

Jomsky, Mark

From: Tornek, Terry
Sent: Thursday, August 13, 2009 5:16 PM
To: Jomsky, Mark
Cc: Bogaard, Bill
Subject: Call for review

Mark -

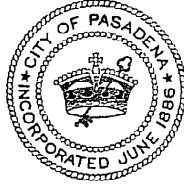
I would like to call for review the Minor CUP application #5078 for the proposed project at 16 E. California Blvd., along with its FEIR & Statement of Overriding Considerations. Thank you.

Terry Tornek

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PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

August 13, 2009

William Cutler
Council Rock Partners
2121 Avenue of the Stars, Ste. 990
Los Angeles, CA 90067

Subject: Minor Conditional Use Permit #5078
16 E. California Boulevard
Council District #6

PLN2008-00208

Dear Mr. Cutler:

On July 30, 2009, the Hearing Officer approved Minor Conditional Use Permit #5078. With this approval, the 10-day appeal period was scheduled to end on August 10, 2009 and the effective date of the approval was to be August 11, 2009.

On the fourth day of the appeal period, or on August 3, 2009, a request for a call for review for Minor Conditional Use Permit #5078 was made by a member of the Planning Commission. This request stopped the appeal period and effective date of the approval until the Planning Commission can consider the request for a call for review.

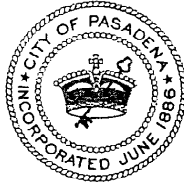
This request for a call for review was considered at the Planning Commission on August 12, 2009, and failed. With the failure of the call for review, the appeal period has to be completed and the effective date has changed. The new effective date is **August 20, 2009**. The last day that someone can file an appeal or the City Council request a call for review is August 19, 2009.

If you have any questions please do not hesitate to contact Erin Clark at (626) 744-6708 or erclark@cityofpasadena.net.

Sincerely,

Denver Miller
Zoning Administrator

cc: City Council, Planning Commission, City Clerk



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

August 3, 2009

William Cutler
Council Rock Partners
2121 Avenue of the Stars, Ste. 990
Los Angeles, CA 90067

**Subject: Minor Conditional Use Permit #5078
16 E. California Boulevard
Council District #6**

PLN2008-00208

Dear Mr. Cutler:

Your application for a **Minor Conditional Use Permit** at **16 E. California Boulevard** was considered by the **Hearing Officer** on **July 30, 2009**.

MINOR CONDITIONAL USE PERMIT: To Certify the Final Environmental Impact Report for the 16 East California Project (State Clearinghouse No. 2008101002), to adopt Environmental Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program;

1) Minor Conditional Use Permit: To construct a non-residential building over 15,000 square feet that is within one-quarter mile of a light-rail station in the Transit-Oriented Development district. The new construction would include a 113,200 square foot, four-story, office building with 2-½ levels of subterranean parking. The existing structures and parking lot on the site would be demolished; and

2) Minor Conditional Use Permit: To allow 75 percent of the parking spaces to be configured as tandem spaces.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Hearing Officer adopted the resolution certifying the environmental impact report with a statement of overriding considerations and made the findings for the minor conditional use permits as shown on Attachment A to this letter. Based upon these findings, it was decided by the Hearing Officer that the Minor Conditional Use Permit be **approved** with conditions listed in Attachments B, the Mitigation Monitoring Program in Attachment C and in accordance with submitted plans stamped **July 30, 2009**.

In accordance with Section 17.64.040 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval, unless otherwise specified in the conditions of approval. The Planning Director can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the

entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision within **ten days (August 10, 2009)**. The effective date of this case will be **August 11, 2009**. Prior to such effective date, a member of the City Council or Planning Commission may stay the decision and request that it be called for review to the Board of Zoning Appeals. However, if the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$1,544.54. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$772.27.

Any permits necessary may be issued to you by the Building Division on or after the effective date stated above. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. **You should call the Current Planning office at 626-744-6777 to find out if any appeal or call for review has been filed before you submit your building permit application.** A copy of this decision letter (including conditions of approval and any mitigation monitoring program) shall be incorporated into the plans submitted for building permits.

A resolution certifying an Environmental Impact Report with a Statement of Overriding Considerations was adopted for the project. Comments on the Environmental Impact Report were received in writing from March 17, 2009 and ended on May 1, 2009 and orally at the public hearing. The Notice of Determination shall be filed with the Los Angeles County Clerk within five (5) business days of project approval.

For further information regarding this case please contact **Erin Clark** at **(626) 744-6708**.

