

**ATTACHMENT 2
DRAFT CONDITIONS OF APPROVAL
AMENDMENT TO THE MASTER DEVELOPMENT PLAN FOR
LAS ENCINAS HOSPITAL**

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

PLANNING

1. **Substantial Compliance:** The plans submitted for design review and building permits shall substantially conform to plans reviewed and approved by the City Council except as modified herein.
2. **Allowed Uses and Amount of Development :** This approval will allow the applicant to submit plans for design review and building plan check a master plan allowing approximately 46,000 square feet of demolition (Buildings 11A, 11B, 12, 13, 13B, 13C, 14, 15, 16, 18, 20 , 21, 21A, 23, 24, 24-a, 24b, 24c, 24d, 25, 26, 28, 29 and 30).

New Construction will include the following new buildings:

- Buildings 31, 37, and 38 – 34,400 square feet of outpatient medical offices;
- Building 33 – 28-bed adolescent psychiatry unit (10,560 square feet)
- Building 35 – 120-bed psychiatric hospital (77,500 square feet)
- Building 32 – 52-bed assisted living facility (32,000 square feet)
- Building 34 – 100-unit independent living facility (147,750 square feet)
- Buildings 36 – 32 detached independent living units (1,600 square feet each)
- Building 39 – 105-car subterranean and surface level parking structure

The following uses shall be allowed in the following existing buildings:

- Medical offices at Willows Water Tower, Villa, 2810 Del Mar, and Bungalow (Buildings 4, 6, 8, and 19);
- Residential treatment of 38 patients in Gables (Building 7); a
- Clubhouse or single family use at 336 S. San Gabriel Blvd (Building 11);
- Temporary assisted living during phase two of construction at the San Gabriel Residences (Buildings 12 and 13);
- Nine assisted living beds at 365 El Nido Ave. (Building 17);
- Administrative offices and 20 assisted living or psychiatric care beds in the Main Building (Building 1);
- Administrative uses at Willows (Building 20A); and a
- Total of 10 independent living units spread throughout Acacia, Las Flores, Cherokee, and Briar (Buildings 2, 3, 5, and 22).

The applicant shall preserve onsite buildings 13A (Water tank house), 15 (Las Palmas), 16 (The Lodge) and the western portion of 27 (The Barn). The use of Buildings 15, 16, or 27 shall be limited to the following: life/care facilities, psychiatric beds, administrative functions of a psychiatric hospital, storage, or as a club house or community gathering area for residents of the site or any other use determined by the Zoning Administrator to be consistent and supportive of the life care and psychiatric services allowed at the site. In addition to the above the master plan shall allow for ancillary educational services required by the State of California for psychiatric hospitals.

The applicant may build and occupy Building 35 in an earlier phase of development.

- a. **Residential Uses:** Except for Building 11, all residential uses on site shall comply with the definition of a life/care facility in the City's Zoning Code. The applicant shall provide for integration between the differing levels of care provided by a independent living, assisted living, and/or skilled nursing uses by providing a continuum of care.
 - b. **Local community meetings:** In conjunction with the public benefit finding the applicant shall make available meeting space as a community resource for local club meetings. The hospital shall set reasonable conditions on terms of use, hours of operation, limit of meetings per year, and the type of community group. Fees shall not be charge for use of the facility.
 - c. **Building 11** may continue to be used as a residence for employees of the Hospital or its affiliated companies.
 - d. **Inclusionary Housing Ordinance:** The applicant shall submit an Inclusionary Housing application/plan for review and approval for phases of the project that include residential units prior to submittal of plans for final Plan Check.
3. **Call for Review:** The City Council and Planning Commission, at any time, can call for a review of the approved conditions at a duly noticed public hearing. The Planning Commission may make recommendations to the City Council for modifications to conditions or for new conditions to reduce any impacts of the use. The City Council may revoke the Master Development Plan if sufficient cause is given.
 4. **Supersedes Previous Plans:** This approval supersedes the previous master development plan and replaces all previous conditions of approval. Any conditions modified or deleted are intentional.
 5. **Mitigation Measures:** The applicant or successor in interest shall meet all of the mitigation measures of the Environmental Impact Report as described in the mitigation monitoring and reporting program.
 6. **5-Year Review:** The Planning Commission shall review the master plan three, five, seven and ten years after the City Council approves the application, for compliance with the features of the plan and conditions of approval. The review shall take place at a noticed public hearing. The owner shall be notified in writing of the Planning Commission's determination. If the Planning Commission finds noncompliance with the plan or the conditions of approval, it may direct the Director to withhold building and other permits for any development within the area covered by the plan until compliance is achieved and to schedule a public hearing before the Council for revocation of the Master Plan. The revocation hearing shall be noticed as required for a hearing for adoption of a Master Plan.
 7. **10-Year Sunset:** This application shall be effective for a period of ten (10) years from the date of approval by City Council.
 8. **Other Code Requirements:** The applicant or successor in interest shall meet the applicable code requirements of all City Departments.

