

Attachment D

**CONDITIONS OF APPROVAL
FULLER THEOLOGICAL SEMINARY
MASTER DEVELOPMENT PLAN**

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

Planning Division

GENERAL

1. Residential, academic and ancillary development within Fuller campus shall occur in substantial conformance with the approved Master Development Plan (MDP,) except as herein modified.
2. A total floor area of approximately 482,000 square feet, including 300,000 square feet of new building area on the south portion of the campus (35,000 s.f. chapel, 50,000 s.f. library addition, 4,000 s.f. addition to Payton Hall, & 211,000 s.f. academic buildings), shall be permitted for non-residential development under the Fuller MDP. Deviations from the maximum permitted floor area shall be limited up to an aggregate of 10,000 square feet of building area (PMC 17.64.050), in compliance with the underlying Floor Area Ratio of the CDSP.
3. Square footage of new academic development approved under the MDP which may not be accommodated in the Los Robles Quad, due to preservation of historic buildings on Los Robles Avenue/Ford Place, may be located within the PD-21 site (former Montgomery Engineering site) Other alternative locations will be subject to review and determination of consistency with the MDP.
4. A total of 797 dwelling units, including 514 new units (of which 304 are net new units) and 283 existing units, consisting of a total floor area of approximately 627,000 square feet, shall be permitted for residential development under the Fuller MDP.
5. A minimum ten-foot (10') setback shall be provided along Los Robles Avenue, north of Walnut Street, and along Corson Street. All other building setbacks shall be in compliance with the standards of the Central District Specific Plan. Landscaping of the setback areas shall be in compliance with Chapter 17.44.
6. The height for buildings located at the Los Robles Quad, south of the buildings subject to preservation, area shall not exceed 65 feet and shall be subject to review and approval by the Design Commission for transition to the adjacent structures. All other buildings on the south portion (main) campus shall be in compliance with the standards of the CDSP.
7. Height averaging for individual development phases, including all buildings considered part of the development phase, on the north portion of the Fuller Campus shall be subject to review and approval by the Design Commission, and shall be in compliance with the underlying standards of the CDSP.
8. Fuller shall be limited to a maximum student enrollment of 2,014 students.
9. The applicant shall provide a maximum of 1,353 spaces within the campus. All parking areas shall conform to the requirements of Chapter 17.46 (Parking and Loading) of the Pasadena Zoning Code. In an effort to formalize previously executed parking agreements, the applicant may submit parking lease agreements to the Zoning Administrator for review and approval, in lieu of provision of parking on-site.
10. For shared parking use intended to comply with required residential parking spaces, the applicant shall submit an application for a Minor Conditional Use permit. Parking spaces for the student housing units may be provided within 1,000 feet and for employees/staff within

1,500 feet of the MDP boundaries, respectively. At least half of the required parking spaces for the student housing units shall be provided on site, or within 500 feet of the buildings.

11. All phases of construction shall be subject to Design Review and approval according to the provisions in PMC 17.61.030. As part of the Design Review, the applicant shall submit landscape plans with each individual building phase for review and approval. Said landscape plan shall include drought resistant plant materials and low volume irrigation where practicable and shall be prepared by a licensed landscape architect and shall meet the requirements of Chapter 17.44. Areas of the site not covered by structures shall be maintained with landscaping.
12. For a period of no less than 180-days following approval of the MDP, the applicant shall offer for relocation the portion of the building (527 E. Union Street) that was designed by architect Charles & Henry Greene as an addition to the original pre-1894 wood-frame house located at 527 E. Union Street (Herkimer Arms Building) within the City of Pasadena. The advertisement period shall run from time of approval of the MDP. The Planning & Development Director shall review and approve list of sources for advertising availability of the building. In addition, the applicant shall offer funding in the amount no less than \$100,000 to assist with relocation and rehabilitation costs. If an application for relocation is submitted the relocation period may be extended for an addition period of 180 days. If no application for relocation of the house is submitted within a 180-day advertisement period, subject to standards and permit requirements of P.M.C. § 17.40.130, and no contract for relocation is executed between Fuller Seminary and a new owner, the Planning & Development Director may issue a certificate of appropriateness and Fuller Seminary may demolish the building. During the advertisement period and prior to the structure being relocated or demolished, archival quality photographic documentation shall be provided to the City in accordance with the mitigation measures outlined in the Final Environmental Impact Report. If the building is relocated, the exteriors shall be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings, subject to review and approval by the Director of Planning and Development.
13. Prior to the issuance of building permits for the development of the Los Robles Quad area, the applicant shall either relocate the building located at 110 N. Los Robles Avenue, Professor Hammond House, with the exception of the rear addition to the building, within the Fuller Campus or to an appropriate receptor location within the City of Pasadena. No demolition of this building shall be allowed. If the structure is relocated off the Fuller Campus, the relocation is subject to standards and permit requirements of P.M.C. § 17.40.130. The exteriors shall be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings, subject to review and approval by the Director of Planning and Development if the building is relocated.
14. The applicant shall retain and preserve the three buildings located at 144 N. Los Robles Avenue, 450-452 Ford Place, and 454-456 Ford Place.
15. The applicant shall work with Planning Division staff to complete the National Register registration for the potential Ford Place Landmark District within one year from approval of the MDP. The nomination shall include all contributing buildings owned and maintained by the applicant. The applicant shall hire a qualified consultant to complete the registration forms.
16. The applicant, with the homeowners association for the multi-family condominium complex located at 270-280 N. Madison Avenue as co-applicant, shall file an application to change the zoning of properties currently designated as Planned Development PD-21, within 180 days after approval of the MDP.

