

Jomsky, Mark

From: Masuda, Gene
Sent: Tuesday, May 29, 2012 11:47 AM
To: Jomsky, Mark
Cc: Sullivan, Noreen
Subject: Call Up For Review Vesting Tentative Track Map #071842

Hi Mark,

I am making a request that Vesting Tentative Track Map #071842 to be called for review to the Board of Zoning Appeals. I have concerns regarding this project. The address for this project is 158, 168, 188 South Sierra Madre Blvd. Previously known as a private school (Town and Country).

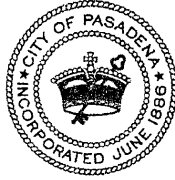
Thank you,

Gene Masuda

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12 MAY 29 P1:31
CITY OF SIERRA MADRE

06/04/2012

Item 21



PLANNING DEPARTMENT
PLANNING DIVISION

May 18, 2012

Burke Farrar
Odyssey Development
51 West Dayton Street, Suite 200
Pasadena, CA 91105

**Subject: Vesting Tentative Tract Map #071842
158, 168, 188 South Sierra Madre Boulevard
Council District #4**

PLN#2012-00088

Dear Mr. Farrar:

Your application for a **Vesting Tentative Tract Map** at **158, 168, 188 South Sierra Madre Boulevard** was considered by the **Hearing Officer** on **May 16, 2012**.

VESTING TENTATIVE TRACT MAP: To consolidate five parcels into three and create 60 air parcels for residential condominium purposes over the three new lots. The site is currently vacant and was previously used as a private school (Town and Country).

After careful consideration of this application, and with full knowledge of the property and vicinity, the Hearing Officer made the findings as shown on Attachment A to this letter.

Based upon these findings, it was decided by the Hearing Officer that the **Vesting Tentative Tract Map** be **approved** in accordance with submitted plans stamped **May 16, 2012**.

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 three years of the effective date of the approval. This approval is eligible for two one-year extensions. Each one year extension is required to be reviewed and approved by the Hearing Officer at a noticed public hearing. In order for a project to be eligible for a time extension, the applicant is required to submit the required fee and time extension application to the Permit Center prior to the expiration date of the land use entitlement. 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 to completion 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.

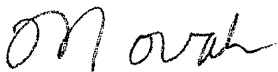
You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision within **ten days (May 29, 2012)**. The effective date of this case will be **(May 30, 2012)**. Prior to such effective date, a member of the City Council or Planning Commission may request that it be called for review to the Board of Zoning Appeals. However, if there is a request for a call for review, the appeal period will continue to run. 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 \$10,235.32. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$5,117.66.

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. 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.

An Initial Study with a Mitigated Negative Declaration was approved for the project by the Design Commission at a public hearing on March 12, 2012. The Initial Study determined that the proposed project will have less than significant environmental impacts with the incorporation of the proposed Mitigation Measures. The proposed Tract Map application will not result in any new environmental impacts.

For further information regarding this case please contact **Jose D. Jimenez** at **(626) 744-7137**.

Sincerely,



Paul Novak
Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C (site map)

xc: City Clerk, City Council, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement-Jon Pollard, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
SPECIFIC FINDINGS FOR VESTING TENTATIVE TRACT MAP #71842

1. *Describe how the proposed map is consistent with the applicable general plan and specific plans as specified in California Government Code Section 65451.* The proposed multi-family use is consistent with the uses allowed within the site's General Plan and Zoning classification. The proposed density of the Vesting Tentative Tract Map is below that allowed for the Medium/High Density Residential classification under the General Plan. Furthermore, the project is consistent with the size and character of other developments in the vicinity of the site. The Vesting Tentative Tract Map is also consistent with the following General Plan Objectives and Policies: Objective 15 (Housing Conditions), Policy 15.1, (Size and Types), and Policy 15.2 (Increase Supply).
2. *Describe how the design or improvements of the proposed subdivision are consistent with the applicable general and specific plans.* The proposed density of the development complies with the maximum density allowed for this location within the RM-32 Zoning District. The project will be consistent with the size and character of other developments in the vicinity of the site. The proposed development is also consistent with the following General Plan Objectives and Policies: Objective 15 (Housing Conditions), Policy 15.1, (Size and Types), and Policy 15.2 (Increase Supply).
3. *Describe how the site is physically suitable for the type of development.* The site is a flat, rectangular shaped lot without unique topographical features. The site is similar in size and topography to other lots in the vicinity that are developed with residential uses. The site meets the standards for lot area and width.
4. *Describe how the site is physically suitable for the proposed density of the development.* The proposed development complies with all applicable Zoning Code standards, thereby ensuring appropriate density, open space, setbacks, and step-backs to achieve compatibility with existing densities in the vicinity. The size and scale of the proposed residential development has received Design Review approval, and as proposed is compatible with the existing development in the neighborhood.
5. *Describe how the design of the subdivision or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife and their habitat.* The property and surrounding area is in an urbanized area and is developed with residential uses. Additionally, the proposed use has been designed such that impacts on the surrounding developments are minimized through the approved Mitigation Monitoring Reporting Plan. The Initial Environmental Study for the project identified potential areas in which the project could impact the surrounding neighborhood. However, Mitigation Measures have been added to the project which will reduce impacts to a less than significant level.
6. *Describe how the design of the subdivision or the proposed improvement is not likely to cause serious public health problems.* The subdivision and proposed multi-family residential development is compatible with existing residential land uses in the vicinity. The design of the development provides appropriate ventilation, light, and circulation is within the development and among other existing developments in the vicinity. The development within the maximum density allowed for the site. The applicant must obtain building permits for the project and must comply with all building and safety regulations.