9. **Incorporated Conditions:** The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process
10. **Zoning Inspection:** The proposed project, Activity Number PLN2006-00358, was approved subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy. Contact the Code compliance Staff at (626) 744-4633 to and provide the activity number provided above to schedule an inspection appointment time.
11. **Condition/Mitigation Measure Monitoring:** The proposed MDP, Case No. PLN2004-00351, shall comply with all conditions of approval, subject to monitoring by the City Condition Monitoring Coordinator. The applicant shall pay the appropriate fee(s) for Condition Monitoring and Mitigation Measure Monitoring. Contact the Code Compliance Staff at (626) 744-6433 to verify the fee. The current fee is \$769.10 for Mitigation Monitoring. All fees are to be paid to the cashier at the permit center located at 175 N. Garfield Avenue. The cashier will ask for the case number provided above.

Trees and Landscaping

12. **Tree Preservation:** The applicant shall amend the urban forestry plan to demonstrate the preservation of the following trees: 93, 346, 359, 526, 658, 666, 774, 781, 798, 799, 830, 854, 928, 933, 939, and 946. The applicant shall be permitted to remove the remaining 45 trees slated for removal in the urban forestry plan. If any additional trees are required to be removed, the tree removal shall conform to the requirements of the Tree Protection Ordinance and any future amendments to that ordinance.
13. **Tree Protection Plan:** A tree protection plan prepared by a licensed landscape architect or arborist shall be submitted to the Zoning Administrator prior to the issuance of any building or grading permits for all trees potentially affected by the permits. To ensure that the tree retention is successful, the following minimum requirements shall be met: a. All grading within the drip-line of existing trees shall be done by hand; b. Cutting through woody roots shall not be allowed; c. All foundations shall step over major roots; and d. No difference in grade shall be allowed at the base of the trees.
14. **Tree Fencing:** Prior to issuance of any grubbing or grading permit or approval, the tree protection fencing shall be installed and inspected. Fencing shall be provided at or beyond the drip-line around all trees that will be impacted by construction and shall extend to the dripline of the trees.
15. **Tree Placards:** The applicant shall place at least three waterproof placards on the tree protection fencing for each protected tree. The placards shall state that the fencing shall not be removed without authorization from the City and the tree number.
16. **Tree Inspections:** A certified arborist shall submit to staff inspection results for protected trees, signed and dated at predetermined construction phases (e.g. pre-construction, grading, foundation, framing, final).
17. **Landscape Plan:** The applicant shall plant approximately 174 trees on the property, in substantial compliance with the preliminary landscape plan. Final landscape plans shall be in substantial compliance with the preliminary landscape plan. The landscape plan, including the proposed locations for relocated trees on-site shall be reviewed and approved during design review.

18. **New Trees:** At least one-half of the trees planted on the site shall be species protected by the City's most recent Tree Protection Ordinance. Through the design review process flexibility with the provisions of this condition may be provided.

Development Standards

19. **Heights** of buildings in the proposed master plan shall be limited to the following:

	Stories	Max. Height (ft)	Max. Top Plate (ft)
Psychiatric Hospital (Building 35)	3	49.5	39.5
Assisted-Living (Building 32)	Up to 2	35	26
Independent-living (Building 34)	Up to 3	49.5	39.5
Adolescent Psychiatry Units (Building 33)	1	29	15
Medical Office Building (Buildings 30, 37 & 38)	1 & 2	35 (Two-story) 29 (One-story)	26 (Two-story) 15 (One-story)
Detached Independent-living Units (Buildings 36)	1 & 2	35 (Two-story) 29 (One-story)	26 (Two-story) 15 (One-story)

In recognition of the fact that this master plan is a conceptual approval and that detailed design work has not yet been completed, the applicant may be granted additional height than that allowed for in this table. This additional height shall not exceed two percent of the height limit. The applicant shall provide the City with information demonstrating the need for the additional height. The Zoning Administrator shall review this information and approve, disapprove, or conditionally approve the request for additional height.

20. **Buildings 36 Setbacks:** The detached independent living units (Buildings 36) shall be redesigned as to comply with the following requirements:

- a. At the end of the Millicent Way cul-de-sac to maintain a 10-foot setback from the side property line (*this area shall not be designed or used for active living space*);
- b. Along San Gabriel Boulevard to meet the City's standard front yard setback measurement for single family zoning; and
- c. Near the end of the Diana Street cul-de-sac to be redesigned to meet the required 25-foot setback rule.

21. **FAR Flexibility:** In recognition of the fact that this master plan is a conceptual approval and that detailed design work has not yet been completed, the applicant may be granted an additional 5,000 square feet of floor area. This allowance of additional floor area does not approve removing additional protected trees, additional encroachment into setbacks other than that permitted by the zoning code, additional units, or additional patient care beds. In additions, floor area of one structure may be transferred to the floor area of another structure as long as the design is in substantial compliance with the approved plan and the

total square footage of the site does not exceed the FAR approved in the master plan and this condition.

