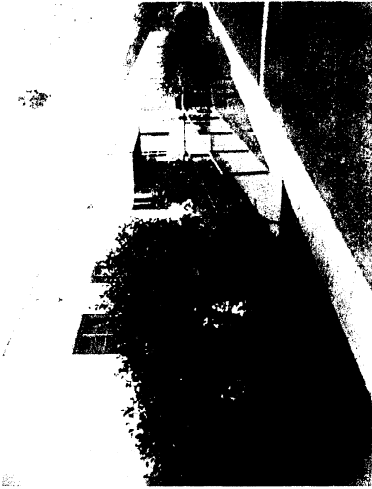
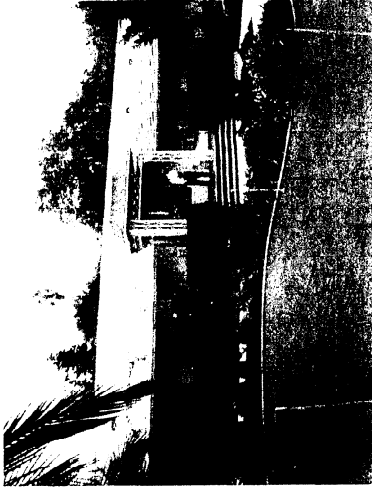


**ATTACHMENT 4 –PHOTOGRAPHS OF BUILDING
PROPOSED FOR DEMOLITION**



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

MONTE VISTA GROVE HOMES
UNIVERSITY MICROFILMS
BUILDING NO

STEINBERG ARCHITECTS

**ATTACHMENT 5 – FINDINGS OF FACT FOR MONTE
VISTA GROVE HOMES MASTER DEVELOPMENT PLAN**

FINDINGS FOR THE MASTER DEVELOPMENT PLAN AND TREE REMOVAL

Staff considers that the findings can be made in support of the proposed Maser Development Plan. The requirement that the Master Development Plan be subject to the Five-Year Review will ensure that the Master Development Plan is being appropriately implemented to guide and regulate future development as well as mitigate any impacts to the surrounding neighborhoods.

Following a careful review of information presented in this report and at the public hearings, staff recommends that the Planning Commission find that:

- 1. The proposed Master Development Plan is allowed within the applicable zoning district and complies with all applicable provisions of this Zoning Code.***

The applicant, Monte Vista Grove Homes, is a multi-level retirement community in an established PS zone district. The proposed Master Development Plan is consistent with the requirements of that zoning district. The use and development standards established under the Master Development Plan comply with all applicable provisions of the Zoning Code.

- 2. The location of the proposed Master Development Plan complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.***

The proposed Master Development Plan affects buildings and land of an existing use in an established PS zone district.

- 3. The proposed Master Development Plan 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 site is designated under the General Plan as Institutional. The existing use defined under the Master Development Plan is a not-for-profit multi-level (independent living units, assisted living units and a nursing facility) retirement community classified as an institutional use.

The City adopted General Plan Objectives that apply to this project: Objective 3 – Affordable Housing. Monte Vista Grove provides housing at minimal costs to its qualified retirees; Objective 6 - Historic Inventory.

Many of the original buildings were designed by Myron Hunt. One of those buildings is proposed for demolition. An analysis of this building was done as part of the Initial Study and it was determined that impacts from the demolition of the building was less than significant. Objective 13 - Adequate Services which is to provide adequate support to institutions that serve the needs of Pasadena's diverse residents and families. Policy 13.5 – Anticipate Needs: Ensure in the land use planning process that future needs will be met, such as meeting the expanding need for adult care facilities. The Master Development Plan encourages the retention and creation of affordable housing for the senior community by increasing its current capacity. By doing so, it ensures that the needs of its community will be met.

The proposed Master Development Plan establishes a twenty-year framework to reduce uncertainty in the development process and to ensure orderly and through City review of the campus' plans.

