR OPNG: 14.8 SQ FT
19	24	6'-0"	5'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			BEDROOM WIN CLR OPNG: 30.7 SQ FT
20	1	9'-0"	5'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
21	1	10'-0"	5'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
22	1	5'-4"	5'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			BEDROOM WIN CLR OPNG: 12.2 SQ FT
23	1	8'-2"	5'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
24	4	2'-6"	4'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
25	2	5'-0"	7'-0"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
26	1	3'-0"	5'-0"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			BEDROOM WIN CLR OPNG: 13.4 SQ FT
27	1	2'-0"	7'-6"		CLEAR	DUAL	0.25						MAX 0.32	SIERRA PACIFIC OR 'EQ'			
28	4	3'-0"	5'-6"		CLEAR	DUAL	0.25						MAX 0.32	Andersen Corporation	100-Series Awning		
29	1	13'-3"	3'-0"		CLEAR	DUAL	0.25						MAX 0.32	Andersen Corporation	100-Series Awning		
30	1	13'-3"	7'-0"		CLEAR	DUAL	0.25						MAX 0.32	Andersen Corporation	100-Series Awning		
31	2	3'-3"	7'-0"		CLEAR	DUAL	0.25						MAX 0.32	Andersen Corporation	100-Series Awning		
32	10	2'-6"	7'-3"		CLEAR	DUAL	0.25						MAX 0.32	Andersen Corporation	100-Series Awning		
33	2	3'-3"	7'-6"		CLEAR	DUAL	0.25						MAX 0.32	Andersen Corporation	100-Series Awning		
34	5	6'-0"	5'-6"		CLEAR	DUAL	0.25						MAX 0.32	Andersen Corporation	100-Series Awning		

STOREFRONT SCHEDULE (MAIN STRUCTURE)																	
TAG	COUNT	SIZE		OP.	GLAZING		SHGC	TEMPERED	MAT'L	FINISH	FRAME		STC RATING	MANUFACTURER	MODEL #	COLOR	REMARKS
		Width	Height		CLEAR	DUAL					MAT'L	FINISH					
S1	1				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S2	1				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S3	1				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S4	1				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S5	1				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S6	1				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S7	1				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S8	1				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S9	1				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S10	1				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S11	2				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S12	2				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S13	6				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S14	2				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S15	2				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			
S16	4				CLEAR	DUAL	YES		ALUMN.				MAX 0.41	KAWNEER OR 'EQ'			

WINDOW / STOREFRONT SCHEDULES (MAIN STRUCTURE)



WINDOW TYPES (MAIN STRUCTURE ZONE-1)



STOREFRONT TYPES (MAIN STRUCTURE ZONE-1)

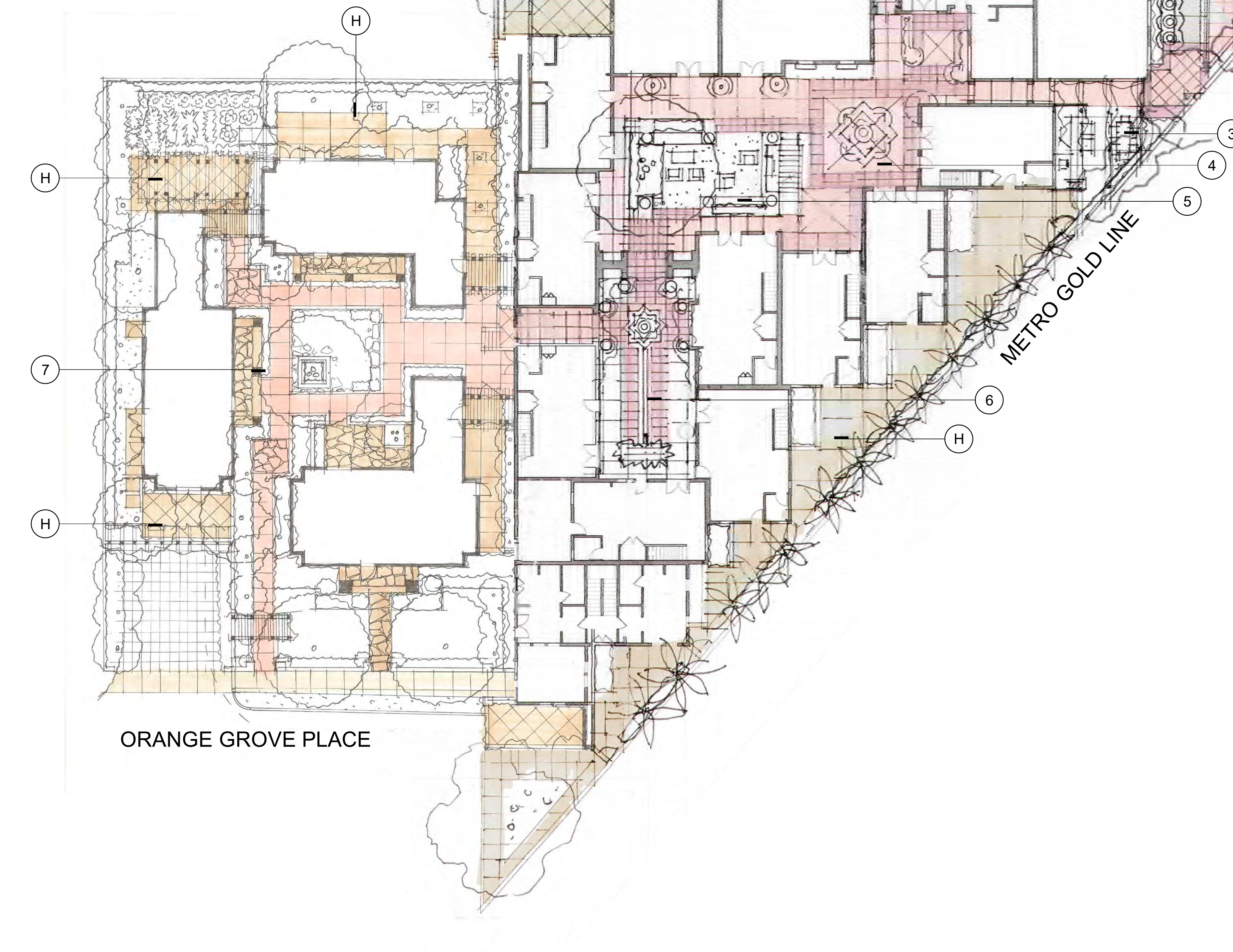






# SEVEN PATIOS

- 1 PATIO DEL OLIVO  
See Patio Enlargement Plan
- 2 PATIO DE LA WISTERIA  
See Patio Enlargement Plan
- 3 PATIO DE LA BOUGAINVILLEA  
See Patio Enlargement Plan
- 4 PATIO DE LA FUENTE  
See Patio Enlargement Plan
- 5 PATIO DE LAS LUCES  
See Patio Enlargement Plan
- 6 PATIO DE LA ACEQUIA  
See Patio Enlargement Plan
- 7 PATIO DE LA JACARANDA  
See Patio Enlargement Plan



## LEGEND

### A EL CENTRO STREETSCAPE

**CHARACTER:**  
To be hardscape dominate with urban tree wells or grates. To promote commercial activity.

**MATERIAL:**  
To be city standard concrete with decomposed granite.

### B EL CENTRO COURT

**CHARACTER:**  
Petite urban dining court. Gold Line adjacent. Arrival court for commercial visitors from the subterranean parking garage and for those visiting the proposed Cafe at Seven Patios.

**MATERIAL:**  
Dark gray integral color concrete with brick accents drawn from architectural vocabulary.

### C EAST LOGGIA

**CHARACTER:**  
Urban mixed use building with brick arcade.

**MATERIAL:**  
Brick and integral color concrete.

### D WEST LOGGIA

**CHARACTER:**  
Mediterranean colonnade along El Centro with direct access to mixed use condominium units.

**MATERIAL:**  
Tile and integral color concrete.

### E SEVEN PATIOS VESTIBULE

**CHARACTER:**  
Interior forecourt for the Seven Patios Condominiums.

**MATERIAL:**  
Accent Paving | Central Fountain | Tile Wall with Bench.

### F FORECOURT

**CHARACTER:**  
Small patios functioning as forecourts to either community rooms or larger thematic patios.

**MATERIAL:**  
Accent paving, concrete and tile. Occasional special features such as niche benches, wall fountains and pottery accents.

### G PASSAGEWAY

**CHARACTER:**  
Access to the Seven Patios and private units. Minimum of 5', maximum 8' wide.

**MATERIAL:**  
Color concrete with tile or brick accents.

### H PRIVATE PATIO

**CHARACTER:**  
Direct access from units.

**MATERIAL:**  
Enhanced concrete with planters for private use.



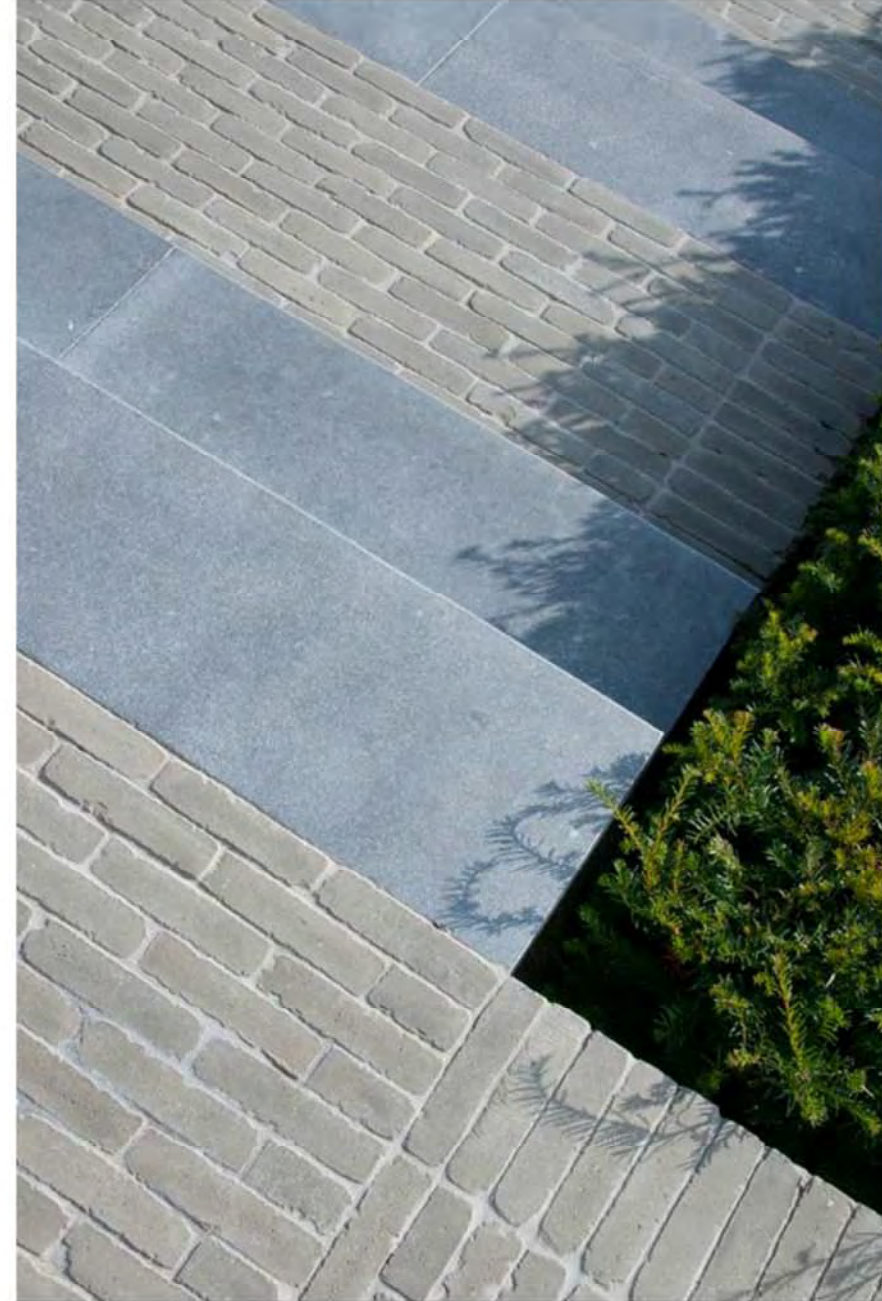
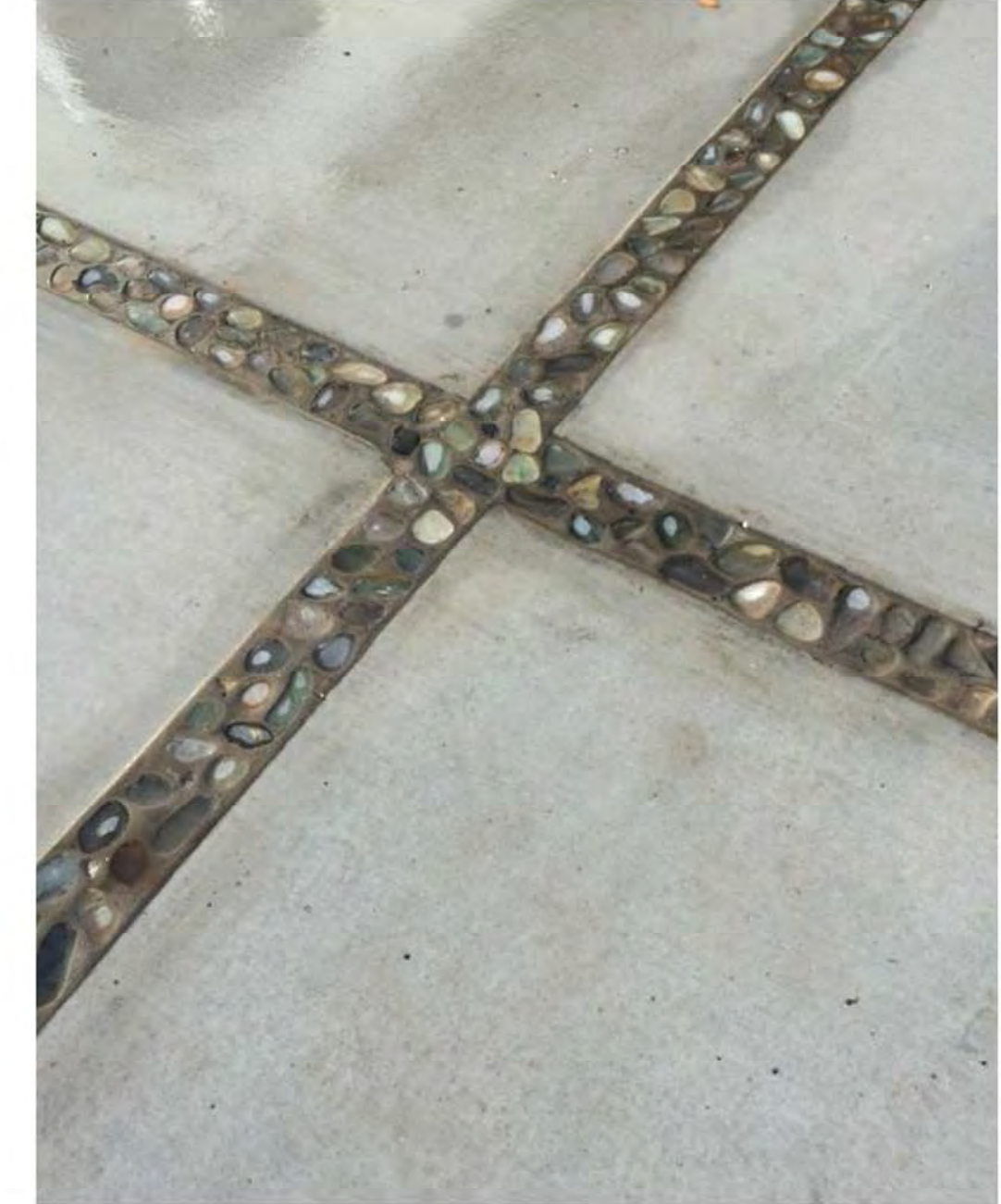
EL CENTRO COURT | EAST LOGGIA | WEST LOGGIA | SEVEN PATIOS | FORECOURT