22. **Walls and Fences:** The applicant shall install six-foot walls and fences (except for chain link) along the south property line and those property lines that are adjacent to the rear or side yard of a single family property. Walls and fences may go up to but not exceed eight feet in height with the consent of neighboring property owners. Walls and fences in the front yard areas of San Gabriel Boulevard and in between El Nido Ave. and Buildings 17 and 32, shall comply with the front yard fence requirements of the Zoning Code (Chapter 17.40.180). Installation of walls and fences shall be completed in the following manner:
- Between Millicent Way and Diana Street before issuance of ~~certificate of occupancy~~ building permits on Buildings 36.
 - Along the property line between Las Encinas Hospital and Monte Vista Grove Homes and to the west of parking structure (Building 39) before issuance of ~~certificate of occupancy~~ building permits on Buildings 34 and 32.
 - If deemed necessary, the western property line adjacent to Buildings 37 and 38 before issuance of ~~certificate of occupancy~~ building permits for these buildings.
23. **A. Interior Fences and Walls:** Interior fences and walls shall be part of the design review submittal for each phase of development. Fences and walls around buildings 36 (the detached independent living units) are highly discouraged. Fences and walls shall be designed in a manner that is sensitive to the open feeling of the campus and the site's inter-related nature.
23. **B. Medical Office Hours:** Use of the medical offices is limited to the hours of 8 a.m. to 9 p.m. weekdays and 9 a.m. to 5 p.m. Saturdays.
24. **Education:** Education required by State provisions may occur within buildings already proposed in this plan.
25. **Units along San Gabriel Blvd:** The units along San Gabriel Boulevard shall have a front door facing or accessible from the street in order to continue the existing single family character on San Gabriel Blvd.
26. **Encroachments:** The master plan may allow encroachments into setbacks as permitted by the City's Zoning Code (Tables 4-1 of Section 17.40.160.E).
27. **Roof Top Appurtenances:** No mechanical equipment, with the exception of solar collectors, shall be permitted on any roof unless properly screened, or in an enclosure designed to be architecturally compatible with the building. All screening must be reviewed and approved by the Zoning Administrator.
28. **Screening** of mechanical equipment shall be provided in accordance with Section 17.40.150 (Screening) of the Zoning Code.
29. **Construction Parking Plan:** 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 1.2 employees. Parking shall be provided in accordance with the regulations of Chapter 17.46 (Parking and Loading) of the Pasadena Zoning Code.

30. **Lighting Plan:** An exterior lighting plan for the affected parcels, including specifications of the proposed fixtures, shall be submitted to the Zoning Administrator prior to the issuance of any building permits. The lighting shall comply with the standards of Section 17.40.080 (Outdoor Lighting) of the Zoning Code. The lighting plan shall include the following: luminaire height; luminaire and standard technical specifications; intensity of illumination measured at the least point of illumination and the greatest point of illumination when measured from ground level; type of light source (Metal Halide, High Pressure Sodium, etc.); hours of illumination; and photometric plan superimposed on the site plan for each classification of lighting with points no greater than 30 feet apart.
31. **Limits to Night Time Lighting:** The applicant shall limit night time lighting to that required to maintain security and shall limit glare to the extent feasible so as not to negatively impact adjacent properties.
32. **Lighting** shall be directed downward and when adjacent to neighboring uses shall be equipped with 180-degree corner cutoffs.
33. **Grading Plan:** A grading plan shall be submitted to, and approved by, Building Official prior to issuance of any permits.
34. **A Sign Plan,** showing the size and location of all signs shall be submitted to and approved by the Zoning Administrator prior to the issuance of a certificate of occupancy. The sign plan is intended for the overall review of a signage for the project and shall not be construed to be a waiver of the requirement of a building permit for the construction of the signs included on the sign plan.
35. **Retaining Walls:** If retaining walls are required, elevations, sections, and construction details, including materials to be used, shall be submitted to and approved by the Building Official prior to issuance of any building permits.
36. **Soils Report:** A soils report shall be submitted to the Building Division for approval prior to the issuance of any grading or building permits.
37. **Runoff to Streets:** All runoff shall be directed to the street in a drainage device approved by the Public Works Department. No runoff, either sheet or directed, shall flow onto adjacent properties.

Utilities

38. **Screening of Dumpsters:** All refuse dumpsters and trash storage areas shall be screened from the public right-of-way.
39. **Trash Enclosure:** A trash enclosure shall be provided in accordance with the requirements of Section 17.40.120 (Refuse Storage Facilities) of the Zoning Code. The location of such enclosure shall be approved by the Zoning Administrator and the Public Works Department.
40. **Refuse Storage:** The applicant shall provide refuse storage specifications in compliance with Pasadena Municipal Code 17.64.240 B. Locations shall be shown on design review submittals.