- 4. *The establishment, maintenance, or operation of the Master Development Plan would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed Master Development Plan.***

The proposed Master Development Plan continues the establishment, maintenance and operation of an existing multi-level retirement community. Conditions of approval to the Master Development plan to ensure that the continued operation of the campus would not be detrimental to the health, safety, or general welfare of the inhabitants in the surrounding area.

- 5. *The Master Development Plan as described and conditionally approved would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.***

The proposed Master Development Plan is a continuation of a retirement community that has been in this location since 1924 and would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

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

The project site is 13.7 acres and is located on San Pasqual Street between El Nido Avenue on the east and single family residences on the west. San Gabriel Boulevard is the closest north south street to the project site. There are three entrances and/or exits to the project site. A Traffic Study was prepared in May 2006 by Katz, Okitsu & Associates. The project would add approximately 101 vehicle trip ends a day to traffic with a minimum impact on surrounding streets. The project is subject to contributing its fair share to improve nearby transit stops at San Pasqual Street/San Gabriel Boulevard (both northbound and southbound) including funding the purchase and installation of bus benches and trash receptacles. The project is also subject to contributing \$5,000 to the Citywide Transportation Monitoring Program and \$2,200 for its fair share contribution to the Kinneloa Street extension.

- 7. The design, location, operating characteristics, and size of the purposed Master Development Plan would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale and view protection.**

The proposed Master Development Plan establishes development and design standards to ensure compatible future development between the existing campus and the surrounding single family neighborhoods.

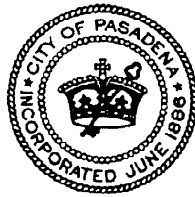
TREE REMOVAL

Staff determined that the removal of 52 non-protected trees and one protected tree meets finding #6 *The project, as defined in Section 17.12.020, includes a landscape plan design plan, which will result in a tree canopy coverage of greater significance than the tree canopy coverage being removed, within a reasonable time after completion of all phases of the project. Over the 20-year period of the project 113 trees are proposed to be planted which represents a 2:1 replacement. A tree inventory was submitted with the project and will be used to measure the canopies for future canopy comparison. At each phase of the project a landscape plan will be submitted along with the plans.*

**ATTACHMENT 6 – MONTE VISTA GROVE HOMES
MASTER DEVELOPMENT PLAN AND CONDITIONS OF
APPROVAL**

MONTE VISTA GROVE HOMES MASTER DEVELOPMENT PLAN

JANUARY 8, 2007 – JANUARY 8,
2027



City of Pasadena
Department of Planning & Development
175 North Garfield Avenue
Pasadena, CA 91101-1704

I. Introduction

This Master Development Plan presents a twenty-year planning framework and development entitlement for Monte Vista Grove Homes in Pasadena, California. The site is located on San Pasqual Street between San Gabriel Boulevard and El Nido Street and comprises over 13.65 acres.

A Master Development Plan allows certain public and semi-public uses in the City of Pasadena to plan for future development without the need for conditional use permits for each single site. The purposes of a Master Development Plan are to reduce processing time and uncertainty in the development process and to ensure an orderly and thorough review of development plans, resulting in more compatible and desirable developments.

Applications for projects not consistent with this plan and which would normally require a conditional use permit (CUP) would require either a Master Development Plan amendment or a CUP in accordance with Pasadena Municipal Code Chapter 17.61.050.

Once approved, a Master Development Plan supersedes all other sections of Title 17, Zoning, of the Pasadena Municipal code. Where there is a conflict between the provisions of a Master Development Plan, the Zoning Administrator would determine the intent of the provision. Master Development Plans are reviewed every five years for compliance with the features of the plan and any conditions of approval.

II. Background

Monte Vista Grove Homes (MVGH) is a not-for-profit Multi-Level Retirement Community founded in 1924 to provide housing for low to moderate income qualified retirees of the Presbyterian Church USA. In 1968 a 40-bed Skilled Nursing Facility was built and in 1992 a 12 apartment Residential Care Facility for the Elderly section was opened (expanded to 16 apartments). Residents of the wider Pasadena community can utilize both of these facilities.

