



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: June 20, 2018

TO: Hearing Officer

SUBJECT: Conditional Use Permit #6636

LOCATION: 1543 E. Colorado Boulevard

APPLICANT: Akira Ramen, Inc.

ZONING DESIGNATION: ECSP-CG-2 (East Colorado Specific Plan – College District Area)

GENERAL PLAN DESIGNATION: Medium Mixed Use

CASE PLANNER: Jamie Peltier

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Conditional Use Permit #6636 with the conditions in Attachment B

PROJECT PROPOSAL: Conditional Use Permit: To allow the on-site sale of alcohol (beer and wine) in conjunction with the operation of a restaurant (Akira Ramen).

ENVIRONMENTAL DETERMINATION: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances. This section specifically applies to the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The sale of alcohol in conjunction with the operation of a restaurant is a negligible expansion of use.

BACKGROUND:

Site characteristics: The subject property is located at the northwest corner of Colorado Boulevard and Marion Avenue, north of Pasadena City College. The 2,750 square-foot site is developed with a 2,400 square-foot single-story, single-tenant commercial building.

Adjacent Uses: North: Commercial – Retail
South: Institutional – School
East: Institutional – Church
West: Commercial – Restaurant

Adjacent Zoning: North: ECSP-CG-2 (East Colorado Specific Plan – College District Area)
South: PS (Public and Semi-Public District)
East: ECSP-CG-2 (East Colorado Specific Plan – College District Area)
West: ECSP-CG-2 (East Colorado Specific Plan – College District Area)

Previous Cases: None.

PROJECT DESCRIPTION:

The applicant, Akira Ramen, Inc., has submitted a Conditional Use Permit application to allow the on-site sale of alcohol (beer and wine) in conjunction with the operation of a restaurant (Akira Ramen). The existing building is 2,400 square feet and the proposed floor plan includes 893 square feet of interior dining with a counter area with a one-foot glass panel between the service and seating area. No dedicated bar area for preparing and serving alcohol is proposed. The existing commercial tenant space includes kitchen facilities, entry lobby area, restrooms, and a 473 square-foot office and storage area. There is no outdoor dining area as part of the existing restaurant and no outdoor dining is proposed. Additionally, no construction is proposed as part of this request. The proposed hours of operation are from 9:00 a.m. to 10:00 p.m., daily. The California Department of Alcoholic Beverage Control (ABC) license requested is a Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place). This ABC license type authorizes the sale of beer and wine for consumption on or off the premises where sold. It requires the operator to maintain the licensed premise as a bona fide eating place, maintain suitable kitchen facilities, and make actual and substantial sales of meals for consumption on the premises.

ANALYSIS:

The subject property is located in the East Colorado Specific Plan – College District Area. The purpose of the ECSP is to balance and optimize economic development, historic preservation, and the maintenance of local community culture, and to promote a vibrant mix of land uses, a unified streetscape, and a series of distinctive "places" along the Boulevard and retain the eclectic mix of uses and protect the vitality of small, independent businesses. The Zoning Code currently allows restaurant uses by right within the district. The proposed accessory sale of alcohol for on-site consumption is subject to the approval of a Conditional Use Permit pursuant to Table 3-3 of Zoning Code Section 17.31.040 (ECSP Allowed Land Uses and Permit Requirements).

The Conditional Use Permit process allows the City to review a project to determine its compatibility with the surrounding area. This review may result in recommended conditions or requirements associated with the operation of the use, specifically the on-site sale of alcohol (beer and wine). The Hearing Officer may approve a Conditional Use Permit for the accessory sale of alcohol only after making five findings identified in the Zoning Code. The general purpose is to evaluate compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses. In this case, the analysis focused on whether the request to allow the sale and consumption of alcohol would create a negative impact on the general welfare of the surrounding property owners or result in an aggravation of existing alcohol-related problems such as loitering, public drunkenness, sales to minors, or noise.