41. **Recycling Storage:** The applicant shall provide recycling bin space with refuse storage area in compliance with Pasadena Municipal Code 17.64.240 C. Locations shall be shown on design review submittals.
42. **Delivery and Trash Service:** Deliveries and trash pick-up shall not be performed between the hours of 10:00 p.m. and 7:00 a.m.
43. **Recycling:** For each phase of construction, the applicant shall submit the following plan(s) and form(s) which can be obtained from the Recycling Coordinator, 744-4721, of the Department of Public Works for approval prior to the request for final inspection:
 - a. Submit plan prior to issuance of the grading permit for each phase of construction. A list of Construction and Demolition Recyclers in Los Angeles County can be obtained from the Recycling Coordinator.
 - b. Monthly reports must be submitted throughout the duration of the project.
 - c. Summary Report with documentation must be submitted prior to final inspection.
44. **Advertising Salvage Materials:** The applicant shall advertise the availability of salvage materials. A listing can be made at no charge in the CALMAX Quarterly Catalog at www.ciwmb.ca.gov/CALMAX or through LACOMAX at www.dpw.co.la.ca.us/epd/lacomax or through preservation groups or web or newspaper advertising.
45. **Deconstruction Techniques:** The project shall be subject to the use of deconstruction techniques. A deconstruction manual is available free of charge by downloading it from www.ciwmb.ca.gov/publications or by requesting a copy from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works.
46. **Pest Control:** Prior to the demolition of any building, the applicant shall contact a licensed pest agency to conduct a thorough inspection of the subject property, and if necessary exterminate any rodents or pests that may exist. The preventive measure will reduce the likelihood of the new development housing any of the existing population of pests. A complete and final inspection report shall be submitted at the time of application for demolition.

Environmental Improvements

47. **LEED Silver:** The applicant shall design the Psychiatric Hospital (Building 35), the Independent Living Facility (Building 34) and the Assisted Living Facility (Building 32) to meet the requirements of LEED Silver rating. Consistent with the City's Green Building Ordinance, the applicant is not required to have these buildings be certified by the LEED organization.
48. **Green Building Practices:** All buildings in the project shall comply with the Green Building Practices Ordinance (PMC 14.90) except for the rehabilitation of the existing historic structures and existing structures that contribute to an eligible landmark district. All other project buildings must demonstrate environmental soundness by incorporating all of the following for each building:
 - a. Register the building with the USGBC prior to issuance of a building permit
 - b. Retain the services of a LEED Accredited Professional
 - c. Submit the applicable LEED checklist indicating points meeting at a minimum LEED Certified level and supporting documentation required by the City for Green Building review. The LEED checklist shall be incorporated in the building plan set and prepared, signed and dated by the project LEED AP. All building construction documents, including

specifications, shall indicate where feasible, the green building measures employed to attain the applicable LEED credit rating.

49. **Green House Gas Conditions:** In order to reduce the project's impact on green house gas emissions, the applicant shall institute the following conditions.
- a. *Bicycle showers:* The applicant shall provide "end-of-trip" bicycle facilities including showers, lockers, and changing space. This can be provided in the hospital, administrative buildings, and/or independent living buildings.
 - b. *Parking Lot Landscaping:* Provide parking lot areas with trees that will cover 50% of the area within 10 year of construction. The applicant shall make reasonable provision to meet this requirement for the parking structure; solutions such as solar panels, tall trees directly adjacent to the structure, and vines with trellises should be provided to meet the intent of this condition.
 - c. *Solar Energy Systems:* Provide solar energy systems on rooftops in areas of the site where there is low potential for conflict with shade from trees and where objectives to maintain the site's aesthetic and historic character can be maintained.
 - d. *Paving:* Project shall use light-colored paving materials.
 - e. *Electrical Outlets:* The project shall provide electrical outlets at building exterior areas in order to allow for use of electrical yard maintenance equipment.
 - f. *Energy Star Appliances* shall be specified for use in the building plans and shall be installed prior to certificate of occupancy being released.
 - g. *Shading Mechanisms:* Where aesthetically and historically appropriate the applicant shall install energy-reducing shading mechanisms for windows, porch, patio and walkway overhangs. The applicant shall confer with and receive approval from the Design and Historic Preservation section prior to installation of such devices.
 - h. *Fans:* The Independent living bungalows (Buildings 36) shall have energy-reducing ceiling and whole-house fans.
 - i. *Programmable Thermostats:* All new buildings shall have energy-reducing programmable thermostats that automatically adjust temperature settings.

Parking and Transportation Related

50. **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.
51. **Dial-A-Ride Service:** The operator of the life/care facility shall continuously operate a private dial-a-ride transportation system for the residents as determined appropriate by the City (Section 17.50.120 K).
52. **Bicycle Parking:** The applicant shall meet all of the requirements of 17.46.320 (Bicycle Parking Standards) of the Zoning Code. Final location of the bicycle parking and type of bicycle racks shall be reviewed by the Public Works and Transportation Departments.
53. **On-Street Parking:** Parking on adjacent residential streets by employees of Las Encinas is prohibited.
54. **Minimum Parking:** The applicant shall provide a minimum of 517 parking spaces onsite.

Design and Historic Preservation

55. **Relocation of Building:** The applicant shall retain the following buildings on site: The Lodge (Building 16), Las Palmas (Building 15—except for non-historic addition), the San Gabriel Water Tank House (Building 13A), and the original portion of the Barn (the western

portion of Building 27). The Lodge, Las Palmas and the Barn shall be relocated within the portion of the hospital campus identified as eligible for listing as a district in the National Register of Historic Places in the final environmental impact report for the master plan. The water tank house shall be relocated to a new location where the setting has at least some of the characteristics of the existing (i.e., open space, landscaping not hardscape)—and the Director of Planning and Development shall review and approve the proposed new location for the tank house.