Sincerely,



John Spalding
Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C, Resolution
xc: City Clerk, City Council, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement-Ellen Clark, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
SPECIFIC FINDINGS FOR MINOR CONDITIONAL USE PERMIT #5078

1) Conditional Use Permit – For a Transit-Oriented Development over 15,000 square feet

1. *The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed use is a general office development and is categorized per the City's General Plan as 'Office—Administrative Business Professional'. This is a permitted use within the applicable zoning district of IG SP-2. The proposed development has also been designed in conformance with all other applicable provisions of the zoning code including building height, setbacks, open space, and parking and loading requirements.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject property is located in the South Fair Oaks Specific Plan area and within the Transit-Oriented Development (TOD) area. The subject property is located along Fair Oaks Ave and California Blvd, which have several bus lines, and is within walking distance of the Fillmore and Del Mar Gold Line Light Rail Stations. Furthermore, the proposed project has been designed to include pedestrian oriented open space areas, travel paths, and on-site promotion of local transit options and direct incentives to encourage transit use.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The proposed project and overall project design have embraced the policies and goals of the South Fair Oaks Specific Plan and General Plan, particularly with respect to objectives for progressive urban design, dense development along major mobility corridors and near transit, and pedestrian-orientation.
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The subject property is located in a fully urbanized area and is surrounded by commercial, retail and medical uses. The proposed project consists of general office space, which is permitted by right on the subject property and is compatible with adjacent uses. The sidewalk along the Fair Oaks Avenue side of the project would be widened from 10ft to 12ft as a result of project implementation, resulting in a safer pedestrian experience. The replacement of the existing surface parking lot and underutilized buildings with a new, high-quality, energy efficient development is anticipated to have a positive impact on neighboring property values and on public safety on and around the subject property. No detrimental effect on the health, safety, and welfare of the public is anticipated from the proposed project.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed general office use is compatible with the surrounding medical, retail, and commercial uses of the neighboring area, and is permitted by right in the subject location. Appropriate design features such as open space plazas and landscape buffers ensure a safe and comfortable pedestrian environment around the building. Also, the proposed use of Edmondson Alley for parking ingress and egress means that no new curb cuts are required on California Boulevard or Fair Oaks Avenue, thereby lessening potential vehicular and pedestrian conflicts on adjacent streets. The replacement of a surface parking lot with a high-quality commercial development is anticipated to have a positive impact on neighboring property values as well as public safety on and around the subject property. No

detrimental effects on property or improvements in the neighborhood or to the general welfare of the City are anticipated from the proposed project.

6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.* The subject property is located at the boundary between the Central District and the South Fair Oaks Specific Plan area of the City. This is an area of dense development within the City. The surrounding area is fully developed with retail uses to the north, east and south, and Huntington Hospital and affiliated outpatient services to the west. The project size is consistent with the height and setback limitations found in the Specific Plan and the project scale is consistent with the character of the surrounding uses. The project will also have entrances along the sidewalk and alleyway, creating a vibrant sidewalk. The design of the proposed project calls for the use of high quality finishes and articulation of the building. Furthermore, the height, architecture, building materials and colors will also be reviewed by the Design Commission.
7. *The project consists of a use, or mix of uses, that encourage transit use and is oriented toward the transit user.* The project is intended for occupancy by commercial tenants that provide services to existing local businesses or otherwise benefit from proximity to local businesses. As such, the location of the proposed development at the corner of Fair Oaks Avenue and California Boulevard, which are both major bus transit corridors in the city, as well as within walking distance of both the Fillmore and Del Mar Gold Line stations, employees and clients traveling to the building would find easy access to the proposed project via area transit options. Furthermore, the specific site design of the project highlights the building's prominent corner location by providing a 4,000 square foot open space amenity immediately adjacent to the intersection of Fair Oaks Avenue and California Boulevard. This open space is intended to provide physical and visual relief to passersby, which enhances the pedestrian experience for area transit users as they move past the proposed development and through the district.

In addition, the project is subject to the City's Transportation Demand Management (TDM) and Trip Reduction Ordinance (TRO) requirements. The purpose of the trip reduction requirement is to reduce the demand for automobile commute trips by ensuring that the design of major non-residential development projects can accommodate facilities for alternative modes of transportation.

8. *The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit.* The project has been designed to engage the street and encourage pedestrian activity to and from area transit facilities by incorporating ample landscaping around the full periphery of the building, which provide for soft edges between the building and adjacent pedestrian pathways. The project's main pedestrian entrance is off of California Boulevard, and is situated adjacent to a 4,000sf open space plaza that will include seating and landscaping. A secondary entrance will be located on the south side of the building facing the ingress-only driveway between Fair Oaks Avenue and Edmondson Alley. Both Fair Oaks Avenue and California Boulevard are served by several bus lines. The project is within walking distance of the Fillmore and Del Mar Gold Line Light Rail Stations. The project will be required to include 13 bicycle parking spaces for employees and customers, as well as on-site shower facilities to serve employees who electing to commute via bicycle.
9. *The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles.* Fair Oaks Avenue and California Boulevard are served by City and regional bus lines and the property is within walking distance of the Fillmore and Del Mar Gold Line Stations. A 4,000 square foot semi-public,

landscaped open space area would be placed at the corner of Fair Oaks Avenue and California Boulevard, providing ample seating and landscape amenities and serving as a gateway between the street and the primary building entrance. Furthermore, the ground floor of the proposed office building would be predominantly transparent and recessed away from the adjacent sidewalk, thus providing passersby with a physical separation from the building's edge and creating an active storefront-like appearance at the street level.

