

**ATTACHMENT B
CONDITIONS OF APPROVAL**

ATTACHMENT B CONDITIONS OF APPROVAL

Conditions of approval contained in this document are the finalized set of conditions and preempt any earlier drafts.

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

1. The Planned Development (PD) 35 Colorado Hill Planned Development dated <insert date here> shall apply and supersede any inconsistent or different standards established by Title 17 of the Pasadena Municipal Code (PMC) but only for the development plan referred to in Section <insert Section # here> of Ordinance <insert Ordinance # here>. Except as expressly provided in PD 35, PD 35 shall comply with all the requirements of Title 17 of the PMC.
2. The site plan, floor plans, parking levels plans, elevations, and building sections submitted for building permits shall substantially conform to the site plan dated September 12, 2016 submitted with this application, except as modified herein. A site plan has been provided as Exhibit 1 to the Attachment.
3. References herein to the applicant, developer, or customer shall mean the Project Applicant, and all references include not only the Project Applicant, but also any successors in interest.
4. All land use regulations and additional use regulations of ECSP-CG-2 or RM-48-PK, as applicable to the project site, that are not inconsistent with PD 35, shall apply.
5. In cases of conflict between or among the various conditions of approval, mitigation measures, PD 35 development standards, and applicable provisions of the PMC, the stricter requirement, as determined by the City, shall apply.
6. The final decision letter and conditions of approval shall be incorporated in the building plans submitted for building plan check.
7. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
8. The project shall adhere to the City regulations governing hours of construction, noise levels generated by construction and mechanical equipment, and the allowed level of ambient noise as specified in Chapter 9.36 of the PMC, unless otherwise stated in the conditions of approval, or as stated in the Mitigation Monitoring and Reporting Program, certified by the City Council as part of the Final Environmental Impact Report on September 12, 2016. The Mitigation Monitoring and Reporting Program is provided as Exhibit 2 to this Attachment.
9. Pursuant to Chapter 17.78 of the Zoning Code, the Zoning Administrator can call for a review of the approved conditions at a duly noticed public hearing before the Planning Commission if it can be reasonably shown that there are grounds for revocation or modification of this Planned Development. Any such Planning Commission review of these conditions may result in modifications or the addition of new conditions to address any issues related to the use. The Planning Commission may revoke the Planned Development if sufficient cause is shown.

10. The applicant or successor in interest shall comply with all mitigation measures contained within the approved Mitigation Monitoring and Reporting Program, certified by the City Council as part of the Final Environmental Impact Report on <insert date here>. The Mitigation Monitoring and Reporting Program is provided as Exhibit 2 to this Attachment.
11. The proposed project, Activity Number **PLN2013-00072**, is subject to the City's Condition Monitoring Program and Mitigation Measures Monitoring Program. Condition Monitoring and Mitigation Measures Monitoring are required for your project. Contact the Planning Division at (626) 744-4009 to schedule an inspection appointment.

Planning Division

12. Commercial uses on both the north parcel and south parcel shall be limited to those uses listed as permitted by the East Colorado Specific Plan in PMC Section 17.31.040 (East Colorado Specific Plan District Land Uses and Permit Requirements, Table 3-3) and additionally meet the definition of "Pedestrian-Oriented Uses (land use)" as defined by PMC Section 17.80.020 (Definitions).
13. All ground-floor commercial uses on the north parcel and south parcel shall provide building access from the adjacent street frontage.
14. Prior to approval of grading plans and/or prior to issuance of demolition, grading and building permits for the north parcel, the requirement to provide and install the following temporary noise barriers shall be provided, installed, and included in the plans and specifications:
 - A 12-foot-high barrier on the north side of the north parcel, extending easterly from the property line at Holliston Avenue to the property line at Hill Avenue.
 - A 10-foot-high barrier on the west side of the north parcel, extending southerly from the north property line to the existing antique store building.

Each barrier shall be solid and provide coverage from the ground to the top and shall be composed of a 5/8-inch-thick plywood (or heavier) or composed of another material that would provide equivalent level of noise reduction to the satisfaction of the City based on evidence provided by the applicant or successor in interest. If it is necessary to install an access gate in the barrier, the gate shall also be solid and the spaces below and to the sides of the gate shall be minimized. Each barrier shall remain in place until the completion of major construction.

15. The following temporary noise barrier shall be provided, installed, and included in the plans and specifications. The barrier shall in place prior to approval of grading plans and/or prior to issuance of demolition, grading and building permits for the south parcel.
 - A 10-foot-high barrier on the south parcel, extending along the entire south property line, northerly from the southwest corner of the parcel for at least 50 feet and northerly from the southeast corner of the parcel for at least 50 feet.

The barrier shall provide coverage from the ground to the top and shall be composed of 5/8-inch-plywood (or heavier) or composed of another material that would provide an equivalent level of noise reduction to the satisfaction of the City based on evidence provided by the applicant or successor in interest. If it is necessary to install an access gate in the barrier,

the gate shall also be solid and the spaces below and to the sides of the gate shall be minimized. The barrier shall remain in place until the completion of major construction.

16. Prior to the approval of grading plans and/or prior to issuance of demolition, grading, and building permits, the following noise-reduction measures shall be identified in the construction plans or specifications:
 - The construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
 - The construction contractors shall place stationary construction equipment so that the equipment is as far as feasible from noise-sensitive receptors and so emitted noise is directed away from noise-sensitive receptors.
 - The construction contractors shall locate equipment and material staging in areas that will create the greatest distance between staging area noise sources and noise-sensitive receptors.
17. Prior to approval of grading plans and/or prior to issuance of demolition, grading and building permits, the construction specifications shall include statements that prohibit heavy truck traffic from using/passing through Holliston Avenue north of the project site and prohibit the use of cranes or similar equipment within the right-of-way of Holliston Avenue.
18. All parking spaces reserved for the hotel use on the north parcel shall be segregated from general public parking for ground-floor commercial uses. This may involve signage or the construction of fencing and/or vehicular gates to limit access, which shall be reviewed by the Department of Transportation and the Planning and Community Development Department.
19. All parking spaces reserved for the residential use on the south parcel shall be segregated from general public parking for ground-floor commercial uses. This may involve signage or the construction of fencing and/or vehicular gates to limit access, which shall be reviewed by the Department of Transportation and the Planning and Community Development Department.
20. Prior to the implementation of any on-site (i.e. private property) valet parking operations for the hotel, the applicant or successor in interest shall submit a valet parking plan (where to drop-off/pick-up, amount of queuing space, etc.) to the Zoning Administrator and Department of Transportation for review and approval.
21. Landscaping, hardscapes, and irrigation shall be installed in accordance with a detailed plan to be submitted to and approved by the Zoning Administrator prior to issuance of any building permits. The plan shall include drought-resistant plant materials and/or low volume irrigation. The plan shall be prepared by a licensed landscape architect and shall meet the requirements of Chapter 17.44 of the Zoning Code.
22. The project shall comply with the 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.

23. The protection, pruning, relocation, and/or removal of any public tree shall be reviewed and approved by the City's Parks and Natural Resources Division.
24. An exterior lighting plan, including specifications of the proposed fixtures, shall be submitted to the Zoning Administrator prior to the issuance of any building permits. No light sources (e.g., bulb) shall be visible from any location off the site. The lighting shall comply with the standards of Section 17.40.080 (Outdoor Lighting) of the Zoning Code.
25. 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.
26. Prior to issuance of building permits, the applicant or successor in interest shall provide data of the Director of Planning and Community Development demonstrating that the noise level from heating, ventilation, and air conditioning (HVAC) units, swimming pool equipment, and similar mechanical equipment when measured at the nearest property line would not exceed the ambient noise level by more than five (5) decibels.
27. Each hotel room occurring on the north parcel shall include a mechanical ventilation system, as required by the California Building Code, for occupancy with windows closed.
28. The project is subject to review and approval by the Design Commission through the Design Review process.
29. New construction shall comply with the Public Art Design Standards of Pasadena Municipal Code Section 17.40.100 Public Art Requirements and Design Standards.
30. An individual master sign plan shall be prepared for the north parcel and south parcel, administered in accordance with Pasadena Municipal Code Chapter 17.48 Signs.