17. The applicant shall file application(s) for Tentative Parcel Map(s), consolidating the various lots into single parcels to eliminate interior lot lines, within 120 days of issuance of a building permit for construction of various non-residential phases and prior to issuance of a Certificate of Occupancy for residential buildings. If said tentative parcel map is approved, shall diligently pursue said map to recordation.
18. On-site special events (other than on-going events related to Seminary/college use), shall not exceed a total of fifteen (15) days in a calendar year. Weekday special events shall be scheduled so as not to conflict with other events occurring on the campus. Assembly uses (religious services not affiliated with the Seminary) and special events shall not conflict with daily on-going Seminary operations. Special events and facilities use for assembly purposes are subject to review for consistency with the MDP by the Planning & Development Director, in accordance with section 17.61.050 of the Municipal Code. The review for consistency shall include review and approval of parking/traffic control program subject to review by the Department of Transportation.
19. The applicant and successor in interest shall notify all prospective tenants that the project is located within an urban area and that noise levels may be higher than in a typical residential area, as specified in §17.50.160 (M) (Noise Notification.) The signature of the residents shall confirm receipt and understanding of this information.
20. The applicant shall submit an Inclusionary Housing application/plan for review and approval for residential phases of construction prior to submittal of plans for final Plan Check.
21. A licensed security officer shall patrol the subject property between the hours of dusk and dawn.
22. This application shall be effective for a period of twenty (20) years and shall be subject to a five-year review by the Planning Commission in a noticed public hearing.
23. The Development Agreement shall be subject to annual review by the Planning Commission per P.M.C. section 17.66.040.
24. The applicant shall pay the appropriate fee(s) for annual periodic reviews (Condition Monitoring, Development Agreement) conducted. per P.M.C. 17.66.040.
25. The proposed MDP, Case No. PLN2004-00351, shall comply with all conditions of approval, subject to monitoring by the City Condition Monitoring Coordinator. The applicant shall pay the appropriate fee(s) for Condition Monitoring and Mitigation Measure Monitoring. Contact the Code Compliance Staff at (626) 744-6433 to verify the fee. The current fee is \$721 for Mitigation Monitoring. 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.
26. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
27. The applicant or successor in interest shall meet all of the mitigation measures of the Final Environmental Impact Report. The applicant or successor in interest shall retain an Environmental Impact Report Mitigation Monitoring Coordinator (Mitigation Coordinator) with experience on large construction projects to serve as a liaison to between the development/construction team and the City. The Mitigation Coordinator will monitor the implementation of the Mitigation Monitoring and Reporting Program as specified in the project Final Environmental Impact Report, and prepare and submit written weekly reports to the Condition/Mitigation Monitoring Coordinator of the City of Pasadena. The format of the written reports is subject to approval by the Code Compliance Manager.