The project would also be required to implement a Transportation Demand Management Program for employees to encourage transit use. The project would also be required to provide a minimum of 13 bicycle parking spaces for employees and visitors. In addition, the applicant has proposed the incorporation of 5,500 square feet of open space in an area that requires a minimum of 300 square feet.

2) Minor Conditional Use Permit – To provide tandem parking spaces

10. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed tandem parking is permitted in the IG SP-2 zoning district subject to the issuance of a minor Conditional Use Permit. The general office project includes 190 double-stacked parking spaces, out of 255 total parking spaces in a two and a half-level subterranean garage. This is below the maximum 75 percent permitted.
11. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The use of tandem parking spaces is consistent with the overarching purposes of Section 17.10.010 of the Zoning Code. The project will protect and enhance the character and integrity of the City's neighborhoods, while increasing surrounding property values. For these reasons, the use of tandem parking spaces complies with the purposes of the Zoning Code and applicable special districts, but furthers the policies and goals of the City.
12. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The proposed project and overall project design have embraced the policies and goals of the South Fair Oaks Specific Plan and General Plan, particularly with respect to objectives for progressive urban design, dense development along major mobility corridors and near transit, and pedestrian-orientation. The use of tandem parking spaces conforms to these goals of the South Fair Oaks Specific Plan and General Plan and allows for development of a high density project that meets the applicable development standards of the site, while limiting the amount of excavation required to provide adequate on-site parking.
13. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The subject property is located in a fully urbanized area and is surrounded by commercial, retail and medical uses. The tandem spaces will comply with the minimum parking stall dimensions and back-up radius to allow the safe movement of vehicles. Also, two full-time parking attendants would be present at all times to coordinate stacked parking within the subterranean structure. Furthermore, the vehicle drop-off area would be located away from the primary entry to the parking structure to allow for maximum queuing space within the parking garage itself and away from Edmondson Alley and adjacent streets. Therefore, no detrimental effect on the health, safety, and welfare of the public is anticipated from the use of tandem parking spaces. No detrimental effect on the health, safety, and welfare of the public is anticipated from the proposed project.

14. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The use of tandem parking spaces would not be detrimental to the surrounding properties. The tandem spaces would comply with the minimum parking stall dimensions and back-up radius to allow the safe movement of vehicles, and at least two full time parking attendants will be required at all times the parking is available for use. In addition, the use of tandem parking limits the total amount of grading and soil export required for provision of the 255 on-site parking spaces, as required per the City's zoning code for a development the size of the proposed project. This limits the number of truck trips required for soil export as well as the total amount of construction time and noise associated with grading excavation for the proposed development. Therefore, the use will not have a negative effect on the surrounding neighborhood.

15. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The subject property is located at the boundary between the Central District and the South Fair Oaks Specific Plan area of the City. This is an area of dense development within the City. The surrounding area is fully developed with retail uses to the north, east and south, and Huntington Hospital and affiliated outpatient services to the west. The project size is consistent with the height and setback limitations found in the Specific Plan and the project scale is consistent with the character of the surrounding uses and does not impede existing views along Fair Oaks Avenue or California Boulevard. The project will also have entrances along the sidewalk and alleyway, creating a vibrant sidewalk. The design of the proposed project calls for the use of high quality finishes and articulation of the building. Furthermore, the height, architecture, building materials and colors will also be reviewed by the Design Commission.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR MINOR CONDITIONAL USE PERMIT #5078

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

General

1. The site plan, floor plan and elevations submitted for building permits shall substantially conform to the plans submitted with this application, stamped "Received at Hearing, July 30, 2009", except as modified herein.
2. This approval is for:
 - 1) Minor Conditional Use Permit – To allow a new non-residential project within the Transit Oriented Development (TOD) with over 15,000 square feet of gross floor area.
 - 2) Minor Conditional Use Permit – To provide tandem parking spaces.
3. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. ~~These conditions may be modified or new conditions added to reduce any impacts of the use.~~ The Hearing Officer may revoke the application if sufficient cause is given.
4. The applicant shall comply with the Mitigation Measures outlined in the Mitigation and Monitoring Program in Attachment C.
5. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
6. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
7. The proposed project, **PLN2008-00208**, is subject to the City's Condition Monitoring Program and is also subject to Final Zoning inspection. Condition Monitoring is required for your project. Under the Monitoring Program, your project will be inspected by Code Compliance staff to determine compliance with the conditions of approval. The Condition/Mitigation Monitoring inspection will occur during the term of the project. The Final Zoning Inspection will occur at the completion of the project. Required monitoring fees for inspections shall be paid on or after the effective date of this permit, but prior to the issuance of any building permits. Contact the Code Compliance Staff at (626) 744-4633 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 activity number provided above. Failure to pay the required monitoring fees prior to initiating your approved land use entitlement may result in revocation proceedings of this entitlement.

Planning Division

Use, architecture, signing, landscaping and lighting

8. Consistent with the certified EIR for the proposed project, the building shall be occupied by general office tenants only. More intense uses including, but not limited to, retail and medical office, shall not be permitted without separate approval by the City and up-to-date environmental analysis.
9. The proposed open space plaza area at the corner of California and Fair Oaks shall include

landscaping, accent lighting, seating areas and trash receptacles and shall be accessible to the public during all hours when the building lobby is open. In addition, doorways for both ground floor entrances shall remain unlocked during normal business hours (when majority of the tenants are open).