Design & Historic Preservation Section

31. The Design Commission shall review and refine the overall design of the project through the Design Review process. This review shall include, but is not limited to, modifications to the mass and height within the revised maximum allowed thresholds as deemed appropriate by the PC. The Design Commission will review and condition the project to ensure that the project is of high quality, exhibits architectural excellence, and contextual to the surrounding neighborhood.
32. The current architectural team shall be retained and consulted throughout the design review and construction processes to ensure that the finishes, materials, and detailing of the structure are appropriate to the design presented or shown in the attachments to support the request to increase the additional F.A.R. for the project.
33. A comprehensive landscape plan shall be submitted to the Design Commission for review and approval. The goal of the landscape plan is to demonstrate the following: Create distinctive environments; soften the exterior appearance of the building; and incorporate the use of native drought tolerant plant material to avoid excessive water use.

Building Division

34. The design and construction of this project shall be in full compliance with Title-14 of the Pasadena Municipal Code.
35. The design and construction of this project shall be in full compliance with the governing edition of the California Building Code, California Electric Code, California Plumbing Code, California Mechanical Code, California Green Building Standard Code, California Energy Code, California Accessibility Code, California Building Standards Code and all the applicable federal, state and county laws, or any subsequently adopted uniform codes in effect at the time of permit issuance.
36. Means of Egress (Exiting): Exits and exit systems shall be properly dimensioned on the plans and shall comply with Chapter 10 of the California Building Code (CBC).
37. California Disabled Access Requirements: This project shall be fully accessible to comply with the Title-24 accessibility requirements and Chapter 11 of CBC.
38. California CCR Title 24 Energy Requirements This project shall comply with Title-24 energy requirements and energy calculations are required.
39. Storm Water Mitigation: "SUSMP" plans are required and must be approved prior to the building permit issuance.
40. Fire Protection System: Fire protection requirements shall refer to section 14.25 of PMC and chapter 9 of CBC and per fire department's requirements.
41. Plans and Professional Documents: Architectural, electrical, mechanical and plumbing plans, grading plans (separate fees / plans check / approval required), storm water mitigation plans, geotechnical investigation reports, structural calculations, engineering details and all other construction drawings (shall be prepared by architects or civil / structural and geotechnical engineers licensed in California) are required for this project.
42. Addressing: The project is governed by Pasadena Municipal Code Chapter 12.20 Building Numbering. The address fee will be calculated after receiving the following: an address application, a current half size of 8 ½" x 11" site plan and floor plans for each above ground level, the site plan must show main door entrances to all building and entry into each unit, elevators, stairwells, the streets and indicate the N/S direction as well as the orientation of the building to the streets before submittal to plan check.

Housing and Career Services Department

43. The project is subject to the City's Inclusionary Housing Requirements (Zoning Code, Chapter 17.42). For rental housing, 15 percent of the units are required to be restricted at affordable rents, comprised of 10% of Low Income households and 5 percent for Moderate Income households. For for-sale housing, 15 percent of the units are required to be restricted at affordable sales prices for Moderate Income households. There are other options for meeting the Inclusionary Housing Requirements, including payment of an In-Lieu Fee and provision of "off-site" affordable units. The applicant or successor interest shall obtain all necessary clearances from the Housing and Career Services Department.

Public Health Department

44. Plan submittal will be required for the construction of new food facilities in any of the retail spaces.

- Food facility must comply with PMC 8.12 and California Retail Food Code – excerpt from California Health and Safety Code Part 7 California Retail Food Code.
- Food establishment with on-site sale and consumption of alcohol shall comply with PMC 8.12.020 B, C, and D. Facilities are required to have a separate restroom for men and women. Provide a urinal in the restroom. Access to restrooms must be available during hours of operation. Number of fixtures for restrooms shall comply with the California Plumbing Code.
- Food facility shall adhere to the regulations established in the Tobacco Use Prevention Ordinance (PMC 8.78). Prohibition of smoking in public places and prohibition of smoking in certain outdoor public places (PMC Sections 8.78.060/8.78.071).

Department of Public Works

45. No private improvements may be placed within the public right-of-way, including, but not limited to, soldier beams, tie-backs, utility conduits, backflow preventers, transformers, fire sprinkler valve, decorative sidewalk and applicable parade post holes on Colorado Boulevard per Standard Drawing S-419. 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. The applicant shall submit the application, plan and processing fee/deposit, associated with processing the license agreement, at least two (2) months prior to the issuance of any building or demolition permits. 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. For temporary tie-backs or shoring, the maximum width of the license area fronting the development frontage(s) shall only extend to the centerline of the public right-of-way.

46. In order to provide for better traffic movement, the applicant shall construct improvements consisting of concrete curb, gutter, sidewalk, curb ramp, and other work necessary to reconstruct the curb return at the southeast corner of Colorado Boulevard and Holliston Avenue. The proposed curb return shall consist of the largest geometrically feasible radius so as not to interfere with the existing street lights and various utilities.

47. In order to accommodate an Americans with Disabilities Act (ADA) compliant curb ramp, the applicant shall reconstruct a curb ramp at the following corners:

- a. The southeast corner of Colorado Boulevard and Holliston Avenue. The existing curb return radius is 18 feet.
- b. The northwest corner of Colorado Boulevard and Hill Avenue. The existing curb return radius is 25 feet.

The curb ramps shall be constructed per Standard Plan No. S-414. The curb ramps construction shall be completed prior to the issuance of Certificate of Occupancy. A separate permit from the Department of Public Works is required for all construction in the public right-of-way. Please contact 626-744-4195 for the general process.

The applicant may submit to the City for review any proposed designs that will comply with the ADA requirements.

The applicant is responsible for the design, preparation of plans and specifications, and construction of the new curb ramp. Plans for the curb return 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 of Public Works to cover the cost of plan checking. The amount of deposit will be based on the current City's General Fee Schedule. Note that the building plans approved by the City's Planning (Building) Department do not constitute approvals for work in the public right-of-way. Separate plans shall be submitted to the Department of Public Works – Engineering Division – at 175 North Garfield Avenue Window 6. The applicant shall submit the curb return improvement plans and the plan check deposit at least two (2) months prior to the issuance of any building or demolition permits.

Upon review of the curb ramp improvement plans, the applicant may need to dedicate to the City for street purposes the land necessary at the property line corner rounding (up to 20 feet radius) to provide for the minimum clearance required by the Americans with Disabilities Act standards. If so, the applicant shall remove and reconstruct the sidewalk for the dedicated area, per Standard Plan No. S-421. The applicant shall be responsible for all the cost required to complete the dedication, if it is required. The dedication document and processing fee shall be submitted to this office prior to issuance of any permits. The dedication document shall be executed and recorded prior to the issuance of a Certificate of Occupancy.

48. Per the Department of Transportation Acceptance Letter, Conditions of Approval - Access:

- a. For the north site portion of the project, the Hill Avenue driveway is to be restricted to right-turn in and right-turn out only due to the close proximity to the intersection of Hill Avenue/Colorado Boulevard.
- b. The Colorado Boulevard driveway proposes to serve as the drop-off/pick-up to the hotel and would also provide access to the subterranean parking areas. Additional driveway turn restrictions might be considered during building design plan check.
- c. Southern project site garage access shall be limited to the alley.