In December 1990 a Master Development Plan was approved for the campus. This Master Plan was a fifteen year plan and it expired in 2005. The application for this Master Plan was submitted in February 2006.

III. Master Plan Goals

The goals of the Master Development Plan are to support the expansion plans of Monte Vista Grove Homes for the next 20 years.

IV. Site and Master Plan Boundaries

The site consists of one parcel at 595,005 square feet (13.65 acres). The site is located on the north side of San Pasqual between San Gabriel Boulevard and El Nido Street. On the west, south and east sides of the campus are single family residences; on the north side is Las Encinas Hospital and "The Oaks", an apartment building.

The site zoning designation and general plan designations are PS (public and semi-public district) and Institutional which are consistent with the use of the site.

V. Scope of Development

The project is to be phased over a twenty-year period with development occurring as funding becomes available. The new residential mix of the complex would include 141 independent living units, 16 assisted living units and the 40 skilled nursing beds. The projects includes the demolition of five-single-story multi-family buildings totaling 14 units; demolition of one single story common area building; addition of approximately 7200 square feet of administrative offices, dining, an activity space to the existing 37,205 square feet of non-residential square feet; addition of five new single story units to existing buildings; and adding four new two-story multi-family buildings for a net gain of 49 units. The project will increase its parking supply from 142 to 216 spaces for a net increase of 74 spaces.

TOTAL SQUARE FOOTAGE

	Existing	New	Units Built	Demolition	Units Gained
Phase I	25,108	44,126	13	4,556	11
Phase II	4,558	26,500	16	4,558	13
Phase III	4,130	24,000	16	4,130	12
Phase IV	3,082	16,800	14	3,082	10
Phase V	8,728	13,100	3	0	3
Total	45,606	124,526	64	16,326	

VI. Development Standards

Since most of the development will occur within interior of the campus, the development standards for the east, west and north setbacks shall remain as they currently exist. A two unit complex (AS) is proposed for location on San Pasqual and as proposed is 35 feet from the property line. This setback is consistent with the required setbacks for RS-4 to the south which is a minimum of 25 feet.

Las Encinas Hospital is preparing its own Master Development Plan and are proposing to locate a three-story high building and parking on the south side of their property which would be north of the proposed two story buildings for MVGH. The height of the new two story buildings located at the rear of the site shall be consistent with the residential standards for height which are 36 feet and 23 feet for the maximum top plate height. These buildings would be consistent with the surrounding residential neighborhoods as well as the hospital buildings to the north.

VII. Traffic and Parking

Traffic

Based on the existing mixture of residents and employees, the addition of 49 net new residential units will not have a significant impact on the surrounding circulation system. A traffic study was prepared for the project and concluded that the project will generate a net total of 101 daily trips, including 3 trips during the AM peak hour and 8 trips during the PM peak hour. Mitigation measures were required based on this small increase and a mitigation monitoring program has been prepared for the project.

Parking

Based on the existing master plan, there are 142 parking spaces. With the proposed development 107 of those parking spaces will be removed and 181 new parking spaces will be added for a total of 216 parking spaces, representing a net gain in parking of 74 spaces. The zoning code requirement for a senior complex is .50 spaces per unit. Based on a total of 141 units 71 parking spaces would be required. MVGH also provides its residents one 8 passenger and one 17 passenger van for transit service. Life care facilities parking is set by the Master Development Plan. The campus has 80 employees. Based the amount of parking proposed, there is sufficient parking to accommodate the residents and guests as well as the supporting facilities and staff associated with the campus.

VIII. Community Involvement

A community meeting was held on August 15, 2006. At this meeting the neighborhood expressed approval for how the campus currently functions and felt that the proposed development was consistent with existing conditions.

Public Hearings were held before the Historic Preservation Commission, Design Commission, Planning Commission and City Council.

