

RESOLUTION NO: \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
APPROVING A 15-YEAR MASTER PLAN, MCUP-REDUCED PARKING, MCUP-  
TANDEM PARKING, AND PRIVATE TREE REMOVAL FOR ARTCENTER COLLEGE  
OF DESIGN SOUTH CAMPUS (870, 888, 950, AND 988 S. RAYMOND AVENUE AND  
1111 S. ARROYO PARKWAY) AND HILLSIDE CAMPUS (1700 LIDA STREET)**

**WHEREAS**, ArtCenter College of Design has submitted an application for a 15-year Master Plan that consists of new construction, future additions and improvements to its existing facilities located at its South Campus (870, 888, 950, and 988 S. Raymond Avenue and 1111 S. Arroyo Parkway) and Hillside Campus (1700 Lida Street); and

**WHEREAS**, the subject property has a Public, Semi-Public (PS) zoning designation and a General Plan designation of Institutional; and

**WHEREAS**, on November 10, 2015, the Design Commission conducted an advisory review of the proposed Master Plan for the ArtCenter College of Design and expressed a general support of the project with the recommendation that the applicant consider how the new construction at the South Campus would come into contact with the street and how student activities on the campus would interact with adjacent streets and potential noise from the Metro Gold Line; and

**WHEREAS**, at its duly noticed public meeting on May 9, 2018, the Planning Commission fully reviewed and discussed the proposed Master Plan, and recommended the City Council: 1) Certify the Final Environmental Impact Report (SCH# 2016091009) (Attachment C) and adopt the Mitigation Monitoring

and Reporting Program for the proposed ArtCenter College of Design Master Plan project; 2) Adopt the findings in Attachment A and approve the Master Plan, Minor Conditional Use Permit for Reduced Parking, Minor Conditional Use Permit for Tandem Parking, and Private Tree Removals, with conditions of approval; 3) Adopt the findings in Attachment A for a Zoning Map Amendment to change the zoning designation of the properties located at 870 and 888 S. Raymond Ave. from Industrial General, South Fair Oaks Specific Plan, Height Limit 56 feet (IG-SP-2-HL-56) and 1111 South Arroyo Parkway from Central District Specific Plan, Arroyo Corridor/Fair Oaks (CD-6) to Public and Semi-Public (PS), respectively; 4) Approve the findings in Attachment A to amend Section 17.48.060 (Signs – Master Sign Plan) Zoning Code to allow Outdoor Electronic Signs; 5) Adopt a Resolution allowing construction activities above and below the Metro Gold Line to occur outside the hours specified in Section 9.36.070.B. (Construction Projects – Noise Ordinance) of the Pasadena Municipal Code; 6) Adopt the findings in Attachment A to approve a Development Agreement for the project; and 7) Direct the City Attorney to prepare an ordinance within 60 days amending the official Zoning Map of the City of Pasadena established by Section 17.20.020 of Title 17 of the Pasadena Municipal Code (Zoning Code) to implement the zone change; and

**WHEREAS**, at its duly noticed public meeting on July 16, 2018, the City Council fully reviewed and discussed the proposal; and

**WHEREAS**, as conditioned, the Master Plan is consistent with the General Plan Land Use designation and Zoning Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of City of Pasadena, as required by the Zoning Code, hereby finds and determines that:

Master Plan Findings

1. *The proposed use is allowed with a Conditional Use Permit (Major and Minor) or Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.*

ArtCenter College of Design has been established in its Hillside Campus location since 1976 and at the South Campus since 2004. Both campuses are zoned PS (Public, Semi-Public) which permits Colleges and Dormitories as conditionally-permitted uses. For projects in the PS zoning district, the development standards, such as floor area, height, and setback requirements are specified under a Conditional Use Permit or Master Plan. Further, a Master Plan outlines the permitted type and locations of uses, the amount of new development, the amount and location of parking, the maximum height and minimum setbacks for new structures, and other details and features of a project for a specific period of time.

2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.*

The purpose of the Pasadena Zoning Code is to protect and promote the public health, safety and general welfare, and to implement the policies of the General Plan by

classifying and regulating the uses of land and structures within the City of Pasadena in a manner consistent with the General Plan. The purpose of the PS zoning district is for large public or semi-public land uses that may not be appropriate in other zoning districts. The PS zone is applied to sites with a contiguous area of two acres or more, including alleys, streets, or other rights-of-way. The size of the Hillside Campus is approximately 155 acres, while the South Campus totals almost seven acres. The proposed Master Plan would allow ArtCenter to remain and reinvest in the Hillside Campus location, while investing and expanding in the South Campus location, which is consistent with the purpose and intent of the PS zoning district.

3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.*

One of the eight Guiding Principles of the Land Use Element of General Plan places importance on education and opportunities for growth for existing institutions:

*Pasadena will be a cultural, scientific, corporate, entertainment and education center for the region. Long-term growth opportunities will be provided for existing institutions; a healthy economy will be fostered to attract new cultural, scientific, corporate, entertainment and educational institutions.*

ArtCenter has been in Pasadena for 42 years, and in that time has established itself as a positive asset to Pasadena, and both the city and ArtCenter have mutually benefitted from its Pasadena location. ArtCenter's commitment to the Pasadena

community is shown in its investment in expanding its South Campus and in re-investing in the Hillside Campus.