- d. Additional right-of-way dedication along Giddings Alley may be required for vehicular and pedestrian sight distance visibility to the satisfaction of Public Works and Transportation Departments.
 - e. To improve the safety of pedestrians crossing the driveway, where applicable, the design plans shall indicate a slope of 2 percent or less from the property line to 20-feet east into the property to improve pedestrian and vehicular sight distance, or include the installation of an exit arm.
49. Colorado Boulevard and Hill Avenue were resurfaced with rubberized asphalt concrete. Excavations in the streets for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations. Restoration of asphalt concrete pavement shall be per Standard Plan S-416 and with rubberized asphalt concrete in kind to the satisfaction of the City Engineer.
50. Holliston Avenue, south of Colorado Boulevard was resurfaced in February 2014 and is a moratorium street. If the street is excavated for utility connections prior to February 2019, additional grinding and resurfacing beyond the excavated areas will be required to resurface the street.
51. Excavations for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
52. 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, without cutting the asphalt pavement along the subject frontages prior to the issuance of a Certificate of Occupancy. Sawcutting shall be done along the flow line. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).
53. All proposed new drive approaches shall be a minimum of 12 feet in width and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed. A 7-foot minimum clearance shall be maintained between the edge of any proposed driveway and an existing tree. Red curbs may be required to provide adequate sight distance based on evaluation and recommendation by Department of Transportation.
54. 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.
55. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building

permit for this site. The existing catch basins on Colorado Boulevard and on Hill Avenue are owned and maintained by the Los Angeles County Department of Public Works (LACDPW). If the development proposes to connect to those catch basins, plans shall be submitted to LACDPW for review and approval. Permits for construction shall be obtained from both LACDPW and Pasadena Department of Public Works.

56. If the proposed improvement drains to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. This drain shall discharge to the street at an approved angle in a cast iron curb drain or an approved curb outlet. The construction of the grate drain shall be completed prior to the issuance of Certificate of Occupancy.
57. 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 private property to dissipate energy from the pumped water. Said construction shall be completed prior to the issuance of Certificate of Occupancy.
58. In order to protect the existing Oak street trees along the North Holliston Avenue frontage, the proposed building, second story and above, shall be set back 4 feet from the public right-of-way. All scaffolding details and any sidewalk occupation required for the construction of the proposed buildings must meet the approval of the Department of Public Works prior to installation of the scaffolding, building construction, and pruning of the street trees, and must be included in the tree protection plan. Contact Kenny Graham, Parks and Natural Resources Division, at (626) 744-3880 for details.
59. All public tree removals are subject to the approval from the City Manager by way of the Urban Forestry Advisory Committee (UFAC).
60. All public trees shall be protected and fenced with a posting on the fences advising of the tree protection. 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. The applicant shall irrigate all the street trees along the frontages of the subject property for the duration of the construction of the project.
61. The applicant shall plant and maintain, for a period of three years, the following maximum number of officially designated street trees per the City approved master street tree plan and install and maintain an irrigation system for the trees:

Frontage	Qty.	Species
North Holliston Avenue	1	<i>Quercus engelmannii</i> (Engelmann Oak)
South Holliston Avenue	3	<i>Calocedrus decurrens</i> (incense cedars)
Colorado Boulevard	5	<i>Tabebuia impetiginosa</i> (trumpet tree)
Hill Avenue	4	<i>Quercus engelmannii</i> (Engelmann Oak)

Locations will be finalized in the field by the Department of Public Works. Plans for the irrigation system shall be submitted to the Department for review and approval. Trees must meet the City's tree stock standards, be inspected by the City, and be planted according to the details provided by the Parks and Natural Resources (PNR) Division. PNR can be

reached at (626) 744-3846. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy. All new trees 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 trees for a minimum of 90 calendar days. The maintenance within the establishment period shall consist of watering the new trees; 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 trees 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.

62. If the existing street lighting system along the project frontage is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduit(s), conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.
63. The existing street lighting system on Holliston Avenue, to the north and to the south of Colorado Boulevard, consists of utilitarian lights (mounted on wood power poles) and, therefore, does not meet present design standards. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of eight (8) new street lights on or near the frontage of the property, including conduits, conductors, and electrical service (if necessary), pull boxes, and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Department of Public Works.

The applicant is responsible for the design, preparation of plans and specifications, and the construction of all required street lights. Plans for the improvements shall be prepared by a civil engineer, registered in the State of California. Upon submission of improvement plans to the Departments of Public Works for checking, the applicant shall 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. In addition, 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.

64. The applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer, registered in the State of California. Upon submission of improvement plans to the Department of Public Works for checking, the applicant will be required to place a deposit with the department to cover the cost of plan checking and construction inspection of the improvements. The amount of deposit will be determined when the plans are submitted and will be based upon the estimated cost to the department for the work. Civil engineering plans must be submitted to the Department of Public Works for approval of the public right-of-way improvements. Plans submitted to the Building Department do not satisfy this requirement.

65. The applicant shall construct public improvements along the frontages of the subject property in accordance with East Colorado Specific Plan. The improvements may include installing street furnishings, such as trash receptacles and tree grates, planting street trees, landscaping, and other necessary related work. For additional information on the specific plan requirements and design guidelines, please visit the Community Planning and Development Department's website at:
[http://www.ci.pasadena.ca.us/Planning/CommunityPlanning/East Colorado Specific Plan/](http://www.ci.pasadena.ca.us/Planning/CommunityPlanning/East%20Colorado%20Specific%20Plan/)
66. 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 and for City personnel to review traffic control plans and maintain traffic control. A processing fee will be charged against the deposit.
67. 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. This plan shall also be designed to (1) limit construction related truck trips on City of Pasadena designated truck routes and State highways to AM/PM off-peak commute periods (9:00 a.m. to 3:00 p.m.) unless necessary for time sensitivity construction activities (e.g. pouring concrete, etc.), and (2) limit truck platooning on mainline freeways, freeway ramps, and freeway ramp intersections. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: http://cityofpasadena.net/PublicWorks/Engineering_Division/. A deposit, based on the General Fee Schedule, is required for plan review. This plan shall address the various construction alterations to the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer is allowed in the public right-of-way.

In addition, prior to the start of construction or the issuance of any permits, the applicant shall conduct a field meeting with an inspector from Department of Public Works for review and approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

68. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in

effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above conditions, the requirements of the following ordinances may apply to the project:

- Residential Impact Fee Ordinance - Chapter 4.17 of the PMC (Not applicable if development is all for hotel usage)

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/) 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.

- 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.

- 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.

- 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/>

The resolution of the City Council of the City of Pasadena approving the amended stormwater and urban runoff pollution control regulations and repealing resolution No. 8151, can be found at the following link: http://ww2.cityofpasadena.net/councilagendas/2015%20Agendas/Aug_17_15/AR%2019%20RESOLUTION%20APPROVING%20AMENDED%20STORMWATER%20&%20URBAN%20RUNOFF%20POLLUTION.pdf

- o 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/PublicWorks/> 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 is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.
 - b. 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. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. 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.