7. *Describe how the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The easements acquired for the public at large do not traverse the site of the proposed subdivision.*

8. *Describe how the discharge of waste from the proposed subdivision into the existing sewer system would not add to or result in violation of existing water quality control standards. The project will be reviewed by the City's Building & Safety division, and any required sewer connection will be reviewed to ensure compliance with the applicable city regulations.*

ATTACHMENT B
CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP #017842

The applicant or the successor in interest shall comply with the following conditions:

General

1. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Vesting Tentative Tract Map submitted with this application and dated "Received for Hearing May 16, 2012" except as modified herein.
2. The final map shall substantially conform to plans submitted and stamped "Received at Hearing, May 16, 2012", except as modified herein.
3. The creation of the 60 air parcels for condominium purposes on three newly created lots, with subterranean parking shall occur substantially as shown on the submitted plans, except as modified herein and shall comply with the applicable land use regulations and development standards of the Pasadena Municipal Code subject to the approval of the Zoning Administrator.
4. All utility substructures shall be located underground if required by the applicable City Departments. However, no subterranean gas meters shall be allowed.
5. The applicant or successor in interest shall comply with the attached conditions of approval from other City Departments.
6. The applicant shall receive written final approval of the addresses that will be assigned to each proposed parcel/unit prior to recordation of map. Final approval of the addresses shall come from the Addressing Coordinator. For additional information please contact the Addressing Coordinator at (626) 744-4622.
7. The proposed project, Case No. **PLN2012-00088**, shall comply with all conditions of approval, subject to a Final City Zoning Inspection. The Final Zoning Inspection will occur at the completion of the project. Contact Jose D. Jimenez at (626) 744-7137 to verify the fee. All fees are to be paid to the cashier at the Permit Center located at 175 N. Garfield Avenue.

Housing Department

8. The project site is located in Inclusionary Sub-Area "D" (For-Sale Housing). The current In-Lieu Fee rate applicable to this project is \$27.29 per square feet of Net Residential floor area. Per the Supplement Application, the Net Residential floor area for the proposed development is 104,428 square feet. Therefore, the In-Lieu Fee would be \$2,849,840. This amount would be due and payable at the time of building permit issuance. The applicant has the option of paying half of the In-Lieu Fee amount at building permit issuance and the remaining half at issuance of certificate of occupancy. In this event, a 10% surcharge would be added to the In-Lieu Fee for a total of \$3,134,824. The Housing Department will proceed to prepare an Inclusionary Housing Plan for this project. The final In-Lieu Fee amount applicable to the project will be determined after Housing Dept. review of the final plans.

Planning

9. The common area portion of the site shall be maintained and kept in good condition at all times.
10. No overnight parking permits shall be issued to residents of this project.
11. The applicant shall satisfy the requirements of Chapter §17.46 (Parking and Loading) of the Pasadena Municipal Code prior to the issuance of a Building Permit.
12. Areas of the site not covered by structures shall be maintained with landscaping. The applicant shall submit a final landscape and irrigation design plan by a landscape architect. The final landscape and irrigation plan shall meet the requirements of Section 17.44.050 (Landscape Documentation Package) and Section 17.44.060 (Landscape Location Requirements) The landscaped areas shall be maintained in accordance with Chapter 14.50 and Section 17.44.080 (Maintenance of Landscaping) of the Zoning Code.
13. Projects for 10 units or more shall submit an Inclusionary Housing application/plan for review and approval prior to submittal of final plans for Plan Check.
14. All guest parking spaces shall be clearly marked "Guest Parking Only".
15. The loading and unloading on the street of furniture and household goods for residential dwelling units shall be limited to the hours of 9:00 a.m. to 2 p.m. and 7:00 p.m. to 10:00 p.m. on weekdays, and 9:00 a.m. to 10:00 p.m. on weekends.
16. The applicant or successor in interest shall comply with the conditions of the Design Review approval (PLN2011-00068, 69, 70).
17. All proposed signage on the site shall conform to the regulations of the Zoning Code and shall be reviewed and approved by the Zoning Administrator and Design and Historic Preservation staff prior to issuance of any building permits.
18. All exterior mechanical equipment shall be architecturally screened from view of the public right-of-way in a manner subject to review and approval by the Zoning Administrator and Design and Historic Preservation staff.
19. All landscape and walkway lighting shall be directed downward to minimize glare.
20. All proposed fencing and/or walls shall comply with Section 17.40.180 of the Zoning Code, except as noted by the Design Commission subject to the review and approval of the Zoning Administrator.