10. The project shall receive Design Review approval for the building architecture, materials, colors, and landscaping prior to the issuance of a Building Permit.
11. The applicant shall submit a Master Sign Plan application for all signage on the property. Any new signage or alterations to signs approved through this permit shall comply with Chapter 17.48.010 of the Zoning Code, shall be subject to Design Review and shall require a Building Permit. The Master Sign Plan should also include any directional signage for the project.
12. Prior to the issuance of a Building Permit, the applicant shall submit a complete landscape/hardscape plan for the property. The plan shall clearly indicate the type, size and species of all proposed landscaping throughout the property. Said plan shall include drought-resistant plan materials and low-volume irrigation where practicable. The plan should also show paving materials, canopies and lighting. The plan shall be consistent with all recommendations of the Design Commission and shall receive final approval from the Zoning Administrator.
13. All lighting shall comply with the requirements of Section 17.40.080 (Outdoor Lighting) of the Zoning Code. A lighting plan, including specifications of the proposed fixtures, shall be submitted to the Zoning Administrator for review and approval prior to the issuance of Building Permits. Areas shown on the lighting plan shall include the ground level and upper level (including roof-top) outdoor areas.
14. All new mechanical equipment shall be screened in accordance with Section 17.40.150 (Screening) of the Zoning Code.

Parking, Loading and Refuse

15. The underground parking structure and parking spaces shall comply with Section 17.46 (Parking) of the Zoning Code, including ramp grade, vertical clearance, aisle width, parking stall dimensions, double striping and parking stall back-up. A maximum of 191 (75%) parking stalls may be tandem.
16. The parking structure entrance should be designed to ensure pedestrian and vehicular safety. Enhancements may include, but are not limited to, openings to protect view corridors, mirrors, signing and striping. Such enhancements shall be reviewed and approved by the Zoning Administrator and Department of Transportation.
17. If a gate is installed at the parking structure entrance, it shall be set back to allow stacking for a minimum of four vehicles (20 feet per vehicle) from the property line.
18. Signs shall be installed to clearly identify the valet parking drop-off and pick-up area.
19. Two full-time parking attendants shall be on duty during all periods when the underground parking structure is open to the public.
20. All bicycle parking spaces shall meet the requirements of Section 17.46.320 (Bicycle Parking Standards) of the Zoning Code. For the proposed project, a minimum of 13 bicycle spaces shall be reserved. The location of the bicycle parking shall be clearly stated on the

Building Plans, and shall include 75 percent as Class I (employee spaces conveniently located in a secure interior place) and 25 percent as Class II (customer spaces conveniently located near building entrances). Final location of the bicycle parking spaces and types of bicycle racks shall be reviewed by the Public Works and Transportation Departments.

21. Loading shall be conducted at the three on-site loading spaces along the southern driveway. The proposed hours of loading shall be reviewed and approved by the Zoning Administrator and Department of Transportation. Loading spaces shall be clearly marked and signed. Bollards or similar barriers should be placed to block access to the loading spaces when loading is not permitted. No loading shall be permitted along Fair Oaks Avenue, California Boulevard, or Edmondson Alley.
22. The size and location of the refuse storage is to be determined by the Director of Public Works and Transportation and the type of use per Section 17.64.240 (Refuse Storage Areas).

Building and Neighborhood Revitalization Division

23. The applicant shall provide a dedicated path of travel from the building exits to the public street to the satisfaction of the Building Official prior to issuance of building permits.
24. All on-site walkways shall comply with Chapters 31 and 32 of the 2007 California Building Code. Exiting from any rooftop decks shall comply with Chapter 10 of the 2007 California Building Code.
25. Any encroachments into the public right-of-way shall receive approval from the Department of Public Works and shall comply with Chapter 32 of the 2007 California Building Code.
26. A grading plan shall be submitted to, and approved by, the Zoning Administrator prior to the issuance of any permits.
27. A soils report may be required for submittal to the Building Division for approval prior to the issuance of any grading or Building Permits.
28. On-site construction equipment and haul-truck vehicles shall operate a maximum of 12 hours per day.

Cultural Affairs Division

29. The project is subject to the City's Public Art requirements. Contact the Cultural Affairs Division at (626) 744-7547 for additional information.

Public Works Department

30. No private improvements may be placed within the public right-of-way, including, but not limited to, soldier beams, tie-backs, utility conduits and decorative sidewalk. Private improvements may only be placed in the public right-of-way by submitting a license agreement, which must be approved by City Council. The license agreement application for any private improvement within the public right-of-way shall be submitted to the Department of Public Works for review and shall be approved by the City Council before any permits are granted. An approved license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

A license agreement for shoring requires that all steel rods in every tie-back unit be relieved

of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located less than ten (10) feet below grade be removed from the public right-of-way.