Department of Transportation

- 69. In accordance with City Ordinance No. 7076, the project shall pay the corresponding Traffic Reduction and Transportation Improvement Fee (TR-TIF) for the project at the time of building permit issuance. The TR-TIF is subject to change based on the current General Fee Schedule. Total payment would be based on the final scope at the time of project approval. The payment shall be made at Window #8 in the Permit Center located at 175 N Garfield Ave, Pasadena CA 91109.
- 70. For the north site portion of the project, the Hill Avenue driveway shall be restricted to right-turn in and right-turn out only due to the close proximity to the intersection of Hill Avenue/Colorado Boulevard.
- 71. The Colorado Boulevard driveway proposes to serve as the drop-off/pick-up to the hotel and would also provide access to the subterranean parking areas. Additional driveway turn restrictions may be considered during building design plan check.

72. South of Colorado Boulevard project site shall be limited to the alley. Additional right-of-way dedication along Giddings Alley may be required for vehicular and pedestrian sight distance visibility to the satisfaction of the Departments of Public Works and Transportation.
73. To improve the safety of pedestrians crossing the driveway, where applicable, the design plans shall indicate a slope of 2 percent or less from the property line to 20-feet east into the property to improve pedestrian and vehicular sight distance, or include the installation of an exit arm.
74. A signal warrant found that a signal is warranted at the intersection of Holliston Avenue/Colorado Boulevard. This signal shall be installed by the applicant at the intersection to improve pedestrian safety in the vicinity of the project; and patron access to the north and south sites. The design shall be reviewed and approved by both the Departments of Public Works and Transportation before the issuance of the first permit for construction. Furthermore, the signal shall be installed prior to Certificate of Occupancy, temporary or otherwise.
75. The project shall fund the purchase and installation of four traffic monitoring stations in the vicinity of the project as part of the implementation of the Citywide Traffic Monitoring Program. This fund shall be collected by the Department of Transportation prior to the issuance of the first permit for construction (i.e. demolition, foundation, grading, or building). The payment shall be made at Window #8 in the Permit Center located at 175 North Garfield Avenue, Pasadena CA 91109.

Amount: \$10,000**

76. Due to the average daily volume of cars along Hill Avenue, delivery trucks shall access the site by traveling southbound along Hill Avenue to enter from the Hill Avenue project driveway, and exit from the Holliston Avenue project driveway. All loading spaces shall be designed and maintained so that the maneuvering, loading, or unloading of vehicles does not interfere with the orderly movement of traffic and pedestrians on any street.
77. At least 30 days prior to start of construction, the project applicant/developer shall contact public transit agencies with facilities and/or service occurring adjacent to the project site to review, discuss, and coordinate construction plans and activities having the potential to affect those facilities/services, with the objective to avoid or minimize temporary construction-related impacts to such facilities/services. In the unlikely event that construction activities may affect bus operations, the applicant shall contact Metro Bus Operations Control Special Events Coordinator at 213-922-4632 as well as the City of Pasadena Transit Division at 626-744-7661 in advance of initiating construction activities.
78. In accordance with City Ordinance No. 7157, the project is subject to the City's Transportation Demand Management (TDM)/ Trip Reduction Ordinance (TRO) requirements. The purpose of the trip reduction requirement is to reduce the demand for automobile commute trips by ensuring that the design of major nonresidential developments projects accommodates facilities for alternative modes of transportation. **A TDM plan shall be completed to address the project's programs to promote alternative modes of transportation prior to the issuance of the first permit for construction and shall meet the following requirements:**

- 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).

The owner/ developer shall place a 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 in compliance with the requirements of the Trip Reduction Ordinance.

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 Juliana Iturrizaga, Associate Engineer at (626) 744-7228 to arrange a pre-design meeting to finalize the TDM Plan requirements for the project.

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

79. In addition, since the analyses revealed that project-related vehicular trips exceed adopted caps, more aggressive TDM measures and the need for **developing a neighborhood protection and traffic calming plan** will be required. The applicant shall comply with the following measures to protect nearby neighborhoods and implement measures to reduce vehicular trips to and from the site by project patrons and employees.

- a. The project is expected to exceed adopted street segment and intersection caps. Therefore, implementation of an aggressive Average Vehicle Occupancy (AVO) target that exceeds the city's AVO average by enhancing the required TDM plan under the City's Trip Reduction Ordinance (TRO) is required. Measures may include, but not be limited to, the following:
 - Implement a guest bicycle share program
 - Implement an on-site and/or car share program
 - Incentivize use of transit/Gold Line by hotel guests
 - Install a guest transit kiosk
 - Parking cash-out for employees
 - Transit pass and vanpool fare subsidies
 - Bikeshare program including a public bike share kiosk, bicycle amenities

- On-site wayfinding kiosks
 - On-site flex cars
 - EV infrastructure
- b. **The applicant shall be required to fund the development and implementation of the targeted Complete Streets plan** with input from the affected residents, Council Districts, and DOT to encourage use of non-vehicular modes by the project's patrons, and implement measures to discourage use of residential streets to-and-from the project site.

California Department of Transportation

80. Install CCTV Camera with Pole and New TS controller and TS switch at the following locations:

- a. Hill Avenue and Walnut Street
- b. Hill Avenue and Colorado Boulevard

81. Upgrade curb ramp to meet current Americans with Disabilities Act of 1990 (ADA) guidelines and Caltrans standards at the WB I-210 on and off ramps at Hill Avenue. Including all non-standard curb ramps, sidewalks, traffic islands, APS, and pedestrian crossings.

Fire Department

82. The project shall comply with the requirements of the 2013 California codes and PMC.

83. High-Rise Building. Any building having occupied floors located more than 75 feet above the lowest level of Fire Department Vehicle Access shall comply with California Building Code Section 403.2 through 403.7.

84. Mixed Use and Occupancy. Where a building contains more than one occupancy group, the building or portion thereof shall comply with applicable provision of CBC Section 508.

85. Accessible means of egress elevator. A building with five stories above grade shall comply with the requirements of Accessible means of egress per CBC Section 1007.

86. Allowable Building Heights and Area. The project shall comply with the requirements of CBC Table 503.

87. Emergency Responder Radio Coverage. Building shall have approved radio coverage for emergency responders within the building based upon the existing coverage level of the public safety communication system per California Fire Code Section 510.

88. Minimum Fire Flow/Fire Hydrants. All structures shall have the minimum fire flow (GPM) required by Appendix B Table B 105.1 and the quantity and spacing of fire hydrants as required by Appendix C Table C105.1 of Title 24, California Fire Code. Plans shall be submitted to the Pasadena Fire Department for review and approval prior the review and approval of the building plans.

89. 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.
90. 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 75,000 pounds, with a minimum of 20-feet wide and unobstructed height of 13'-6", with No Parking on Either Side. No roadway way shall exceed 10% slope.
91. Aerial Fire Apparatus Access Roads. Building exceeding 30 feet in height above the lowest level of Fire Department Vehicle Access shall comply with requirements of CFC Section D105.1 through D105.3.
92. Building shall have approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
93. 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.
94. Automatic Fire Sprinkler System or Standpipe. An automatic sprinkler system shall be provided throughout building per CBC Section 903.2.1 and PMC amended CFC section 903.
95. Stand pipe system shall comply with the requirements of CBC Section 905.
96. Fire Department Fire Sprinkler Connections: Shall be comprised of:
 - FDC shall be located a minimum of 25-feet from the building or surface mounted to 2- hours rated wall with no opening within 10 feet and 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.
97. Automatic Fire Alarm/Detection System. All structures 10,000 square feet 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 shall be

submitted by contractor for review and approval prior to construction. PMC amended CFC Section 907.

98. Emergency Vehicle Traffic Signal Preemption Systems: Traffic signaling systems serving this complex are required to have emergency vehicle signal preemption controls installed.
99. The specific signals requiring this system is to be determined by both Pasadena Fire Department and Pasadena Department of Transportation. The fees for these systems will be determined based on the quantities and types of traffic signals being used and/or being retrofitted for the emergency vehicle controls.