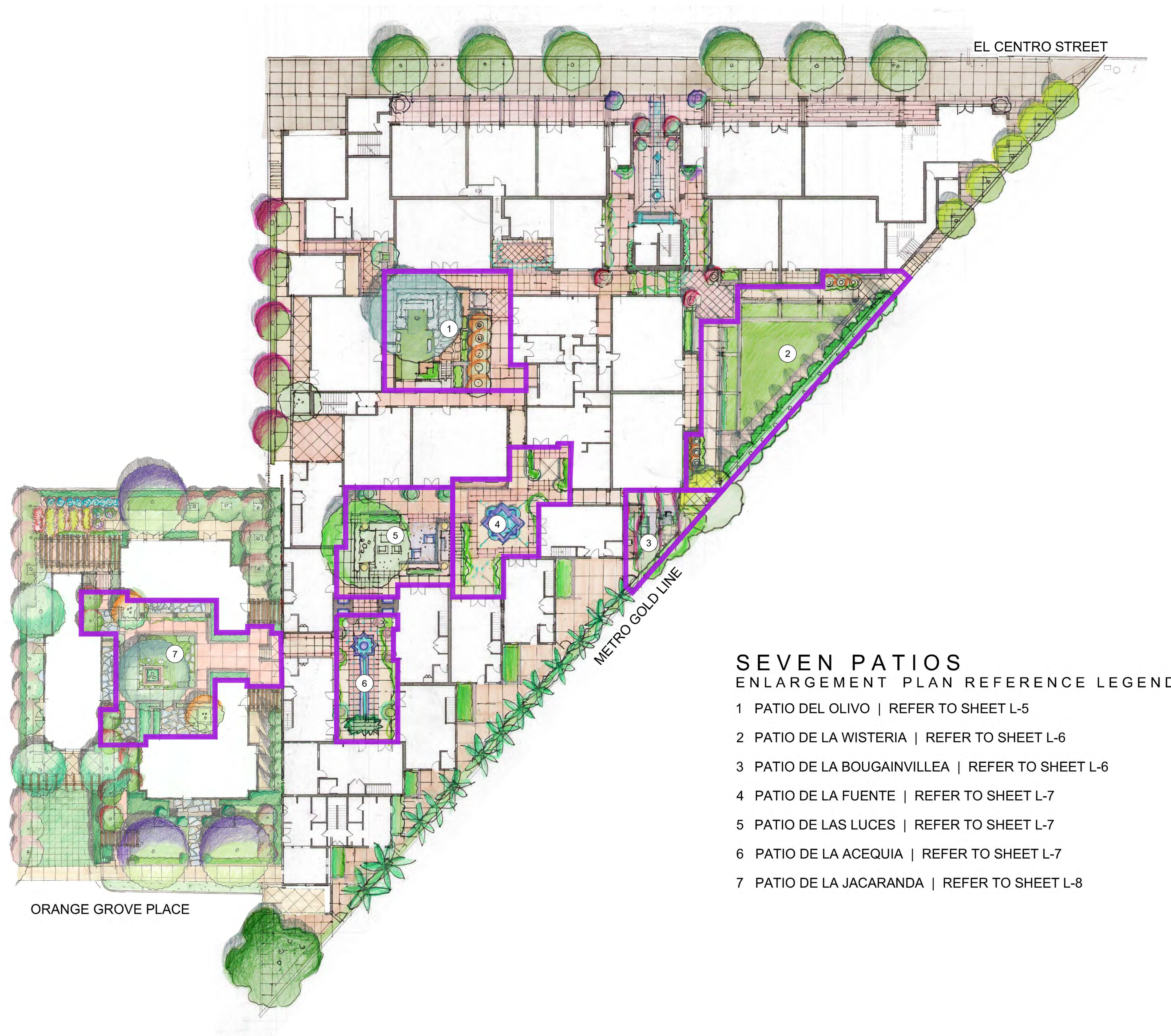
FORCOURTS | PASSAGEWAYS



FLATWORK | HARDSCAPE

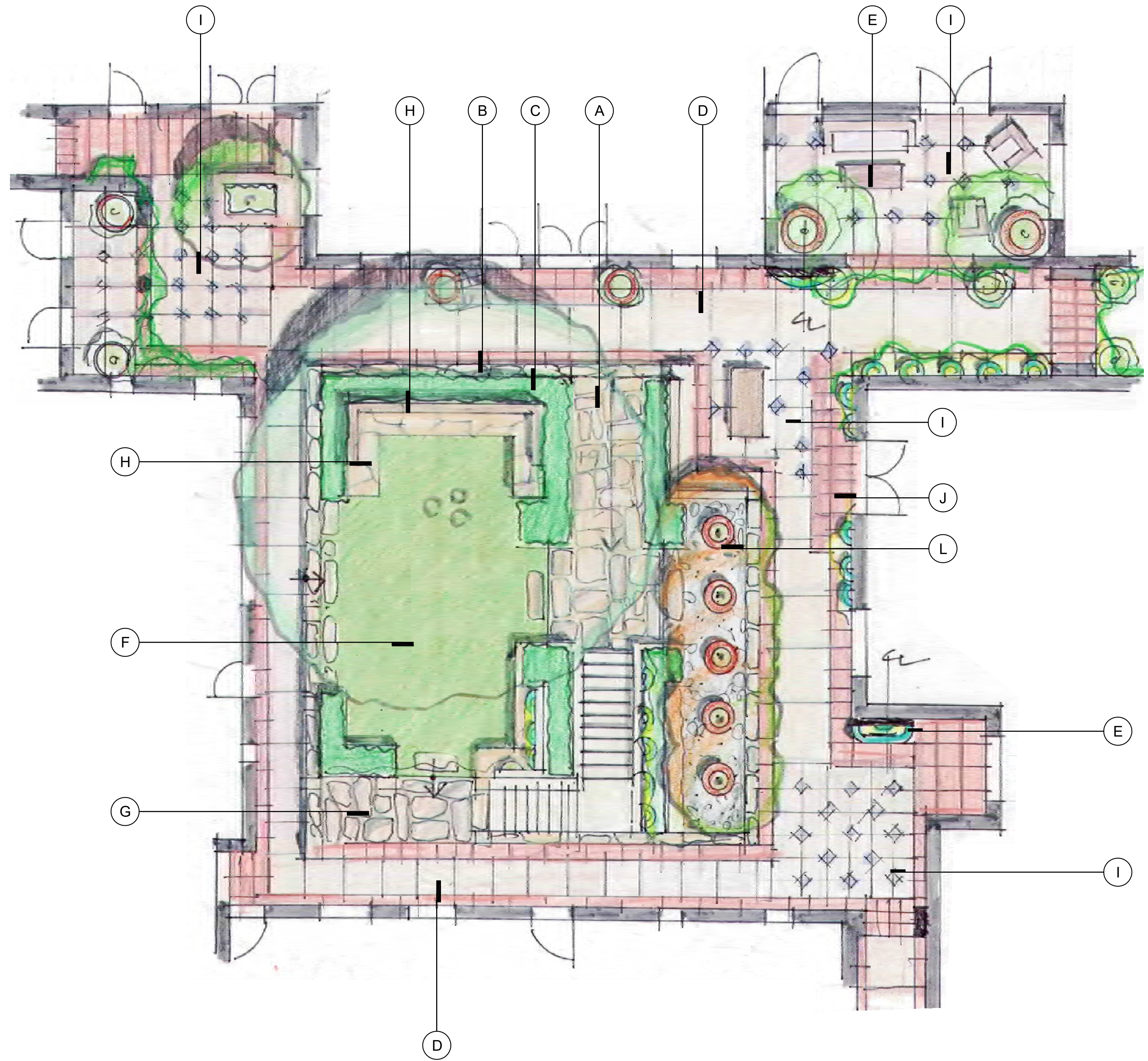






- SEVEN PATIOS**  
 ENLARGEMENT PLAN REFERENCE LEGEND
- 1 PATIO DEL OLIVO | REFER TO SHEET L-5
  - 2 PATIO DE LA WISTERIA | REFER TO SHEET L-6
  - 3 PATIO DE LA BOUGAINVILLEA | REFER TO SHEET L-6
  - 4 PATIO DE LA FUENTE | REFER TO SHEET L-7
  - 5 PATIO DE LAS LUCES | REFER TO SHEET L-7
  - 6 PATIO DE LA ACEQUIA | REFER TO SHEET L-7
  - 7 PATIO DE LA JACARANDA | REFER TO SHEET L-8





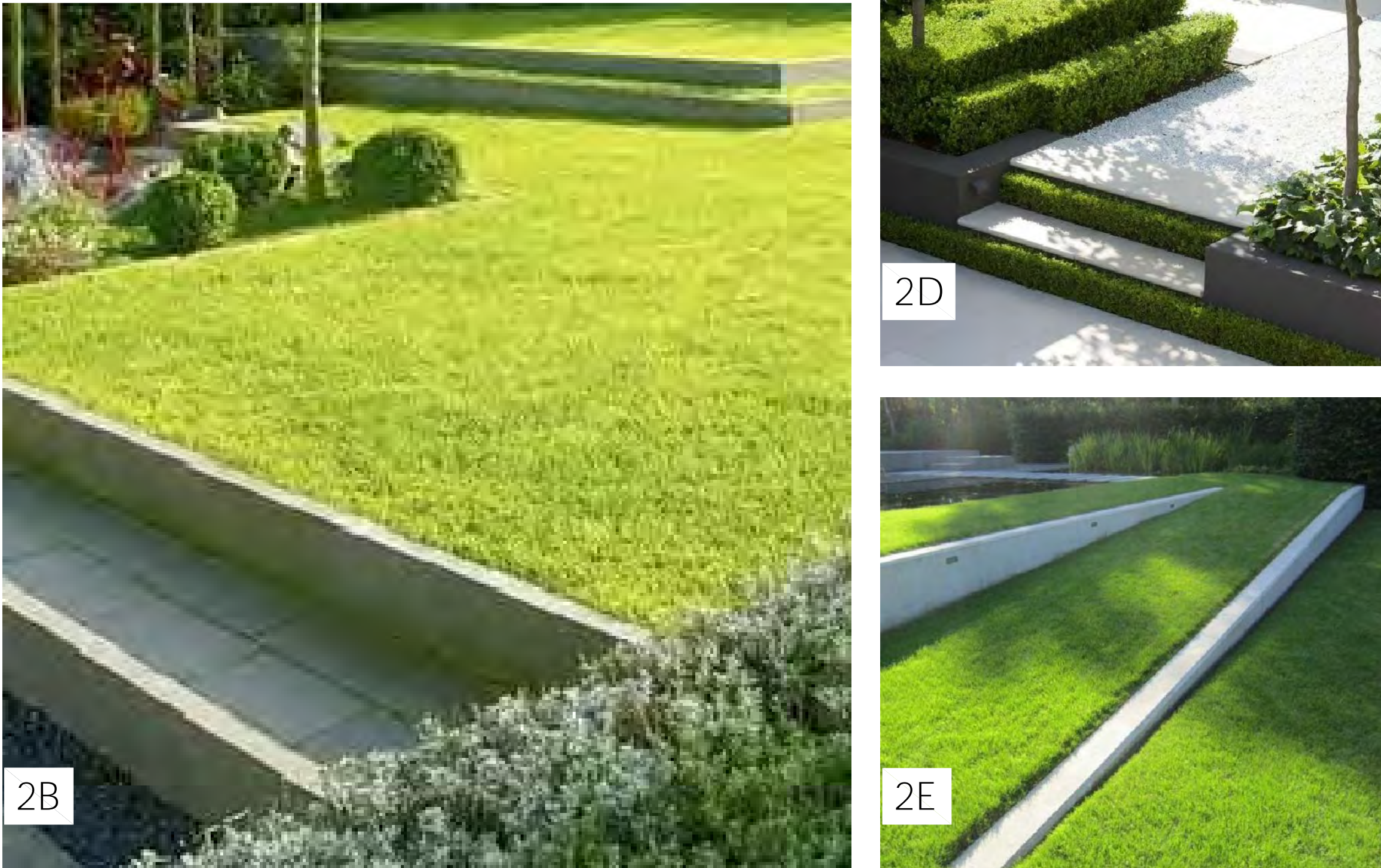
# LEGEND

- A RAISED GARDEN PATIO
- B 8" HIGH STONE BORDER / CURB
- C CLIPPED HEDGE
- D PASSAGEWAY
- E WALL FOUNTAIN
- F PATIO LAWN

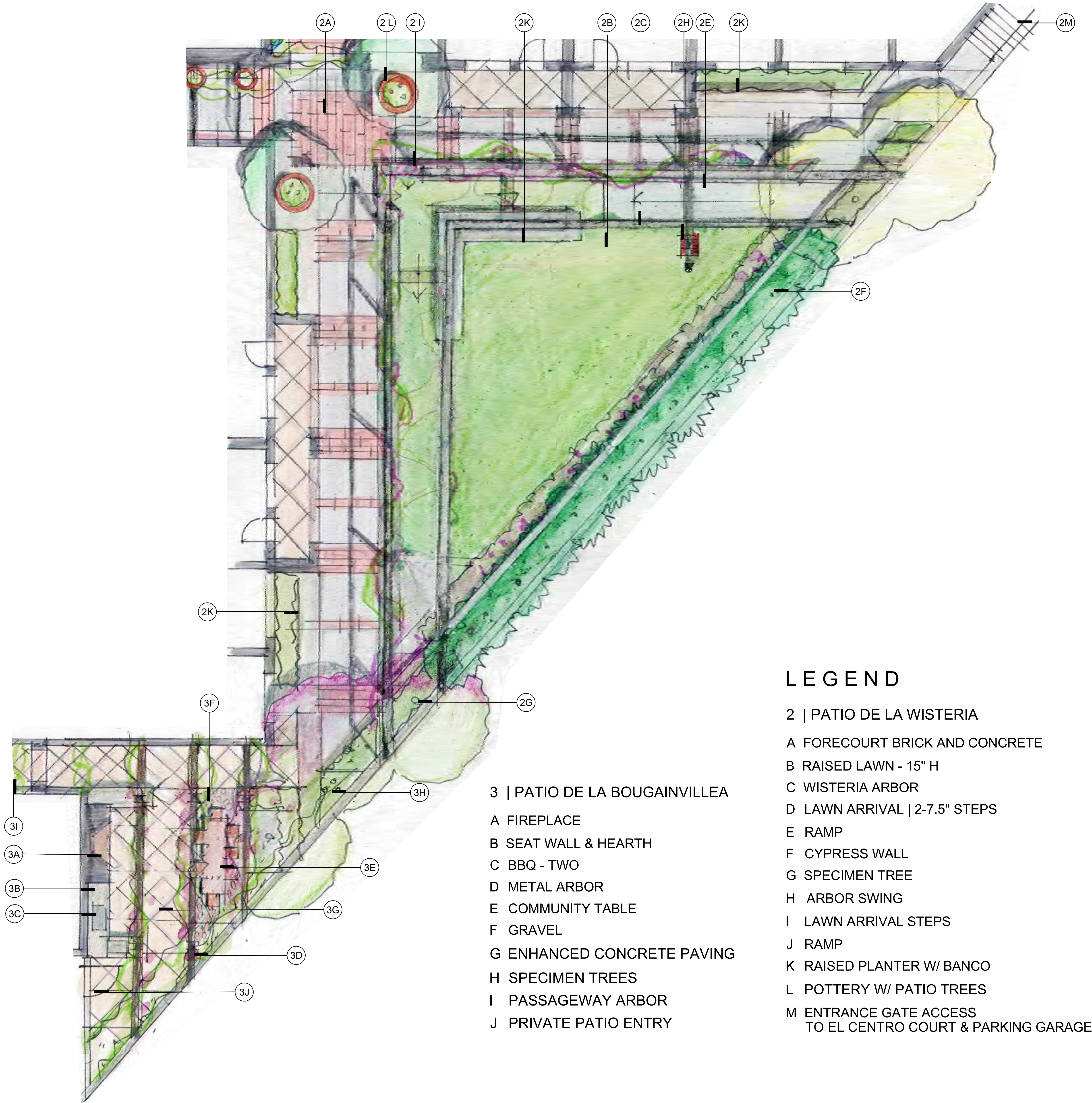
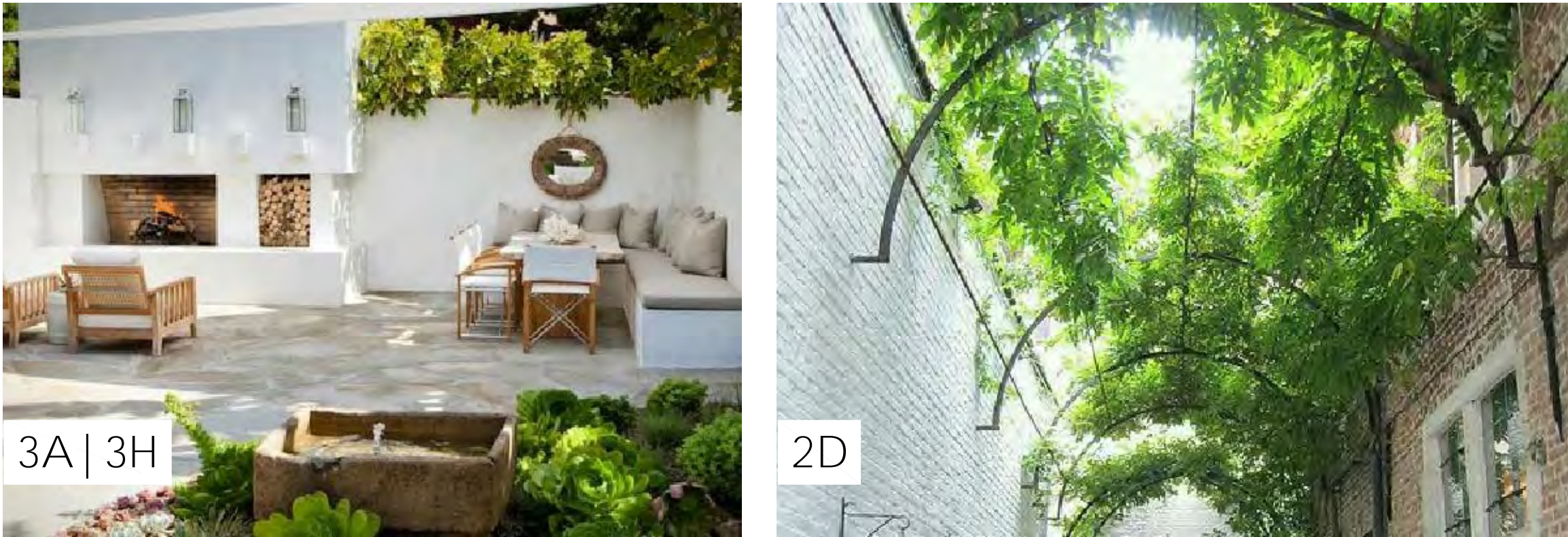
- G STONE PAVING
- H SEAT WALL
- I FORECOURT
- J TILE BORDER
- L POTTED CITRUS