According to the applicant, the sale and consumption of alcohol would be ancillary to the service of food and principal restaurant use. Alcohol sales are intended to be paired with food selected. No bar area is proposed. In addition, while limited live entertainment (accessory live entertainment, where the performance area does not exceed 75 square feet, and customer dancing does not occur) is allowed, none is proposed at this time. Included conditions of approval prohibit the sale of alcohol in disposable containers, cover charges, age restrictions, and amplified music conducive of a nightclub atmosphere. The on-site sale and consumption of beer and wine, in conjunction with the operation of an existing restaurant, would be consistent with the surrounding uses within the East Colorado Specific Plan and would promote the vitality of this existing restaurant use. The introduction of on-site sale of beer and wine is not viewed as a conflict with the surrounding commercial uses. The proposed restaurant is designated as a bona fide, dine-in restaurant. Alcohol sale and consumption will occur on-site and in conjunction with food sales only. The conditions of approval would ensure the use remains a bona fide restaurant.

Parking

The required off-street parking for a restaurant use in the ECSP-CG-2 zoning district is 10 spaces per 1,000 square feet of gross floor area, including any outdoor dining area not located in the public right-of-way. The restaurant is existing and proposes to continue the same use; therefore, the required off-street parking for the tenant space remains unchanged. Therefore, no additional parking is required.

Hours of Operation

Section 17.40.070 of the Zoning Code states that uses on a site that are located within 150 feet of a residential zoning district may operate between the hours of 7:00 a.m. and 10:00 p.m. by right. The nearest residential zoning district is 50 feet north of the subject site. The proposed hours of operation are between 9:00 a.m. and 9:00 p.m. and are in compliance with the Zoning Code.

Concentration of Alcohol Sales

The subject property is located in Census Tract 4627. The Alcohol Beverage Control (ABC) indicates there is an overconcentration of alcohol licenses for on-sale consumption in the census tract. The census tract allows five on-sale licenses, where seven currently exist. The ABC may approve the applicant's request if the applicant can demonstrate the issuance of a license would serve public convenience or necessity. The ABC only requires this finding to be made by the local governing agency if the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license. Since the applicant does not intend to file for one of those license types, the

City is not required to make findings for public convenience and necessity when evaluating this application.

As part of the request, the applicant identified existing alcohol sales (on-sale or off-sale consumption) establishments within 1,000 feet of the subject property. According to the applicant, there are currently five establishments within 1,000 feet of the subject property possessing active on-sale or off-sale ABC licenses. Table 1 summarizes the establishments.

Table 1: Existing Alcohol License Types within 1,000 Feet

Site	Business Name	Address	License Type
1	The Pizza Press Restaurant	1655 E Colorado Blvd	Type 41 – On-sale
2	Fatburger & Buffalo’s Restaurant	1705 E Colorado Blvd	Type 41 – On-sale
3	Mediterranean Grill	105 N Hill Ave #101	Type 41 – On-sale
4	Dog Haus Restaurant	105 N Hill Ave #104	Type 47 – On-sale
5	Bahn Mi Che Cali	1525 E Colorado Blvd	Type 41 – On-sale

The project is located in the East Colorado Specific Plan, College District area, which promotes a pedestrian-friendly environment around Pasadena City College that balances the needs of pedestrian and vehicular traffic, recognizing the heavy local and regional use of Colorado Boulevard. Although an undue concentration of alcohol establishments (as defined by ABC) exists in the area within the Census Tract, the existing alcohol establishments are restaurants. Unlike nightclubs or bars, restaurants are not typically a problematic use. The approval of this request will add to the number of alcohol licenses; however, serving beer and wine at a privately owned restaurant would be an added amenity to the mixed-use neighborhood. Therefore, the project will not contribute negatively to the undue concentration of alcoholic establishments in the Census Tract.

Proximity to Sensitive Uses

The sale of alcohol shall be designed and operated to avoid any adverse impact on adjacent or nearby parks (e.g., public parks or recreation centers), playgrounds (e.g., public or parochial), religious facilities, or schools (e.g., public, parochial, or private elementary, junior high, or high schools). The subject property is located on East Colorado Boulevard, which abuts residential multi-family neighborhoods, a church, and a college all within a 100-foot radius of the proposed restaurant with on-site sale of alcohol. The establishments closest to the site are: Calvary Baptist Church (on the adjacent corner of Colorado Boulevard and Marion Avenue approximately 50 feet from the site), Pasadena City College (across Colorado Boulevard from the subject site approximately 100 feet south), and multi-family residential (approximately 50 feet north of the site). Although these uses are nearby, the vision of East Colorado Boulevard is to maintain the mix of small businesses and it encourage uses that connect with Pasadena City College and the neighborhood. The proposed on-site sale of beer and wine would occur entirely indoors and would be an accessory use to the existing restaurant. Staff believes the sale of alcohol would not be detrimental to the nearby religious facilities, schools, or surrounding residential units based on the operational characteristics of the restaurant do not encourage activities that cause negative effects on these sensitive uses. Therefore, the sale of alcohol in conjunction with the proposed bona fide restaurant would not detrimentally affect the surrounding area.