OPEN SPACE/LANDSCAPING

28. Each residential building phase shall comply with the Urban Housing standards, including open space. (PMC 17.50.350)
29. Residential Phase II and Phase III shall integrate as part of the construction plans the development of the adjacent community green space areas. The adjacent community green space areas shall not count toward the compliance with open space requirements for the individual buildings.
30. Upon acquisition of properties along both sides of North Oakland Avenue, the applicant shall submit an application for a partial vacation of the street to the Public Works Department. The street vacation request shall be subject to review by the Planning Commission and approval by City Council. Such request shall include conceptual layout plans showing access, parking, landscaping, and other amenities for the proposed green space.
31. Landscape plans shall provide for on-site canopy area replacement with large canopy species used wherever feasible in the design;
32. A minimum of 70% of the new trees planted shall be Ordinance protected species. The landscape design plans shall incorporate a range of species to ensure that overall species diversity is maintained.
33. Prior to commencement of Phase III (Oakland Village), applicant shall submit a running tally indicating the net canopy coverage to that point. If a deficit in canopy coverage exists, the applicant shall plant trees of sufficient size to compensate for tree removals. The applicant may replace a canopy deficit with on-site tree planting credited at one tree per each 80 square foot of canopy. Replacement trees shall be selected from the protected tree list of the Tree Protection Ordinance (PMC 8.52). The applicant shall determine location, number, and types of trees, subject to review and approval by the Director of Planning & Development.
34. A tree retention plan prepared by a licensed landscape architect or arborist shall be submitted to the Director of Planning & Development prior to the issuance of any building or grading permits. The tree retention plan shall include the following:
 - a. The location, size, type, and current health of the trees on the immediately adjacent public right-of-ways and the trees listed on Table 3: #73, 76, 82, 96, 97, 118, 141, 145, 163, 168, 252, 257, 258, 269, 270, 275, 276, 277, 293, & 294;
 - b. To ensure that the tree retention is successful, the following requirements shall be met:
 - i. All grading around existing protected trees shall be done by hand.
 - ii. Cutting through woody roots shall not be allowed.
 - iii. All foundations shall step over major roots.
 - iv. No difference in grade shall be allowed at the base of the trees.
 - v. Temporary protective fencing shall be installed around all protected trees that will be impacted by construction and shall extend to the dripline of the trees.
 - vi. Prior to issuance of any grubbing or grading permit or approval, the tree protecting fencing shall be installed and inspected.
 - vii. The applicant shall place at least three waterproof placards on the tree protection fencing for each protected tree. The placards shall state that the fencing shall not be removed without authorization from the City.
35. A certified arborist shall submit signed and dated inspection results of protected trees to staff, at predetermined construction phases (e.g. pre-construction, grading, foundation, framing, final).

36. The applicant shall provide for new street trees to be located in compliance with the requirements of the Department of Public Works. The number and size of trees shall be determined by the Director of Public Works.

PARKING

37. No ingress or egress for new development shall be provided to/from Los Robles Avenue, unless reviewed and approved by the Department of Transportation.
38. A Transportation Demand Management Plan (TDM) shall be submitted to the Director of Transportation prior to issuance of a building permit (or final design review). This plan shall be reviewed and approved by the Director of Transportation prior to the issuance of a building permit. The program shall include:
- a. A commuter matching service for all employees shall be provided on an annual basis and for all new employees upon hiring.
 - b. A minimum of 10% of the employee parking spaces shall be reserved for and designated as preferential parking for carpool and vanpool vehicles. Such parking area shall be in a location more convenient to the place of employment than parking spaces for single occupant vehicles, and shall be located as close as practical to the employee entrance.
 - c. A transportation information display, such as a bulletin board, display case or kiosk, shall be located on the development site, situated so as to be seen by the greatest number of employees. Information displayed shall include without limitation current maps, routes and schedules for public transit routes serving the development; telephone number of referrals for transportation information including the numbers for the regional ridesharing agency and local transit operators; ridesharing promotional materials; bicycle routes and facility information; and listing on facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the development.
39. The applicant shall meet all of the requirements of 17.46.320 (Bicycle Parking Standards) of the Zoning Code. Final location of the bicycle parking and type of bicycle racks shall be reviewed by the Public Works and Transportation Departments.