2 - PATIO DE LA WISTERIA



3 - PATIO DE LA BOUGAINVILLEA





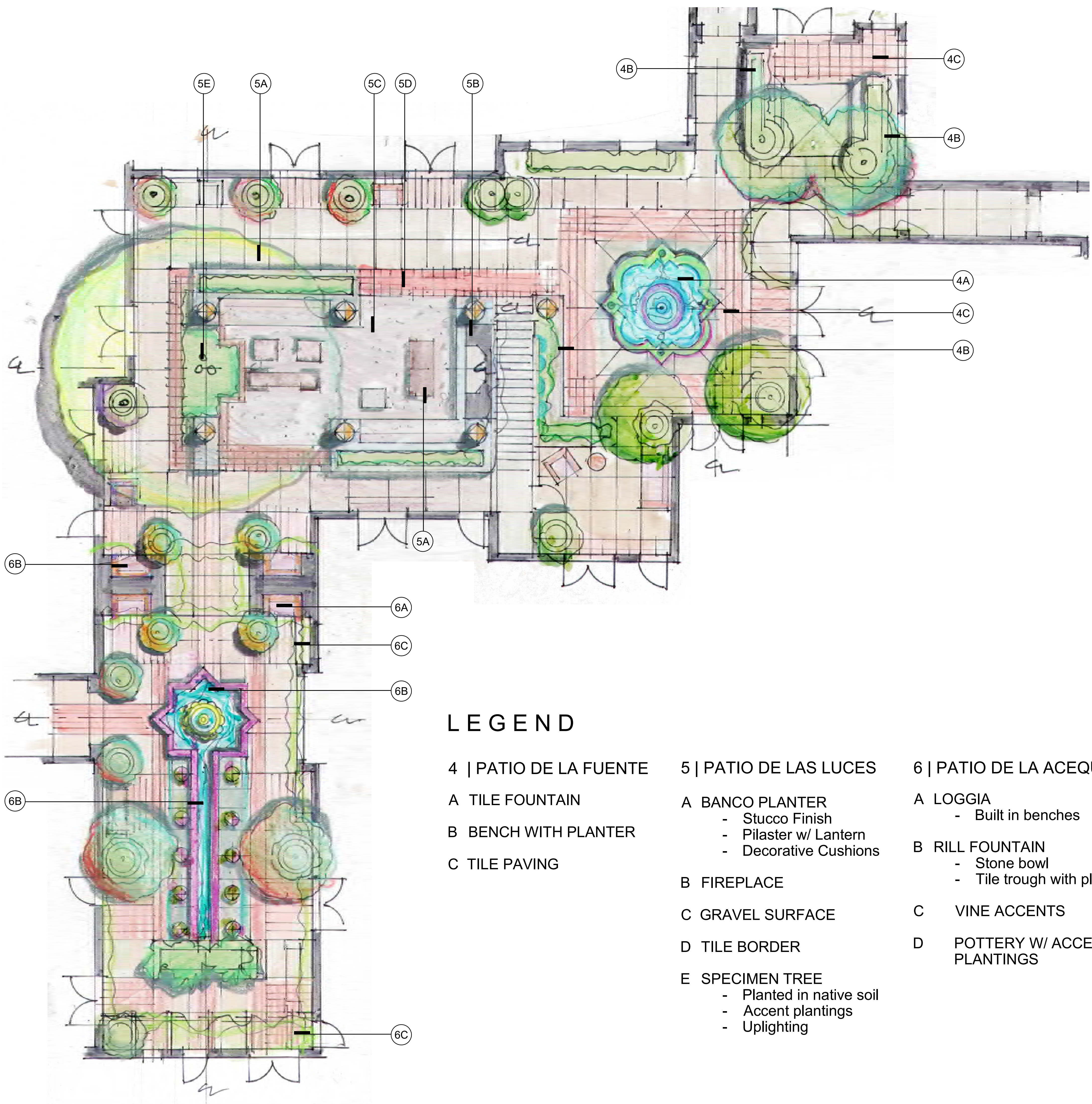
4 - PATIO DE LA FUENTE



5 - PATIO DE LAS LUCES



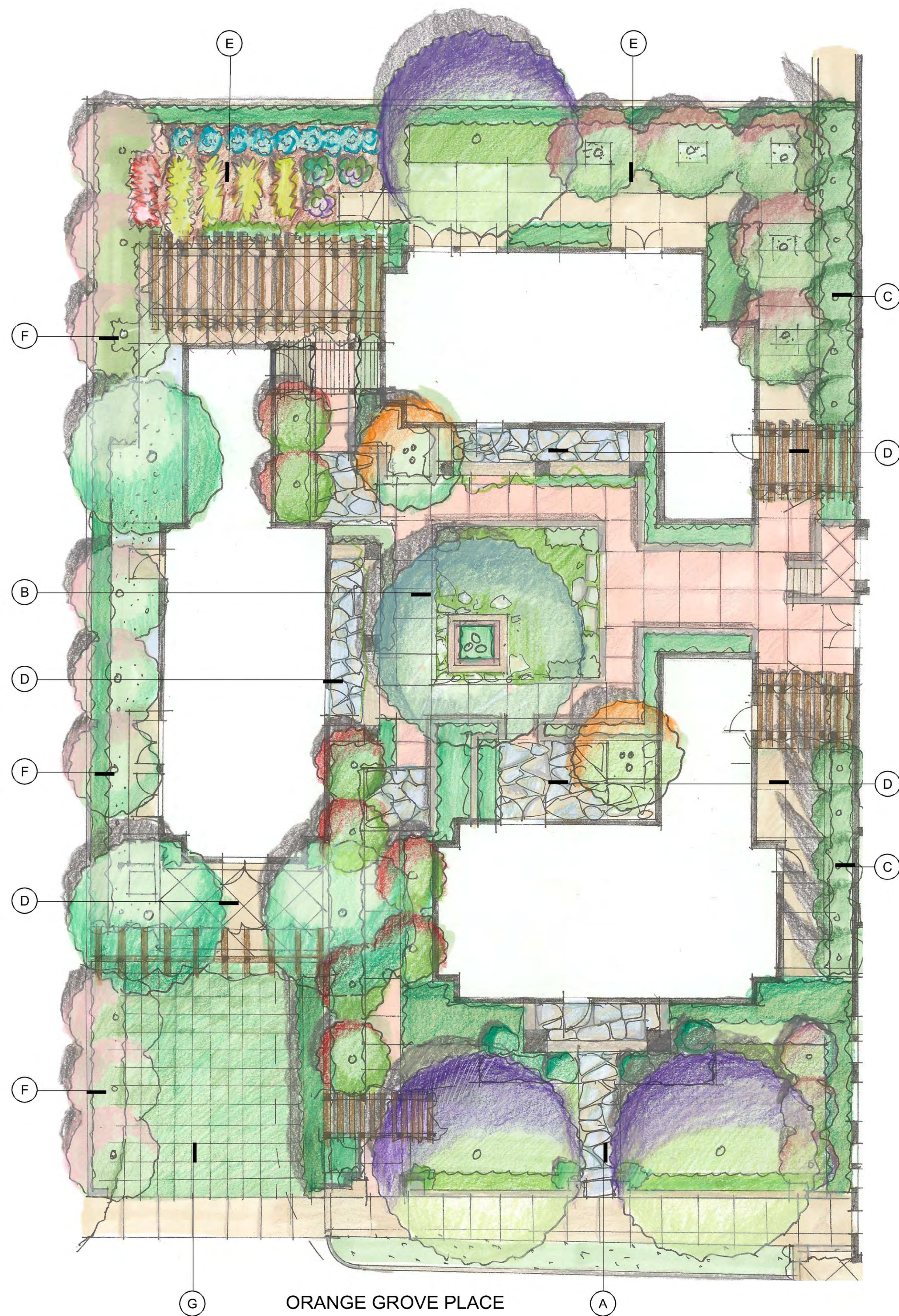
6 - PATIO DE LA ACEQUIA



LEGEND

- |                        |   |   |
|------------------------|---|---|
| 4   PATIO DE LA FUENTE | 5   PATIO DE LAS LUCES  | 6   PATIO DE LA ACEQUIA   |
| A TILE FOUNTAIN        | A BANCO PLANTER <ul style="list-style-type: none"><li>- Stucco Finish</li><li>- Pilaster w/ Lantern</li><li>- Decorative Cushions</li></ul> | A LOGGIA <ul style="list-style-type: none"><li>- Built in benches</li></ul>                                     |
| B BENCH WITH PLANTER   | B FIREPLACE   | B RILL FOUNTAIN <ul style="list-style-type: none"><li>- Stone bowl</li><li>- Tile trough with planter</li></ul> |
| C TILE PAVING          | C GRAVEL SURFACE  | C VINE ACCENTS  |
|                        | D TILE BORDER   | D POTTERY W/ ACCENT PLANTINGS   |
|                        | E SPECIMEN TREE <ul style="list-style-type: none"><li>- Planted in native soil</li><li>- Accent plantings</li><li>- Uplighting</li></ul>    |   |





## LEGEND

### A ORANGE GROVE PLACE GARDEN

- Bungalow ArborJacaranda Trees
- Lawn with Specimen Jacaranda Trees
- Low Stone Cheek-walls w/ concrete steps
- Integral Color Concrete Paving

### B COMMUNITY PATIO GARDEN

- Courtyard Lawn
- Stone Banco with Specimen Tree
- Integral Color Concrete Paving
- Flagstone Paving
- Steat-Wall Planters
- Clipped Hedges
- Maple and Citrus Trees
- Flowering Perennials

### C TERRACE PLANTERS

- Cypress Trees
- Trailing Lantana & Rosemary
- Lavender Rows

### D PRIVATE PATIOS

- Vine Trellis
- Patio Garden | Gate Access
- Flagstone & Integral Color Concrete Paving

### E BACK YARD PATIO & GARDEN

- Lawn
- Flowering Trees
- Potager Garden
- Integral Color Concrete Paving

### F WEST PROPERTY-LINE LANDSCAPE

- Neighbor Friendly Landscape Screen Plantigs
- Tall Hedges
- Flowering Evergreen Pear Trees

### G VEHICULAR GRASS PAVING

- Grass Pave 2 | Fire Requirement
- From Invisible Structures Inc.



PROPOSED TREE & LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE   FORM	TOTAL QUANTITY	TOTAL IN ZONE - 1	TOTAL IN ZONE - 2	
A	ACER PALMATUM	SANGO KAKU JAPANESE MAPLE	15 GAL	8	-	8	ZONE 2   6 EA PODIUM PLANTERS ZONE 2   2 EA IN NATIVE SOIL
B	AGONIS FLEXUOSA	BURGUNDY PEPPERMINT WILLOW	15 GAL	10	5	5	ZONE 1   PLANTED IN NATIVE SOIL ZONE 2   PLANTED IN NATIVE SOIL
C	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	3	-	3	ZONE 2   PLANTED IN NATIVE SOIL
D	CHIONANTHUS RETUSUS	CHINESE FRINGE FLOWER	24" BOX	6	3	3	ZONE 1   PLANTED IN NATIVE SOIL ZONE 2   PLANTED IN NATIVE SOIL
E	CINNAMOMUM CAMPHORA	CAMPHOR TREE	60" BOX + IN NATIVE SOIL	1	1	-	ZONE 1   PLANTED IN NATIVE SOIL
F	CITRUS SPECIES	DWARF CITRUS	24" BOX	7	5	2	ZONE 1   PODIUM PLANTER ZONE 2   PODIUM PLANTER
G	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS 19	24" BOX 15 GAL	11 11	11	-	ZONE 1   PLANTED IN NATIVE SOIL
H	FEIJOA SELLOWIANA	PINEAPPLE GUAVA TREE	15 GAL	2	2	-	ZONE 1   PODIUM PLANTER
I	GLEDITSIA TRICANTHOS	'SUNBURST' - HONEY LOCUST	24" BOX	5	5	-	ZONE 1   PLANTED IN NATIVE SOIL
J	JACARANDA MIMOSIFOLIA	JACARANDA TREE	60" BOX + IN NATIVE SOIL	3	-	3	ZONE 2   PLANTED IN NATIVE SOIL
K	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	15 GAL	2	2	-	ZONE 1   PODIUM PLANTER
L	OLEA EUROPAEA - FIELD DUG	FIELD DUG OLIVE	60" BOX + IN NATIVE SOIL	2	1	1	ZONE 1   PLANTED IN NATIVE SOIL ZONE 2   PODIUM PLANTER
M	PHOENIX DACTYLIFERA	'ZAHIDI' - DATE PALM	8" B.T. OR 36" BOX	13	13	-	ZONE 1   PLANTED IN NATIVE SOIL
N	PYRUS KAWAKAMII	EVERGREEN PEAR	36" BOX	10	1	9	ZONE 1   PODIUM PLANTER ZONE 2   PLANTED IN NATIVE SOIL
O	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	60" BOX + IN NATIVE SOIL	1	1	-	ZONE 1   PLANTED IN NATIVE SOIL
P	AGONIS FLEXOSA	PEPPERMINT WILLOW PROPOSED NEW STREET TREE	24" BOX	1	1	-	NOT A PART OF PROPOSED TREE SUMMARY TO MEET CITY RATIO REQUIREMENT
Q	POTTED TREES	MOVABLE POTTERY PATIO TREES	15 GAL	15	15	-	NOT A PART OF PROPOSED TREE SUMMARY TO MEET CITY RATIO REQUIREMENT
R	SHRUB MASSING						
S	GROUNDCOVER + VINES						
T	TURF						
U	POTAGER   KITCHEN GARDEN						
V	VEHICULAR GRASS PAVING   GRASSPAVE2   FIRE ACCESS						

EXISTING STREET TREES - NUMBERS CORRESPOND TO ARBORIST REPORT & TREE PLAN  
- PLEASE SEE ARBORIST REPORT & PLAN FOR ADDITIONAL INFORMATION

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
# 33	CUPANIOPSIS ANACARDIODES	CARROTWOOD	6.7" DBH	PROTECT IN PLACE
# 32	AGONIS FLEXUOSA	PEPPERMINT WILLOW	5.8" DBH	PROTECT IN PLACE
# 31	AGONIS FLEXUOSA	PEPPERMINT WILLOW	2" DBH	PROTECT IN PLACE
# 30	AGONIS FLEXUOSA	PEPPERMINT WILLOW	2" DBH	PROTECT IN PLACE
# 29	AGONIS FLEXUOSA	PEPPERMINT WILLOW	7.2" DBH 5.3" DBH (MULTI TRUNK)	PROTECT IN PLACE
# 7	LIQUIDAMBER STYRACIFLUA	AMERICAN SWEET GUM	13.2" DBH	TO BE REMOVED PER REQUIRED FIRE ACCESS. ADDITIONAL STREET TREE ADDED IN ZONE 1.
# 6	CINAMOMUM CAMPHORA	CAMPHOR TREE	12.3" DBH 11.6" DBH (MULTI TRUNK)	PROTECT IN PLACE
# 5	CINAMOMUM CAMPHORA	CAMPHOR TREE	15.3" DBH	PROTECT IN PLACE
# 4	FRAXINUS UDHEI	SHAMAL ASH	13.2" DBH	PROTECT IN PLACE

EXISTING PROTECTED TREES - NUMBERS CORRESPOND TO ARBORIST REPORT & TREE PLAN  
- PLEASE SEE ARBORIST REPORT & PLAN FOR ADDITIONAL INFORMATION

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ACTION
# 25	PINUS THUNBERGII	JAPANESE BLACK PINE	12.5" DBH	TO BE REMOVED
# 1	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	12.6" DBH	PROTECT IN PLACE
# 2	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	7.4" DBH	PROTECT IN PLACE
# 3	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	6.9" DBH	PROTECT IN PLACE

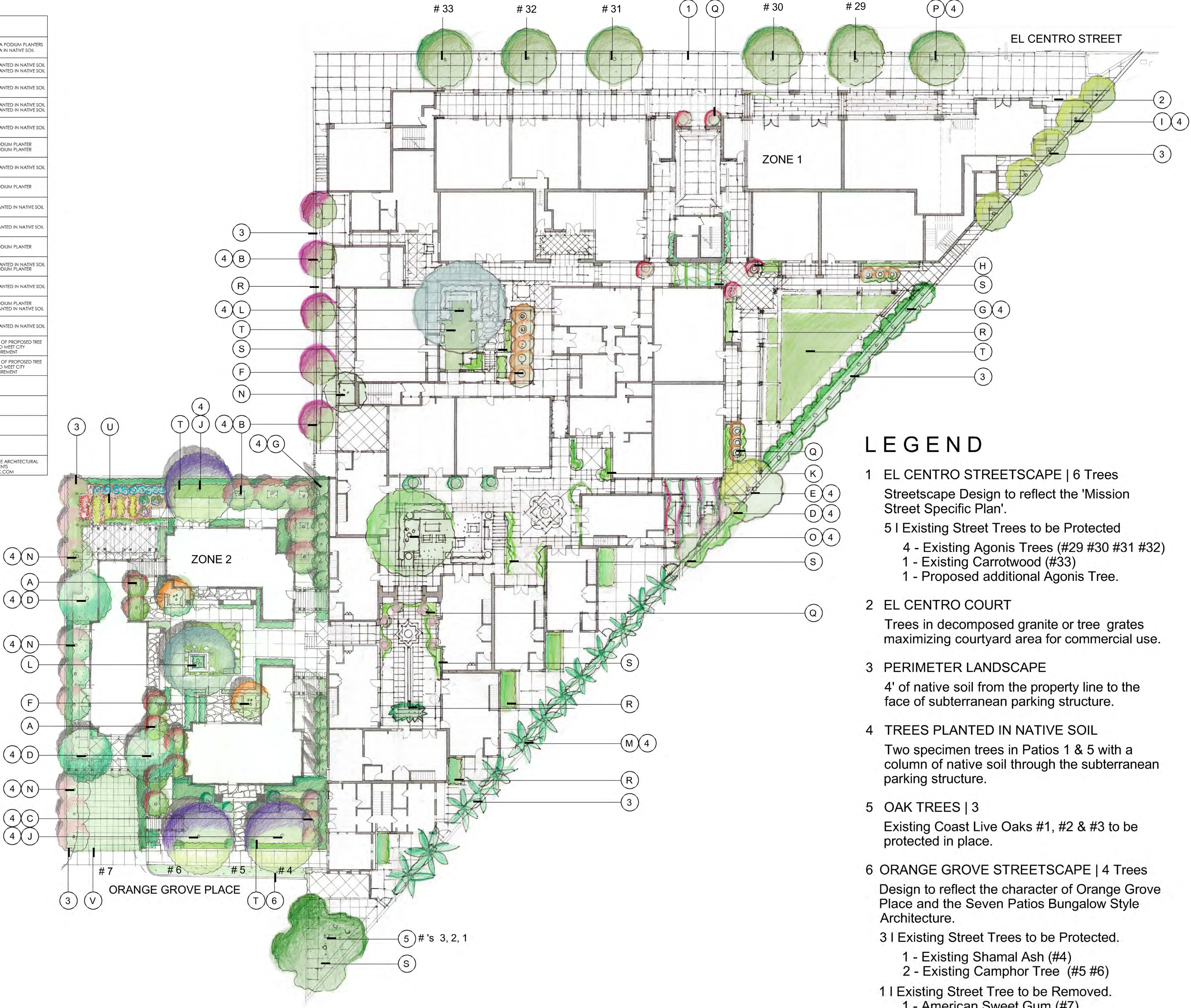
ADDITIONAL TREE REMOVAL NOTES - NUMBERS CORRESPOND TO ARBORIST REPORT & TREE PLAN  
- REMAINING TREES #8 - #24 & TREES #26, #27 & #28 ARE NOT PROTECTED TREES - THESE TREES WILL BE REMOVED  
- PLEASE SEE ARBORIST REPORT & PLAN FOR ADDITIONAL INFORMATION

PROPOSED TREE SUMMARY ZONE 1 - NUMBERS CORRESPOND TO City of South Pasadena Mission Street Specific Plan Tree Requirements

UNITS	REQUIRED # OF REPLACEMENT TREES 1:1 RATIO TREES PER UNIT	TOTAL TREE REPLACEMENT	MIN. 30 TREES @ 24"BOX + (50%)	MAX. 27 TREES @ 15 GAL (50%)
57	57	61 TREES	41	20

PROPOSED TREE SUMMARY ZONE 2 - NUMBERS CORRESPOND TO City of South Pasadena Mission Street Specific Plan

UNITS	REQUIRED # OF TREES TO BE PLANTED 1:1 RATIO (TREES PER UNIT)	TOTAL TREES PROPOSED	MIN. 2 TREES @ 24"BOX + (50%)	MAX. 2 TREES @ 15 GAL (50%)
3	3	34 TREES	5 TREES	29 TREES



LEGEND

- EL CENTRO STREETSCAPE | 6 Trees  
Streetscape Design to reflect the 'Mission Street Specific Plan'.  
5 | Existing Street Trees to be Protected  
4 - Existing Agonis Trees (#29 #30 #31 #32)  
1 - Existing Carrotwood (#33)  
1 - Proposed additional Agonis Tree.
- EL CENTRO COURT  
Trees in decomposed granite or tree grates maximizing courtyard area for commercial use.
- PERIMETER LANDSCAPE  
4' of native soil from the property line to the face of subterranean parking structure.
- TREES PLANTED IN NATIVE SOIL  
Two specimen trees in Patios 1 & 5 with a column of native soil through the subterranean parking structure.
- OAK TREES | 3  
Existing Coast Live Oaks #1, #2 & #3 to be protected in place.
- ORANGE GROVE STREETSCAPE | 4 Trees  
Design to reflect the character of Orange Grove Place and the Seven Patios Bungalow Style Architecture.  
3 | Existing Street Trees to be Protected.  
1 - Existing Shamal Ash (#4)  
2 - Existing Camphor Tree (#5 #6)  
1 | Existing Street Tree to be Removed.  
1 - American Sweet Gum (#7)