Public meetings will be conducted at the five, ten, fifteen and twenty-year's reviews of this Master Development Plan.

**MONTE VISTA GROVE HOMES
CONDITIONS OF APPROVAL**

PLANNING AND DEVELOPMENT DEPARTMENT

Planning Division

1. The applicant or successor in interest shall meet the applicable code requirements of all other City departments.
2. The site plans submitted for building permits shall substantially conform to the site plan submitted with this application and dated August 24, 2006 except as modified herein.
3. Final building elevations, including materials of construction shall be submitted to and approved by the Zoning Administrator prior to issuance of any building permits.
4. This Master Development Plan shall be in effect for a period of twenty years.
5. The applicant or successor in interest shall meet all of the mitigation measures of the Mitigated Negative Declaration.
6. Future phases and/or plans proposed by Monte Vista Grove Homes are subject to design review in compliance with the Citywide Design Principles.
7. Since the Master Development Plan is phased over a 20 year period, the landscaping and tree retention plan shall adhere to the zoning code in force at the time of the application. The applicant shall submit a tree protection plan to the Zoning Administrator prior to the issuance of building permits for each building phase that indicates the extent of vegetation removed for site preparation and development, and the location and species of individual trees. Maximum effort should be exercised to retain existing trees on site. Over the 20-year period of the project 113 trees are proposed to be planted which represents a 2:1 replacement. A tree inventory was submitted with the project and will be used to measure the canopies for future canopy comparison. At each phase of the project a landscape plan will be submitted along with the plans.
8. The applicant must submit landscape plans for review and approval to the Zoning Administrator prior to the issuance of buildings permits for each building phase.

9. A minimum of 216 on-site parking spaces shall be provided in accordance with the Master Development Plan. In addition, 12 Class 1 bicycle spaces and four Class 2 bicycles spaces shall be provided in accordance with the regulations of Chapter 17.46 of the Zoning Code.

10. Parking shall be provided in accordance with the regulations of Chapter 17.46 (Parking and Loading) of the Pasadena Zoning Code.

11. A parking plan for the construction phase shall be submitted to and approved by the Zoning Administrator prior to the issuance of any permits. The parking plan shall include the maximum number of employees working on the construction of the project and shall include a minimum of one parking space for each employee.

12. Guest parking signs shall be clearly posted at the property ingresses. The sign lettering shall be large and easy to read to the satisfaction of the Zoning Administrator.

13. An exterior lighting plan, including specification of the proposed fixtures, shall be submitted to the Zoning Administrator prior to the issuance of any building permits. No light sources (i.e., bulbs) 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.

14. Trash enclosures shall be provided in accordance with the requirements of Section 17.40.120 (Refuse Storage Facilities) of the Zoning Code.

15. Deliveries and trash pick-up shall not be performed between the hours of 7:00 p.m. and 7:00 a.m.

16. No mechanical equipment, with the exception of solar collectors, shall be permitted on any roof unless property screened, or in an enclosure designed to be architecturally compatible with the building. All screening must be reviewed and approved by the Zoning Administrator.

17. Screening of mechanical equipment shall be provided in accordance with Section 17.40.150 (Screening) of the Zoning Code.

18. A six-foot high wall shall be built along the western edge of the property in accordance with the single-family residential development standards.

19. For ground floor units within 75 feet of the property line, no additional floor area is permitted between the existing unit and any property line. Where such additions extend an existing building line of such ground floor unit, and exceeds a maximum of 350 square feet, the Zoning Administrator shall notify any adjacent property owners of the proposal. If neighbors' respond to the notification with

concerns about a proposed project, a Minor Conditional Use Permit will be required. *(Incorporated in to the Master Development Plan June 26, 1996)*

Design and Historic Preservation

20. Applicant shall complete photo-documentation of the building to the Planning Division, in accordance with the "Specifications for Archival Photo-Documentation of Landmark Buildings, Adapted from the HABS/HAER Specifications of the National Park Service" (on file with the Planning and Development Department) before the issuance of permits for demolition of Building A33-A37.