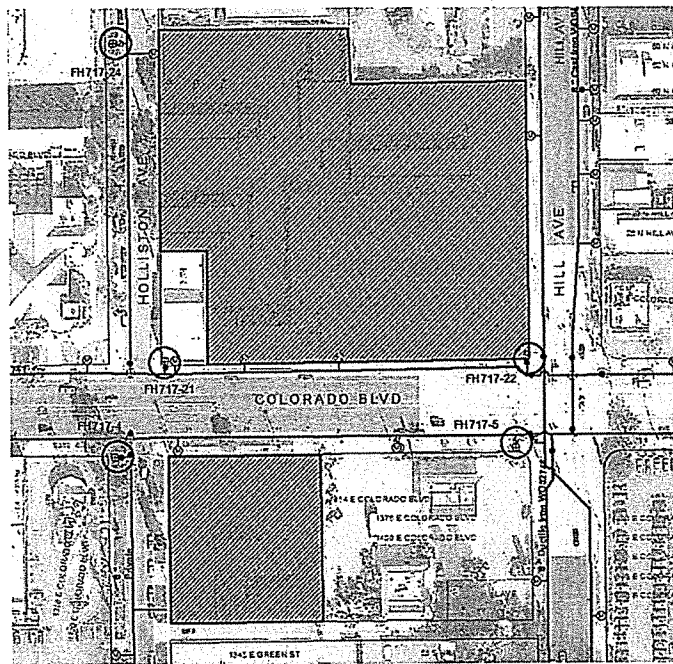
Pasadena Water and Power – Water

100. Water Mains. Pasadena Water and Power (PWP), Water Division can serve water to this project. There are several water mains surrounding the project.
 - a. In Colorado Boulevard, is a six-inch cast iron main installed under work order 2741 in 1932 located approximately nine feet south of the north property line of Colorado Boulevard. There is also a 24-inch cast iron main installed under work order 2508 in 1930 and was cement mortar lined under work order 6234. The 24-inch cast iron main is located approximately 19 feet north of the south property line of Colorado Boulevard.
 - b. In Holliston Avenue, there is an eight-inch cast iron main installed under work order 3331 in 1937. It is located approximately 24 feet west of the west property line of Holliston Avenue and currently serves the project north of Colorado Boulevard. The project south of Colorado Boulevard has a water service coming from a private six-inch water main.
 - c. In Hill Avenue is a 12-inch cast iron main installed under work order 5104 in 1957. It is located approximately 16 feet west of the west property line of Holliston Avenue.
101. Moratorium. Verify with Public Works Department regarding any street construction moratorium affecting this project.
102. Water Pressure. The approximate water pressure in the area is 60 psi.
103. Water Service. PWP records do not reflect multiple water services to the property. Any request for water service shall be reviewed when the building plans are submitted. Any change in service will be installed at actual cost.
104. Fire Flow and Fire Hydrants. The PFD has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. PFD must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer.
105. There are several fire hydrants within the vicinity of the project.

- a. Fire hydrant number 717-24 is located on the west curb of Holliston Avenue approximately 360feet north of the north property line of Colorado Boulevard.
- b. Fire hydrant number 717-21 is located on the north curb of Colorado Boulevard, at the northeast corner of Colorado Boulevard and Holliston Avenue.
- c. Fire hydrant number 717-4 is located on the west curb of Holliston Avenue, at the southwest corner of Colorado Boulevard and Holliston Avenue.
- d. Fire hydrant number 717-22 is located on the north curb of Colorado Boulevard, at the northwest corner of Colorado Boulevard and Hill Avenue.
- e. Fire hydrant number 717-5 is located on the south curb Colorado Boulevard, at the southwest corner of Colorado Boulevard and Hill Street.

There are no current fire flow test data available for these hydrants. If you would like to request for fire flow test information for these hydrants, please contact Linette Vasquez at (626) 744-7064.

Fire Hydrant Details:



Pasadena Water and Power – Electric

106. PWP can provide power service to the north parcel either from V2540 (Colorado Boulevard) or from V1289 (Hill Avenue) U/G Distribution Facilities. The applicant shall coordinate with Power Engineering for private property vault placement. No easement is required.
107. PWP will install 2-4" C.E. conduits from V3824 to the property line. The applicant or successor in interest shall pick up 2-4" C.E. conduits from property line and extent to the

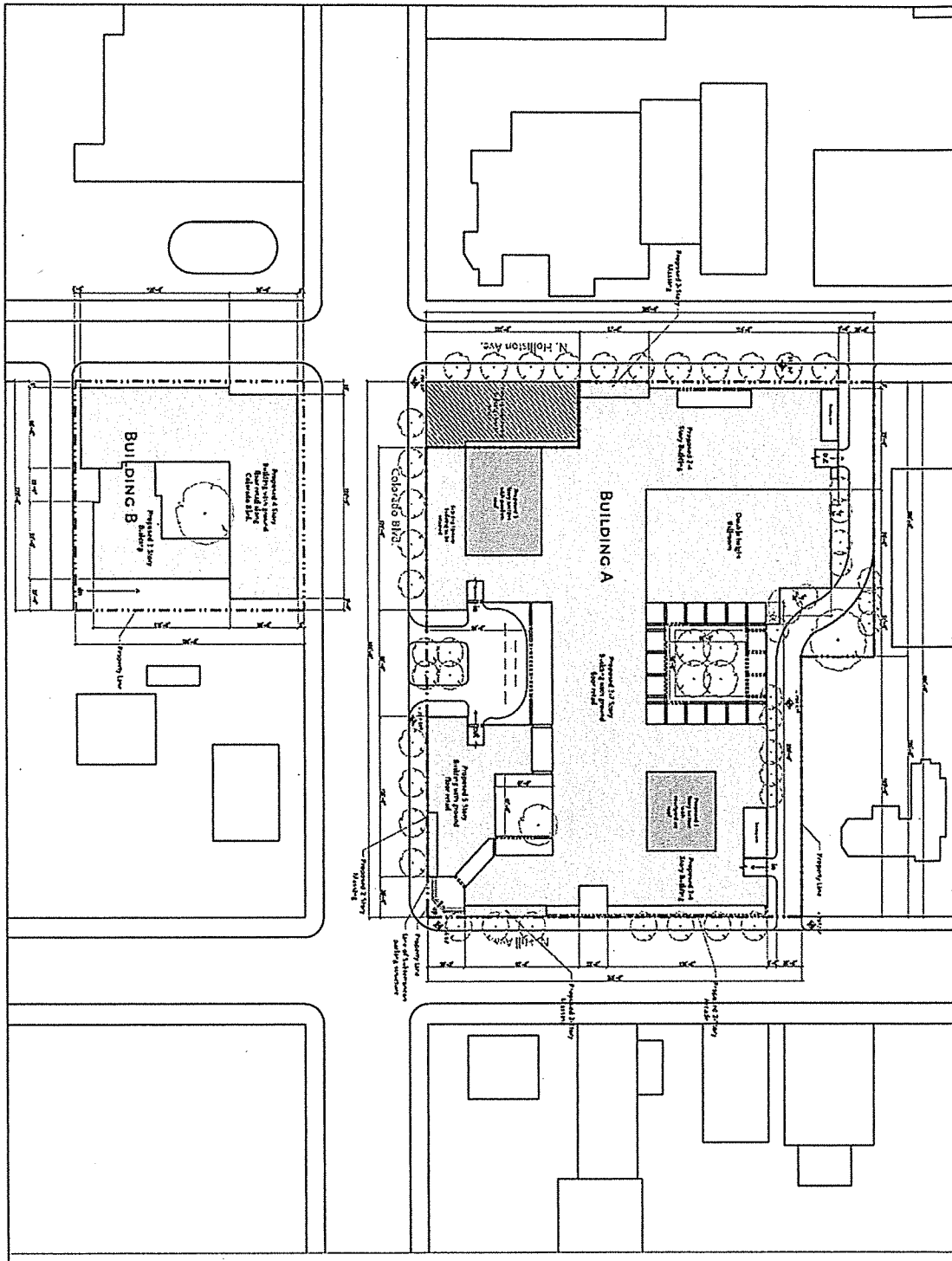
proposed private property vault. A map has been provided as Exhibit 3 to this Attachment. The exact placement of conduits and PPVs is to be coordinated with PWP Power Engineering / Utility Service Planner's recommendations. No easement is required.