Power Division

21. Owner/developer to extend 2-4" C.E. conduits (Owner Expense) from the property line to a new private property vault. Exact placement of new vault to be coordinated with PWP Engineering or Utility Service Planning. Power Department to install (As a cost to the Owner/Developer) 2-4" C.E. conduits from V1046 due North approximately 400 feet stub at property line.

Public Works

22. 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 northeast corner of Del Mar Boulevard and Sierra Madre Boulevard; and a 20-foot radius property line corner rounding at the southeast corner of Oswego Street and Sierra Madre Boulevard. The dedication shall be shown on the subject final Tract Map and the civil drawings for all public improvements.

The applicant shall reconstruct the above mentioned dedicated areas with standard concrete sidewalk per Pasadena Standard Plan S-421.

23. An ingress/egress easement shall be included in the final tract map for the shared driveway between Lots 1 and 2. Said access easement is for the common benefits of all air parcels within Lots 1 and 2. The shared driveway shall be maintained by the Home Owners Association (HOA). The HOA's covenants, clauses, and restrictions (CC & R's) shall be submitted to the Department of Public Works for review and approval. The developer or the HOA shall furnish to the Department a copy of the recorded HOA's CC & R's prior to the issuance of a Certificate of Occupancy.
24. 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 the City. 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 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.

25. The applicant shall reconstruct the existing curb ramp at the southeast corner of Oswego Street and Sierra Madre Boulevard per Standard Plan S-414 to alter its alignment from diagonal to north-south.
26. The applicant shall construct a standard curb ramp at the northeast corner of Del Mar Boulevard and Sierra Madre Boulevard per Standard Drawing No. S-414.
27. The applicant shall replace all broken or raised sidewalk on the project frontages of Del Mar Boulevard and on Sierra Madre Boulevard, with a minimum of 5 feet wide parkway as landscape between the curb and the sidewalk.
28. Oswego Street was resurfaced with rubberized asphalt concrete in 2011; and Del Mar Boulevard will be resurfaced with rubberized asphalt concrete in 2012. Excavations in those streets for utility connections will require that the pavement be restored per Standard Plan S-416 and also with rubberized asphalt concrete to the satisfaction of the City Engineer.
29. All proposed drive approaches shall be constructed in accordance with Standard Drawing No. S-403, and with a minimum horizontal clearance of 5 feet from any existing trees. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed.

30. The applicant shall close all unused drive approaches with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, without cutting the asphalt pavement along the subject frontages prior to the issuance of a Certificate of Occupancy. Sawcutting shall be done along the flowline. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division.
31. No portion of any private outward swinging gates shall encroach into the public right-of-way.
32. Each lot of the proposed development shall connect to the public sewer with one or more new six-inch diameter house sewers laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer "means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer." The section of house sewers within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.
33. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
34. There is an existing storm drain system on Sierra Madre Boulevard which is owned and maintained by the Los Angeles County Department of Public Works (LACDPW). Any new connection to the existing system shall require the review, approval, and permit from LACDPW. Separate permits shall also be obtained from Pasadena Department of Public Works for construction work within the public-right- way.
35. If water is pumped from the subterranean parking garage before discharging into the public right-of-way, the applicant shall install a drainage structure in the private property to dissipate energy from the pumped water.
36. The applicant shall plant and maintain, for a period of three years, a maximum of: 1 Quercus agrifolia (Coast Live Oak) on Oswego Street frontage; 2 Ulmus parvifolia (Chinese Elms) on Sierra Madre Boulevard frontage; and 1 Quercus agrifolia (Coast Live Oak) on Del Mar Boulevard frontage and install and permanently maintain an irrigation system for the trees. Location(s) will be finalized in the field by the Department of Public Works. 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.

Tree(s) 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 (PNR) Division. PNR can be reached at (626) 744-3846. The tree(s) shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy. All new tree(s) shall be maintained by either an existing or a new irrigation system constructed by the applicant.