31. 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 30-foot radius property line corner rounding at the southeast corner of Fair Oaks Avenue and California Boulevard. The dedication will require the approval of the City Council. The applicant shall be responsible for all the costs required to complete the dedication. The dedication must be approved by City Council prior to the issuance of a Certificate of Occupancy.
32. The existing curb to curb width of California Boulevard is substandard. It is currently 53' wide along the frontage of the subject development. The applicant shall dedicate approximately 2' to achieve the ultimate width for California Boulevard.
33. 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 standard 25-foot radius curb at the southeast corner of Fair Oaks Avenue and California Boulevard. Improvements shall include the relocation and upgrading of affected street lights, signals and various utilities.
34. If Edmondson Alley is to be used for egress and entrance into the new office complex parking structure, a 4-foot strip along the western side of the alley will be required to achieve a full width of 24 feet, and the alley shall be reconstructed in concrete to carry the anticipated traffic.
35. Any excavations in concrete streets shall require the replacement of full panels of concrete (to the nearest construction joint) and in compliance with all city standards.
36. The applicant shall construct public improvements along the frontages of the subject property in accordance with South Fair Oaks Specific Plan. The improvements include installing street furnishings, such as street lights, trash receptacles and tree grates, planting street trees, landscaping, and other necessary related work. For additional information on the specific plan requirements, please visit the Community Planning and Development Department's website at <http://www.ci.pasadena.ca.us/planning/deptorg/commplng/GenPlan/sp.asp>.
37. There is an Los Angeles County Department of Public Works storm drain that runs along California Boulevard. Any connections to the storm drain require permits from that agency.
38. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant shall be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.
39. The proposed development shall connect to the public sewer with a new house sewer consisting of one or more six-inch diameter vitrified clay or cast iron pipe laid at a minimum slope of two percent. The house sewer shall meet City Standards as determined by the Department of Public Works.
40. In accordance with the South Fair Oaks Specific Plan, the applicant shall install a maximum of two (2) in-fill pedestrian lights along or near the Fair Oaks Avenue frontage. The applicant shall also install street furnishings, such as trash receptacles and tree grates, planting street trees, landscaping, and other necessary related work in accordance with the specific plans.

41. The applicant shall restore and re-paint all existing metal street light poles, traffic signal poles and traffic signal controller cabinets, on or within the frontages of the subject property in a manner acceptable to the Department of Public Works. In addition, the painting specification shall be per the South Fair Oaks Specific Plans and specifications. The cost of the street light poles restoration and painting is the applicant's responsibility.
42. The existing street lighting system on California Boulevard 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 two (2) new street lights on or near the frontage 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.
43. If the existing street lighting and/or traffic signal systems along the project frontages are in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights and traffic signal equipments, 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.
44. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
45. The applicant shall plant and maintain, for a period of three years, a maximum of six officially designated street trees per the City approved master street tree plan on the subject frontage 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 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. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to the Department for review and approval.
46. The applicant shall irrigate all existing street trees along the frontage of the subject property for the duration of the construction of the project.
47. A composite utility plan showing the exact locations for proposed utility connections, existing utilities and proposed improvements in the public right-of-way (i.e. street trees, street lights, drainage structures, etc.) shall be submitted to the Department of Public Works for approval before any utility connection permits will be approved.
48. 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.

49. 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 deposit, 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.
50. 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 any permits. 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, street trees, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control. A processing fee will be charged against the deposit.
51. 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.
52. In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:
 - a. 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 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 12.04.035, entitled "Inspection required for Permit Clearance" of the PMC.
 - b. 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.

- c. 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>.
- d. Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC
The applicant shall submit the form which can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp> to the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit. Monthly reports must be submitted throughout the duration of the project. A 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.

Transportation Department

- 53. The applicant shall pay the Traffic Reduction/ Transportation Improvement Fee (TR-TIF).
Fee: \$307,685.46*

**The amount of the TR-TIF is subject to change based upon the final scope at the time of project approval. This payment shall be made at Window #8 in the Permit Center located at 175 N Garfield Ave, Pasadena CA 91109.*

- 54. The applicant shall fund the purchase and installation of two traffic monitoring stations on Pico Boulevard between Raymond Avenue and Edmonson Alley as part of the implementation of the Citywide Traffic Monitoring Program. This fund shall be collected by the Department of Transportation prior to the issuance of the first permit for construction.
Amount: \$5,000**

*** The applicant shall make this payment payable to the City of Pasadena and delivered to the Department of Transportation office, attention: Conrad Viana at 221 E. Walnut Street, Suite 210, Pasadena, CA 91101.*

- 55. The project is subject to the City's Transportation Demand Management (TDM)/ Trip Reduction Ordinance (TRO) requirements. The purpose of the trip reduction requirement is to reduce the demand for automobile commute trips by ensuring that the design of major nonresidential developments projects accommodates facilities for alternative modes of transportation. A TDM plan shall be completed to address the project's programs to promote alternative modes of transportation **prior to the issuance of the first permit for construction and shall meet the following requirements, at minimum:**
 - a. Carpool and Vanpool Parking. 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 employees' entrances.