Conditions of Approval Added by Planning Commission

108. Enhance the pedestrian experience and improve pedestrian circulation at and near the designated valet court through the use of alternative paving materials that distinguish pedestrian versus automobile areas.
109. Six months following the issuance of a Certificate of Occupancy, the project site shall be evaluated for compliance with the City's Noise Ordinance and all other conditions of approval or mitigation measures related to operational noise occurring at the project site.
110. Prohibit pool access between 10:00 p.m. and 6:00 a.m. daily. (Mitigation Measure MM-NOISE-2: (Restriction on Nighttime Outdoor Activities) would prohibit the use of the pool area between 10:00 p.m. and 5:00 a.m. daily. This additional condition of approval would extend this prohibition to 6:00 a.m. daily).

END OF SEQUENTIAL CONDITIONS

**EXHIBIT 1 TO ATTACHMENT B
SITE PLAN**



**EXHIBIT 2 TO ATTACHMENT B
MITIGATION, MONITORING, AND REPORTING PROGRAM**

Section 4

Mitigation Monitoring and Reporting Program

A Mitigation Monitoring and Reporting Program (MMRP) describes the procedures that will be followed to implement the mitigation measures adopted in connection with the approval of the proposed project and the methods for monitoring such actions. The MMRP has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act (CEQA). The intent of the program is to (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the monitoring program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible. A MMRP is necessary only for impacts which would be significant if not mitigated. The following table consists of the mitigation measures associated with the proposed project and provides an entry for each measure that notes the timing of the measure, the responsible entity for mitigation monitoring, an entry to record when the mitigation measure was completed, and the measures effectiveness.

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Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitor/ Reporter/ Monitoring Agency	Documentation of Compliance Action/Reports	Effectiveness	Sign-off/Date
Air Quality						
MM-AQ-1: Tier 3 Emission Standards. All off-road engines during construction shall meet the Tier 3 emission standards during the building construction phase for both the North and South Parcels.	Construction Contractor	During construction	Department of Planning and Community Development			
MM-AQ-2: Diesel Particulate Filters. All off-road diesel engines during construction must be equipped with diesel particulate filters capable of reducing PM10 and PM2.5 emissions by at least 50 percent the uncontrolled emission rate of the construction equipment.	Construction Contractor	During construction	Department of Planning and Community Development			
Cultural Resources						
MM-CR-1: Historic American Building Survey Documentation. The applicant shall be responsible for preparing documentation of the H.G. Loud Autos site (North Parcel) using the Historic American Building Survey (HABS) Level III standards as the guideline for recording the building through photographs, drawings and a written description. The HABS documentation shall be reviewed and approved by the City of Pasadena Department of Planning and Community Development: Design and Historic Preservation Section staff as a condition of approval of the project and prior to issuance of a demolition permit. The following documentation shall be prepared to document and record the historic resource: a. Written Data: Additional research shall be performed to document the history of the site and the auto-related businesses located therein dating from the early twentieth-century. The additional research shall be used to gain a more complete understanding of the history of the auto industry in Pasadena, and the use of the International Style architecture for the various brands of automobiles and their dealerships in Pasadena and Los Angeles County. b. Drawings: Under HABS Level III, if the original	Project Applicant	Prior to issuance of demolition permit	Department of Planning and Community Development, Design and Historic Preservation Section			

Section 4 • Mitigation Monitoring and Reporting Program

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitor/ Reporter/ Monitoring Agency	Documentation of Compliance		Sign-off/Date
				Action/Reports	Effectiveness	
<p>drawings of the H. G. Loud Autos complex prepared by Sylvanus Marston are available, they shall be reproduced in ink on Mylar. If the original drawings/plans for the H. G. Loud Autos complex cannot be located, then sketch plans depicting the floorplans of the current conditions of the buildings and structures shall be prepared by a licensed architect. A copy of the current site plan shall be included with the sketch drawings of the floorplans. The current condition drawings shall be reproduced on Mylar, and in digital format.</p> <p>c. Photographs: Under HABS Level III, a representative number of large-format photographs and negatives shall be produced to capture interior and exterior views of each building and structure of the H. G. Loud Autos complex on the North Parcel. The large format photos shall be supplemented with color digital photographs to fully document the property. At least four large format photographs shall be taken to show the property's setting in context, and in relationship to, its location on East Colorado Boulevard.</p> <p>d. Document: The HABS Level III document shall be produced on archival-quality paper, and all large format photographs and negatives labeled to HABS standards. The HABS document shall be donated to the archives of the Pasadena Museum of History.</p>	Project Applicant	Design and content shall be approved prior to issuance of demolition permit	Department of Planning and Community Development: Design and Historic Preservation Section			
<p>MM-CR -2: Interpretive Display Presenting Site History. The applicant will be responsible for a "history of the automobile in Pasadena" interpretive display that shall be available for public viewing in one of the remaining showroom sections of the H. G. Loud Autos complex. The interpretive display shall present a history of the site and the significance of the International Style of architecture to the automobile-related industry of Pasadena. The interpretive display shall be prepared by a qualified Historian, Architectural Historian, or organization (such as the Peterson Automotive Museum or California Route 66 Museum) with experience in</p>	Project Applicant	Installation shall be completed and inspected prior to a certificate of occupancy for the				

Section 4 • Mitigation Monitoring and Reporting Program

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitor/ Reporter/ Monitoring Agency	Documentation of Compliance Action/Reports Effectiveness	Sign-off/Date
<p>creating such materials for educational purposes. The design and content of the interpretive display shall be approved by the City of Pasadena Department of Planning and Community Development: Design and Historic Preservation Section staff prior to demolition activities on the project site.</p>		showroom building			
<p>MM-CR-3: Preservation, Restoration, Adaptive Use Plan. The applicant shall be responsible for developing a Preservation, Restoration, Adaptive Reuse plan for the rehabilitated showroom portions of the showroom-administration-repair buildings and for the relocation/restoration of the "Welcome" sign. The showrooms shall be rehabilitated to serve alternative use/s for the proposed Project, and the "Welcome" sign shall be installed within one of the showroom spaces or in another place visible from Colorado Boulevard. Suggested reuses of the showrooms, such as to include an interpretive display, are discussed in MM-CR-2. The rehabilitation shall follow the Secretary of the Interior's Guidelines for the Treatment of Historic Properties, and the services of a Historic Architect or Architectural Historian who meets the Secretary of the Interior's Standards for Professionals and who has sufficient experience with using the Guidelines shall be retained to assist the project team to develop a Preservation, Restoration, Adaptive Use Plan. As part of the rehabilitation program, a Historic Structures Report (HSR) shall be prepared to document current conditions and present proposed alterations to the building per the Guidelines.</p>	Project Applicant	Prior to issuance of demolition permit	Department of Planning and Community Development, Design and Historic Preservation Section		
<p>MM-CR-4: Photodocumentation. Prior to any construction activities, the applicant will be responsible to have a qualified Architectural Historian or Historic Architect prepare a photodocumentation of the exterior of the F. Suite One Antiques Store building. A set of detailed photographs of exterior facades will be used to assist in the repair of any unanticipated vibration-caused or other construction-related damage (see also MM-</p>	Project Applicant	Prior to issuance of demolition permit	Department of Planning and Community Development, Design and Historic Preservation Section		