SIGNAGE

40. A Master Sign Plan, showing the size and location of all signs, shall be submitted to and approved by the Zoning Administrator as part of a comprehensive signage program prior to issuance of building permits for non-residential buildings or issuance of certificate of occupancy for residential buildings. The sign plan may supersede the standards applicable to the property located at 250 N. Madison Avenue listed below. 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.
41. Guest and customer directional parking signs shall be clearly posted at the property ingresses. The sign lettering shall meet the design requirements of the Zoning Code.
42. All signs shall comply with the sign regulations of Chapter 17.48 (Signs) of the Zoning Code with exception of the development standards listed below. A sign plan for temporary uses shall be submitted to the Zoning Administrator prior to the event(s). The sign plan shall include the size and location of all signs erected to advertise the event(s), permission from the Department of Public Works for any signs to be located on within a public right-of-way, and the dates when signs will be erected and removed.
43. The following standards shall apply to signage on the property located at 250 North Madison Avenue:
- a. One, two-sided monument sign shall be permitted to be placed on El Molino Avenue with a maximum height of five (5) feet and maximum of 40 square feet of sign area.
 - b. A maximum of two (2), wall-mounted signs with a maximum total area of 40 square feet shall be permitted on the Madison Avenue facade of the building. One sign with indirect illumination is permitted.

- c. A maximum of two (2), wall-mounted signs with a maximum total area of 40 square feet shall be permitted on the El Molino Avenue facade of the building. One sign with indirect illumination is permitted.

LIGHTING

44. An exterior lighting plan, including specifications of the proposed fixtures, shall be submitted to the Zoning Administrator prior to the issuance of any building permits. No light sources (i.e. bulb) shall be visible from any location off the site. The lighting shall comply with the standards of Section 17.40.080 (Outdoor Lighting) of the Zoning Code.
45. The applicant shall limit night time lighting to that required to maintain security as determined by the Pasadena Police Department and shall limit glare to the extent feasible.
46. Lighting shall be directed downward and shall be equipped with 180-degree corner cutoffs.

GRADING/SOILS

47. If retaining walls are required, elevations, sections, and construction details, including materials to be used, shall be submitted to and approved by the Building Official prior to issuance of any building permits.
48. A grading plan shall be submitted to, and approved by, the Zoning Administrator/building official prior to issuance of any permits.
49. A soils report shall be submitted to the Building Division for approval prior to the issuance of any grading or building permits.
50. All runoff shall be directed to the street in a drainage device approved by the Public Works Department. No runoff, either sheet or directed, shall flow onto adjacent properties.

WASTE DISPOSAL

51. All refuse dumpsters and trash storage areas shall be screened from the public right-of-way.
52. A trash enclosure shall be provided in accordance with the requirements of Section 17.40.120 (Refuse Storage Facilities) of the Zoning Code. The location of such enclosure shall be approved by the Zoning Administrator and the Public Works Department.
53. Deliveries and trash pick-up shall not be performed between the hours of 10:00 p.m. and 7:00 a.m.
54. For each development, the applicant shall submit the following plan(s) and form(s) which can be obtained from the Recycling Coordinator, 744-4721, of the Department of Public Works for approval prior to the request for final inspection:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the grading permit. A list of Construction and Demolition Recyclers in Los Angeles County 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.
55. The applicant shall advertise the availability of salvage materials. A listing can be made at no charge in the CALMAX Quarterly Catalog at www.ciwmb.ca.gov/CALMAX or through LACOMAX at www.dpw.co.la.ca.us/epd/lacomax or through preservation groups or web or newspaper advertising.
56. The project shall be subject to the use of deconstruction techniques. A deconstruction manual is available free of charge by downloading it from www.ciwmb.ca.gov/publications or by requesting a copy from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works.

57. The applicant shall provide refuse storage specifications in compliance with Pasadena Municipal Code 17.64.240 B.
58. The applicant shall provide recycling bin space with refuse storage area in compliance with Pasadena Municipal Code 17.64.240 C.

FIXTURES

59. No mechanical equipment, with the exception of solar collectors, shall be permitted on any roof unless properly screened, or in an enclosure designed to be architecturally compatible with the building. All screening must be reviewed and approved by the Zoning Administrator.
60. Screening of mechanical equipment shall be provided in accordance with Section 17.40.150 (Screening) of the Zoning Code.

