

Attachment B

**WILLIAM CAREY INTERNATIONAL UNIVERSITY
CONDITIONS OF APPROVAL**

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

A. Academic Uses

General

1. William Carey International University (WCIU) shall notify the Planning & Development Director in writing if any of the existing academic uses on site cease operating, increase enrollment, or if any new school is proposed on site.
2. The Planning & Development Director may call for review of this Master Development Plan (MDP) if it is determined that any of the uses associated with WCIU is adversely impacting the surrounding neighborhood. The time and notice of the review shall be provided in the same manner as specified under the Title 17 of the Pasadena Municipal Code.
3. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
4. The concurrent uses permitted under the subject MDP include college/university, office, recreational vehicle parking, and assembly (church) uses.
5. The WCIU college/university enrollment shall be limited to a maximum of 260 students and 170 faculty and staff.
6. Increases of enrollment above the maximum allowed shall require submittal of an application for a Conditional Use Permit or Amendment to the MDP.
7. The applicant shall be required to have a minimum of one security guard on-staff at all times (24 hours a day) and patrolling the subject property. (Revised)
8. An amendment to the MDP shall be required for the inclusion of Taylor Hall, located at 1605 Elizabeth Street, in the Plan should WCIU acquire the property.
9. The Planning & Development Director shall have the responsibility to interpret consistency of subsequent projects and land use changes with the MDP, in accordance with section 17.61.050 of the Municipal Code.
10. The MDP shall be in effect for ten (10) years after approval by the City Council with review by the Planning Commission after five (5) years in accordance with the zoning code provisions.
11. The proposed project, Case No. PLN2004-00211, shall comply with all conditions of approval, subject to monitoring by the City Condition Monitoring Coordinator. Condition Monitoring is required for your project. Contact the Code Compliance Staff at (626) 744-6433 to verify the fee. All fees are to be paid to the cashier at the permit center located at 175 N. Garfield Avenue. The cashier will ask for the case number provided above.
12. An information item shall be prepared one year after approval of the MDP for the Planning Commissions review of adequacy of, and compliance with, the conditions of approval. The Planning Commission may schedule a noticed public hearing at any time to modify the existing conditions. (ADDED BY THE PLANNING COMMISSION)

Grammar/High School

13. The school(s) shall be limited to a maximum of 335 students, 22 classrooms, and 36 full-time and part-time staff.
14. An increase of enrollment of from 235 to 335 students shall be subject to review by the Planning & Development Director, in accordance with section 17.61.050 of the Municipal Code.
15. A traffic management program and open space plan in conformance with the State and City outdoor play area requirements, shall be submitted for review and approval by the Department of Transportation and Planning & Development Director, respectively, for any enrollment increases or for introduction of new grammar school uses proposed on site. The traffic management program shall include the following components:
 - a. Designation of approach and departure routes
 - b. Distribution of instructional packets
 - c. Designation of student drop-off/pick-up areas
 - d. Assignment of faculty, staff and student parking area
 - e. Assignment of a traffic compliance monitor

Special Events

16. Special events (other than on-going events related to existing, permitted uses), which may result in a parking demand greater than the parking spaces available on the campus, shall not exceed a total of fifteen (15) days in a calendar year. (Revised for clarity)
17. Concurrent evening and weekend events shall be scheduled so as to minimize conflict with other on-going activities occurring on the WCIU Campus.
18. Outdoor, on-campus events shall occur between the hours of 8:00 a.m. – 9:00 p.m., and indoor events shall end by 10:00 p.m. and shall be in compliance with the noise ordinance.
19. WCIU shall mail a biannual special events calendar to the occupants of residences within a 500-foot radius of the property, to the Planning Department, to Neighborhood Connections, and to residences located between Howard Street and Washington Boulevard on Sierra Bonita Avenue, Breessee Avenue, and Wesley Avenue.

Signs

20. Signage shall be limited to a maximum of eleven (11) signs. Three free-standing signs along Elizabeth Street (including a sign at the corner of Wesley Avenue/Elizabeth Street), three wall signs visible from Elizabeth Street, and five signs along Howard Street (including a sign at the corner of Wesley Avenue/Howard Street). In addition, a 22 square foot sign, is permitted at the entrance of Zwemer Hall facing the Mott parking lot. A sign plan, showing the size and location of all signs shall be submitted to and approved by the Planning & Development Director prior to the issuance of a building permit. The sign plan is intended for the overall review of a signage for the project and shall not be construed to be a waiver of the requirement of a building permit for the construction of the signs included on the sign plan.
21. No portable signs shall be permitted on public property that is visible from the public right-of-way.