Section 4 • Mitigation Monitoring and Reporting Program

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitor/ Reporter/ Monitoring Agency	Documentation of Compliance		Sign-off/Date
				Action/Reports	Effectiveness	
<p>NOISE-6, MM-NOISE-7, and MM-NOISE-9 regarding mitigation of construction-related vibration damage to historic structures).</p>						
<p>MM-CR-5: Repair of Construction-Related Damage to Showroom. In the event of unanticipated construction-related damage to the historic showroom sections of the project, the applicant shall be responsible for restoring the buildings to their historic appearance by application of the Secretary of the Interior's Guidelines for the Treatment of Historic Properties. Project management shall retain the services of a historic architect or architectural historian who meets the Secretary of the Interior's Standards for Professionals, and has at least 10 years of experience with using the Guidelines, to assist the project team to develop a restoration plan of the showrooms.</p>	Project Applicant	During construction	Department of Planning and Community Development, Design and Historic Preservation Section			
<p>MM-CR-6: Paleontologist Retained during Construction. A qualified Paleontologist shall be notified and retained when earth-moving activities are anticipated to impact undisturbed deposits in the Older Quaternary Alluvium on the project site. The Paleontologist shall be present during the pre-grade meeting to discuss paleontological sensitivity and to assess whether scientifically important fossils have the potential to be encountered. The schedule and extent of monitoring activities shall be determined at the meeting in consultation with the City of Pasadena. Although exact depths are not possible to determine at this time, Older Alluvium is typically present below five feet from current ground surface; therefore, monitoring will likely be needed where undisturbed Older Alluvium occurs below five feet. This will be more definitively assessed at the pre-grading meeting. If any scientifically important large fossil remains are uncovered during earth-moving activities, the Paleontologist shall divert heavy equipment away from the fossil site until s/he has had an opportunity to examine and remove the remains. Samples of Older Quaternary Alluvium shall be collected for processing and examination for very</p>	Construction Contractor	During grading/excavation	Department of Planning and Community Development			

Section 4 • Mitigation Monitoring and Reporting Program

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitor/ Reporter/ Monitoring Agency	Documentation of Compliance		Sign-off/Date
				Action/Reports	Effectiveness	
<p>small vertebrate fossils.</p> <p>All paleontological work to assess and/or recover a potential resource at the project site shall be conducted under the direction of the qualified Paleontologist. Any fossils recovered during Project site development, along with their contextual stratigraphic data, shall be donated to an appropriate institution with an educational and research interest in the materials. The Paleontologist shall prepare a report of the results of any findings as part of a testing/mitigation plan following accepted professional practice.</p>						
Hazards and Hazardous Materials						
<p>MM-HAZ-1: Encountering Contaminated Soil. If soil is encountered during project construction that is identified or suspected of being impacted by hazardous materials (on the basis of staining, chemical odors, or other evidence), work at the suspect construction activity area will be halted and the suspect site conditions will be evaluated by a qualified environmental professional. The results of the evaluation will be submitted to the Pasadena Fire Department (PFD), the Department of Toxic Substances Control (DTSC), and/or the California Regional Water Quality Control Board (RWQCB), if/as appropriate, and the necessary response/remedial measures will be implemented, as directed by DTSC, RWQCB, LACoFD, PFD, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further action status determination is attained, if/as appropriate.</p>	Construction Contractor	During grading/excavation	Department of Planning and Community Development, Fire Department			
<p>MM-HAZ-2: Clarifier and UST Removal and Closure. Prior to the issuance of a grading permit, all subgrade clarifiers and underground storage tanks shall be removed and closed to current regulatory standards, in accordance with all Pasadena Fire Department (PFD) regulations, and shall also include compliance with SCAQMD Rule 1166 relative to monitoring for, and management of, soils contaminated by VOC's</p>	Construction Contractor	During demolition and grading/excavation	Department of Planning and Community Development, Fire Department			

Section 4 • Mitigation Monitoring and Reporting Program

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitor/ Reporter/ Monitoring Agency	Documentation of Compliance		
				Action/Reports	Effectiveness	Sign-off/Date
associated with such facilities. SCAQMD Rule 1166 requirements include, but are not limited to, monitoring for VOCs during excavation and grading activities and, if VOC-contaminated soil is detected (i.e., soils with VOC concentrations of 50 parts per million (ppm) or more as measured at a distance of three inches), such materials must be reported, segregated, treated and/or removed from the project site within 30 days.						
MM-HAZ-3: PCB, Asbestos, and Lead-Based Paint Surveys. Prior to demolition or renovation of any on-site structures, a survey shall be performed to identify any Polychlorinated Biphenyls (PCBs), asbestos containing materials (ACM) and lead-based paint (LBP) within existing structures following U.S. Environmental Agency Guidance for Controlling Asbestos-Containing Materials in Buildings (1985) survey guidelines. If PCBs, ACM, and/or LBP are found, the compounds shall be removed or otherwise abated prior to demolition or renovation. Removal and abatement activities shall comply with all applicable laws, regulations, and rules established by federal, state, and local standards, including, but not limited to, those set forth by Cal/OSHA regulations, and SCAQMD regulations for the excavation, removal, and proper disposal of ACMs and LBP.	Construction Contractor	Survey: Prior to demolition or renovation Removal/Abatement: During demolition and renovation	Department of Planning and Community Development, Building & Safety Division			
Noise and Vibration						
MM-NOISE-1: Noise Activity Prohibition. Prior to the issuance of the hotel occupancy permit, the Applicant shall demonstrate to the satisfaction of the Director of Planning and Community Development that the hotel regulations include a prohibition on the use of radios, televisions, "boom boxes", and similar devices in the pool area and other outdoor common areas unless the devices are used with headphones, ear buds, or similar devices.	Applicant	Prior to issuance of hotel occupancy permit	Department of Planning and Community Development			
MM- NOISE-2: Restriction of Nighttime Outdoor Activities. Prior to the issuance of the hotel occupancy permit, the Applicant shall demonstrate	Applicant	Prior to issuance of hotel	Department of Planning and Community			

Section 4 • Mitigation Monitoring and Reporting Program

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitor/ Reporter/ Monitoring Agency	Documentation of Compliance Action/Reports	Effectiveness	Sign-off/Date
to the satisfaction of the Director of Planning and Community Development that the hotel regulations include a prohibition on the use of the pool area between 10:00 p.m. and 5:00 a.m. and that signs with pool hours are posted at the pool area.		occupancy permit	Development			
MM- NOISE-3: Loading Dock Design. All Project outdoor loading docks and trash collection areas will be located or constructed such that the line of sight between these noise sources and any adjacent noise sensitive land use would be obstructed to the extent necessary so as to reduce noise to within 5 dBA above ambient (in terms of hourly Leq) as measured at the nearest off-site noise sensitive receptor.	Applicant	Prior to issuance of building permits	Department of Planning and Community Development			
MM- NOISE-4: Access and Egress via Holliston for North and South Parcel. Prior to the issuance of an occupancy permits for Building A on the North Parcel and Building B on the South Parcel, the Applicant shall present data to the Director of Planning and Community Development consisting of signage, operating instructions, and other measures that would be implemented to: 1. Prevent service truck access and egress at the Holliston Avenue driveway and prevent use of the Holliston Avenue loading dock between 10:00 p.m. and 7:00 a.m. for the North Parcel; and prevent service truck access and egress on Giddings Alley at the Holliston Avenue driveway between 10:00 p.m. and 7:00 a.m. for the South Parcel.	Applicant	Prior to issuance of occupancy permits	Department of Planning and Community Development			
MM-NOISE-5: Interior Noise Level. Prior to the issuance of each building permit, the Applicant shall present data to the Director of Planning and Community Development demonstrating that the interior noise level of hotel rooms facing Colorado Boulevard or Hill Avenue shall not exceed 45 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL).	Applicant	Prior to issuance of building permits	Department of Planning and Community Development			
MM- NOISE-6: Vibration Monitoring of Historic Buildings. Prior to approval of grading plans and/or prior to issuance of demolition, grading and building	Applicant	Prior to approval of grading plans and/or prior to	Department of Planning and Community			