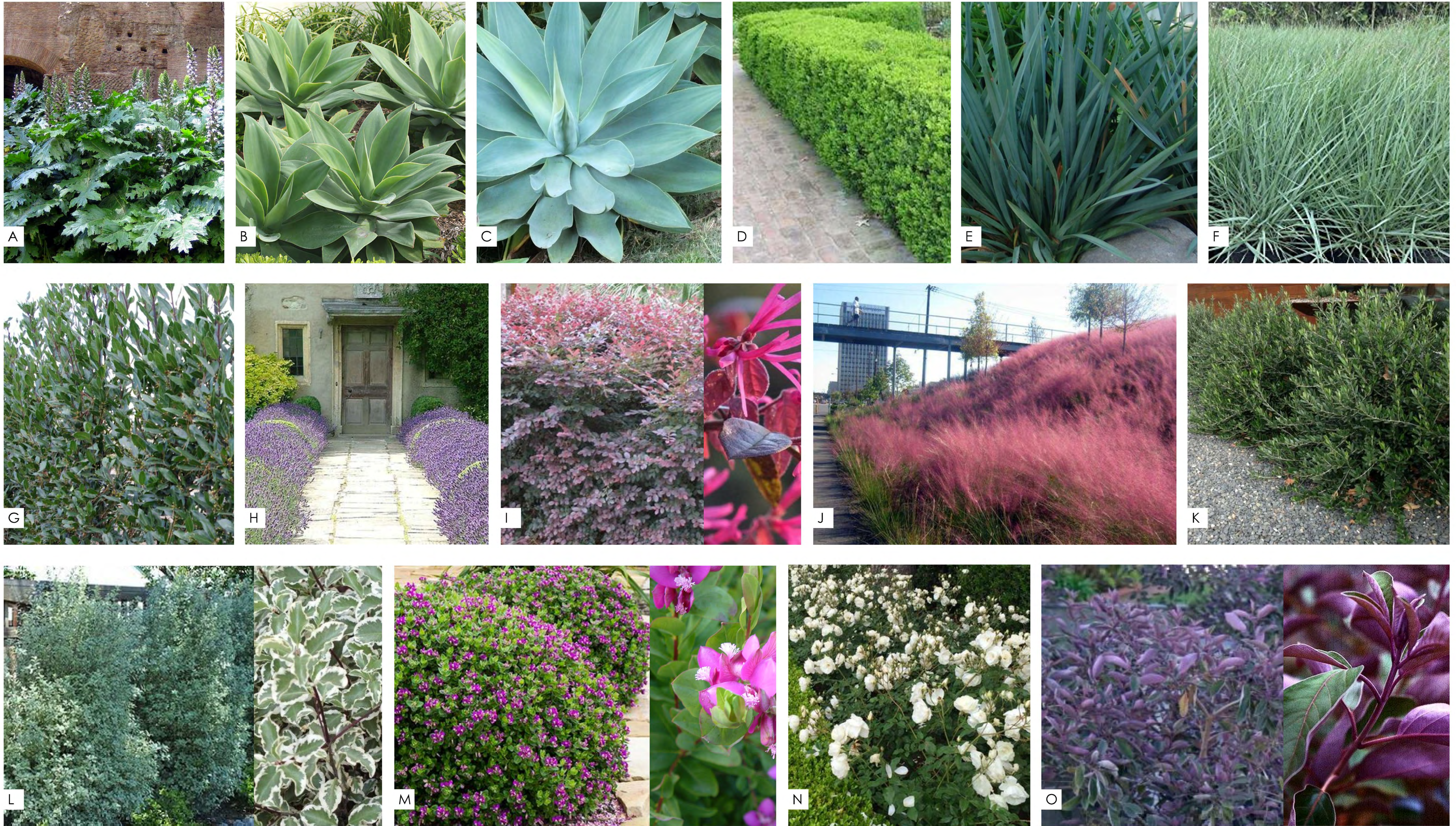




TREES

- |   |   |   |  |   |  |   |  |
|---|---|---|--|---|--|---|--|
| A | ACER PALMATUM - SANGO KAKU JAPANESE MAPLE | E | CINNAMOMUM CAMPHORA - CAMPHOR TREE       | I | GLEDITSIA TRICANTHOS 'SUNBURST' - HONEY LOCUST | M | PHOENIX DACTYLIFERA 'ZAHIDI' - DATE PALM |
| B | AGONIS FLEXUOSA - BURGUNDY WILLOW MYRTLE  | F | CITRUS SPECIES - POTTED CITRUS           | J | JACARANDA MIMOSIFOLIA - JACARANDA TREE         | N | PYRUS KAWAKAMII - EVERGREEN PEAR         |
| C | ARBUTUS UNEDO - STRAWBERRY TREE           | G | CUPRESSUS SEMPERVIRENS - ITALIAN CYPRESS | K | MAGNOLIA SOULANGIANA - SAUCER MAGNOLIA         | O | SCHINUS MOLLE - CALIFORNIA PEPPER TREE   |
| D | CHIONANTHUS RETUSUS - FRINGE TREE         | H | FEIJOA SELLOWIANA - PINEAPPLE GUAVA TREE | L | OLEA EUROPAEA - FIELD DUG OLIVE                |   |  |





SHRUBS

- |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
| A | ACANTHUS MOLLIS - BEAR'S BREECH         | E | DIANELLA CAERULEA 'CASSA BLUE' - BLUE FLAX LILY | I | LOROPETALUM CHINENSE 'SIZZLING PINK' - NCN  | M | POLYGALA FRUTICOSA 'PETITE BUTTERFLIES' - NCN |
| B | AGAVE ATTENUATA - FOX TAIL AGAVE        | F | ERAGROSTIS ELLIOTTII - ELLIOT'S LOVE GRASS      | J | MUHLENBERGIA 'PINK CLOUD' - PINK MUHLYGRASS | N | ROSA 'ICEBERG' - ICEBERG ROSE                 |
| C | AGAVE ATTENUATA 'NOVA' - FOX TAIL AGAVE | G | LAURUS NOBILIS - BAY LAUREL                     | K | OLEA 'LITTLE OLLIE' - LITTLE OLLIE OLIVE    | O | VITEX TRIFOLIA 'PURPUREA' - ARABIAN LILAC     |
| D | BUXUS JAPONICA - JAPANESE BOXWOOD       | H | LAVANDULA ANGUSTIFOLIA - ENGLISH LAVENDER       | L | PITTOSPORUM 'MARJORIE CHANNON' - KOHUHU     |   |   |





# VINES



# GROUNDCOVERS

- A AJUGA 'CHOCOLATE CHIP' - CARPET BUGLE
- B CAREX FLACCA - BLUE ZINGER
- C CEANOTHUS HORIZONTALIS 'CARMEL CREEPER'
- D CHAMAEMELUM NOBILE - ROMAN CHAMOMILE
- E DICHONDRA ARGENTEA 'SILVER FALLS'

- F DYMONDIA MARGARETAE - SILVER CARPET
- G GERANIUM SANGUINEUM -CRANESBILL GERANIUM
- H LAWN - MARATHON II - SOD
- I ROSMARINUS 'PROSTRATUS' - PROSTRATE ROSEMARY

- J SEDUM TELEPHIUM 'XENOX' - STONECROP
- K TEUCRIUM ACKERMANNII - SILVER GERMANDER
- L THYMUS SERPYLLUM - WOOLY THYME
- M VINCA MAJOR 'VARIEGATA' - PERIWINKLE

# VINES

- A BOUGAINVILLEA - PAPERFLOWER
- B FICUS PUMILA - CREEPING FIG
- C JASMINUM POLYANTHUM - PINK JASMINE
- D LONICERA JAPONICA - JAPANESE HONEYSUCKLE
- E PARTHENOCISSUS TRICUSPIDATA - BOSTON IVY
- F WISTERIA SINENSIS - WISTERIA



TOPOGRAPHIC MAP

SCALE: 1"=20'



ABBREVIATIONS:

- CONC ..... Concrete  
D/A ..... Driveway Apron  
DWY ..... Driveway  
EX ..... Existing  
FL ..... Flow Line Elevation  
OHP ..... Overhang Post  
P/L ..... Property Boundary Line  
PP ..... Power Pole  
TG ..... Top of Gurb Elevation  
TC ..... Top of Grate  
WF ..... Wood Fence  
WM ..... Water Meter  
W/W ..... Walkway

LEGEND:

- (100.25) ..... Existing Elevation  
- (101) - ..... Ex. Ground Contour Line  
-X-X- ..... Chain Link Fence  
- - - - - Wrought Iron Fence  
- - - - - Ex. Structure  
- - - - - Street Light  
- - - - - Ex. Tree, Diameter  
- - - - - Palm Tree

LEGAL DESCRIPTION:

For APN/Parcel IDs: 5315-019-048, 5315-019-045 and 5315-019-046 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
PARCEL 1:  
THOSE PORTION OF LOTS 1, 2, 3, 4 AND 14 AND THAT PORTION OF THE VACATED ALLEY, ALL IN BLOCK 4 OF COLLIER AND GRAHAM'S ADDITION TO SOUTH PASADENA, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 80 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF THE LAND, DESCRIBED IN THE DEED TO K. H. WADE, TRUSTEE FOR THE SOUTHERN CALIFORNIA RAILWAY COMPANY, RECORDED IN BOOK 1017 PAGE 53 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
EXCEPT THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF SOUTH PASADENA, RECORDED NOVEMBER 1, 1901 AS INSTRUMENT NO. 24 IN BOOK 1503, PAGE 101 OF DEEDS.  
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PARCEL 2:  
LOTS 19 AND 20 OF MCCAMMENT TRACT, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

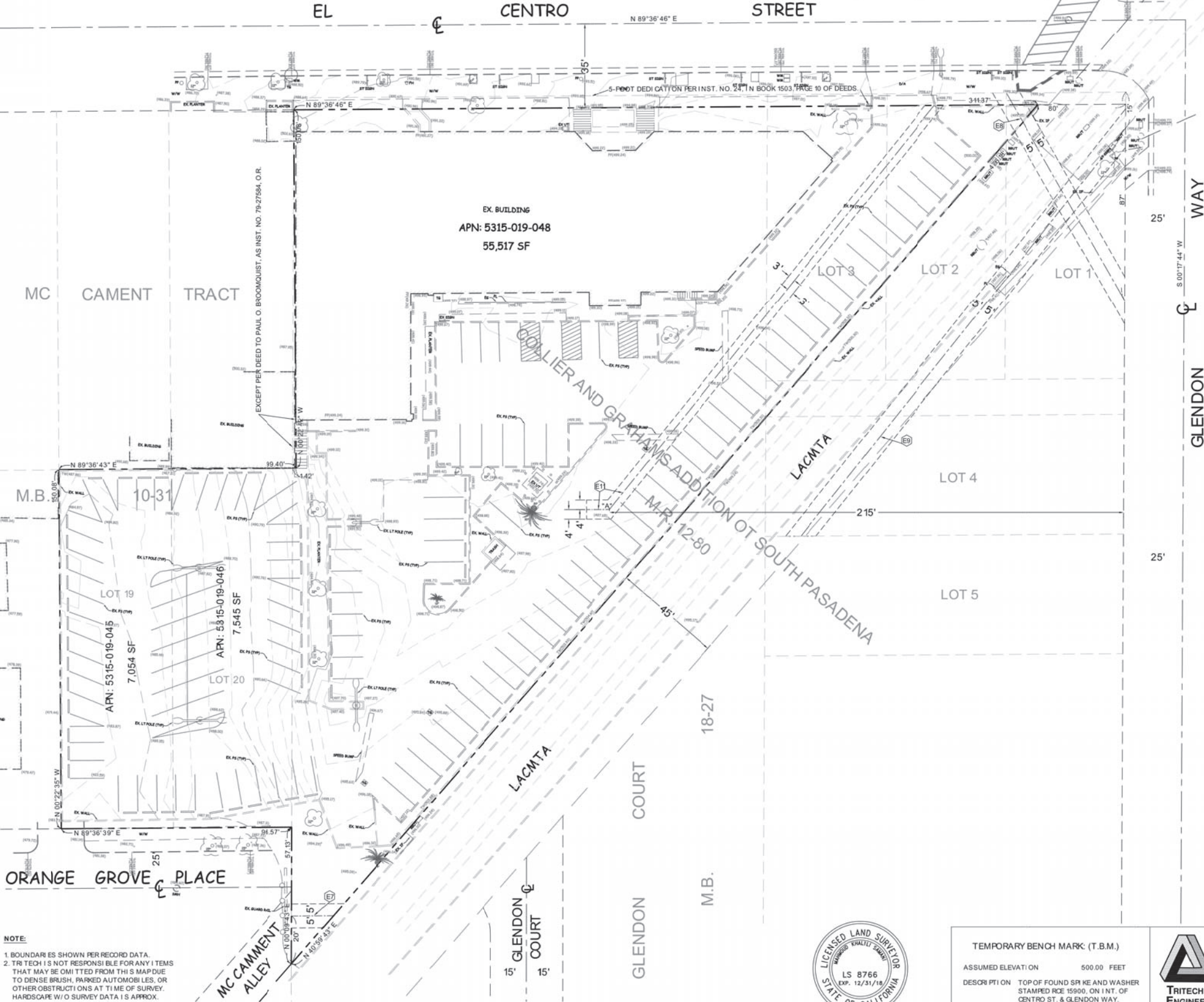
EASEMENTS:

- (E7) C/L OF 10-FOOT PUBLIC UTILITY EASEMENT TO CITY OF SOUTH PASADENA, BY DEED REC. AS INST. NO. 3645, IN BOOK 33620, PAGE 185, O.R.  
(E8) C/L OF 10-FOOT PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY, BY DEED REC. AS INST. NO. 3522, IN BOOK 54429, PAGE 420, O.R.  
(E9) C/L OF 10 FOOT PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY, BY DEED REC. AS INST. NO. 2371, O.R.  
(E1) C/L OF 6 FOOT AND 8 FOOT PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY, BY DEED REC. AS INST. NO. 1979-1464019, O.R.

NOTE: LEGAL DESCRIPTION AND EASEMENTS PER PRELIMINARY REPORT ORDER NO.: 11803940-EA ISSUED BY CHICAGO TITLE COMPANY DATED MARCH 8, 2018, TITLE OFFICER: EDWARD AMAYA, TEL: (818) 548-0222

BASIS OF BEARINGS

THE BEARING N 89°36'46"E OF THE CENTERLINE OF CENTRO STREET, AS SHOWN IN RECORD OF SURVEY, RS 133-48.



NOTE:  
1. BOUNDARIES SHOWN PER RECORD DATA.  
2. TRITECH IS NOT RESPONSIBLE FOR ANY ITEMS THAT MAY BE OMITTED FROM THIS MAP DUE TO DENSE BRUSH, PARKED AUTOMOBILES, OR OTHER OBSTRUCTIONS AT TIME OF SURVEY. HARDSCAPE W/O SURVEY DATA IS APPROX.



TEMPORARY BENCH MARK (T.B.M.)  
ASSUMED ELEVATION 500.00 FEET  
DESCRIPTION TOP OF FOUND SPRING AND WASHER STAMPED RCE 15990, ON INT. OF CENTRO ST. & GLENDON WAY.



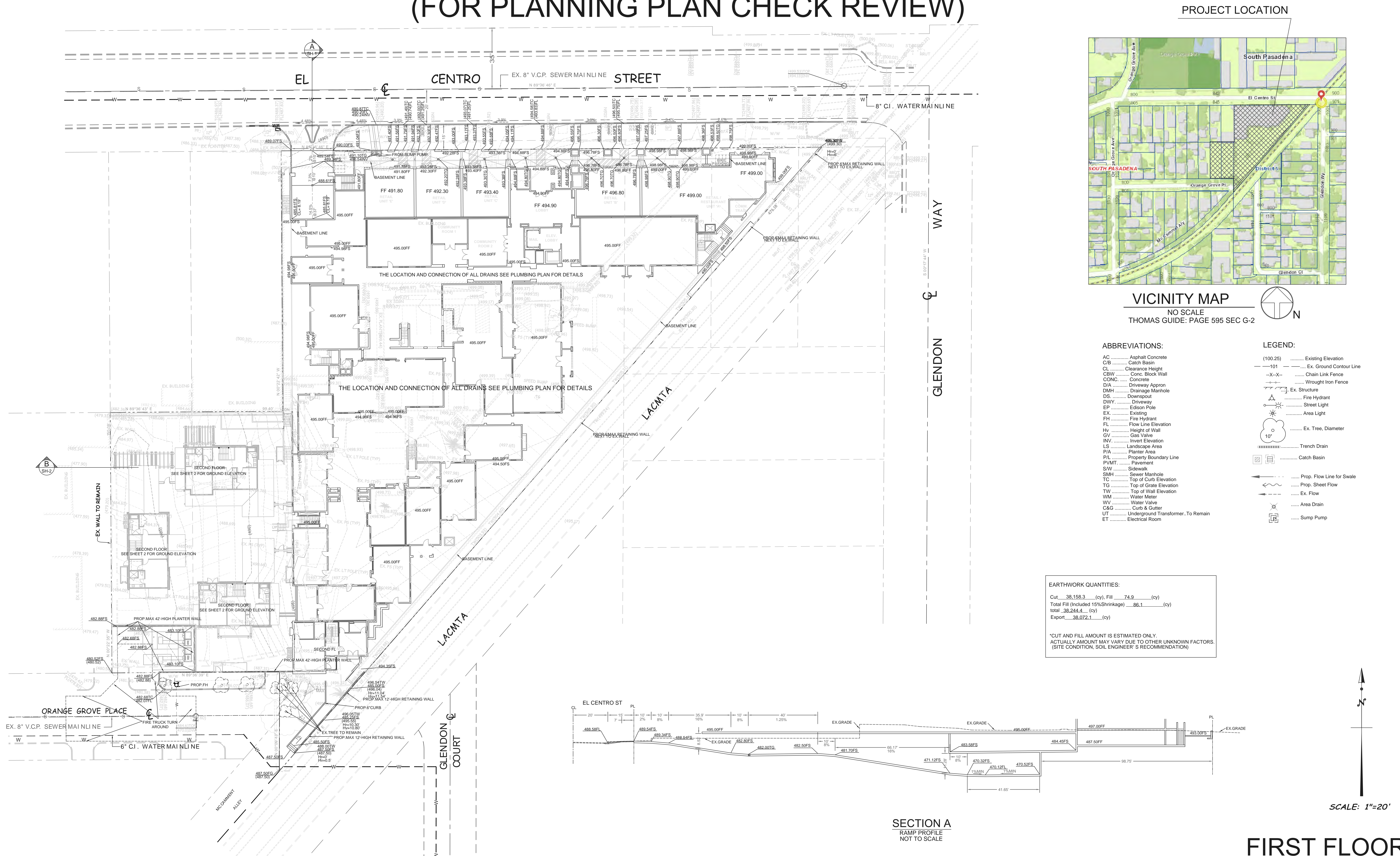
SUBDIVISION  
LAND SURVEY  
CIVIL ENGINEERING  
& DESIGN  
135 N. SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
EMAIL: info@tritechengineer.com

TOPOGRAPHIC MAP		
SCALE: 1"=20'	APN: 5315-019-045 5315-019-046 5315-019-048	DRAWN BY: Chris REVISOR: II
845-899 EL CENTRO AND 830-832 ORANGE STREET GROVE PLACE, SOUTH PASADENA, CA 91030		
SHEET 1 OF 1		JOB NO. 180223



# CONCEPTUAL GRADING PLAN

## (FOR PLANNING PLAN CHECK REVIEW)



# FIRST FLOOR

Vesting Tentative Tract No. 82394

CONCEPTUAL GRADING PLAN

SCALE: 1"=20' APN: 5315-019-045  
DATE: 02/02/2022 5315-019-046  
845-899 EL CENTRO ST AND 830-832 ORANGE GROVE PLACE,  
SOUTH PASADENA, CA 91103

SHEET 1 OF 3

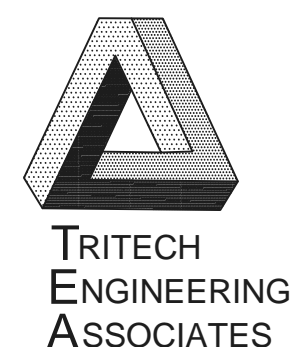
JOB NO.  
180323

BASIS OF BEARINGS:  
THE BEARING N 89°36'46"E OF  
THE CENTERLINE EL CENTRO  
STREET, AS SHOWN IN RECORD  
OF SURVEY, RS 133-45.