- b. Bicycle Parking. Bicycle parking shall be provided on-site as required by Code. In addition, the bicycle parking shall be located near the employee entrance and shall be conveniently accessible from the external circulation system.
- c. Transportation Information Display. A transportation information display bulletin board or kiosk shall be located on the development site in a location visible to all employees. Information displayed shall include Employee Transportation Coordinator's telephone number, Guaranteed Ride Home Program, current local and regional transit routes, schedules and maps serving the development; ridesharing marketing materials on alternative commute modes; bicycle routes and bicycle facility information (parking/shower locations).

Upon submittal of the TDM plan, the owner/ developer shall place a **\$1,916* deposit** with the Department of Transportation **prior to the issuance of the first permit for construction** for TDM plan review. This deposit is subject to a partial refund or additional billing in the event that the deposit amount is not sufficient to cover the cost of the review. The developer shall pay an annual Transportation Demand Management (TDM) status report review fee of **\$403.74*** in compliance with the requirements of the Trip Reduction Ordinance.

In order to minimize and prevent last minute building design changes, it is highly imperative that the applicant, prior to the commencement of building or parking layout design efforts, contact DOT for TRO/ TDM Plan requirements so that trip reduction considerations are designed and incorporated early into the building and parking layout plans to avoid any unnecessary time delays and potential costs associated with late design changes. Please contact Judi Masuda, TDM Planner at (626) 744-4111 to arrange a pre-design meeting to finalize the TDM Plan requirements for the project.

** Based on the Current General Fee Schedule. Fees are subject to change.*

- 56. For the ramp leading to the subterranean parking level, measures should be taken to alert the incoming and outgoing vehicles at both ends of the driveway with devices to warn of oncoming traffic (such as concave mirrors, warning lights, gate arms, etc.). A circulation plan for the parking structure must be reviewed and approved by the Department of Transportation **prior to the issuance of the first permit for construction** (i.e. demolition, foundation, grading, or building) that will indicate how this concern is to be resolved. The plan shall be drawn to a 1"=20' or 1"=40' scale.
- 57. The project shall provide 255 parking spaces as indicated, or based on the Planning Department's acceptance, pursuant to the City Zoning Code parking requirement for this project.

General Project Requirements

- 58. Existing on-street parking conditions fronting this project should be maintained.
- 59. Plans shall be prepared to indicate adequate truck turning radii into and away from the site and onto public right-of-way.
- 60. The sidewalk along California Boulevard fronting the project shall be constructed at a minimum width of 10 feet to provide accessibility to the established Metro bus zone on California Boulevard at the southeast corner adjacent to the project site.

Also, plans shall be prepared for the construction of a median along California Boulevard to

limit movement into and out of Edmondson Alley to right-in and right-out.

Moreover, appropriate measures to restrict left turns into and out of the driveway along Fair Oaks Avenue shall be installed (such as appropriate signage and on-site curb construction which prohibits left-turns in and out of the driveway). Construction of a median along Fair Oaks Avenue is not the intended solution to prevent left turns into and out of the Fair Oaks Avenue driveway. Other alternative measures shall be discussed, reviewed, and approved by DOT prior to plan approval.

Furthermore, **prior to the issuance of the first permit for construction**, a bus bench and trash receptacle for the project area to service this site shall be indicated on the plan.

61. No new trees shall be planted in the bus zone.

62. All plans for work in the public right of way shall be separately submitted, reviewed, and approved by the Departments of Public Works and Transportation **prior to the issuance of the first permit for construction**.

ATTACHMENT C
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX
MINOR CONDITIONAL USE PERMIT #5078

PROJECT NAME		Mitigation Monitoring & Reporting Program Matrix		DOCUMENTATION OF COMPLIANCE	
Impact	Mitigation Measures	Responsible Implementation Party/ Monitor & Reporter	Time Frame/ Monitoring Milestone	Responsible to Review Reports (Status/Actions/Notes)	Compliance Date
					Staff Initials
Project Address: <u>16 E. California Blvd</u> Case # <u>MCUP #5078</u> Tidemark Case # <u>PLN2008-00208</u>		Decision Maker/Effective Date: <u>Hearing Officer/ Planner: Erin Clark</u>			
Air Quality	<p>MM A-1: Contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.</p> <p>MM A-2: All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.</p> <p>MM A-3: Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.</p> <p>MM A-4: Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.</p> <p>MM A-5: All construction vehicles shall be prohibited from idling in excess of ten minutes, both on- and off-site.</p>	Applicant's Mitigation Monitor	For inclusion in approved Construction Management Plan/Prior to issuance of Building Permit	Public Works Department/Department of Transportation to review and approve Construction Management Plan Building Division to Issue Building Permit	Construction Management Plan approval (date) Building Permit BLD2010-00000 issued (date).