56. **Structural Bracing of Barn Prior to Relocation:** Because the Barn (Building 27), constructed in 1880, is an important historic resource to the City--and the region--as a rare surviving example of an agricultural building from the late-nineteenth century (with a moderate-to-high degree of integrity), special efforts shall be made to preserve this structure during its relocation and its rehabilitation on a new site. Prior to relocation of the Barn, the applicant shall hire a company experienced in moving historic buildings of single-wall construction. This moving company shall work in close collaboration with a structural engineer experienced with historic structures, with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings, and with the State Historical Building Code. A report documenting the credentials of the house-moving company and the structural engineer shall be submitted to the Director of Planning and Development. The structural engineer shall develop a plan for structural bracing and stabilization of the structure on its existing site before the relocation. This plan shall also document the extent to which exterior materials must be removed to accomplish the rehabilitation of the structure on its new location and also identify any materials and features (e.g., wood siding, board-and-batten siding, windows, doors) that—if removed--may be reapplied to the framing and sheathing of the building and those materials and features that because of deterioration or other damage must be replaced with new material. The plan shall be approved by the Director of Planning and Development (which includes the City's Building Division) before the City issues a building permit for relocation. To the maximum extent possible, the plan and rehabilitation of the Barn shall comply with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings.
57. **HABS Documentation Prior to Relocation:** Prior to issuance of a building permit for relocating The Lodge (Building 16), Las Palmas (Building 15), the San Gabriel Water Tank House (Building 13A) and the Barn (Building 27) the applicant shall submit HABS photographic documentation of these structures (or a comparable level of archival-quality documentation to be approved by the Planning and Development Director). Copies of the HABS (or comparable) documentation shall be submitted to the City of Pasadena Planning Division (Design and Historic Preservation Section) and to the Pasadena Public Library.
58. **Rehabilitation of Relocated Structures:** The applicant shall rehabilitate the exteriors of The Lodge (Building 16), Las Palmas (Building 15), the San Gabriel Water Tank House (Building 13A) and the Barn (Building 27) using the Secretary of Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings. The Planning and Development Director shall review and approve the exterior rehabilitation plan for compliance with the standards and guidelines prior to issuing permits for relocation. Non-historic additions to these buildings may be removed as part of this rehabilitation.
59. **Utilities on Plans:** Transformer rooms and vaults, meter locations, and other utilities shall be shown on plans submitted for design review.

60. **Design Review:** All phases of construction shall be subject to Design Review and approval according to the provisions in PMC 17.61.030. As part of the Design Review, the applicant shall submit landscape plans with each individual building phase for review and approval. Said landscape plan shall include drought resistant plant materials and low volume irrigation where practicable and shall be prepared by a licensed landscape architect and shall meet the requirements of Chapter 17.44. Areas of the site not covered by structures shall be maintained with landscaping.
61. **Additional Designations of Landmark Trees:** In addition to the requirement of mitigation measure CUL-E, the applicant shall submit a landmark designation application for trees number 947 (Coast Live Oak), 835 (Coast Live Oak), and 406 (Australian Tea). The application for designation of the trees shall conform to the same timeline as that included in mitigation measure CUL-3.
62. **Preservation (Restoration) Architect:** The design team shall include an architect experienced in historic preservation, and this architect shall participate in the design of the new, infill construction and exterior rehabilitation of contributing historic resources (to ensure compliance with the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings).
63. **Ability to Modify Building 36:** The applicant and Design Commission shall have some flexibility to modify the locations, massing, and building footprints of the detached independent- living units (Building 36) to allow for protection of oak trees or to increase open space under the dripline of oak trees. This flexibility, which may allow combining of one-story structures to become two-story structures, shall not alter the overall number of units and square footages entitled in the master development plan.
64. **Ability to Modify Building 35:** The applicant and Design Commission shall have some flexibility to modify the site plan of the main hospital building (Building 35), without altering the allowable square footage, to improve the relationship of this structure to the open spaces and character of the site.
65. **Ability to Transfer Units above Parking Garage:** To preserve the oak trees and open space at the west end of the campus the applicant and Design Commission shall have the flexibility to transfer detached independent-living units to an area above the footprint of the parking structure (Building 39). The increased height of the structure and the corresponding views from the nearby single-family neighborhoods shall be given consideration if this flexibility is required. The flexibility allowed by this condition does not allow additional square footage or units. The overall height of the structure shall not exceed two stories in height (35 feet to top of ridge and 26 feet to the top plate).
66. **Permeable Paving:** Where feasible, the applicant shall study the use of permeable paving throughout the site to allow for percolation of water and for aeration of tree roots. During design review, the Design Commission or Planning Director shall review the appropriateness of the material and its application to specific sites.
67. **Lighting Fixtures:** The finishes on exterior lighting fixtures should be compatible with the historic context of the campus.