Building Division

61. All working drawings, engineering calculations, soils report, grading plan and supporting documents shall be prepared and sealed by a licensed Architect/Engineer registered in the State of California.
62. Construction shall comply with the requirements of Chapter 5, 'General Building Limitations', and Chapter 6, 'Type of Construction', 2001 C.B.C. Provide code analysis and design summary justifying allowable area and number of stories.
63. Construction shall comply with the latest edition of the California Energy Standards Title 24 Part 6.
64. Means of egress shall comply with the requirements of Chapter 10, 2001 C.B.C. California Multi-Family Disabled Access Regulations by the California Department of Housing and Community Development. See Chapter 11A and 11B of the 2001 C.B.C.
65. The project shall comply with the Green Building Practices Ordinance (PMC 14.90). This requirement applies to Blocks 1, 2 and 3 of the project site. The project must demonstrate environmental soundness by incorporating all of the following:
 - a. Register the building with the USGBC;
 - b. Retain the service of a LEED Accredited Professional and complete the LEED project registration prior to issuance of a building permit;
 - c. Submit the applicable LEED checklist and supporting documentation indicating points meeting at a minimum LEED Certified level incorporated into documentation for a building permit. The LEED checklist shall be prepared, signed, and dated by the project LEED AP. All building documents shall indicate in the general notes and/or individual detail drawings, where feasible, the green building measures employed to attain the applicable LEED rating.

Fire Department

66. Fire protection systems shall be in conformance to Section 14.25 of the Pasadena Municipal Code, Chapter 9 of the 2001 C.B.C., 2001 California Fire Code (CFC).
67. Fire Department Access shall be provided to within 150-feet of all exterior portions of any structure.
 - a. All access roads exceeding 150-feet shall be provided with an approved Fire Department Hammerhead or Turnaround. Access is measured 10-feet off face of curb or flow-line or 140-feet from face of curb.

- b. Fire department access shall be constructed of an all weather surface to support a minimum of 80,000 lbs having a minimum of 20-feet in width and an unobstructed height of 13'-6", with No Parking on Either Side.
 - c. No roadway way shall exceed 12% slope.
 - d. Some structures may require multiple access points and or mitigation requested to all exterior points of a structure.
68. All structures shall have the minimum fire flow (GPM) required by Appendix III-A and the quantity and spacing of fire hydrants as required by Appendix III-B of Title 24, California Fire Code. All hydrants serving commercial and public occupancies shall be of the Jones J-3775, subject to review and approval by the Department of Water and Power. All existing hydrants providing fire flow for new or remodeled structures shall be replaced with the Jones Model #J-3775, subject to review and approval by the Department of Water and Power. Reflective blue roadway markers are to identify the location of each fire hydrant.
- a. Plans shall be submitted to the Pasadena Fire Department for review and approval of fire hydrant locations prior the review and approval of the building plans.
 - b. A current fire flow report (not older than six months), performed by the Pasadena Water Department, shall be provided to the Fire Department before applying for building permits to construct or add to any structures.
 - c. A minimum of four fire hydrants shall be installed.
 - d. No fire hydrant shall flow less than 1500gpm @ 20psi.
 - e. Full size scaled drawings showing the locations of the fire hydrants, new and existing, infrastructure shall be submitted for review and approval by both the Fire and Water Departments prior to review and approval of the building plans. Plans shall also indicate all water main sizes and locations, FDC locations; Plans shall include fire flow analysis, thrust block sizes and details per NFPA 13, not AWWA, and manufacture A&E sheets for all materials used.

69. The following structures shall comply with the minimum fire flow requirements based on types of construction and square footage of each building:

	Square Feet	Construction Type	GPM 20psi	Hydrants	Maximum Hydrant Spacing	Maximum Hydrant Distance
Student Housing	310,500	III-N	4,000	9	200-feet	120-feet
Student Housing	57,600	V-N	3,250	7	250-feet	150-feet
Mixed Use-R1	20,000	V-1hr.	1,500	3	450-feet	225-feet
Mixed Use-R1	20,000	V-1hr.	1,500	3	450-feet	225-feet
Worship Center	35,000	II-1hr.	1,750	4	350-feet	210-feet
Parking	220,000	I-FR	2,500	5	300-feet	180-feet
Library	50,000	II-1hr.	1,625	4	350-feet	210-feet
Classes	100,000	II-1hr.	2,250	4	350-feet	210-feet
Classes	80,000	II-1hr.	2,000	4	350-feet	210-feet
Classes	80,000	II-1hr.	2,000	4	350-feet	210-feet

All fire hydrants shall flow a minimum of 1,500gpm @ 20psi concurrently

70. All structures shall be provided with a fully automatic quick response fire sprinkler system engineered and installed per NFPA 13 throughout the structure. Shop drawings are to be submitted by contractor for review and approval prior to construction. PMC 14.25.030, CFC Article 10.