OWNER/APPLICANT:  
DC EL CENTRO HOLDINGS, LLC  
150 E COLORADO BLVD, SUITE 302  
PASADENA, CA 91105  
TEL: 626 360 0688

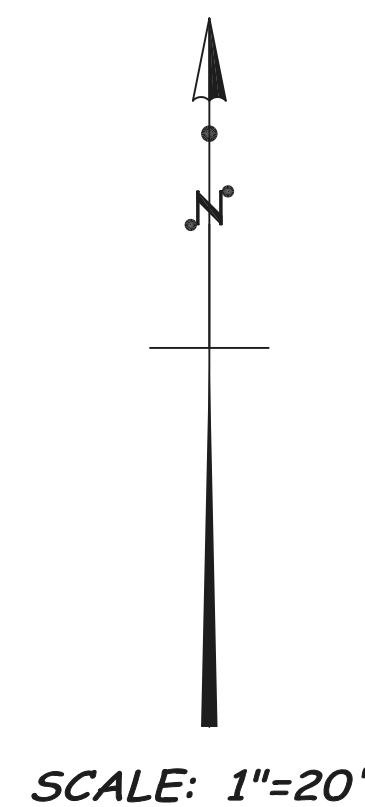
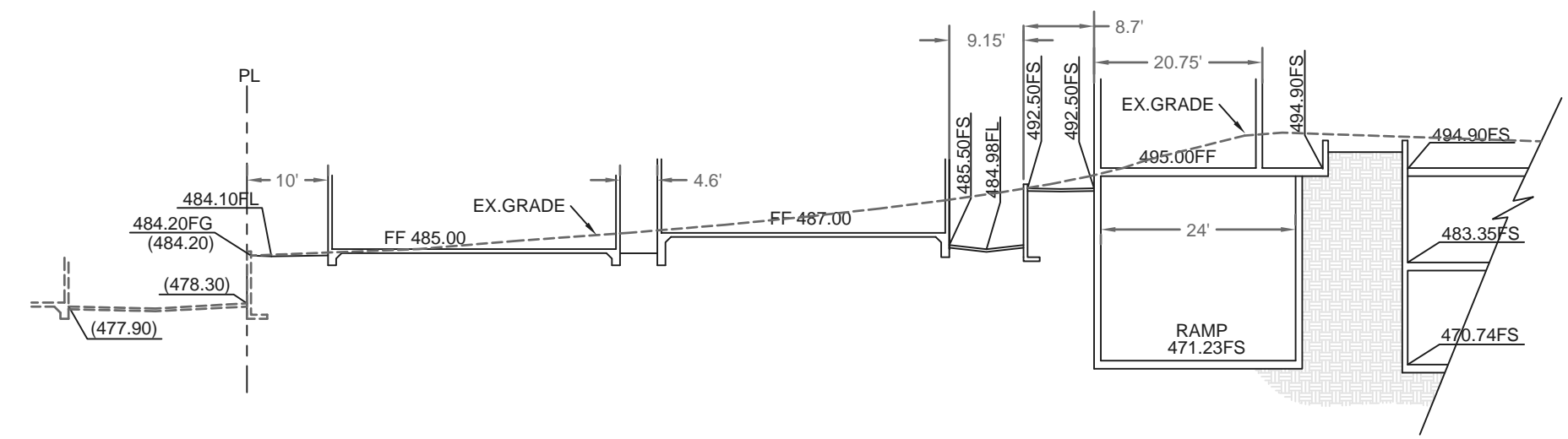
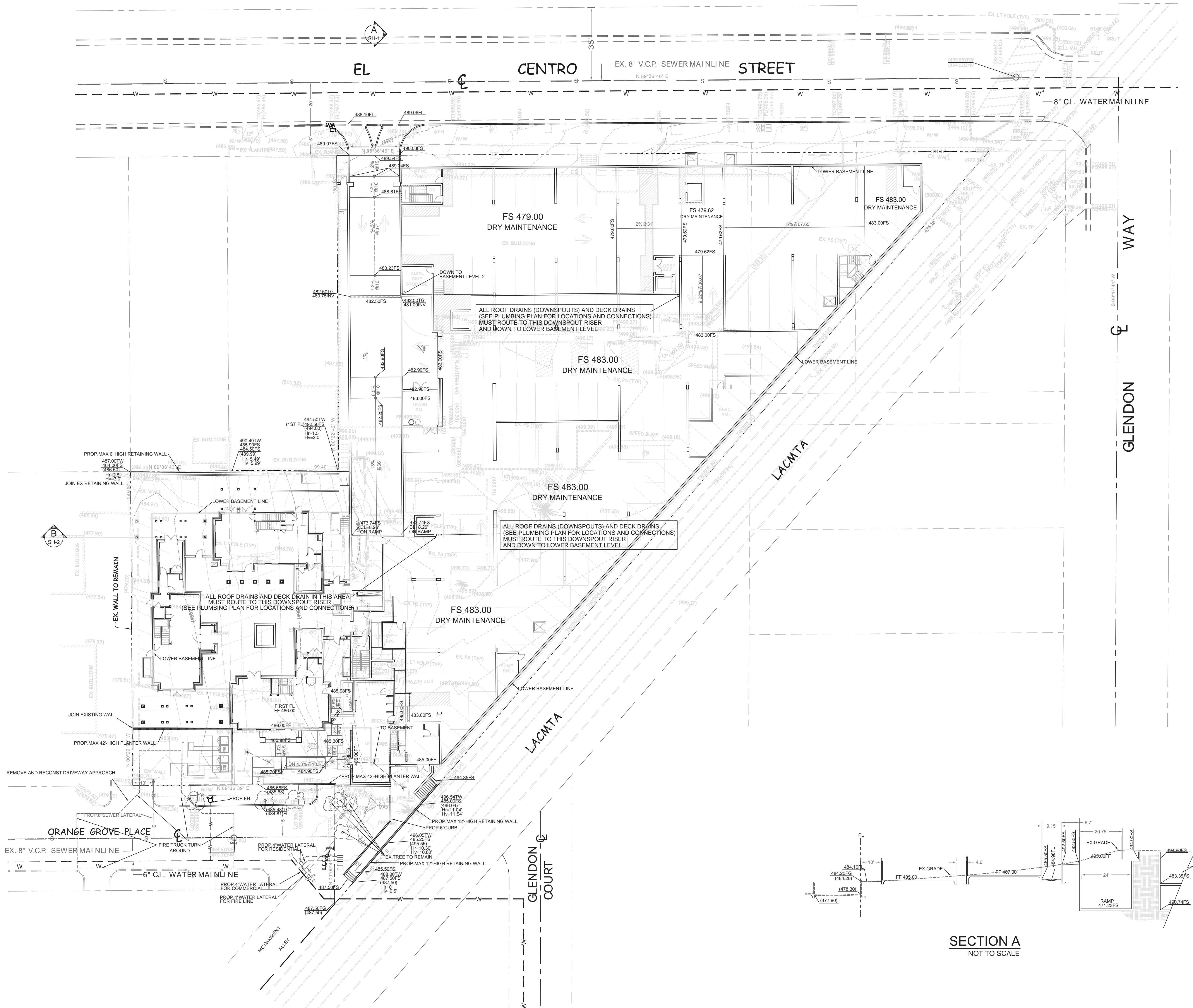
LEGAL DESCRIPTION:  
POR LOT 1, 2, 3, 4 AND 14 AND VACATED ALLEY IN  
BLOCK 4 OF COLLIER AND GRAHAM'S ADDITION TO  
SOUTH PASADENA AS PER MB 12 PAGE 80 AND  
LOT 19 AND 20 OF MCCAMMENT TRACT, MB 10 PAGE 31  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TEMPORARY BENCH MARK: (T.B.M.)  
ASSUMED ELEVATION: 500.00 FEET  
DESCRIPTION: TOP OF FOUND SPIKE AND  
WASHER STAMPED RCE 15990,  
ON INT. OF CENTRO ST. &  
GLENDAWAY.



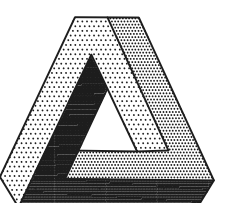
SUBDIVISION  
LAND SURVEY  
CIVIL ENGINEERING  
& DESIGN  
135 N. SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
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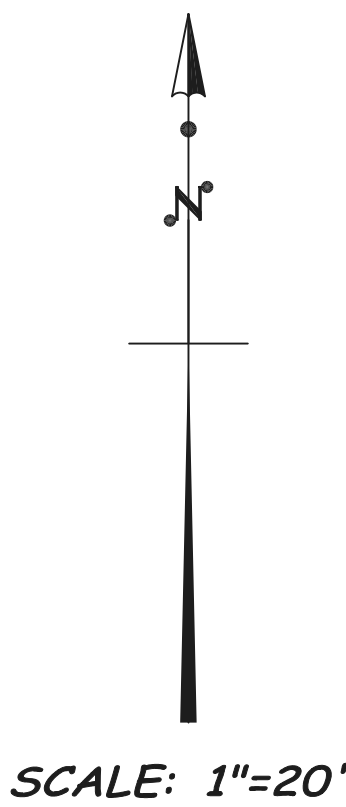
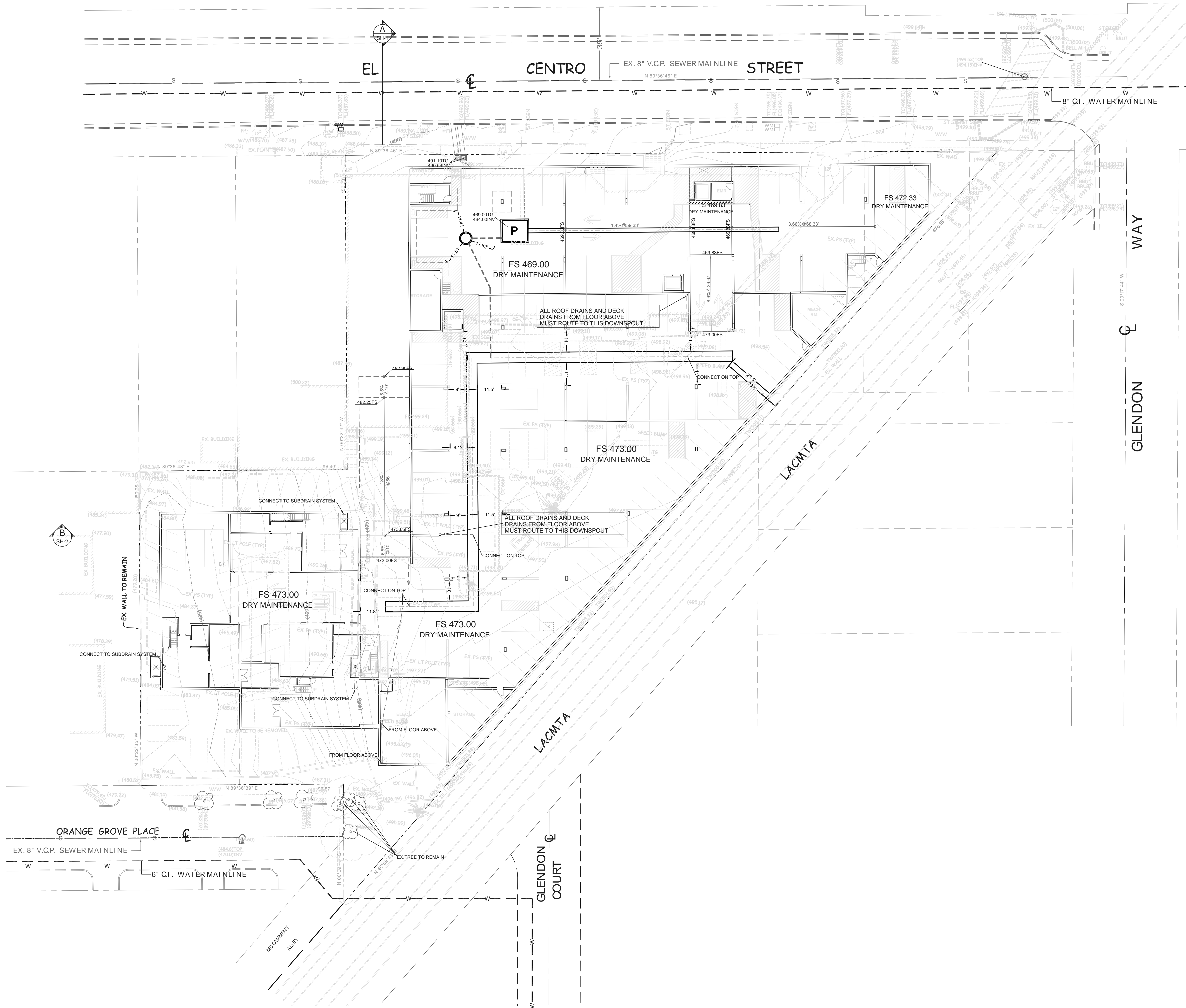


# BASEMENT LEVEL 1

Vesting Tentative Tract No. 82394


<b>BASIS OF BEARINGS:</b> THE BEARING N 89°36'46"E OF THE CENTERLINE EL CENTRO STREET, AS SHOWN IN RECORD OF SURVEY, RS 133-45.		<b>OWNER/APPLICANT:</b> DC EL CENTRO HOLDINGS, LLC 150 E COLORADO BLVD, SUITE 302 PASADENA, CA 91105 TEL: 626 360 0688		<b>LEGAL DESCRIPTION:</b> POR LOT 1, 2, 3, 4 AND 14 AND VACATED ALLEY IN BLOCK 4 OF COLLIER AND GRAHAM'S ADDITION TO SOUTH PASADENA AS PER RS 133-45 AND LOT 19 AND 20 OF MCCAMMENT TRACT, MB 10 PAGE 31 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.		<b>TEMPORARY BENCH MARK: (T.B.M.)</b> ASSUMED ELEVATION: 500.00 FEET <b>DESCRIPTION:</b> TOP OF FOUND SPIKE AND WASHER STAMPED RCE 15900, ON INT. OF CENTRO ST. & GLENDON WAY.		 <b>TRITECH ENGINEERING ASSOCIATES</b>		<b>SUBDIVISION LAND SURVEY CIVIL ENGINEERING &amp; DESIGN</b> 135 N. SAN GABRIEL BLVD. SAN GABRIEL, CA 91775 TEL: (626) 570-1918 EMAIL: info@tritechengineer.com		<table><tr><th colspan="4">CONCEPTUAL GRADING PLAN</th></tr><tr><td>SCALE: 1"=20'</td><td>APN: 5315-019-045</td><td colspan="2">DRAWN BY: SM</td></tr><tr><td>DATE: 02/02/2022</td><td>5315-019-046</td><td colspan="2">REVISED</td></tr><tr><td colspan="4">845-899 EL CENTRO ST AND 830-832 ORANGE GROVE PLACE, SOUTH PASADENA, CA 91030</td></tr><tr><td colspan="3">SHEET 2 OF 3</td><td>JOB NO. 180323</td></tr></table>				CONCEPTUAL GRADING PLAN				SCALE: 1"=20'	APN: 5315-019-045	DRAWN BY: SM		DATE: 02/02/2022	5315-019-046	REVISED		845-899 EL CENTRO ST AND 830-832 ORANGE GROVE PLACE, SOUTH PASADENA, CA 91030				SHEET 2 OF 3			JOB NO. 180323
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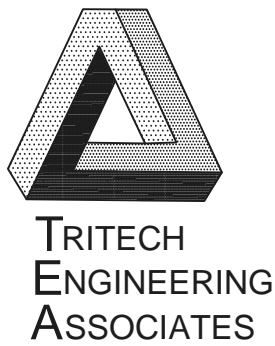




# BASEMENT LEVEL 2

Vesting Tentative Tract No. 82394

BASIS OF BEARINGS:	OWNER/APPLICANT:	LEGAL DESCRIPTION:	TEMPORARY BENCH MARK: (T.B.M.)	<div><div>TRITECH ENGINEERING ASSOCIATES</div></div>	<div>SUBDIVISION LAND SURVEY CIVIL ENGINEERING &amp; DESIGN</div> <div>135 N. SAN GABRIEL BLVD. SAN GABRIEL, CA 91775 TEL: (626) 570-1918 EMAIL: info@tritechengineer.com</div>	CONCEPTUAL GRADING PLAN		
THE BEARING N 89°36'46"E OF THE CENTERLINE EL CENTRO STREET, AS SHOWN IN RECORD OF SURVEY, RS 133-48.	DC EL CENTRO HOLDINGS, LLC 150 E COLORADO BLVD, SUITE 302 PASADENA, CA 91105  TEL: 626 360 0688	POR LOT 1,2,3,4 AND 14 AND VACATED ALLEY IN BLOCK 4 OF COLLIER AND GRAHAM'S ADDITION TO SOUTH PASADENA AS PER MB 12 PAGE 80 AND LOT 19 AND 20 OF MCCAMMIT TRACT, MB 10 PAGE 31 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	ASSUMED ELEVATION: 500.00 FEET  DESCRIPTION: TOP OF FOUND SPIKE AND WASHER STAMPED RCE 15990, ON INT. OF CENTRO ST. & GLENDON WAY.			SCALE: 1"=20'	APN: 5315-019-045 5315-019-046 5315-019-048	DRAWN BY: SM
						DATE: 02/02/2022		REVISED
						845-899 EL CENTRO ST AND 830-832 ORANGE GROVE PLACE, SOUTH PASADENA, CA 91030		
						SHEET 3 OF 3		
						JOB NO. 180323		



135 N. SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
EMAIL: info@tritechengineer.com



## **ATTACHMENT 5**

Vesting Tentative Tract Map No. 82394



TOPOGRAPHIC MAP

SCALE: 1"=20'



ABBREVIATIONS:

- CONC ..... Concrete  
D/A ..... Driveway Apron  
DWY ..... Driveway  
EX ..... Existing  
FL ..... Flow Line Elevation  
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LEGEND:

- (100.25) ..... Existing Elevation  
- (10.1) ..... Ex. Ground Contour Line  
- X - ..... Chain Link Fence  
- - - ..... Wrought Iron Fence  
- - - ..... Ex. Structure  
- - - ..... Street Light  
- - - ..... Ex. Tree, Diameter  
- - - ..... Palm Tree

LEGAL DESCRIPTION:

For APN/Parcel ID(s): 5315-019-048, 5315-019-045 and 5315-019-046 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
PARCEL 1:  
THOSE PORTION OF LOTS 1, 2, 3, 4 AND 14 AND THAT PORTION OF THE VACATED ALLEY, ALL IN BLOCK 4 OF COLLIER AND GRAHAM'S ADDITION TO SOUTH PASADENA, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 80 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF THE LAND, DESCRIBED IN THE DEED TO K. H. WADE, TRUSTEE FOR THE SOUTHERN CALIFORNIA RAILWAY COMPANY, RECORDED IN BOOK 1017 PAGE 53 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
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ALSO EXCEPT THAT PORTION OF SAID LAND LYING WITHIN THE LINE OF THE LAND DESCRIBED IN THE DEED TO PAUL O. BROOMQUIST, RECORDED MARCH 13, 1973 AS INSTRUMENT NO. 79-278584, OFFICIAL RECORDS.  
PARCEL 2:  
LOTS 19 AND 20 OF MCCAMMENT TRACT, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS:

- (E) 10' OF 10-FOOT PUBLIC UTILITY EASEMENT TO CITY OF SOUTH PASADENA, BY DEED REC AS INST. NO. 3645, IN BOOK 33620, PAGE 185, O.R.  
(E) 10' OF 10-FOOT PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY, BY DEED REC AS INST. NO. 3522, IN BOOK 54429, PAGE 420, O.R.  
(E) 10' OF 10 FOOT PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY, BY DEED REC AS INST. NO. 2371, O.R.  
(E) 6' OF 6 FOOT AND 8 FOOT PUBLIC UTILITY EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY, BY DEED REC AS INST. NO. 1979-1464019, O.R.