68. **New Retaining Walls:** As part of design review of new construction, new retaining walls should be compatible with the existing retaining walls (to allow continuity throughout the site).
69. **Contextual Design:** During design review new construction shall be reviewed and conditioned to ensure that new construction reflects the context of the surrounding historic fabric of the area.
70. **Mitigation Measure CUL-A** shall be revised to require the applicant to submit the registration form for listing the hospital in the National Register of Historic Places prior to issuance of building permits for phase one or within two years of approval of the 2007 Master Development Plan, whichever comes first.
71. **El Nido Exit:** The applicant shall prohibit ingress and limit egress out of the southern El Nido Avenue gate to residents of the independent living units, the shuttle providing services to these residences, and to utility vehicles. Access may be limited by technologies such as key cards or other tools deemed satisfactory by the Zoning Administrator.
72. **Continual Operation as a Hospital:** In recognition of the fact that the tree removal applications were approved based on the public benefit provided by the construction of two new hospital buildings (Building 35 and 33) which will house 148 beds, Las Encinas shall maintain a minimum of 118 psychiatric hospital beds onsite prior to construction of phase 1 and 126 beds after close of phase 1. Buildings that currently house psychiatric beds (Buildings 1, 2, 3, 5, and 22) shall continue to be used for overnight psychiatric care and end only if and when a certificate of occupancy is granted for Building 35.
73. **Progress to Construct Building 35:** In recognition of a new, main hospital building acting as the public benefit necessary to remove the 45 protected trees, the applicant shall make reasonable progress to completing Building 35. Reasonable progress may take into account the economic factors impacting the construction schedule, and shall include but not be limited to the following:
- a. The applicant shall submit for design review for the main Hospital Building (Building 35) prior to the City issuance of a certificate of occupancy (not temporary certificate of occupancy) for Buildings 36.
 - b. The applicant shall receive approval from the California Office of Statewide Health and Development for the plans of the main Hospital Building (Building 35) prior to the City issuing a certificate of occupancy (not temporary certificate of occupancy) for the last building constructed in phase four (Building 38 or 37).
74. **Tree Removal Fee:** If the Planning Commission finds that the applicant has not made reasonable progress toward constructing the main Hospital Building (Building 35), the Commission may require the applicant to pay all or a portion of a fee equal to the assessed value of the 45 protected trees removed. In order to calculate this fee, the applicant's architect shall submit a report assessing the value of the 45 protected trees proposed for removal. The City shall review and makes changes to the report as needed. The 45 protected trees shall not be removed until the City has reviewed and accepted the applicant's arborist report. Upon issuance of a certificate of occupation for Building 35, the Planning Commission may consider a refund of any of the fees paid pursuant to this section.

FIRE DEPARTMENT

75. **Minimum Fire Flow/Fire Hydrants:** All structures shall have the minimum fire flow (GPM) required by Appendix III-A and the quantity and spacing of fire hydrants as required by Appendix III-B of Title 24, California Fire Code. All hydrants serving commercial and public occupancies shall be of the Clow Model #2065 (Super Hydrant). All existing hydrants providing fire flow for new or remodeled structures shall be replaced with the Clow Model #2065. Plans shall be submitted to the Pasadena Fire Department for review and approval prior the review and approval of the building plans. A current fire flow report (not older than 6-months), performed by the Pasadena Water Department, shall be provided to the Fire Department when applying for building permits to construct or add to any structures.
76. **Fire Dept. Access/Knox Box:** Fire Department Access shall be provided to within 150-feet of all exterior portions of any structure. All access roads exceeding 150-feet shall be provided with an approved Fire Department Hammerhead or Turnaround. Fire department access shall be constructed of an all weather surface to support a minimum of 35,000lbs with a minimum of 20-feet wide and unobstructed height of 13'-6", with No Parking on Either Side. No roadway way shall exceed 12% slope.
77. **Access Gates:** All access gates across roadways or entrances to facilities shall fail unlocked/open in the event of any loss of power. All access gates and main entrance doors shall have a Know Box or Knox Control Key Switch installed. Obtain Knox Box Applications from the Pasadena Fire Department Permit Desk.
78. **Automatic Fire Alarm/Detection System:** All structures 10,000 square feet or more (5,000 square feet or more for Assembly Occupancies), or any structure required by Title 24, California Building or Fire Codes, shall be provided with a fully automatic and manual fire detection and notification system. Shop drawings to be submitted by contractor for review and approval prior to construction. PMC 14.25.050
79. **Automatic Fire Sprinkler System or Standpipe:** All structures 10,000 square feet or more (5,000 square feet or more for Assembly Occupancies), or any structure required by Title 24, California Building or Fire Codes, shall be provided with a fully automatic fire sprinkler system throughout the structure. Shop drawings to be submitted by contractor for review and approval prior to construction. PMC 14.25.030
80. **Fire Department Fire Sprinkler Connections:** Shall be comprised of:
- FDC shall be located within 150-feet of a fire hydrant.
 - (2) 2-1/2" CLAPPERED internal swivel outlet X 2-1/2" CLAPPERED internal swivel outlet X 4" FDC
 - 4" CLAPPERED internal swivel outlet X 4" FDC
 - Shall be clearly labeled to indicate FDC for Fire Sprinklers and Standpipes.
 - A clear dimension of 3-feet shall be maintained around the perimeter of each fire department appliance.
 - All fire appliances except for fire hydrants shall be cleaned, primed, and painted fire engine red enamel or krylon.