71. A Standpipe System shall be provided to mitigate fire department access throughout the project. A Class III Standpipe system shall be installed for use by both the fire department and the occupants.
 - a. The standpipe shall have 2-1/2" hose outlets with control valves.
 - b. The 2-1/2" outlet shall have 1-1/2" hose adaptor.
 - c. Hose cabinets with 100-feet of 1-1/2" fire hose connected to the hose adaptor is required.
72. When approved by the Fire Department, Standpipes may be required for some structures when not required by the building code for the purpose of mitigating fire department access. Requires a formal written request by applicant.
73. Fire Department Fire Sprinkler Connections shall be comprised of:
 - a. FDC shall be located a minimum of 25-feet from the building and within 50-feet of a fire hydrant.
 - b. Two (2) 2-1/2" CLAPPERED internal swivel outlet X 2-1/2" CLAPPERED internal swivel outlet X 4" FDC
 - c. Shall be clearly labeled to indicate FDC for Fire Sprinklers and Standpipes.
 - d. A clear dimension of three-feet (3'-0") shall be maintained around the perimeter of each fire department appliance.
 - e. Approved protective vehicle bollards are to be installed when fire appliances are subjected to physical damage.
 - f. All fire appliances except for fire hydrants shall be cleaned, primed, and painted fire engine red enamel or Krylon.
74. All access gates across roadways or entrances to facilities shall fail unlocked/open in the event of any loss of power. All access gates and main entrance doors shall have a Knox Box or Knox Control Key Switch installed. Obtain Knox Box Applications from the Pasadena Fire Department Permit Desk.
75. A minimum of ten-feet (10'-0") clear width (subject to increase in width depending on exterior architectural features) shall be provided in the form of a clear and unobstructed pathway from the public way to all rescue windows serving each sleeping area for those windows located up to and including the third level of the residential units. The width can be reduced to five-feet (5'-0") when a projection having a minimum three-foot (3'-0") in width is provided at each rescue window opening.
76. All projections used to support fire department ground ladders shall be non-combustible and engineered to support the ladders resting directly against them. Landscaping, fencing, gates, etc. shall not obstruct the use of ground ladders to access rescue windows.
77. All structures shall be provided with a fully automatic and manual fire detection and notification system. Shop drawings are to be submitted by the contractor for review and approval prior to construction. PMC 14.25.050, CFC Article 10.
78. Each sleeping room, areas serving the sleeping rooms and at the top of stairways shall be provided with approved hardwired smoke alarms, with battery backup. All smoke alarms are to be photoelectric or a smoke alarm that is listed a photoelectric/ionization. All smoke alarms are to be interconnected for alarm sounders. All sounders are to produce a coded temporal pattern. All smoke alarms are to be UL 217 and California State Fire Marshal Listed. All smoke alarms are to be manufactured by the same company and compatible with each other. Smoke alarms are not permitted to be installed within three-feet (3'-0") of any supply or return air register or opening into a bath or shower area.

Department of Public Works

79. Prior to the issuance of a Certificate of Occupancy for the proposed chapel and/or library expansion, to improve pedestrian and traffic safety, the applicant shall contribute fair share

funding for a new traffic signal light at the T-intersection of Oakland Avenue and Union Street at a cost not to exceed \$80,000 (estimated one-half cost of signal).