Circulation/Parking

22. The applicant shall implement the five (5) parking layouts in the Traffic Study to increase the number of available parking spaces on campus within six (6) months of City Council approval of the MDP subject to parking lot/site plan review by the Planning & Development Director. The traffic and parking study identified five layouts to increase parking by a minimum of 112 parking spaces. All parking areas shall conform to the Zoning Code requirements.
23. A minimum total of 373 parking spaces shall be provided on-site for the various weekday uses.
24. According to the parking spaces available, concurrent uses shall be limited to college/university, office, recreational vehicle parking, and assembly (church) uses.
25. An Agreement for the University to lease 31 parking spaces on a daily basis and with additional parking spaces available on Sundays from U.S. Center for World Mission (Taylor Hall) shall be submitted to the Planning & Development Director for review and approval within 60 days of approval of the MDP by the City Council. Should the lease be terminated, the applicant shall replace the number of parking spaces removed.
26. Bicycle parking shall be provided in conformance with Chapter 17.46.320. Bicycle parking shall be clearly shown on the parking lot/site plans. Such parking shall be located as close to the entry as feasible, clearly marked, and separated by a barrier from automobile parking. Final bicycle parking plans shall include the placement of the bicycle parking and the type of bicycle racks and shall be reviewed for approval by the Planning & Development Director and the Department of Transportation prior to the issuance of a building permit.

B. Assembly Uses (Churches)

27. The use of assembly facilities (seating area and square footage) shall be predicated on the available parking. If the demand for parking increases beyond the 429 available parking spaces, the applicant shall submit a facilities management program for review and approval by the Department of Transportation and Planning & Development Director. The facilities management program may include any combination of the following components:
 - a. Provision of additional off-site parking and shuttle service;
 - b. Provision of incentives for carpooling and use of off-site parking and shuttle service;
 - c. Provision of tandem parking with attendant service;
 - d. Provision of multiple, staggered services.
 - e. Notification of program components to attendees, including notification to owners of vehicles parked on the street.
28. The assembly uses (churches) shall be allowed on Sunday from 7:00 a.m. to 10:00 p.m. and weekdays from 6:00 p.m. to 10:00 p.m., provided that outdoor events shall occur between the hours of 8:00 a.m. and 9:00 p.m. and shall be in compliance with the noise ordinance.

C. Recreational Vehicle Parking (In accordance with previously approved CUP #1559)

29. A maximum of ten (10) RVs shall be permitted to park on site for a maximum time of six (6) months per 12-month period and shall be counted as two (2) spaces for purposes of determining available parking.
30. Water, electrical, and sewer services shall be provided in accordance with all City requirements.
31. No outdoor use other than parking of the vehicles (including the recreational vehicles) shall be permitted on the subject parking area and the subject parking area shall be kept in a neat and orderly manner (Domestic chores must be conducted only inside the vehicle).
32. While participating in the program, the recreational vehicles shall remain stationed on the site, and not be used for daily transportation.
33. Recreational vehicles parked in the Townsend Lot shall be fully operational, completely assembled, supported only by inflated tires, in good repair, neat and clean.