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<p>permits, the project proponent shall retain a Professional Structural Engineer with experience in structural vibration analysis and monitoring for historic buildings and a Project Historical Architect (PHA) as a team to perform the following tasks:</p> <ul style="list-style-type: none"> • Review the project plans for demolition and construction. • Survey the project site and the historic buildings occupied by the F. Suie One Antiques Store and the new car showroom, including geological testing, if required. • Prepare and submit a report to the Director of Planning and Community Development that includes but is not limited to the following: <ul style="list-style-type: none"> ○ Any description/survey information obtained under the second bullet point. ○ Any modifications to the vibration level limits based on building conditions, soil conditions, and planned demolition and construction methods to ensure that vibration levels would remain below the potential for damage to the existing F. Suie One Antiques Store and the new car showroom. ○ Specific measures to be taken during construction to ensure the specified vibration level limits are not exceeded. ○ A monitoring plan to be implemented during demolition and construction that includes post-construction and post-demolition surveys of the existing F. Suie One Antiques Store and 		<p>issuance of demolition, grading and building permits</p>	<p>Development</p>		

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<p>the new car showroom.</p> <p>Examples of measures that may be specified for implementation during demolition or construction include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Prohibition of certain types of construction equipment. • The requirement for lighter-tracked or wheeled equipment. • Specifying demolition by non-impact methods, such as sawing concrete. • Organization of phasing so as to avoid simultaneous vibration sources. • Installation of vibration-measuring devices to guide decision making for subsequent activities. 					
<p>MM- NOISE-7: Secretary of the Interior's Standards. At the conclusion of vibration-causing activities, in the unanticipated event of discovery of vibration-caused damage, the Structural Engineer and the Project Historical Architect shall document any damage to the F. Suie One Antiques Store and the new car showroom and shall recommend necessary repairs. The Applicant shall be responsible for any repairs associated with vibration caused damage. Repairs shall be undertaken and completed, as required, to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties (Code of Federal Regulations, Title 36, Section 68) and any other codes if applicable such as the California Historical Building Code (California Code of Regulations, Title 24, Part 8).</p>	Applicant	At the conclusion of vibration-causing activities.	Department of Planning and Community Development		
<p>MM- NOISE-8: Vibration Notification. At least 5 days prior to the start of construction, the project proponent shall notify property owners of occupied buildings located within 25 feet of the project site boundary that perceptible levels of construction-related vibration may be experienced periodically during the course of project construction. The notification shall include a brief description of the</p>	Construction contractor	At least 5 days prior to the start of construction	Department of Planning and Community Development		

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<p>types of construction equipment and activities that may produce such vibration, the estimated duration of such activities including the anticipated start dates and end dates, and a contact name and phone number to contact with any questions.</p>					
<p>MM- NOISE-9: Vibration Mitigation Plan for Holliston Avenue Methodist Church. Prior to approval of grading plans and/or prior to issuance of demolition, grading, and building permits for the North Parcel, the Project proponent shall provide a detailed vibration analysis prepared by a Professional Structural Engineer with experience in structural vibration analysis demonstrating that use of the vibratory compaction equipment at the Project boundary closest to the Holliston Avenue Methodist Church building would not result in damage to the structure or the stained glass window units. To ensure constant monitoring of project activities causing vibration, it may be advantageous to install ground vibration monitoring equipment at the Church throughout the construction of the Project. At the conclusion of vibration-causing activities, in the unanticipated event of discovery of vibration-caused damage, the Structural Engineer and the Project Historical Architect shall document any damage to the Holliston Avenue Methodist Church and shall recommend necessary repairs. The Applicant shall be responsible for any repairs associated with vibration caused damage. Repairs shall be undertaken and completed, as required, to conform to the Secretary of the Interior's Guidelines for the Treatment of Historic Properties (Code of Federal Regulations, Title 36, Section 68) and any other codes if applicable such as the California Historical Building Code (California Code of Regulations, Title 24, Part 8).</p>	Applicant	Prior to approval of grading plans and/or prior to issuance of demolition, grading and building permits	Department of Planning and Community Development		
<p>MM- NOISE-10: Vibration-Limiting Measure. Prior to approval of grading plans and/or prior to issuance of demolition, grading, and building permits for the North Parcel, the following vibration-limiting</p>	Construction contractor	Prior to approval of grading plans and/or prior to issuance of	Department of Planning and Community Development		

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Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitor/ Reporter/ Monitoring Agency	Documentation of Compliance		Sign-off/Date
				Action/Reports	Effectiveness	
<p>measure identified in the construction plans or specifications shall be provided:</p> <p>Vibratory rollers or similar vibratory compaction equipment shall not be used within 25 feet of the church complex buildings immediately adjacent to the North Parcel's northern boundary. Alternatively, the Applicant may provide a detailed vibration analysis prepared by a Professional Structural Engineer with experience in structural vibration analysis demonstrating that use of the vibratory compaction equipment at the project boundary closest to the adjacent church complex buildings would not result in a potential for structural damage. In the event this alternative means of satisfying the mitigation requirement is selected, the Applicant shall also include data and analysis confirming that the use of such equipment closer than 25 feet of the subject buildings will not result in construction-related vibration levels greater than 0.24 ppv in/sec at the building and, therefore, will not exceed the significance threshold for human annoyance for occupants therein.</p>		<p>demolition, grading and building permits.</p>				
<p>Traffic and Transportation</p>						
<p>MM-T-1: Proximity and Quality of Bicycle Network</p> <p>To mitigate the project's reduction of service population with access to Level 1 and Level 2 bicycle facilities, the applicant shall, prior to issuance of a grading permit, contribute its fair share of funds toward the Union Street Cycle Track Complete Streets Project found in the City's FY 2016 – 2020 Capital Improvement Program. The project's fair share contribution will be determined by multiplying the ratio of the service population of the project over the service population within a quarter mile of the Union Street Cycle Track with the total cost of the Union Street Cycle Track Complete Streets project, as follows:</p> <p>$\left(\frac{\text{Proposed Project's Service Population}}{\text{Service Population within a 1/4 mile of the USCTCS}} \right) \times \text{Total}$</p>	<p>Project Applicant and City of Pasadena Department of Transportation</p>	<p>Prior to issuance of grading permit</p>	<p>Department of Planning and Community Development, Building & Safety Division; Department of Transportation</p>			

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Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitor/ Reporter/ Monitoring Agency	Documentation of Compliance		Sign-off/Date
Cost of the USCTCS)				Action/Reports	Effectiveness	

**EXHIBIT 3 TO ATTACHMENT B
PASADENA WATER AND POWER MAP**