PUBLIC WORKS DEPARTMENT

81. **Corner Rounding Dedication:** The southwest corner of Del Mar Boulevard and El Nido Avenue has an existing 15-foot radius property line corner rounding with a 10-foot wide

parkway on Del Mar Boulevard and a 12-foot wide parkway on El Nido Avenue. 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 southwest corner of Del Mar Boulevard and El Nido Avenue for street purposes. The applicant shall begin the dedication process prior to the issuance of any permit for demolition, grading, or building, whichever permit comes first. The dedications shall be completed prior to the end of the Master Development Plan life and will require the approval of the City Council. The applicant shall be responsible for all the costs required to complete the dedication process.

82. **San Gabriel Blvd Sidewalk:** The San Gabriel Boulevard frontage of the subject property has no sidewalk. A 5-foot wide sidewalk of approximately 330 lineal feet long shall be constructed along the full frontage of the subject property.
83. **Maintenance of Millicent Way:** The subject property fronts the cul-de-sac at the east end of Millicent Way. A hedge has grown into the 10-foot wide public right-of-way at the cul-de-sac and restricts the effective sidewalk width to 6 feet. The shrubbery shall be removed to restore a 10-foot public sidewalk.
84. **El Nido Ave Sidewalk:** There is a missing section of sidewalk near the beginning of curb return (BCR) on El Nido Avenue that is not being landscaped or maintained. A new sidewalk of approximately 100 square feet shall be constructed at that location where there is no sidewalk.
85. **El Nido Ave Sidewalk:** The El Nido Avenue frontage of the subject property has a 12-foot wide parkway including a 5-foot wide sidewalk that terminates at a drive entry at Oneida Street. A new 5-foot wide sidewalk of approximately 235 lineal feet long shall be constructed from the south side of the existing driveway at Oneida Street to the south limit of the subject property. The existing trees in the parkway near the south end of the site overhang the parking lane of the street allowing only 5 feet of vertical clearance. These trees shall be trimmed back to allow 14 feet of vertical clearance in the street.
86. **Rubberized Asphalt:** Del Mar Boulevard and San Gabriel Boulevard have rubberized asphalt pavements. If the streets are excavated, the pavements shall be restored with rubberized asphalt.
87. **Excavation** in the streets for utility connections shall be as close as possible to each other and the pavements shall be restored contiguously between extreme excavations.
88. **Repair of Drives, Curbs, and Gutters:** The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, avoiding any damage to existing street trees and using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514) of the Department of Public Works, along the frontages prior to the issuance of a Certificate of Occupancy. In addition, new concrete gutter shall be constructed where no gutter exists.
89. **Drive Approaches:** The applicant shall construct new drive approaches in accordance with Standard Drawing No. S-403.

90. **Pruning of Street Trees:** If pruning of street trees is required to facilitate the construction of the project, it shall be done by the City's Parks and Natural Resources Division crew. The applicant shall be responsible for the cost of pruning the street trees and submit to the Department of Public Works a deposit, amount to be determined by the Department and subject to refund or additional billing, for the City crew to prune the street trees.
91. **Private Trees on El Nido:** The private trees along El Nido Avenue shall be trimmed back to allow 14 feet of vertical clearance in the street.
92. **Grading, Draining, and Hydrology:** 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.
93. **Driveway Drain:** If the proposed improvements drain to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. The drain shall discharge to the street in a curb outlet by a method approved by the Department of Public Works.
94. **Sewer Connection:** The proposed developments shall connect to the public sewer by a method approved by the Department of Public Works. All sewer connections shall be six-inch diameter or greater vitrified clay pipe or cast iron pipe with a minimum slope of 2 percent.
95. **New Street Lights:** 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 El Nido Avenue, and a maximum of one (1) street light on or near the frontage of the property on Millicent Way. The type and hardware shall conform to current policies approved by the City Council, and the location shall be as approved by the Department of Public Works. The cost of the street light work is the applicant's responsibility.
96. **Possible Relocation of Street Lights:** If the existing street lighting system along the project frontages is in conflict with the proposed development and/or driveway locations, it is the responsibility of the applicant to relocate the affected street lights, including conduits, conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.
97. **Preparation of Plans:** The applicant shall be responsible for the design, preparation of plans and specifications, and the construction of all required public improvements. Plans for all public improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Department of Public Works, the applicant will be required to place a deposit with the Department to cover the cost of plan checking and construction inspection of the improvements.
98. **Damage to Streets:** Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring

developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a demolition permit for each phase of the Master Development Plan. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/ resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. This deposit may also be used for any charges as a result of damage to street trees and for the City to review traffic control plans and maintain traffic control. A processing fee will be charged against the deposit.