DEPARTMENT OF PUBLIC WORKS

1. In order to provide for intersection improvements, the applicant shall dedicate to the City the lands necessary to provide 20-foot radius property line corner rounding for street purposes at:
 - a. the southeast corner of Elizabeth Street and Wesley Avenue; and
 - b. the northeast corner of Howard Street and Wesley Avenue.The applicant shall be responsible for all the costs required to complete the dedications. The dedications will require the approval of the City Council. (Timing Revised)
2. In order to provide for better traffic movement, the applicant shall construct improvements consisting of concrete curb, gutter, sidewalk, curb ramp, and other work necessary to construct a 10-to 15-foot radius curb at the southeast corner of Elizabeth Street and Wesley Avenue. The actual radius shall be determined in the field to achieve the maximum radius while avoiding the existing tree. Improvements shall include the relocation and upgrading of affected street lights and various utilities. (Timing Revised)
3. There is a major existing Los Angeles County Department of Public Works (LACDPW) storm drain system that runs directly through the property from Sierra Bonita Avenue at Elizabeth Street to Sierra Bonita Avenue at Howard Street. Any work over the existing storm drain system will require the approval of LACDPW. The existing storm drain system, including easement, shall be shown on all construction plans.
4. The entrance to the parking lot at the east end of Howard Street shall be reconfigured to include a "Hammer Head"-type cul-de-sac for turn-around as approved by the Department of Public Works. The existing gate shall be pushed back to 20 feet between the curb line and the gate, and the oleander bushes on the west side of the driveway shall be removed to improve visibility for this movement. The applicant shall complete the improvements prior to the five-year review.
5. Howard Street has no sidewalk. The applicant shall construct a new five-foot (5'-0") wide concrete sidewalk on the north side of Howard Street along the subject property

from Bresee Avenue to the east end of Howard Street. Sidewalks will not be required along a portion of Howard Street until existing mature trees are removed by City forces at the end of their life cycle(Timing Revised)

6. Elizabeth Street was resurfaced in October 2003 and is a moratorium street. If the street is excavated prior to October 2008, resurfacing of the street along the frontage of the subject property will be required.
Howard Street was slurry sealed in October 2004 and is a moratorium street. If the street is excavated for utility connections prior to October 2006, re-slurry sealing of the street along the frontage of the subject property will be required.
Excavations in the streets for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
7. The applicant shall construct any new one-way entry/exit drive approach a minimum of 12 feet in width and two-way entry/exit drive approach a minimum of 24 feet in width and a maximum of 26 feet in width and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed. The street trees shall have a clear distance of a minimum of seven feet from the drive approaches. The new drive approaches shall not cause damage to the existing street trees which shall remain in place.
8. If the proposed improvements drain to the driveway, the applicant shall construct a non- sump grate drain in the driveway at the back of the sidewalk. The drain shall discharge to the street in a curb outlet approved by the Department of Public Works.
9. The applicant shall plant and maintain, for a period of three years, a maximum of fifteen (15) officially designated street trees per the City approved master street tree plan on the Elizabeth Street frontage and, if needed, install and permanently maintain an irrigation system for the trees. Locations will be finalized in the field by the Department of Public Works. Trees must meet the City's tree stock standards, be inspected by the City, and be planted according to the details provided by the Parks and Natural Resources Division. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy.
10. Plans must be submitted to the Parks and Natural Resources Division for approval showing any structures, irrigation, footings, grading or plantings that impact City street trees. The plans must conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters and actual canopies as well as any trees to be planted with their canopy at mature size.
11. The applicant shall submit to the Department of Public Works a grading and drainage plan and hydrology study for review and approval prior to the issuance of a building permit. The grading and drainage plan and the hydrology study shall be prepared by a licensed civil engineer registered in the State of California. The hydrology study shall include calculations for the quantities of storm water runoff for the pre-development and post development conditions and how drainage will be handled. On-site drainage shall be connected to an off-site drainage system whenever possible.
12. The existing street lighting system on Howard Street and Elizabeth Street consists of utilitarian lights (mounted on wood power poles) and, therefore, does not meet present design standards. In order to improve pedestrian and traffic safety, the applicant shall

install a maximum of eleven (11) new street lights on Howard Street and a maximum of ten (10) new street lights on Elizabeth Street or near the frontages of the property, including conduits, conductors, electrical service (if necessary), pull boxes, and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Department of Public Works. The applicant shall complete the improvements prior to the five-year review.

13. The applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Department of Public Works, the applicant will be required to place a deposit with the Department to cover the cost of plan checking and construction inspection of the improvements.
14. The proposed development shall be connected to the public sewer by a method approved by the Department of Public Works. The sewer connection shall be six-inch (6") diameter vitrified clay or cast iron pipe with a minimum slope of two percent (2%).
15. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$10,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. A processing fee will be charged against the deposit.
16. 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.

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 12.04.031, 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 sidewalk along the subject frontages prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.035, 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 approval of the Urban Forestry Advisory Committee.

- 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 <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp> 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 can be obtained from the Recycling Coordinator.
 - b. Monthly reports must be submitted throughout the duration of the project.
 - c. 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. 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.