NOTE: LEGAL DESCRIPTION AND EASEMENTS PER PRELIMINARY REPORT ORDER NO. 11803940-EA ISSUED BY CHICAGO TITLE COMPANY DATED MARCH 8, 2018, TITLE OFFICE: EDWARD AMAYA, TEL: (818) 341-1234.

BASIS OF BEARINGS

THE BEARING N 89°36'46"E OF THE CENTERLINE OF EL CENTRO STREET, AS SHOWN IN RECORD OF SURVEYS, IS BY:

- APPROVED**
- ☐ BY THE PLANNING DIRECTOR  
☐ BY THE CULTURAL HERITAGE COMMISSION  
☐ BY THE DESIGN REVIEW BOARD  
☒ BY THE PLANNING COMMISSION  
☐ BY THE CITY COUNCIL

FOR THE CITY OF SOUTH PASADENA ON Nov. 17, 2020

Project No. 2171-CUP/DRX/TMT/TRP  
APPLICATION NO: 5315-019-048  
DRAWN BY: CHN  
REVIEWED BY: CHN  
845-899 EL CENTRO AND 830-832 ORANGE STREET GROVE PLACE, SOUTH PASADENA, CA 91030  
PLANNER: SOUTH PASADENA  
SHEET 1 OF 1  
NOTES: Seven Patios Mixed-Use Residential & Commercial

EL CENTRO STREET

N 89°36'46" E

STREET

EX. BUILDING  
APN: 5315-019-048  
55,517 SF

MC CAMMENT TRACT

LOT 3

LOT 2

LOT 1

WAY

GLENDON

LOT 4

LOT 5

M.R. 12-80

LACMTA

COURT

GLENDON

18-27

M.B.

ORANGE GROVE PLACE

MC CAMMENT ALLEY

NOTE:

1. BOUNDARIES SHOWN PER RECORD DATA.  
2. TRITECH IS NOT RESPONSIBLE FOR ANY ITEMS THAT MAY BE OMITTED FROM THIS MAP DUE TO DENSE BRUSH, PARKED AUTOMOBILES, OR OTHER OBSTRUCTIONS AT TIME OF SURVEY. HARDSCAPE W/O SURVEY DATA IS APPROX.



TEMPORARY BENCH MARK (T.B.M.)

ASSUMED ELEVATION 500.00 FEET

DESCRIPTION TOP OF FOUND SPRING AND WASHER STAMPED RCE 15990, ON INT. OF CENTRO ST. & GLENDON WAY.



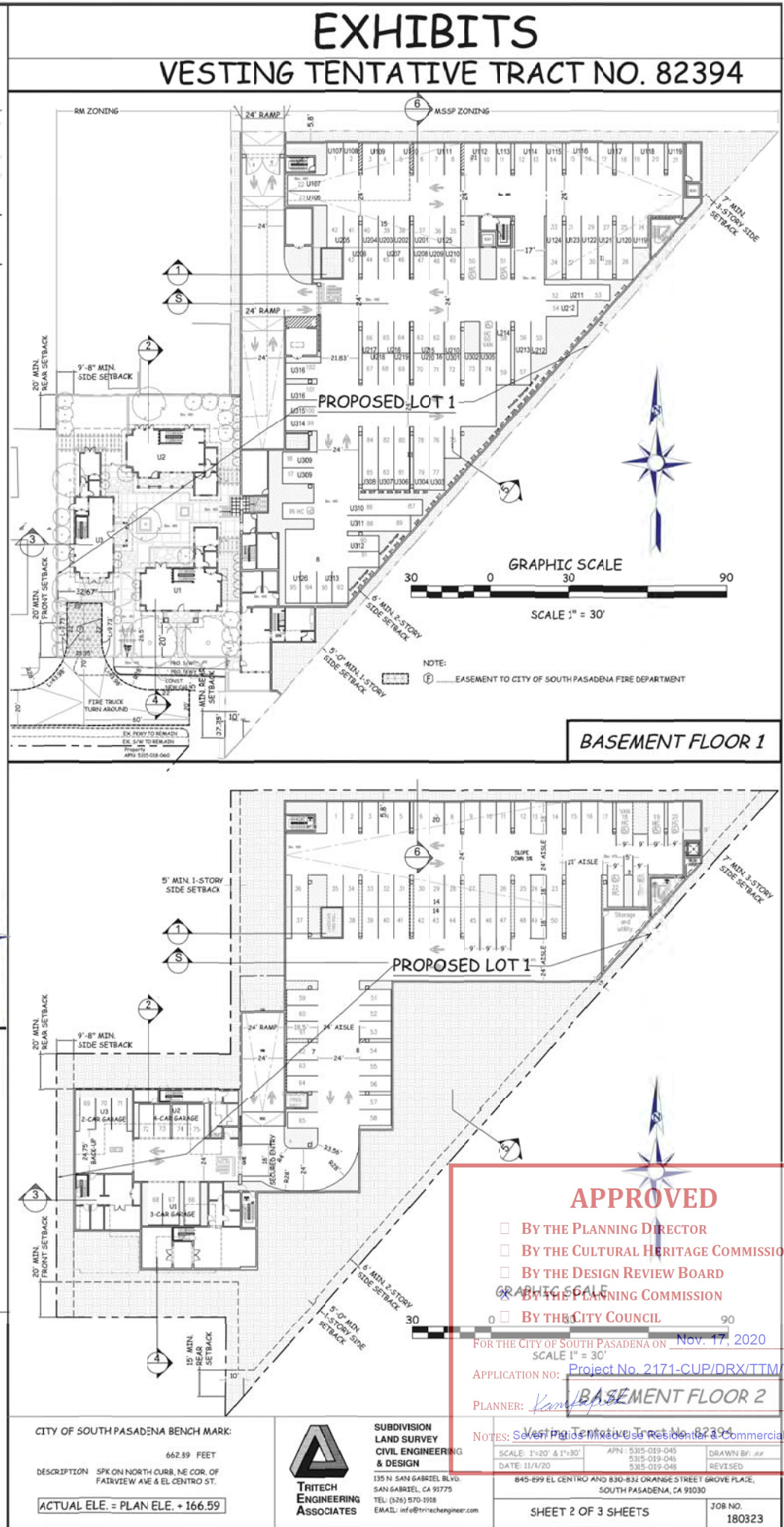
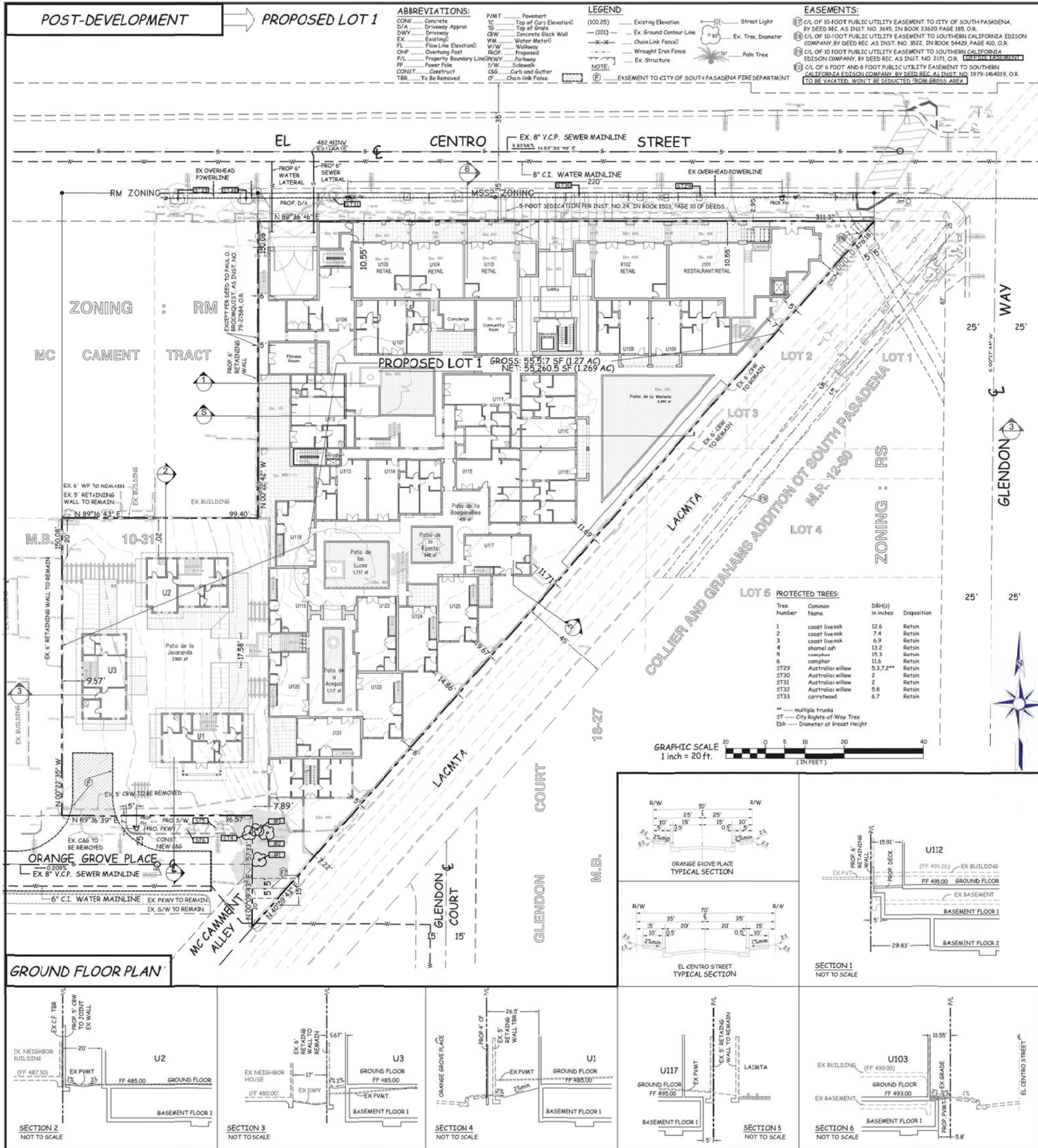
SUBDIVISION  
LAND SURVEY  
CIVIL ENGINEERING  
& DESIGN

135 N. SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
EMAIL: info@tritechengineer.com







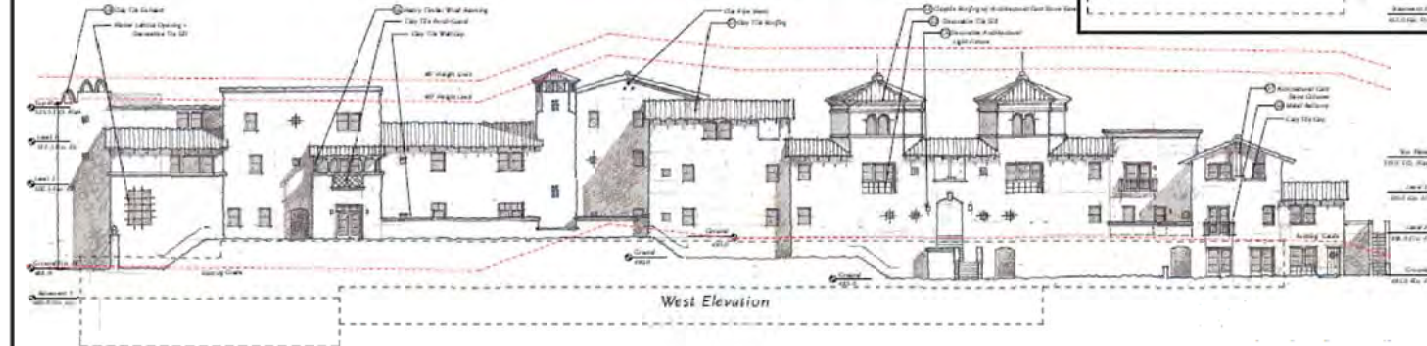




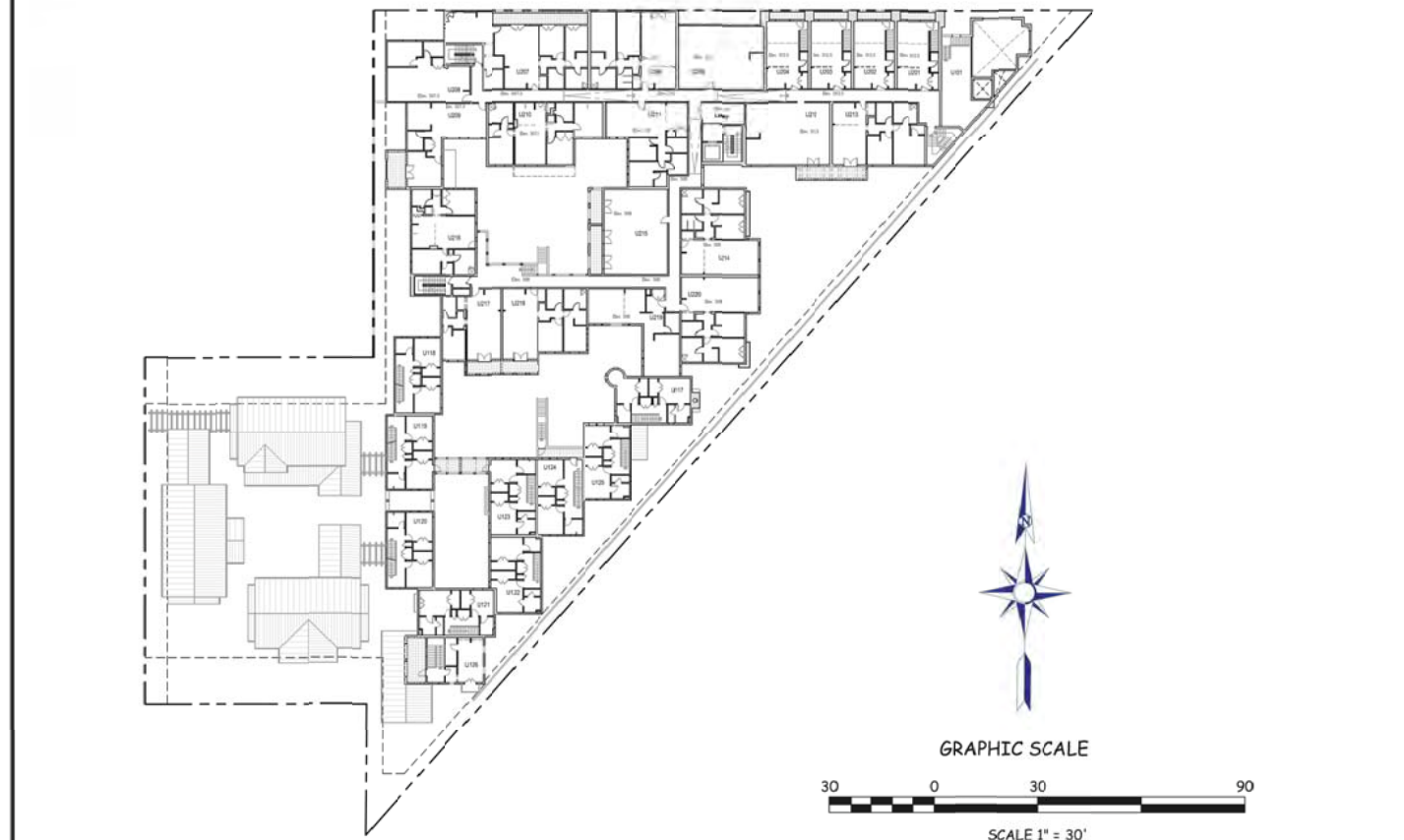
# EXHIBITS

## VESTING TENTATIVE TRACT NO. 82394

EAST ELEVATION  
NOT TO SCALE

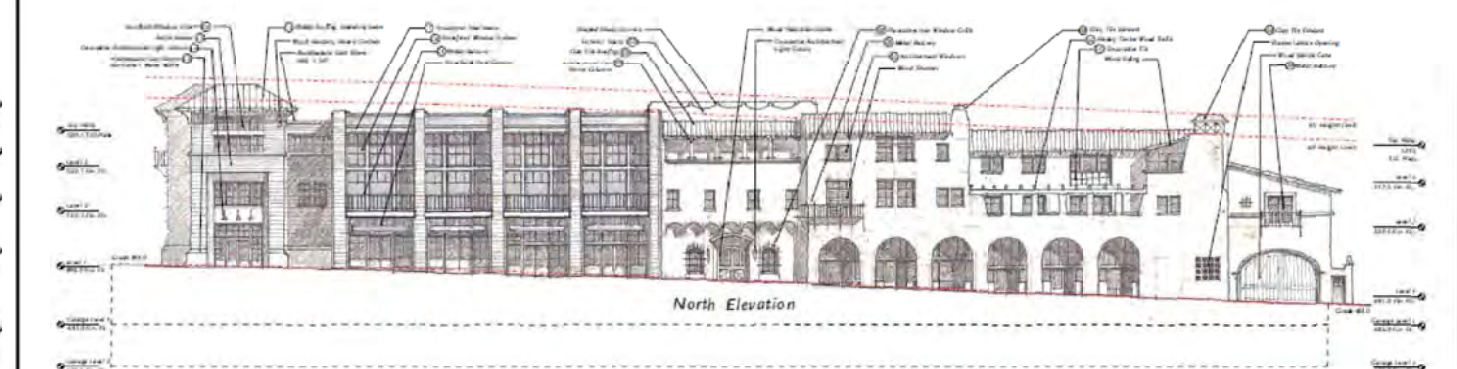


WEST ELEVATION  
NOT TO SCALE

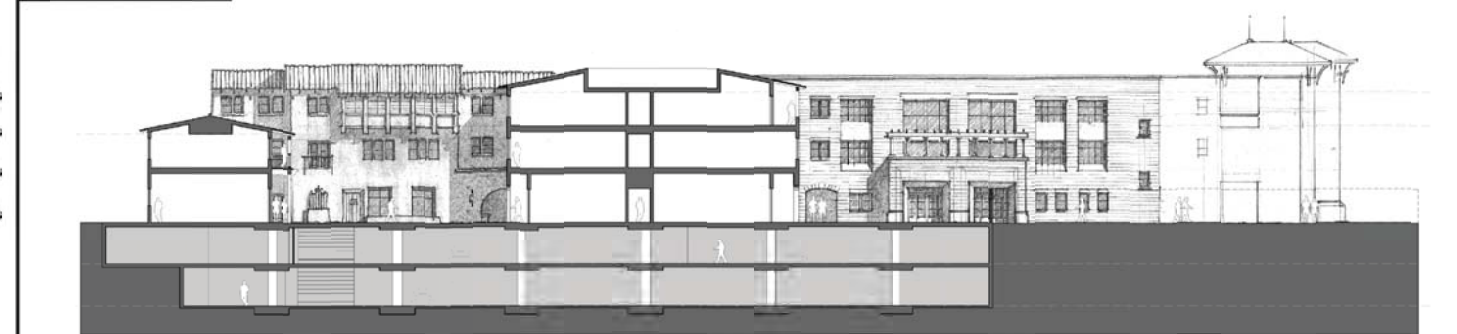


SECOND FLOOR

NORTH ELEVATION  
NOT TO SCALE



BUILDING SECTION  
SECTION S  
NOT TO SCALE



THIRD FLOOR

CITY OF SOUTH PASADENA BENCH MARK:

662.59 FEET  
DESCRIPTION: SPK ON NORTH CURB, NE COR. OF  
FAIRVIEW AVE & EL CENTRO ST.

ACTUAL ELE. = PLAN ELE. + 166.59



SUBDIVISION  
LAND SURVEY  
CIVIL ENGINEERING  
& DESIGN  
135 N SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91775  
TEL: (562) 570-3918  
EMAIL: info@tritechengineer.com

<b>APPROVED</b>	
<input type="checkbox"/> BY THE PLANNING DIRECTOR	
<input type="checkbox"/> BY THE CULTURAL HERITAGE COMMISSION	
<input type="checkbox"/> BY THE DESIGN REVIEW BOARD	
<input checked="" type="checkbox"/> BY THE PLANNING COMMISSION	
<input type="checkbox"/> BY THE CITY COUNCIL	
FOR THE CITY OF SOUTH PASADENA ON Nov. 17, 2020	
Project No. 2171-CUP/DRX/TTM/TRP	
Application No. _____	
Planner: <i>Kampanik</i>	
Notes: Seven Pairs Mixed Use Residential & Commercial	
SCALE: 1"=30' & NTS	DATE: 11/14/20
APN: 535-019-045	DRAWN BY: <i>jar</i>
535-019-046	REVISED
535-019-048	
845-699 EL CENTRO AND 830-832 ORANGE STREET GROVE PLACE, SOUTH PASADENA, CA 91030	
SHEET 3 OF 3 SHEETS	JOB NO. 180323



## **ATTACHMENT 6**

Documents for Tentative Tree Removal





**CITY OF SOUTH PASADENA TREE INVENTORY  
899 EL CENTRO STREET  
SOUTH PASADENA, CALIFORNIA 91030**

**SUBMITTED TO:**

**JAMES LI  
DC EL CENTRO HOLDINGS, LLC.  
150 EAST COLORADO BOULEVARD, #302A  
PASADENA, CALIFORNIA 91105  
VIA EMAIL TO CHRISTIAN ARNDT, MOULE AND  
POLYZOIDES (CARNDT@MPARCHITECTS.COM)**

**PREPARED BY:**

**CY CARLBERG  
ASCA REGISTERED CONSULTING ARBORIST #405  
ISA CERTIFIED ARBORIST #WE 0575A  
ISA QUALIFIED TREE RISK ASSESSOR  
CAUFC CERTIFIED URBAN FORESTER #013**

**JAMES SANCHEZ  
ISA CERTIFIED ARBORIST #WE-9883A  
ISA QUALIFIED TREE RISK ASSESSOR  
CERTIFIED ENVIRONMENTAL HORTICULTURIST**

**Santa Monica Office**  
828 Fifth Street, Suite 3  
Santa Monica, California 90403  
Office: 310.451.4804

**Sierra Madre Office**  
80 West Sierra Madre Boulevard, #241  
Sierra Madre, California 91024  
Office: 626.428.5072



**SEPTEMBER 05, 2018**

**[www.cycarlberg.com](http://www.cycarlberg.com)**



**CITY OF SOUTH PASADENA TREE INVENTORY – 899 EL CENTRO STREET,  
SOUTH PASADENA, CALIFORNIA**

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September 5, 2018

James Li  
DC El Centro Holdings, LLC  
150 East Colorado Boulevard, #302A  
Pasadena, California 91105  
Via email to Christian Arndt, Moule and Polyzoides (CArndt@mparchitects.com)

**Re: Report for 899 El Centro Street, South Pasadena, California 91030  
City of South Pasadena Tree Report**

Dear Mr. Li,

This report sets forth our evaluation and inventory of 23 private property trees, nine City of South Pasadena rights-of-way trees, and one off-site tree immediately adjacent to the subject property. Four of the 23 private property trees (#1 - oak, #2 - oak, #3 - oak, and #25 - pine) are considered protected by the City of South Pasadena Tree Ordinance (Municipal Code Chapter 34). The nine rights-of-way trees, by virtue of their designation as City trees, are all "protected."

For the off-site tree and City rights-of-way trees, no matter the size or species, you must obtain permission from the tree owner prior to any construction, pruning, or removal if it is expected to impact their trees.

Please feel welcome to contact us with any further questions.

Very truly yours,

Cy Carlberg, Registered Consulting Arborist



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828 Fifth Street, Suite 3  
Santa Monica, California 90403  
Office: 310.451.4804

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80 West Sierra Madre Boulevard, #241  
Sierra Madre, California 91024  
Office: 626.428.5072

[www.cycarlberg.com](http://www.cycarlberg.com)



**TABLE 1 –CITY OF SOUTH PASADENA PROTECTED TREES**

Tree Number	Common Name	Botanical Name	DBH(s)* in inches	Converted DBH	Protected Size	Protected Tree	Health	Structure	Disposition	Comments
1	coast live oak	<i>Quercus agrifolia</i>	12.6	N/A	4	Yes	B	B	Retain	Mature, native species
2	coast live oak	<i>Quercus agrifolia</i>	7.4	N/A	4	Yes	B	B-	Retain	Mature, native species
3	coast live oak	<i>Quercus agrifolia</i>	6.9	N/A	4	Yes	B	B	Retain	Mature, native species
ST4	shamel ash	<i>Fraxinus uhdei</i>	13.2	N/A	12	Yes	B-	B-	Retain	City street tree
ST5	camphor	<i>Cinnamomum camphora</i>	15.3	N/A	12	Yes	C	B-	Retain	City street tree
ST6	camphor	<i>Cinnamomum camphora</i>	11.6, 12.3**	17	12	Yes	C	B-	Retain	City street tree
ST7	American sweetgum	<i>Liquidambar styraciflua</i>	13.2	N/A	12	Yes	B-	B	Retain	City street tree
25	Japanese black pine	<i>Pinus thunbergii</i>	12.5	N/A	12	Yes	A	A	Remove	Significant tree
ST29	Australian willow	<i>Geijera parviflora</i>	5.3, 7.2**	8.9	Any size	Yes, City street tree	B	B	Retain	City street tree
ST30	Australian willow	<i>Geijera parviflora</i>	2	N/A	Any size	Yes, City street tree	A	A	Retain	City street tree
ST31	Australian willow	<i>Geijera parviflora</i>	2	N/A	Any size	Yes, City street tree	A	A	Retain	City street tree
ST32	Australian willow	<i>Geijera parviflora</i>	5.8	N/A	Any size	Yes, City street tree	A	B	Retain	City street tree
ST33	carrotwood	<i>Cupaniopsis anacardioides</i>	6.7	N/A	Any size	Yes, City street tree	B	B	Retain	City street tree

Notes: Definitions for the headings in this table are provided at the end of this report.

\*\* - When a tree has multiple trunks, each trunk diameter is converted to square inches, the square inches added together, and this total is converted back to a single trunk diameter.





\***Dbh** - Diameter at Breast Height – A forestry term used to describe a tree’s trunk diameter measured at 4.5 feet above grade. Often used as a representation of tree size.

ST – City Rights-of-Way Tree

**TABLE 2 - NON-PROTECTED TREES**

Tree Number	Common Name	Botanical Name	DBH(s) in inches	Converted DBH	Protected Size	Protected Tree	Health	Structure	Disposition	Comments
OS8	grapefruit	<i>Citrus x paradisi</i>	Unknown	N/A	12	No	B	B	Retain	Off-site tree.
9	lemon bottlebrush	<i>Callistemon citrinus</i>	10.2	N/A	12	No	A	A	Remove	Not of protected size
10	lemon bottlebrush	<i>Callistemon citrinus</i>	10.1	N/A	12	No	A	A	Remove	Not of protected size.
11	lemon bottlebrush	<i>Callistemon citrinus</i>	10.6	N/A	12	No	A	A	Remove	Not of protected size.
12	Mexican fan palm	<i>Washingtonia robusta</i>	50' BT	N/A	N/A	No	A	A	Remove	Not of protected size.
13	Chinese fringe tree	<i>Chionanthus retusus</i>	4.1	N/A	12	No	B+	A	Remove	Not of protected size.
14	Brazilian pepper	<i>Schinus terebinthifolius</i>	4, 4, 5.5, 5.6**	9.9	12	No	A	B	Remove	Not of protected size.
15	Italian cypress	<i>Cupressus sempervirens</i>	6.7	N/A	12	No	A	A	Remove	Not of protected size.
16	Norfolk Island pine	<i>Araucaria heterophylla</i>	6	N/A	12	No	A	A	Remove	Not of protected size.
17	crape myrtle	<i>Lagerstroemia indica</i>	5.2	N/A	12	No	A	A	Remove	Not of protected size.
18	crape myrtle	<i>Lagerstroemia indica</i>	5	N/A	12	No	A	A	Remove	Not of protected size.
19	weeping bottlebrush	<i>Callistemon viminalis</i>	9	N/A	12	No	B	B	Remove	Not of protected size.
20	weeping bottlebrush	<i>Callistemon viminalis</i>	7.2	N/A	12	No	B	B	Remove	Not of protected size.
21	weeping bottlebrush	<i>Callistemon viminalis</i>	7.3	N/A	12	No	B	B	Remove	Not of protected size.
22	weeping bottlebrush	<i>Callistemon viminalis</i>	7.1	N/A	12	No	B	B	Remove	Not of protected size.





Tree Number	Common Name	Botanical Name	DBH(s) in inches	Converted DBH	Protected Size	Protected Tree	Health	Structure	Disposition	Comments
23	weeping bottlebrush	<i>Callistemon viminalis</i>	7.7	N/A	12	No	B	B	Remove	Not of protected size.
24	weeping bottlebrush	<i>Callistemon viminalis</i>	9.6	N/A	12	No	B	B	Remove	Not of protected size.
26	Indian laurel fig	<i>Ficus microcarpa</i>	7.2	N/A	12	No	A	A	Remove	Not of protected size.
27	Japanese loquat	<i>Eriobotrya japonica</i>	5.1, 5.6**	7.6	12	No	B	B	Remove	Not of protected size.
28	Japanese loquat	<i>Eriobotrya japonica</i>	4.1	N/A	12	No	A	A	Remove	Not of protected size.

\*\* - When a tree has multiple trunks, each trunk diameter is converted to square inches, the square inches added together, and this total is converted back to a single trunk diameter.

OS – Off-Site tree





**EXHIBIT A - AERIAL IMAGE OF 899 EL CENTRO STREET, SOUTH PASADENA**  
(SOURCE: GOOGLE MAPS)

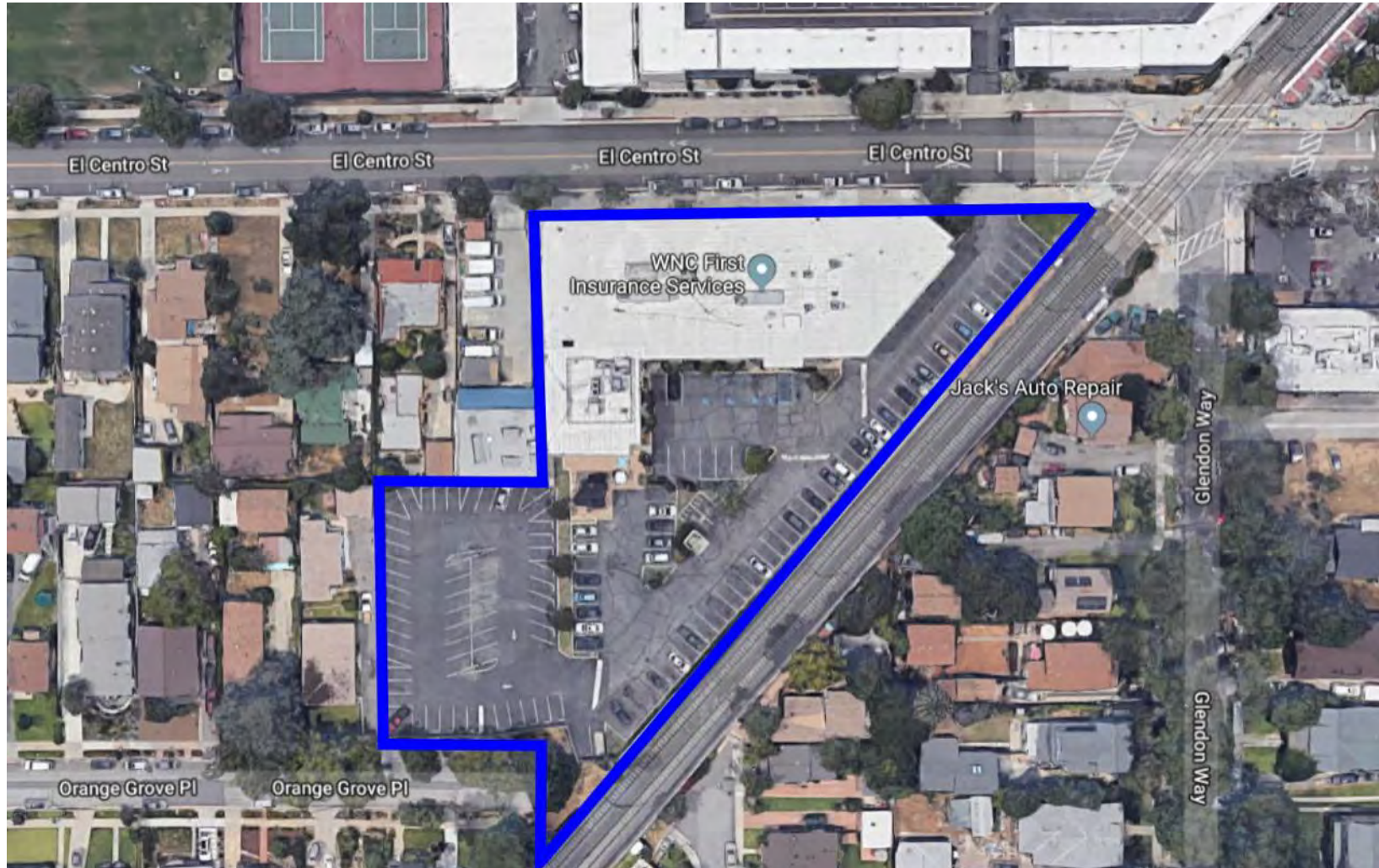








EXHIBIT C – TREE PHOTOGRAPHS



Tree No.1



Tree No.2



Tree No.3







Tree ST4



Tree ST5



Tree ST6







Tree ST7



Tree OS8



Tree No.9







Tree No.10



Tree No.11



Tree No.12







Tree No.13



Tree No.14



Tree No.15(R) – No.16(L)







Tree No.17



Tree No.18



Tree No.19(L) – No.20(R)







Tree No.21(L) – No.22(C) – No.23(R)



Tree No.24







Tree No.25



Tree No.26



Tree No.27







Tree No.28



Tree ST29



Tree ST30







Tree ST31



Tree ST32



Tree ST33





## HEALTH AND STRUCTURE GRADE DEFINITIONS

Health and structure ratings of the trees are based on the archetype tree of the same species through a subjective evaluation of its physiological health, aesthetic quality, and structural integrity.

Overall physiological condition (health) and structural condition were rated A-F:

### **Health**

- A) Outstanding – Exceptional trees of good growth form and vigor for their age class; exhibiting very good to excellent health as evidenced by normal to exceptional shoot growth during current season, good bud development and leaf color, lack of leaf, twig or branch dieback throughout the crown, and the absence of decay, bleeding, or cankers. Common leaf and/or twig pests may be noted at very minor levels.
- B) Above average – Good to very good trees that exhibit minor necrotic or physiological symptoms of stress and/or disease; shoot growth is less than reasonably expected, leaf color is less than optimal in some areas, the crown may be thinning, minor levels of leaf, twig, and branch dieback may be present, and minor areas of decay, bleeding, or cankers may be manifesting. Minor amounts of epicormic growth may be present. Minor amounts of fire damage or mechanical damage may be present. Still healthy, but with moderately diminished vigor and vitality. No significant decline noted.
- C) Average – Average, moderately good trees whose growth habit and physiological or fire-induced symptoms indicate an equal chance to either decline or continue with good health into the near future. Most of these trees exhibit moderate to significant small deadwood in outer crown areas, decreased shoot growth and diminished leaf color and mass. Some stem and branch dieback is usually present and epicormic growth may be moderate to extensive. Cavities, pockets of decay, relatively significant fire damage, bark exfoliation, or cracks may be present. Moderate to significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it is expected to negatively impact the lifespan of the tree. Tree may be in early decline.
- D) Below Average/Poor - trees whose growth habit and physiological or fire-induced symptoms indicate significant, irreversible decline. Most of these trees exhibit significant dieback of wood in the crown, possibly accompanied by significant epicormic sprouting. Shoot growth and leaf color and mass is either significantly diminished or nonexistent throughout the crown. Cavities, pockets of decay, significant fire damage, bark exfoliation, and/or cracks may be present. Significant amounts of insect or disease symptoms may be present; the tree may be shaded or crowded in such a way that it has negatively impacted the lifespan of the tree. Tree appears to be in irreversible decline.
- F) Dead or in spiral of decline – this tree exhibits very little to no signs of life.

### **Structure**

- A) Outstanding – Trees with outstanding structure for their species exhibit trunk and branch arrangement and orientation that result in a sturdy form or architecture that resists failure under normal circumstances. The spacing, orientation, and size of the branches relative to the trunk are quintessential for the species and free from defects. No outward sign of decay or pathological disease is present. Some trees exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, which would preclude them from achieving an “A” grade.