80. The north side of Union Street has a substandard parkway width of eight feet. In order to provide for a standard ten feet wide parkway, the applicant shall dedicate to the City a two-foot strip of land along the north side of the Union Street frontage of the subject property for street purposes.
81. Both the north and south sides of Walnut Street have substandard parkway widths of seven feet. In order to provide for standard 10 feet wide parkways, the applicant shall dedicate to the City three-foot strips of land along both the north and south sides of the Walnut Street frontages of the subject property for street purposes.
82. The east and west sides of Oakland Avenue between Walnut Street and Corson Street have existing parkway widths of 10 and eight feet, respectively. The applicant shall dedicate a two-foot strip of land on the west side of Oakland Avenue between Walnut Street and Corson Street to widen the parkway from eight feet to 10 feet for street purposes.
83. In order to provide for intersection improvements, the applicant shall dedicate to the City the lands necessary to provide 30-foot radius property line corner rounding at the following locations:
 - a. southeast corner of Corson Street and Los Robles Avenue
 - b. southwest corner of Corson Street and Oakland Avenue
 - c. southeast corner of Corson Street and Oakland Avenue
 - d. northwest corner of Walnut Street and Oakland Avenue
 - e. northeast corner of Walnut Street and Oakland Avenue
 - f. southwest corner of Walnut Street and Oakland Avenue
 - g. southeast corner of Walnut Street and Oakland Avenue
 - h. southwest corner of Walnut Street and Madison Avenue
84. In conjunction with the dedication to the City of the two-foot strips of land necessary to widen the parkways from substandard eight feet to standard ten feet, the applicant shall widen the concrete sidewalk to ten feet wide on the north side of Union Street, the west side of Oakland Avenue, and the north and south sides of Walnut Street along the frontages of the subject property.
85. In conjunction with the dedication to the City of the land necessary to provide for property corner rounding, the applicant shall construct improvements consisting of concrete curb, gutter, sidewalk, and curb ramp, modification of drainage systems, relocation and upgrading of affected street lights, signals, and various utilities, re-striping of crosswalks and traffic lanes, and other work necessary to construct 25-foot radius curbs at the following locations:
 - a. southeast corner of Corson Street and Los Robles Avenue
 - b. southwest corner of Corson Street and Oakland Avenue
 - c. southeast corner of Corson Street and Oakland Avenue
 - d. northwest corner of Walnut Street and Oakland Avenue
 - e. northeast corner of Walnut Street and Oakland Avenue
 - f. southwest corner of Walnut Street and Oakland Avenue
 - g. southeast corner of Walnut Street and Oakland Avenue
 - h. southwest corner of Walnut Street and Madison Avenue
86. Oakland Avenue from Corson Street to Walnut Street was slurry sealed in December 2005, and is a moratorium street. If the street is excavated prior to December 2007, the applicant shall either re-slurry seal the full width of the street along the frontage of the subject property, or pay the City \$1,000 to re-slurry the street.

Union Street, east of Oakland Avenue will be slurry sealed in November 2006. Ford Place will be slurry sealed in September 2007. Any excavation in the streets for utility connections

shall be completed prior to the slurry seal work. If the streets are excavated after the slurry seal work, re-slurry sealing along the frontages of the subject property will be required.

Excavation 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.

87. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, avoiding any damage to existing street trees and using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514) of the Department of Public Works, along the frontages prior to the issuance of a Certificate of Occupancy. In addition, new concrete gutter shall be constructed where no gutter exists.
88. The applicant shall construct new drive approaches in accordance with Standard Drawing No. S-403.
89. Storm runoff from the development must be filtered before discharging into the streets. All drainage facilities in private property, including interceptor drains, must be maintained in working condition.
90. Any standing water in the gutter along the west side of Madison Avenue south of Corson Street shall be eliminated by the reconstruction of the gutter as directed by the City Engineer.
91. If pruning of street trees is required to facilitate the construction of the project, it shall be done by the City's Parks and Natural Resources Division crew. The applicant shall be responsible for the cost of pruning the street trees and submit to the Department of Public Works a deposit, amount to be determined by the Department and subject to refund or additional billing, for the City crew to prune the street trees.
92. The applicant shall plant and maintain, for a period of three years, not less than four (4) officially designated street trees per the City approved Master Street Tree Plan on the frontage of the Oakland Avenue; two (2) officially designated street trees on the frontage of Union Street; and one (1) officially designated tree on the frontage of Walnut Street; and install and permanently maintain an irrigation system for the trees. Locations will be finalized in the field by the Department of Public Works. Trees planted in the public right-of-way must comply with the City's tree stock standards and must be inspected by Parks and Natural Resources Staff prior to planting. Trees planted must also be planted in accordance with the detail 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. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to the Division for review and approval. Tree grates shall be installed per Pasadena Playhouse District Specific Plans specifications.
93. 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.
94. The existing storm drain culverts at the street intersection of Walnut Street and Oakland Avenue shall be removed and replaced with a storm drain system consisting of catch basins, local depressions, connector pipes, and main storm drain pipes. The storm drain system shall be extended in Oakland Avenue from Ford Place to Walnut Street to this street intersection. The storm drain work shall include reconstructing curb, gutter, sidewalk, curb

ramps, and pavement, relocating of street lights, signals, and affected utilities, re-striping of crosswalks and traffic lanes, and other necessary related work in order to remove the existing culverts and construct the new storm drain system.