The applicant shall also submit a tree establishment deposit to guarantee the new tree(s) for a minimum of 90 calendar days. The maintenance within the establishment period shall consist of watering the new tree(s); the removal of weeds; the adjustment to grade of any trees that settle; and any other operations needed to assure normal tree growth. The

applicant shall replace any tree(s) which, for any reason, die or are damaged under its care. The 90-day tree establishment period shall commence on the day that the Certificate of Occupancy is issued. Said deposit may be included as part of the construction guarantee if applicable, and is subject to partial refund or additional billing.

37. The existing street lighting system on Oswego Street consists of utilitarian lights (mounted on wood power poles) and, therefore, does not meet present design standards. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of three (3) 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. There is possibly considerable lead-time for the materials required for street light construction. In order to avoid delays in the development schedule, the applicant shall coordinate with this office at 626-744-4195 regarding this street light condition at least five (5) months in advance of the anticipated issuance of Certificates of Occupancy or the final processing of the tract map, whichever happens earlier.
38. If the existing street lighting system along the project frontages is in conflict with the proposed development/driveway, 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.
39. 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 submittal of improvement plans to the Departments of Public Works for review, 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 building plans approved by the City's Planning (Building) Department do not constitute approvals for work in the public right-of-way. Independent plans shall be submitted to the Department of Public Works – Engineering Division – at 100 North Garfield Avenue, Room N140. The applicant is encouraged to submit these plans as early as possible to avoid delays in the issuance of Certificates of Occupancy
40. 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.ci.pasadena.ca.us/PublicWorks/Engineering_Division/. A deposit, based on the General Fee Schedule, is required for plan review and on-going monitoring during construction. 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, 2006 Edition, 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.

Prior to the start of construction or issuance of any permits, the applicant shall set up an appointment with an inspector from the Department of Public Works for review and approval of construction staging, parking, delivery and storage of materials, and of specifics that will affect the public right-of-way. To set up an appointment, please call 626-744-4195.

41. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. The deposit may be used for any charges resulting from damage to street trees. A processing fee will be charged against the deposit.
42. The applicant's engineer/surveyor shall be required to set boundary monuments on the proposed subdivision per Pasadena Municipal Code, Section 16.24.060, and furnish to the City a set of original field notes.
43. Upon submission of the final tract map to the City for approval by the City Council, the applicant shall pay a deposit (based on the current General Fee Schedule) to cover the cost of processing the final map. The applicant shall complete all required conditions before City Council approval, or provide a Letter of Credit or cash deposit to cover all unfinished public improvements as quantified in an approved cost estimate. Currently, the County of Los Angeles Department of Public Works is utilizing the computer to update and digitize the countywide landbase. The tract map shall be prepared using a computerized drafting system, it is required that the applicant's engineer submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Pasadena Department of Public Works for incorporation into its GIS landbase map. The City of Pasadena's GIS Coordinate System must be used for the digital file.
44. 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
45. In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:
 - o Sewer Facility Charge - Chapter 4.53 of the PMC
The ordinance provides for the sewer facility charge to ensure that new development within the city limits pays its estimated cost for capacity upgrades to the city sewer system, and to ensure financial solvency as the city implements the operational and maintenance practices set forth in the city's master sewer plan generated by additional demand on the system. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may 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.

- Residential Impact Fee Ordinance - Chapter 4.17 of the PMC
The ordinance was established to provide funds to mitigate the impact of new residential development on City parks and park and recreational facilities. A copy of the Residential Impact Fee Information Packet is available at the city webpage at: http://www.ci.pasadena.ca.us/PublicWorks/Engineering_Division/
The Residential Impact Fee is based on the current Taxes, Fees and Charges Schedule ([http://www.ci.pasadena.ca.us/Finance/Fees and Tax Schedules/](http://www.ci.pasadena.ca.us/Finance/Fees_and_Tax_Schedules/)) and will be calculated and collected at the time of Building Permit Issuance.

The building plans shall include, preferably on the title sheet, a summary of all living units to capture the number of different units; number of bedrooms in each unit; and types of units (Regular, Workforce housing, Skilled nursing unit, Student housing, Residential care facility for the elderly, Affordable Housing). The definitions on the different types of units are available in the abovementioned Residential Impact Fee Information Packet as well as in the Pasadena Municipal Code.

- Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the 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 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.
- City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC
The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee. No trees shall be damaged by the proposed construction, if a City tree is damaged, the applicant may be liable for the assessed value of the tree.
- 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://cityofpasadena.net/PermitCenter/Plans_Submittal_Checklists/
- Construction and Demolition Waste Ordinance, Chapter 8.62 of the PMC
The applicant shall submit the following plan and form which can be obtained from the Permit Center's webpage at http://cityofpasadena.net/PermitCenter/Plans_Submittal_Checklists/ 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.

Southern California Gas Company

- 46. Location of gas meters shall be reviewed and approved by Southern California Gas Company. Please call Jaime Berridy, Field Planning Associate at (626) 397-4966 to select the meter locations.