GENERAL PLAN CONSISTENCY:

The subject property is located within the East Colorado Specific Plan area, which promotes pedestrian-oriented villages and districts with unique identities, bolstered by their vibrant mix of uses, amenities and streetscapes improving their walkability and appearance. The General Plan encourages development of Neighborhood Villages along Colorado Boulevard in the vicinity of Hill Street and Sierra Madre Boulevard containing a mix of commercial and residential uses with pedestrian-oriented amenities and plazas. The proposed on- and off-site sale of alcohol in conjunction with the operation of a restaurant would enhance the commercial district by offering a quality dining experience that would attract customers, consistent with General Plan Land Use Element policy 12.1 (Vital Commercial Districts) and with the General Plan's vision for the neighborhood.

ENVIRONMENTAL REVIEW:

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances. This section specifically applies to the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the use. The sale of alcohol in conjunction with the operation of a restaurant is a negligible expansion of use.

REVIEW BY OTHER CITY DEPARTMENTS:

The Building and Safety and Design and Historic Preservation sections along with the Departments of Transportation, Fire, Public Works, Public Health, and Police reviewed the proposal. The Fire and Police Departments did not express any concerns. Staff received recommended conditions of approval from the Public Works Department, which are incorporated in Attachment B.

CONCLUSION:

Staff believes findings for approval of the Conditional Use Permit can be made. The site is located in a non-residential zoning district that encourages a diverse mix of land uses and services that may include mixed-use and multi-family uses. The proposed sale of alcohol for on-site consumption would be complimentary to the surrounding area and other existing restaurants nearby that sell alcohol. The establishment would provide a full menu during hours of operation with the sale of alcohol incidental to food sales. Conditions of approval and periodic condition monitoring would ensure that the use would not deviate from the planned operation reviewed under this application. Therefore, staff recommends that the Hearing Officer approve the application with the findings in Attachment A and the Conditions of Approval in Attachment B.

Attachments:

Attachment A: Specific Findings of Approval

Attachment B: Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #6636

Conditional Use Permit – To allow the on-site sale and consumption of alcohol (beer and wine) in conjunction with the operation of a restaurant.

1. *The proposed location of the site for the Conditional Use Permit would not adversely affect the general welfare of the surrounding property owners.* The on-site sale of alcohol will occur in conjunction with a restaurant use on property on East Colorado Boulevard. Nearby non-residential uses include restaurant, retail, multi-family residential, a school, and a church. These proposed use complements and provides an amenity for the adjacent uses, including Pasadena City College and the residential neighborhoods and provides and maintains the mix of uses in the area. Alcohol sales associated with the use would occur indoors as an accessory to the restaurant establishment. The proposed use will operate in accordance with City laws, ordinances, and conditions of approval that ensure the continuity of the compatible coexistence of this use with surrounding area.
2. *The proposed location of the site for the Conditional Use Permit would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including beer and wine, in the area.* Though the ABC considers there to be an overconcentration of licenses in the census tract, the proposal will add an amenity to the area. Many of the existing alcohol serving establishments nearby are restaurants and not bars. Unlike traditional nightclubs or bars, restaurants typically serve alcohol with food and have shorter hours of operation, decreasing any negative effects on the surrounding area. To ensure the proposed establishment remains a bona fide restaurant, the Conditional Use Permit prohibits cover charges, age restrictions, and amplified music conducive of a night club atmosphere. The proposal does not include a bar area or a request for live entertainment, further reducing any potential for negative impacts associated with alcohol sales.
3. *The proposed location of the site for the Conditional Use Permit would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to the following: a. Residential uses and residential districts; b. Hospitals, park and recreation facilities, places of public assembly, public or private schools, and religious assembly uses that attract minors and other similar uses; and c. Other establishments offering alcoholic beverages (including beer and wine) for sale for consumption both on-site.* The subject property is located near sensitive uses, such as park and recreation facilities, places of public assembly, public or private schools, hospitals, or religious facilities. The subject property is located on East Colorado Boulevard, which abuts residential multi-family neighborhoods, a church, and a school all within a 100-foot radius of the proposed restaurant with on-site sale of alcohol. The establishments closest to the site are: Calvary Baptist Church is on the adjacent corner of Colorado Boulevard and Marion Avenue approximately 50 feet from the site, Pasadena City College across Colorado Boulevard from the subject site approximately 100 feet south, and multi-family residential approximately 50 feet north. Although these uses are nearby, the vision of East Colorado Boulevard is to maintain the mix of small businesses and encourage uses that connect with Pasadena City College and the neighborhood. The proposed on-site sale of beer and wine would occur entirely indoors and would be an accessory use to the existing restaurant. The sale of alcohol would not be detrimental to the nearby religious facilities, schools, or surrounding residential units based on the operational characteristics of the restaurant. The restaurant use and accessory on-site beer and wine sale do not encourage activities that