Applicant shall produce updated information on the condition of approval from the 1990 master development plan: The applicant shall use its [sic] best efforts to attempt to locate original or early landscape plans, especially any by Lucille Council or Florence Yoch and Lucille Council as a team. Remnants of that landscaping shall be preserved, if at all possible, and incorporated into any new landscaping designs.

21 Design of major alterations to the buildings designed by Myron Hunt (and/or Hunt & Chambers) shall be reviewed in accordance with the historic preservation ordinance in the Zoning Code Chapter 17.62.090(D)(2) and 17.61.030.

22 All future exterior alterations to buildings designed Myron Hunt or Hunt and Chambers follow the Secretary of Interior standards.

Building Division

23 General Statement: The design and construction of this project shall comply with Title 14, Chapter 14.03 of the Pasadena Municipal Code (PMC) and Ordinance No. 6909 which adopts but not limited to the following: 2001 California Building Code (CBC), 2001 California Plumbing Code (CPC), 2001 California Mechanical Code (CMC), 2004 California Electrical Code (CEC), 2001 California Fire Code, 20002 California Energy Code including all applicable county state, federal laws and regulations.

TRANSPORTATION DEPARTMENT

22. Overnight parking. To minimize future on-street parking impacts, the City will not issue overnight parking permits to the future residents of this project. It is the developer's responsibility to disclose this restriction to future residents.

23. The applicant shall contribute \$5,000 to the Citywide Transportation Monitoring Program. Funding of the improvement is required prior to the issuance of a building permit.

24 The applicant shall contribute \$2,200 to Kinneloa Street Extension. Funding of the improvement is required prior to the issuance of a building permit.

25. The applicant shall fund bus stop upgrades for a total of \$7,000 at the following locations: a) San Pasqual Street and San Gabriel Boulevard (northbound); and b) San Pasqual Street and San Gabriel Boulevard (southbound).

HOUSING & DEVELOPMENT

1. The applicant proposed to construct 49 (net new) 64 total independent living units phased over a 20 year period. Standards of the Inclusionary Housing Ordinance are applicable to residential projects of 10 or more newly built residential dwelling units. Standards of the Inclusionary Housing Ordinance would apply to this project requiring that 15% (10% low income, 5% moderate income) of the newly built units be rented as affordable to low and moderate-income households. The applicant proposes to comply with this ordinance by providing the inclusionary units on site. After the applicant receives approval of the Master Development Plan, the applicant shall contact Kermit Mahan (626) 744-7315 to finalize, locate and designate the units for the inclusionary housing convent agreement.

WATER AND POWER DEPARTMENT

Water Division

1. Water Mains: Pasadena Water and Power (PWP), Water Division, can serve water to this project. This is an 8-inch water main in San Pasqual Street, 28 north of the south property line of San Pasqual Street, and an 8-inch water main n El Nido Avenue, 8 feet east of the west property line of El Nido Avenue.

2. Water Pressure: The approximate water pressure range for this project is 100-105 psi (pounds per square inch). The uniform plumbing code requires the installation of a pressure regulator when water pressure exceeds 80 psi.

3. Water Service: There are several existing water services to this site, PWP recommends consolidating your domestic service connections. PWP will review existing and any new services when building plans are submitted. New services will be installed at the Pasadena Water Service Rate Ordinance in effect at the time of application and installation. (NOTE: Pasadena Water Service Rate Ordinance is applied to new services tapped off the main closest to the parcel when installed in the street under normal conditions and standard methods.

4. Cross Connections: All city cross-connection prevention policies must be adhered to. All water services serving the project shall be protected by an approved backflow prevention assembly. Water lines are not permitted to cross lot lines to serve

adjoining g lots. If you have additional questions, please contact Richard Thompson at (626) 744-4299.