99. **Applicant's Responsibility:** 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.
100. **Sidewalk Ordinance:** The applicant shall comply with 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 Standard Avenue frontage prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.035, entitled "Inspection required for Permit Clearance" of the PMC.
101. **City Trees and Tree Protection:** The applicant shall comply with 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.
102. **Stormwater Management and Discharge Control:** The applicant shall comply with 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>. If the on-site drainage system from the development is connected to the city storm drain system, the applicant shall submit to the Department of Public Works the hydrology and hydraulic calculations of the on-site drainage and city storm drain systems and detailed plans of the storm drain connection for approval.
103. **Residential Impact Fee:** The applicant shall comply with 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.

104. **Construction Staging and Traffic Management Plan:** 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 WATCH Manual, 2006 Edition. If the public right-of-way occupation requires a diagram that is not a part of the WATCH Manual, 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.

105. **Construction and Demolition Waste Ordinance:** The applicant shall comply with Chapter 8.62 of the PMC. The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at <http://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
- b. Monthly reports must be submitted throughout the duration of the project.
- c. Summary Report with documentation must be submitted prior to final inspection. A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

TRANSPORTATION DEPARTMENT

106. **Trip Reduction:** 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 or final design review and shall meet the following requirements:

- 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 in compliance with Section 17.46.320 (Bicycle Parking Standards). In addition, the bicycle parking shall be located near the employee entrance and shall be conveniently accessible from the external circulation system.

- c. *Transportation Demand Management Program Plan.* A Transportation Demand Management Program ("TDM") Plan shall be submitted which complies with Chapter 10.64 of the Municipal Code (Transportation Management Program).
- d. *Deposit.* The owner/ developer shall place a **\$1,916* deposit** with the Department of Transportation prior to the issuance of the first permit for construction. 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.
- e. **Consult City Before Design/Layout:** 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.

WATER DIVISION, WATER AND POWER DEPARTMENT

- 107. **Construction Moratoriums:** The applicant shall contact the Public Works Department regarding any construction moratoriums affecting this project prior to submitting plans for plan check.
- 108. **Pressure Regulator:** As required by the uniform plumbing code, the applicant shall install a pressure regulator when water pressure exceeds 80 psi.
- 109. **Service Abandonment:** If any service abandonment is required, the abandonment shall be made at the distribution main.
- 110. **Installing New Service:** PWP will install any new service at the Pasadena Water Service Rate Ordinance in effect at the time of application and installation.
- 111. **Additional Fire Protection Costs:** Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer. If you would like to request fire flow test information for your site, please contact Lawrence Vasquez at (626) 744-4387.
- 112. **Cross-Connections:** All city cross-connection prevention policies must be adhered to. All meters serving the project shall be protected by an approved backflow prevention assembly. Water lines are not permitted to cross lot lines to serve adjoining lots. If you have additional questions, please contact Richard Thompson at (626) 744-4299.
- 113. **Backflow Protection:** The property owner shall provide backflow protection for all irrigation plumbing.

POWER DIVISION, WATER AND POWER DEPARTMENT

- 114. **Provide Transformer Room/Vault:** Customer shall provide a transformer room / vault if the electrical service is over 200 Amps single-phase or over 100 Amps three-phase. The

number and size of the transformer room / vault varies according to the size of the electrical service.

115. **Maintenance of Transformer:** Customer shall be responsible for the maintenance of the transformer room / vault, provide protection for the equipment in the transformer room / vault, and allow access to the transformer room / vault at all times to Department personnel and vehicles in accordance with the Department Electric Service Requirements Regulation 21.
116. **Installation of Transformer:** Customer shall install transformer room / vault, service equipment, and secondary service conduits within the development area.
117. **Primary Service Laterals:** Department shall install 4" concrete-encased primary service laterals to the property line. The number and location of primary service laterals varies according to the size of the electrical service.
118. **Primary Service Laterals:** Customer shall pick-up new primary service laterals at the property line and install 4" concrete-encased conduits to transformer room / vault within the development area. The number and location of conduits varies according to the size of the electrical service.
119. **Install Cables and Meters:** Department shall install electrical service transformers, cables, and meters.
120. **Payment for Costs:** All Department installation costs shall be paid by the Customer.
121. **Overhead Lines:** Customer must identify and notify the Department of any conflict with existing overhead lines / poles and maintain existing ingress / egress access for overhead lines / poles. Proper clearances between the proposed structure and overhead lines / poles must be maintained.
122. **Underground Electrical Conduit:** Customer must identify and notify the Department if there is any underground electrical conduit within the proposed development area in conflict with the construction.
123. **Easements:** Customer shall provide Department all easements necessary for Department to access electrical service equipment.
124. **Electrical Plans:** In order to determine the specific requirements of the electrical service for this project, the following items will need to be included in the submittal drawing set (2 sets of electrical plans required): service size & voltage, main service disconnect, scaled site plan, elevation plan, proposed transformer room / vault location, electrical meter / panel location, single-line diagram, load calculation, and proposed construction schedule.

Conditions Added by Planning Commission

125. **Security Plan:** The applicant shall prepare and maintain an onsite security plan for review by the Police Department and the Zoning Administrator. The plan shall be prepared by a qualified professional prior to building permit issuance for the Adolescent Psychiatry Building (Building 33).