- B) Above average - Trees with good to very good structure for their species. They exhibit trunk and branch arrangement and orientation that result in a relatively sturdy form or architecture that resists failure under normal circumstances, but may have some mechanical damage, over-pruning, or other minor structural defects. The spacing, orientation, and size of the branches relative to the trunk are still in the normal range for the species, but they exhibit a minor degree of defects. Minor, sub-critical levels of decay or pathological disease may be present, but the degree of damage is not yet structurally significant. Trees that exhibit naturally inherent branching defects, like multiple, narrow points of attachment from one point on the trunk, would generally fall in to this category. A small percentage of the canopy may be shaded or crowded, but not in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree.
- C) Average - Trees with moderately good structure for their species, but with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a less than sturdy form or architecture, which reduces their resistance to failure under normal circumstances. Moderate levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of some of the branches relative to the trunk are not in the normal range for the species. Moderate to significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A moderate to significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be moderately elevated.
- D) Well Below Average/Poor - Trees poor structure for their species and with obvious defects. They exhibit trunk and branch arrangement and orientation that result in a significantly less than sturdy form or architecture, significantly reducing their resistance to failure under normal circumstances. Significant levels of mechanical damage, over-pruning, or other structural defects may be present. The spacing, orientation, and size of many of the branches relative to the trunk are not in the normal range for the species. Significant levels of decay or pathological disease may be present that increase the likelihood of structural instability. Influences such as an excessive trunk lean, slope erosion, root pruning, or other growth-inhibiting factors may be present. A significant percentage of the canopy may be shaded or crowded in such a way that it is expected to negatively impact the structural integrity or lifespan of the tree. Risk of full or partial failure in the near future appears to be advanced.
- F) Severely Compromised – trees with very poor structure and numerous or severe defects due to growing conditions, historical or recent pruning, mechanical damage, history of limb or trunk failures, advanced and irreparable decay, disease, or severe fire damage. Trees with this rating are in severe, irreparable decline, or are barely alive. Risk of full or partial failures in the near future may be severe.





**CY CARLBERG**

**CARLBERG ASSOCIATES**

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cy@cycarlberg.com • o: 310.451.4804 • www.cycarlberg.com

<u>Education</u>	B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985 Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002 Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012
<u>Experience</u>	Consulting Arborist, Carlberg Associates, 1998-present Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998 Director of Grounds, Scripps College, Claremont, 1988-1992
<u>Certificates</u>	Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990 Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002 Certified Urban Forester (#013), California Urban Forests Council, 2004 Qualified Tree Risk Assessor, International Society of Arboriculture, 2011

**AREAS OF EXPERTISE**

Ms. Carlberg is experienced in the following areas of tree management and preservation:

- Tree health, pest and disease identification, and risk assessment
- Master Planning
- Historic landscape assessments, preservation plans, reports
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

**PREVIOUS CONSULTING EXPERIENCE**

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

The Huntington Library and Botanical Gardens	The City of Claremont
The Los Angeles Zoo and Botanical Gardens	The City of Beverly Hills
The Rose Bowl and Brookside Golf Course, Pasadena	The City of Pasadena
Walt Disney Concert Hall and Gardens	The City of Los Angeles
The Art Center College of Design, Pasadena	The City of Santa Monica
Pepperdine University	Santa Monica/Malibu Unified School District
Loyola Marymount University	San Diego Gas & Electric
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd,	Los Angeles Department of Water and Power
Claremont Graduate University, Pitzer, Claremont University Center)	Rancho Santa Ana Botanic Garden, Claremont
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)	Latham & Watkins, LLP (attorneys at law)
Getty Trust – Eames House	Architectural Resources Group
Historic Resources Group	AHBE Landscape Architects
Mia Lehrer + Associates	Moule and Polyzoides, Architects and Urbanists

**AFFILIATIONS**

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005; 2014
- American Society of Consulting Arborists, Board of Directors, 2013-2015
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present





**JAMES SANCHEZ**

**CARLBERG ASSOCIATES**

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james@cycarlberg.com • m: 310.924.2246 • www.cycarlberg.com

Education Graduate, Environmental Horticulture Program, El Camino College, Torrance, California, 2002  
Graduate, Hawthorne High School, Hawthorne, California, 1995

Experience Staff Arborist, Carlberg Associates, 2015-present  
Staff Arborist, Approved Tree Care, 2014-2015  
Community Forester, Tree Musketeers, 2010-2014  
Interior Plant Technician, Reliable Plant Service, 2008-2009  
Exterior Plant Technician, Inner Gardens, 2006-2007  
Exterior Plant Lead, Rolling Greens Nursery, 2005-2006  
Nursery Foremen, Big Seven Nursery, 2001-2003

Certificates Qualified Tree Risk Assessor, International Society of Arboriculture, 2017  
Certified Arborist (#WE-9883A), International Society of Arboriculture, 2012  
Environmental Horticulture Certificate, El Camino College, 2002

**AREAS OF EXPERTISE**

Mr. Sanchez is experienced in the following areas of tree management and preservation:

- Tree health assessment
- Tree inventories and reports to satisfy jurisdictional requirements
- Pest and disease identification
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Working with community and city leaders in large tree planting programs

**Previous Consulting Experience**

Mr. Sanchez has performed tree inventories, health evaluations, and impact analyses for private developers, architects, engineers, and homeowners. He has over 14 years of experience in arboriculture and is trained in environmental horticulture. Representative clients include:

City of Pasadena	City of LA – Department of Water & Power
City of South Gate	Claremont Golf Course
Metropolitan Transit Authority	The New Home Company
E & S Ring, Inc.	William Carey University
Hollywood Forever Cemetery	City of Inglewood
Archdiocese of Los Angeles	Universal Hilton
City of Signal Hill	Gensler Architects
Kovac Architects	Marmol Radziner, Architects
City of Torrance	Rose Bowl Stadium
Ojai Valley Community Hospital	Aurora/Signature Health Services
The Kibo Group	Colfax Charter Elementary School
Monte Vista Grove Homes	Highpointe Communities
Google Venice	Snapchat
John Anson Ford Theater	Los Angeles Football Club
The Village Green, Baldwin Hills	Monte Cedro Senior Living
Camp Munz/Mendenhall	Southern California Edison
Hotel Figueroa	Howard Hughes Center
California State University, Long Beach	Katella High School, Anaheim
Pacific Charter School	Square One Homes
Mill Creek Development	EPT Landscape Architecture
Los Angeles Unified School District	Tim Barber, Ltd., Architects

**AFFILIATIONS**

Mr. Sanchez serves with the following national professional organizations:

- Member in good standing, International Society of Arboriculture, Western Chapter





## Map Pocket for Full-size Tree Location Exhibit





**Attachment C**  
**Seven Patios**  
**List of Trees More Than 4" DBH**

(See Seven Patios Tree Location Exhibit for location of individual trees by number)

(9) Type/Variety: Lemon Bottlebrush/Callistemon citrinus Size of Tree: 10.2 inches  
(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, west side  
(specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)

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(10) Type/Variety: Lemon Bottlebrush/Callistemon citrinus Size of Tree: 10.1 inches  
(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, west side  
(specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)

---

(11) Type/ Variety: Lemon Bottlebrush/Callistemon citrinus Size of Tree: 10.6 inches  
(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, west side  
(specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)

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(12) Type/Variety: Mexican Fan Palm/Washingtonia robusta Size  
of Tree: 50' height  
(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, center back  
(specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)

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(13) Type/Variety: Chinese Fringe Tree/Chionanthus restusus Size of Tree: 4.1 inches  
(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, center back  
(specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)

---

(14) Type/ Variety: Brazilian Pepper/Schinus terebinthifolius Size of Tree: 9.9 inches  
(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, center  
(specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)



(15) Type/Variety: Italian Cypress/*Cupressus sempervirens* Size of Tree: 6.7 inches

(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, center

(specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project

(include all conditions warranting the proposed work.)

(16) Type/Variety: Norfolk Island Pine/*Araucaria heterophylla* Size of Tree: 6 inches

(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, center

(specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project

(include all conditions warranting the proposed work.)

(17) Type/ Variety: Crape Myrtle/*Langerstoemia indica* Size of Tree: 5.2 inches

(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, center

((specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project

(include all conditions warranting the proposed work.)

(18) Type/Variety: Crape Myrtle/*Langerstoemia indica* Size of Tree: 5 inches

(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, center

(specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project

(include all conditions warranting the proposed work.)

(19) Type/Variety: Weeping Bottlebrush/*Callistemon viminalis* Size of Tree: 9 inches

(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, lining walkway

(specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project

(include all conditions warranting the proposed work.)

(20) Type/ Variety: Weeping Bottlebrush/*Callistemon viminalis* Size of Tree: 7.2 inches

(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, lining walkway

((specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project

(include all conditions warranting the proposed work.)

(21) Type/Variety: Weeping Bottlebrush/*Callistemon viminalis* Size of Tree: 7.3 inches

(trees 4" in diameter or greater are considered Mature trees.)

Location of Tree: Upper parking lot, lining walkway

(specific location on property, i.e. front/side/back yard)

List Reasons for requesting this tree removal: Proposed development project

(include all conditions warranting the proposed work.)



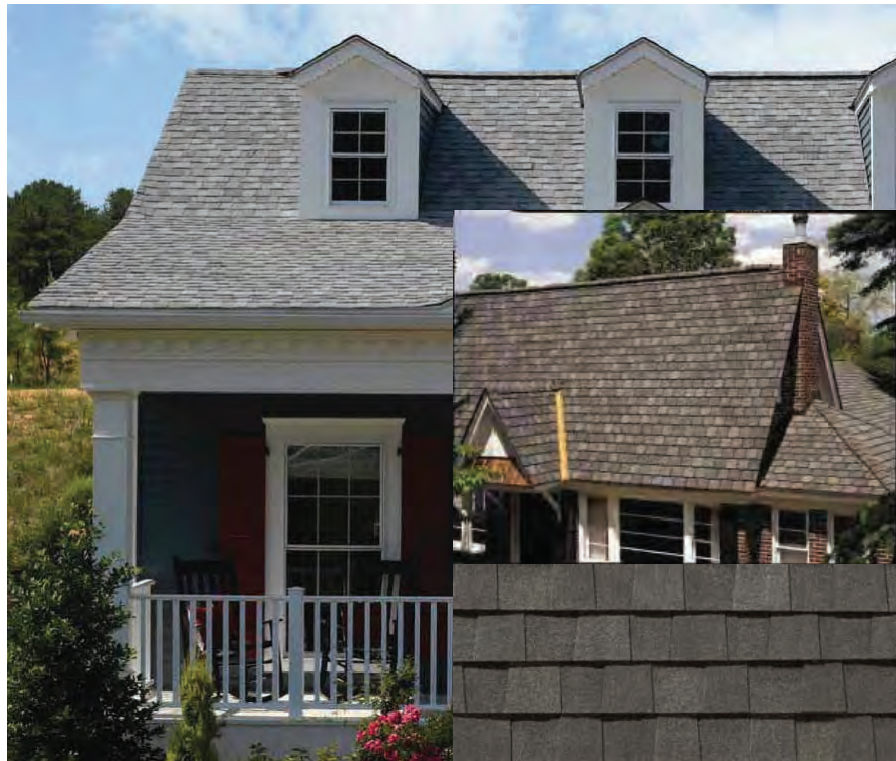
- (22) Type/Variety: Weeping Bottlebrush/*Callistemon viminalis* Size of Tree: 7.1 inches  
(trees 4" in diameter or greater are considered Mature trees.)  
Location of Tree: Upper parking lot, lining walkway  
(specific location on property, i.e. front/side/back yard)  
  
List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)
- 
- (23) Type/ Variety: Weeping Bottlebrush/*Callistemon viminalis* Size of Tree: 7.7 inches  
(trees 4" in diameter or greater are considered Mature trees.)  
Location of Tree: Upper parking lot, lining walkway  
((specific location on property, i.e. front/side/back yard)  
  
List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)
- (24) Type/Variety: Weeping Bottlebrush/*Callistemon viminalis* Size of Tree: 9.2 inches  
(trees 4" in diameter or greater are considered Mature trees.)  
Location of Tree: Upper parking lot, lining walkway  
(specific location on property, i.e. front/side/back yard)  
  
List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)
- 
- (25) Type/Variety: Japanese Black Pine /*Pinus thunbergii* Size of Tree: 12.5 inches  
(trees 4" in diameter or greater are considered Mature trees.)  
Location of Tree: Parking lot entry  
(specific location on property, i.e. front/side/back yard)  
  
List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)
- (26) Type/ Variety: Indian Laurel Fig/*Ficus microcarpa* Size of Tree: 7.2 inches  
(trees 4" in diameter or greater are considered Mature trees.)  
Location of Tree: Building front  
((specific location on property, i.e. front/side/back yard)  
  
List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)
- (27) Type/ Variety: Japanese Loquat/*Eriobotrya japonica* Size of Tree: 7.6 inches  
(trees 4" in diameter or greater are considered Mature trees.)  
Location of Tree: Building front  
((specific location on property, i.e. front/side/back yard)  
  
List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)
- (28) Type/ Variety: Japanese Loquat/*Eriobotrya japonica* Size of Tree: 4.1 inches  
(trees 4" in diameter or greater are considered Mature trees.)  
Location of Tree: Building front  
((specific location on property, i.e. front/side/back yard)  
  
List Reasons for requesting this tree removal: Proposed development project  
(include all conditions warranting the proposed work.)



## **ATTACHMENT 7**

### **Building Materials**





**Asphalt Shingles**

SCALE: NTS

(B6) Distributor: CertainTeed  
Style: Landmark  
Color: Variegated blend



**Heavy Timber Wood Porch**

SCALE: NTS

(B4) Manufacture; Custom Framing  
Color: TBD  
Finish: Rough Sawn/Chamfer



**Heavy Timber Wood Trellis**

SCALE: NTS

(B2) Manufacture; Custom Framing  
Color: TBD  
Finish: Rough Sawn/Chamfer



**Aluminum Clad Wood Window**

SCALE: NTS

(B5) Distributor: Sierra Pacific  
Style: Aspen  
Color and Finish: TBD



**Exterior Siding**

SCALE: NTS

(B3) Distributor: James Hardie  
Color: TBD  
Finish: Shingle & Lap Siding



**Wood Entry Door & Sidelight**

SCALE: NTS

(B1) Distributor: Sierra Pacific  
Color: TBD  
Finish: TBD





**Roof Features**

SCALE: NTS



S9 Distributor: Superior Clay  
Color and Finish: Natural



**Heavy Timber Wood Balcony**

SCALE: NTS

S6 Distributor: Custom  
Color: "Dawn Mist 32-25"



**Clay Roofing Tiles**

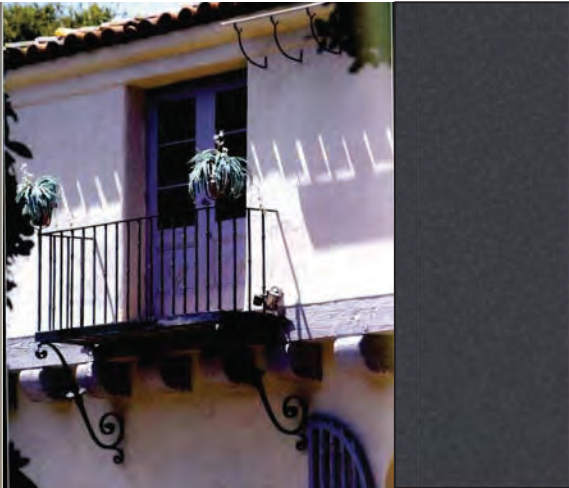
SCALE: NTS

S3 Manufacturer: Redland Tile  
Style: Baja Mission Tile & Cap  
Color Mix: Custom Blend



**Metal Balcony**

SCALE: NTS



S8 Manufacturer: Jansen Metal  
Paint: Pratt & Lambert  
"Witching Hour" 30-18



**Aluminum Clad Wood Windows**

SCALE: NTS

S5 Manuf: Sierra Pacific  
Style: Aspen  
Color: "Dawn Mist 32-25"



**Stucco**

SCALE: NTS

S2 Distributor: Omega Stucco  
Color: White  
Finish: S.B. Humpy-Bumpy



**Architectural Precast Concrete**

SCALE: NTS

S7 Manufacturer: Rouhani  
Finish: "Light Sandblast"



**Wood Entry Door**

SCALE: NTS

S4 Manuf: Sierra Pacific  
Style: H3 Composite  
Finish: "Aqua Mist 115"



**Decorative Clay Tiles**

SCALE: NTS

S1 Distributor: Mission Tile West  
Color and Finish: TBD





**Light Fixture**

SCALE: NTS

C6 Distributor: Prudential  
Color: TBD  
Finish: TBD



**Iron Window**

SCALE: NTS

C4 Distributor: Wausau  
Color and Finish: Painted



**Standing Seam Metal Roofing**

SCALE: NTS

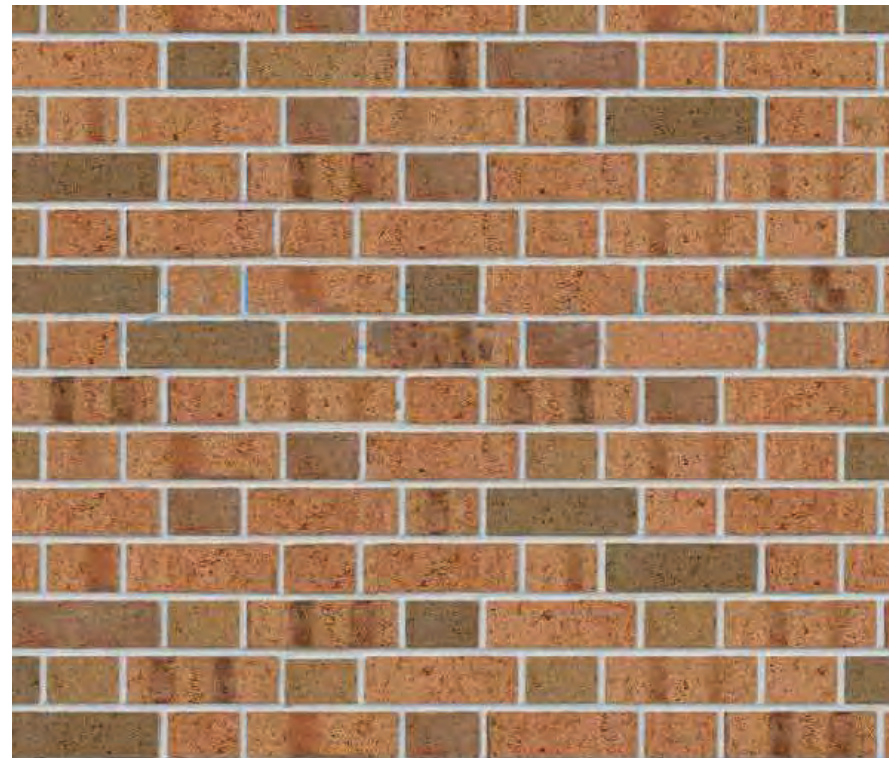
C2 Distributor: CustomBuiltMetals  
Color and Finish: TBD



**Architectural Cast Stone**

SCALE: NTS

C5 Distributor: Rhouhani Precast  
Color: TBD  
Finish: Light Travertine



**Full Face Brick**

SCALE: NTS

C3 Distributor: Belden  
Color: Custom blend  
Grout: Natural Gray



**Iron Balcony & Steel Lintel**

SCALE: NTS

C1 Manuf: Custom  
Color: TBD  
Finish: Painted