5. Landscaping and Irrigation: Provide plans showing backflow protection to the Water Division for review and approval.

Power Division

1. There are several electrical transformer vaults within the proposed development area that are feeding the existing buildings and houses. Additional electrical transformer vault(s) will be required for the proposed addition. The size of the transformer vault(s) will vary according o the size of service.

2. The developer shall be responsible for the maintenance of the vault, provide protection to the equipment in the vault and allow access to the transformer room/ vault at all times for Pasadena Water and Power personnel and vehicles in accordance with the Pasadena Water and Power Regulation 21.

3. The developer will be required to install the electrical transformer vault(s) and all service conduits within development area.

4. All transformers and cable installation costs will be paid by the developer and it has been included in the total estimated cost below.

5. The developer must identify and notify the department for any conflict with existing overhead lines/poles. Proper clearances between proposed structure and those overhead poles/lines must be maintained.

6. Developer must also identify and notify the department if there is any underground electrical conduit in the proposed development area that is in conflict with the construction.

7. Developer shall maintain existing ingress/egress access for those existing overhead wires and poles.

8. To determine the transformer room/vault size and other detail requirements, the following items will need to be included in the submittal drawing (2 sets of power plans required): main switch size & voltage type; scaled site plan; proposed vault location and electrical meter/panel location' single line diagram and load calculation.

9. Total estimated fees for providing electrical service to this development is \$60,000. Firm and total cost estimate will be provided when detailed load information and site plans are provided.

Department of Public Works

1. In order to accommodate an Americans with Disabilities Act (ADA) compliant curb ramp, the applicant shall dedicate to the City the land necessary to provide a 20-foot radius property line corner rounding at the northwest corner of San Pasqual Street and El Nido Avenue. The dedication will require the approval of the City Council. The applicant shall be responsible for all the costs required to complete the dedication.
2. El Nido Avenue has a 12-foot wide parkway on the west side. San Pasqual Street also has a 12-foot wide parkway. Both streets have shrubbery growing in the public rights-of-way which must be removed. Five-foot wide sidewalks shall be constructed per City standards with seven-foot wide strips between the curb and sidewalk for street trees and landscape along the full San Pasqual Street and El Nido Avenue frontages of the subject property. The property owners shall be responsible for the maintenance of the 12-foot wide parkways, including the five-foot wide sidewalk and seven-foot wide park strip, in accordance with the Pasadena Municipal Code (PMC).
3. All private improvements, including walls, shall be removed from the public rights-of-way.
4. San Pasqual Street was slurry sealed in December 2005, and is a moratorium street. If the street is excavated prior to December 2007, re-slurry sealing of the street 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.
5. The proposed development shall connect to the public sewer by a method approved by the Department of Public Works.
6. There is an existing Los Angeles County storm drain system in San Pasqual Street. All connections to the storm drain system will require the approval of the Los Angeles County Department of Public Works.
7. The existing street lighting system on San Pasqual Street and El Nido Avenue 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 eight (8) street lights on or near the frontage of the property on San Pasqual Street and a maximum of five (5) street lights on or near the frontage of the property on El Nido Avenue. The work shall include 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 cost of the street light is the

applicant's responsibility.

8. 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 a civil engineer, registered in the State of California. Upon submission of improvement plans to the Departments of Public Works for checking, 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. The amount of deposit will be determined when the plans are submitted and will be based upon the estimated cost to the department for the work. Note that plans approved by the City Planning and Development (Building) Department do not include approvals for work in the public right-of-way. Independent plans shall be submitted to the Department of Public Works – Engineering Division. The applicant is encouraged to submit these plans as early as possible to avoid delays in the issuance of Certificates of Occupancy.
9. If the existing street lighting system along the project frontage is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduit(s), 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.
10. For any new construction, 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.
11. 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.
12. 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 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.

13. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <http://www.cityofpasadena.net/publicworks/Engineering/default.asp>. A flat fee, based on the General Fee Schedule, is required for plan review. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval.
14. 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:

- 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.
- 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.

- Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC
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/plansubreq/cndord.asp>.

- 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.

If any new construction is proposed, 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.