PROJECT NAME
Mitigation Monitoring & Reporting Program Matrix

Project Address: 16 E. California Blvd
Case # MCUP #5078 Tidemark Case # PLN2008-00208

Decision Maker/Effective Date: Hearing Officer/
Planner: Erin Clark

Impact	Mitigation Measures	Responsible Implementation Party/ Monitor & Reporter	Time Frame/ Monitoring Milestone	DOCUMENTATION OF COMPLIANCE		
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Cultural Resources: Historic						
MM B-1: Recordation and Photography. A Historic American Buildings Survey (HABS) level III recordation shall be prepared. The signage shall be documented in large format black-and-white photographs and written narrative in accordance with HABS requirements. Completion of the HABS level III recordation of the existing signs on the project site should be implemented prior to their removal and before commencement of construction activities. The building's exterior showing the signs in place, the signage, as well as the property setting and contextual views shall be documented. Original archival prints shall be submitted to the California Office of Historic Preservation, the City of Pasadena Planning and Development Department and the Pasadena Public Library.	Applicant's qualified architectural historian or historic architect and a photographer experienced in Historic American Building Survey (HABS) photography	Prior to removal of two signs (pole mounted and wall mounted) from 592 S. Fair Oaks Ave.	Design & Historic Preservation Section to review prints and appropriately archive in City locations.			
MM B-2:						

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Cultural Resources: Archaeological and Paleontological					
MM B-3: A qualified paleontologist shall attend a pre-grade meeting and develop a paleontological monitoring program to cover excavations in the event they occur into the older Quaternary Alluvium. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. If excavation into Quaternary Alluvium occurs, monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. If it is determined that excavation will not encounter Quaternary Alluvium, no further measures need be taken. The frequency of monitoring inspections shall be based on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered.	Applicant's qualified paleontologist	Prior to issuance of grading permit	Building Division	Grading Permit BLD2010-00000	
MM B-4: If a potential fossil is found, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage.	Applicant's qualified paleontologist	Prior to issuance of grading permit	Building Division	Grading Permit BLD2010-00000	
MM B-5: At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.	Applicant's qualified paleontologist	Prior to issuance of grading permit	Building Division	Grading Permit BLD2010-00000	
MM B-6: Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository.	Applicant's qualified paleontologist	During grading/excavation activities	Building Division for confirm that actions have been followed if fossils encountered.	Building Permit BLD2010-00000	

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MM B-7: Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository.		Applicant's qualified paleontologist	During grading/ excavation activities	Building Division for confirm that actions have been followed if fossils encountered.	Building Permit BLD2010-00000	
MM B-8: If fossils are found following completion of the above tasks the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Project Applicant to the lead agency, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.		Applicant's qualified paleontologist	During grading/ excavation activities	Building Division for confirm that actions have been followed if fossils encountered.	Building Permit BLD2010-00000	
MM B-9: If archaeological resources are encountered during project implementation, an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards (the "Archaeologist") shall be immediately notified and retained by the Project Applicant and approved by the City to oversee and carryout the mitigation measures stipulated in this EIR.		Applicant's qualified paleontologist	During grading/ excavation activities	Building Division for confirm that actions have been followed if fossils encountered.	Building Permit BLD2010-00000	
MM B-10: If archaeological resources are encountered during project implementation, the qualified archaeologist should coordinate with the Project Applicant as to the immediate treatment of the find until a proper site visit and evaluation is made by the archaeologist. The archaeologist shall be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find and determine		Applicant's qualified paleontologist	During grading/ excavation activities	Building Division for confirm that actions have been followed if archaeological resources encountered.	Building Permit BLD2010-00000	

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appropriate treatment. Treatment will include the goals of preservation where practicable and public interpretation of historic and archaeological resources. All cultural resources recovered will be documented on California Department of Parks and Recreation Site Forms to be filed with the CHRIS-SCCIC. The archaeologist shall prepare a final report about the find to be filed with Project Applicant, the City, and the CHRIS-SCCIC, as required by the California Office of Historic Preservation. The report shall include documentation and interpretation of resources recovered. Interpretation will include full evaluation of the eligibility with respect to the National and California Register of Historic Places and CEQA. The report shall also include all specialists' reports as appendices. The Lead Agency shall designate repositories in the event that significant resources are recovered. The archaeologist shall also determine the need for archaeological and Native American monitoring for any ground-disturbing activities thereafter. If a need is warranted, the archaeologist will develop a monitoring program in coordination with a Native American representative (if there is potential to encounter prehistoric or Native American resources), the Project Applicant, and the City. The monitoring program will also include a treatment plan for any additional resources encountered and a final report on findings.						
MM B-11: If human remains are encountered unexpectedly during construction excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and		Applicant's qualified paleontologist	During grading/excavation activities	Building Division for confirm that actions have been followed if human remains are encountered..	Building Permit BLD2010-00000	

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	disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC will then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. Preservation of the remains in place or Project design alternatives shall be considered as possible courses of action by the Project Applicant, the City, and the Most Likely Descendent.					
Noise						
MM C-1:	Construction activities shall be limited to the following hours in accordance with the City's Municipal Code: From 7:00 A.M. to 7:00 P.M. Monday through Friday; From 8:00 A.M. to 5:00 P.M. on Saturday; Construction shall not occur on Sundays and Holidays.	Applicant's Mitigation Monitor	Throughout construction period	Public Works Department		
MM C-2:	Noise-generating construction equipment operated at the project site shall be equipped with effective noise control devices, (i.e., mufflers, lagging, and/or motor enclosures). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.	Applicant's Mitigation Monitor	Throughout construction period	Building Division/Code Compliance		
MM C-3:	Engine idling from construction equipment such as bulldozers and haul trucks shall be limited, to the extent feasible.	Applicant's Mitigation Monitor	Throughout construction period	Building Division/Code Compliance		