cause negative effects on these sensitive uses. Therefore, the sale of alcohol in conjunction with the proposed bona fide restaurant would not detrimentally affect the surrounding area.

4. *The proposed location of the site for the Conditional Use Permit would not aggravate proposed problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, and sales to minors).* The subject property does not have a documented history of problems created by the sale of alcohol. The incidental sale of alcohol in conjunction with a bona fide restaurant is generally not a problematic use. The Police Department reviewed the proposal and did not express any concerns. With this approval, the project is subject to the City's Condition/Mitigation Monitoring Program. Non-compliance with any of the conditions of approval or any of the provisions of the Zoning Code may result in the revocation of the Conditional Use Permit. These measures will limit any potential aggravation of existing or proposed problems created by the sale of alcohol.
5. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The subject property is located in the East Colorado Specific Plan within the College District area. This specific plan emphasizes retaining an eclectic mix of uses and creating a pedestrian-friendly environment along Colorado Boulevard. The proposed alcohol sales are consistent with General Plan Land Use Element policy 12.1, which calls for vital commercial districts. The proposed on-site sale and consumption of beer and wine in conjunction with the operation of a restaurant will enhance the commercial district by offering a quality dining experience. This supports the General Plan's goal of enabling residents to acquire desired goods as well as attracting customers from surrounding communities.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6636

The applicant or successor in interest shall meet the following conditions:

1. The proposed project shall substantially conform to the site plan submitted with this application and stamped "Approved", except as modified herein.
2. In accordance with Section 17.64.040 (Time Limits and Extension) of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within three years of the effective date of the approval, unless otherwise specified in the conditions of approval. The Hearing Officer may grant a one-year extension of your approval.
3. The approval of this application authorizes the accessory on-site sale and consumption of alcohol (beer and wine) in conjunction with the operation of a 2,400 square-foot restaurant.
4. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit if sufficient cause is given.
5. Any change to these conditions of approval or expansion of the use shall require the modification of this Conditional Use Permit or a new Conditional Use Permit.
6. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.

Planning Division

7. The primary use shall be a bona fide restaurant with ancillary alcohol sales (beer and wine) for on-site consumption. The sale of alcoholic beverages shall be in conjunction with food sales. Food service along with full menu shall be made available during all hours of business operation.
8. The premises shall operate under ABC License Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) and be maintained as a bona fide eating establishment. The premises shall not obtain any other public premises type licenses without the approval of a Conditional Use Permit and/or Expressive Use Permit.
9. The restaurant hours shall be limited between 9:00 a.m. and 10:00 p.m. daily.
10. The provision of a bar or counter used for preparing and serving alcoholic beverages within the establishment shall require a modification to this Conditional Use Permit or a new Conditional Use Permit.
11. Any live entertainment shall be limited to 75 square feet of floor area. Dancing by customers shall be prohibited at all times.
12. Alcoholic beverages shall not be served in disposable containers.