95. 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 by a method approved by the Department of Public Works.
96. The applicant shall either submit a non-refundable sewer capacity deficiency payment of \$47,614 prior to the issuance of grading or building permit, or correct a sewer deficiency downstream of the project. The deficiency consists of 133 feet of 18-inch diameter pipe on Fillmore Street from Los Robles Avenue to 133 feet east. The reach is from Station 57+35.3 to Station 58+68.7 as shown on Sewer Plan and Profile Drawing No. 689. Correction of the deficiency shall include the cost of design, inspection, construction, and associated costs.
97. The proposed developments shall connect to the public sewer by a method approved by the Department of Public Works. All sewer connections shall be six-inch diameter vitrified clay pipe with a minimum slope of two percent (2%).
98. In order to improve pedestrian and traffic safety, the applicant shall install the following number of new in-fill street lights:
 - a. A maximum of three (3) lights on the east side of Los Robles Avenue between Union Street and Ford Place;
 - b. A maximum of three (3) lights on the east side of Los Robles Avenue between Walnut Street and Corson Avenue;
 - c. A maximum of three (3) lights on Oakland Avenue between Ford Place and Walnut Street;
 - d. A maximum of six (6) lights and a maximum of three (3) high-mast street lights on Oakland Avenue between Walnut Street and Corson Avenue;
 - e. A maximum of two (2) lights on the west side of Madison Avenue between Union Street and Walnut Street;
 - f. A maximum of two (2) lights on the north side of Union Street between Los Robles Avenue and Madison Avenue;
 - g. A maximum of three (3) lights on Walnut Street between Los Robles Avenue and Oakland Avenue;
 - h. A maximum of six (6) lights on Walnut Street between Oakland Avenue and Madison Avenue;
 - i. A maximum of one (1) light on Ford Place between Los Robles Avenue and Oakland Avenue.

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. In addition, the type, hardware, and locations of the new in-fill street lights shall be per the Pasadena Playhouse District Specific Plans and specifications. The cost of the street light is the applicant's responsibility.

99. The applicant may be required to paint, restore and re-paint existing metal street light and traffic signal poles along the property frontages as determined by the City Engineer. In addition, the painting specification shall be per the Pasadena Playhouse District Specific Plan. The cost of the street light and traffic signal pole restoration and painting is the applicant's responsibility.
100. If the existing street lighting system along the project frontages is in conflict with the proposed development and/or driveway locations, it is the responsibility of the applicant to relocate the affected street lights, including conduits, conductors, electrical services, pull

boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.

101. The applicant shall be responsible for the design, preparation of plans and specifications, and the construction of all required public improvements. Plans for all public 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.
102. 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 \$20,000 deposit with the Department of Public Works prior to the issuance of a demolition permit for each phase of the Master Development Plan. 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. This deposit may also be used for any charges as a result of damage to street trees and for the City to review traffic control plans and maintain traffic control. A processing fee will be charged against the deposit.
103. 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.
104. The approval of the Planning and Development Department for plans does not constitute Department of Public Works approval. Separate plans shall be submitted to the Department of Public Works for review and approval. Please contact Conrad Viana at (626) 744-6923 prior to beginning work on the off-site improvement plans for instructions on the submittal process to Department of Public Works.

In addition to the above conditions, the requirements of the following ordinances will 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 sidewalk along the Standard Avenue frontage 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 12.04.031, 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 approval of the Urban Forestry Advisory Committee.
- This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water

Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance. Information on the SUSMP requirements can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreg/cndord.asp>. If the on-site drainage system from the development is connected to the city storm drain system, the applicant shall submit to the Department of Public Works the hydrology and hydraulic calculations of the on-site drainage and city storm drain systems and detailed plans of the storm drain connection for approval.

- 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/plansubreg/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.

- New Residential Impact Fee Ordinance - Chapter 4.17 of the PMC
The ordinance was established to provide funds to mitigate the impact of new residential development on City parks and park and recreational facilities. A copy of the Residential Impact Fee Information Packet can be obtained at the Permit Center's webpage at: <http://www.cityofpasadena.net/permitcenter/FEES/fees.asp>. The applicant shall make a payment based on the Residential Impact Fee Structure that was amended as of December 3, 2005. Payment of the fee to the City shall be made at the Permit Center at 175 North Garfield Avenue.

Additionally, a portion of Oakland Avenue between Corson Street and Walnut Street is proposed to be vacated. An application for the street vacation shall be submitted by the developer to the Department of Public Works. The street vacation requires the approval of the City Council. The application shall be a written request stating the reason for the vacation and how the vacated area will be used. An application fee, based on the General Fee Schedule that is in effect at the time this condition is met, will be required along with the written request.