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MM C-4: To the extent feasible, construction activities shall be scheduled so as to avoid operating several pieces of heavy equipment simultaneously, which causes high noise levels.		Applicant's Mitigation Monitor	Throughout construction period	Building Division/ Code Compliance		
Traffic						
MM D-1: In order to address increased traffic volumes on Pico Street associated with the proposed project the applicant shall provide a contribution to the citywide traffic monitoring program to purchase and install two traffic monitoring stations on Pico Street.		Applicant	Prior to issuance of Building Permits	Department of Transportation		
Hazardous Materials						
MM E-1: Prior to the issuance of demolition permits, the Applicant shall submit to the City a comprehensive pre-demolition asbestos survey in accordance with SCAQMD Rule 1403. The survey shall be reviewed and approved by the City of Pasadena Building and Safety Division. All identified ACM shall be removed and disposed of by a registered Cal-OSHA-certified asbestos abatement contractor prior to any disturbance of the material, and the Applicant shall submit documentary proof of such handling to the City.		Applicant	Prior to issuance of demolition permits	Building Division		
MM E-2: Prior to issuance of demolition permits, the Applicant shall submit to the City of Pasadena Building and Safety Division a lead-based paint survey for all existing buildings located on the project site. All identified lead-based paint shall be handled and disposed of pursuant to OSHA regulations, and the Applicant shall submit documentary proof of such handling to the City.		Applicant	Prior to issuance of demolition permits	Building Division		

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MM E-3: Prior to initiating grading on the site the Applicant shall inform contractor of the potential for discovery of underground storage tanks (USTs), as well as former above ground storage tanks, or remnants thereof, in the subsurface. In the event USTs or former above ground storage tanks are encountered, work in the immediate area shall be halted and the Pasadena Fire Department shall be contacted to ensure that proper procedures are established and followed for their removal. A qualified environmental consultant shall be contacted to evaluate the soil conditions in the area surrounding the tanks. Work in the area shall only continue with authorization from the Pasadena Fire Department.	Applicant	During grading activities	Fire Department		
MM E-4: Prior to initiation of excavation and grading activities, the Applicant shall retain a qualified environmental consultant to prepare a soils management plan, which will be submitted to the City of Pasadena Building and Safety Division for review and approval. The soils management plan shall be implemented during excavation and grading activities at the site to ensure that any contaminated soil are properly disposed of offsite. The plan shall include but not necessarily be limited to the following: - A qualified environmental consultant shall be present at all times during digging or grading activities to monitor compliance with the soils management plan and to actively monitor the soils and excavations for evidence of contamination. Any soil encountered during future excavation or grading activities that appears to have been affected by hydrocarbon or any other contamination shall be	Applicant's qualified environmental consultant	Prior to issuance of grading permit	Building Division	Grading Permit BLD2010-00000	

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	<p>evaluated, based upon appropriate laboratory analysis, by a qualified environmental consultant prior to offsite disposal at a licensed facility.</p> <ul style="list-style-type: none"> - Soils in the southwestern corner of the site near Boring Location B-1, as identified in the Phase I and Limited Phase II ESA, shall be segregated and analyzed prior to offsite disposal. Identified contamination shall be removed to the extent practicable. This may require over-excavation in this area and further analysis of this soil to determine the extent of soil contamination. - All detectable contaminated soils shall be properly handled and transported to an appropriately licensed disposal facility. 					
Water Supply						
MM F-1:	<p>The water usage of the proposed building to be retained shall be reduced by 20 percent, in accordance with section 14.90.050 of the Pasadena Municipal Code. In order to demonstrate this reduction, the Applicant must submit a water-conservation plan for review and approval by the Planning Division. This plan is also subject to review and approval by the City's Water and Power Department and the Building Division before the issuance of a building permit. The plan must demonstrate the ability to limit water consumption to 80 percent of its originally anticipated amount. The project's irrigation and plumbing plans are also required to comply with the approved water-conservation plan. For this project, the original amount is 22,640 gallons/day and the required 20 percent reduction is</p>	Applicant	<p>Water conservation plan to be submitted prior to issuance of building permits</p> <p>Plumbing permits to be submitted prior to issuance of certificate of occupancy</p>	Building Division	<p>Building Permit BLD2010-00000</p> <p>Plumbing Permit PLM2010-00000</p>	

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	4,528 gallons/day. Plumbing permits required in order to complete this reduction shall be finalized prior to certificate of occupancy.					
MM F-2:	The Applicant shall submit a detailed landscape plan that proposes the planting of "California Friendly" plants and the use of high efficiency irrigation technology. Landscape and irrigation plans shall be submitted for review with each phase of the project and shall be reviewed by the Design Commission in combination with the building plans.	Applicant	Prior to Final Design approval	Design staff to confirm that complete landscape plan is included with Design Review application. Design Commission	Design Commission Approval (date)	