13. No cover charges, entry fees, or minimum drink orders shall be required of patrons. There shall be no restrictions on the age of customers.
14. Promoter-produced parties or events shall be prohibited. These events include private parties that involve third parties who profit from organizing and/or drawing attendees to the events.
15. Customized lighting and sound system conducive of a nightclub atmosphere shall be prohibited at all times.
16. Amplification of music shall comply with the regulations of Chapter 9.36 (Noise Restrictions) of the Pasadena Municipal Code.
17. Signs advertising brands and types of alcoholic beverages or the availability of alcohol for sale at the subject site shall not be visible from the exterior of the premises.
18. The following preventive measures shall be undertaken to reduce the potential for alcohol related problems:
 - a. Food service shall remain available during all hours of operation;
 - b. Taxicab phone numbers shall be posted in a conspicuous location at all times in the area(s) where alcohol is served to customers;
 - c. All employees selling or serving alcohol shall be required to participate in an alcohol training program offered by the Alcoholic Beverages Control prior to the operation of selling/serving alcohol;
 - d. The availability of a variety of non-alcoholic beverages shall be made known and offered to customers, and
 - e. No more than four video games shall be permitted.
19. These conditions of approval must be posted in a conspicuous location for public viewing within the restaurant on a continuous basis for the life of this Conditional Use Permit beginning on the date the alcohol sales commence.
20. The site and surrounding area shall be maintained in a litter and graffiti free manner. Any graffiti that should appear on the site shall be removed within 48 hours.
21. Compliance with the City of Pasadena Refuse Storage regulations, see Section 17.40.120 (Refuse Storage Facilities) of the Pasadena Municipal Code, shall be maintained at all times.
22. The establishment shall allow patrons of all ages at all times.
23. The dollar sales of alcoholic beverages shall not exceed the dollar amount of food and non-alcoholic beverages in a quarterly basis to ensure the primary use of the premises as a restaurant. The sales record shall be maintained at the premises at all times and be presented to the City agencies for review upon request.

Public Works Department

24. The existing drive approach to the subject property is not in conformance with City standard and shall be completely removed or reconstructed per City Standard S-403. In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged curb, gutter and sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC. A separate permit from the Department of Public Works is required for all construction in the public right-of-way. Please contact 626-744-4195 for the general process.
25. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection video submitted to the Department of Public Works for review. At the time of the video submittal, a non-refundable flat fee, per the current General Fee Schedule, shall be placed by the applicant to cover the staff cost of video review. The house sewer inspection shall include footage from the private cleanout to the connection at public sewer main, with no or minimum flow in the pipe during the televising. The property address, date of inspection, and a continuous read-out of the camera distance from the starting point shall be constantly displayed on the video. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.
26. In preparation for the New Year Rose Parade and Rose Bowl Game, the Department of Public Works will suspend all works within the public right-of-way during the holiday season in accordance to PMC 12.24.100 and City Policy.

In general, all public streets, sidewalks and parkways shall be free and clear of excavations and other construction related activities during the period of November through January of the following year. Specific dates will vary on an annual basis. Accordingly, contractors will be required to shut down construction operations which would impede traffic and pedestrian movements during these periods unless otherwise authorized by the City Engineer. Any existing excavations shall be backfilled, compacted and temporarily repaved before the beginning of the moratorium period.

The Holiday Moratorium Map, showing the appropriate shutdown period, and corresponding areas in the City, is available at the Department of Public Works Permit Counter (window #6), 175 N. Garfield Avenue, Pasadena, CA 91109, or at the following link: <https://ww5.cityofpasadena.net/public-works/engineering-and-construction/engineering/forms-and-applications/> .

27. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits. A Public Works permit is required for all construction and occupancies in the public right-of-way. If construction vehicles and equipment are parked off-site in the public right of way, the permit fee for street and sidewalk occupancy will be based on the area and duration corresponding to the current City's General Fee Schedule. For more information, please contact Yannie Wu at 626-744-3762.

In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:

- Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged curb, gutter and sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.
- City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the support of the Urban Forestry Advisory Committee. No trees shall be damaged by the proposed construction, if a City tree is damaged, the applicant may be liable for the assessed value of the tree. Refer to <https://ww5.cityofpasadena.net/public-works/parks-and-natural-resources/urban-forestry/> for guidelines and requirements for tree protection.
- Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at <https://ww5.cityofpasadena.net/public-works/street-maintenance-waste-management/recycling-resources/construction-and-demolition-debris-recyclers/> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.
 - b. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.