Both the South and Hillside Campuses are designated as Institutional on the Land Use Diagram of the General Plan's Land Use Element. The Institutional land use category applies to uses that can be, "[c]haracterized by facilities owned and operated by the City or by other public and/or private institutions such as corporate yards, schools, libraries, and hospitals." ArtCenter currently complies with this land use category and will continue to do so.

The Land Use Element of the Pasadena General Plan includes a number of Goals and Policies that support the continued operation of ArtCenter:

*GOAL 2. Land Use Diversity. A mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment.*

*2.9 Institutional Uses. Accommodate the development of educational, religious, cultural, and similar facilities that enrich the lives of Pasadena's residents.*

ArtCenter not only provides education opportunities for Pasadena residents, but it also participates in and sponsors art and creative events open to the general public.

*GOAL 4. Elements Contributing to Urban Form. A safe, well-designed, accessible City with a diversity of uses and forms. These diverse forms include distinct, walkable districts, corridors, and transit and neighborhood villages and cohesive,*

*unique single and multi-family residential neighborhoods and open spaces where people of all ages can live, work, shop and recreate.*

*4.7 Strengthen Major Corridors. Encourage the economic improvement of underused parcels along Pasadena's corridors by clustering more intense uses at major intersections and lower intensity mixed-use or commercial development between major intersections.*

ArtCenter investment in the South Campus will have a strong positive impact on not only S. Arroyo Parkway, but also E. Glenarm Street and S. Raymond Avenue. The location of the ArtCenter South Campus at the intersections of these three prominent streets will not only activate these intersections, it will also create a district where students and the community can interact.

*GOAL 17. Educational System. A strong and diverse educational system that is responsive to the life-long needs of the community and related to maintaining a high quality of life and a strong economy.*

*17.4 Long-Range Planning for Private Schools. Require private schools to collaborate with the City on site selection, site design, traffic control, circulation and site acquisition to ensure compatibility with the neighborhoods or districts in which they are located.*

The Master Plan process has included input from ArtCenter, the City, and the community to achieve a responsible long-range vision for ArtCenter's continued presence in Pasadena.

*Central District Specific Plan:*

Although the Hillside Campus is not within a Specific Plan, the eastern portion of the South Campus, on the west side of S. Arroyo Parkway, is within the Central District Specific Plan.

Section 3 of the Central District Specific Plan includes planning objectives related to new development in the Specific Plan area. Recognizing that the Central District lies at the heart of the City, the planning objectives in Section 3 encourage focused growth in the Central District that follows urban land patterns (e.g., transit-oriented, pedestrian-oriented, and mixed-use). Objectives are included to promote quality of life, including objectives related to safe and attractive communities, suitable housing, an effective range of accessible services, and access to public transit. With its proximity to transit, and a network of pedestrian-friendly spaces and linkages, the proposed improvements within the South Campus will be consistent with the type of development envisioned for the Central District.

*South Fair Oaks Specific Plan:*

The western portion of the South Campus, on the east side of S. Raymond Avenue, is within the South Fair Oaks Specific Plan.

The South Fair Oaks Specific Plan area was established in 1998 to promote new development near light rail transportation in the area. Since that time, the Fillmore Station has been completed as part of the Metro Gold Line, which started its operation in July 2003. Per the updated General Plan Land Use Element, the City's vision for the

South Fair Oaks Specific Plan area has shifted since 1998, from promoting biomedical and technology-based uses to institutional with the planned expansion of the Huntington Memorial Hospital and ArtCenter, and related housing opportunities.

The primary objectives of the South Fair Oaks Specific Plan that are applicable to the proposed improvements within the South Campus relate to the integration of land use and transportation programs near a light rail station to address traffic in the Specific Plan area. The Project would be consistent with these objectives as the proposed improvements under the Master Plan would focus density in an area immediately adjacent to the Fillmore Station. With the provision of student housing within the South Campus to enable ArtCenter students to live on-campus, the Project would increase non-auto travel and encourage walking, bicycling, and the use of public transit to address traffic in the South Fair Oaks community.

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

The proposed Master Plan and the development proposed as part of the Master Plan has been analyzed for potential environmental impacts in compliance with the California Environmental Quality Act (CEQA). All potentially significant impacts were identified and mitigation measures have been included in the Environmental Impact Report to ensure that all such impacts will be reduced to a less than significant level. Further, conditions of approval have been included to address operational aspects of



the Master Plan to ensure the proposed Master Plan would not be detrimental to the public interest, health, safety, convenience or general welfare of the City.

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

ArtCenter has been in operation at the Hillside Campus for 42 years and at the South Campus for 14 years. In those years ArtCenter has demonstrated that an educational use can be a compatible use at both locations. However, acknowledging that the sensitive nature of single-family neighborhoods, the proposed Master Plan is focusing growth and development at the South Campus while proposing more modest work at the Hillside Campus, including renovations, reconstruction, and additions to existing buildings. As described and conditioned, the proposed use will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

*6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.*

The South Campus is the focus of the proposed intensification of development in the Master Plan. The major components of this intensification include new buildings for student housing and academic use, all of which will be subject to the City's Design Review process, including public hearings before the Design Commission, and including

not only massing and articulation, but all materials and finishes as well. The 100-foot height of these South Campus buildings is appropriate given the mix of commercial and industrial uses in the vicinity and the existence of relatively tall buildings and structures, including the 1111 S. Arroyo Parkway (96 feet) building and the elements of the Glenarm Power Plant (>120 feet).

The proposed Master Plan has allowed, and will allow, for the City and members of the public to evaluate the proposed ArtCenter throughout the duration of any construction projects, which will result in orderly and thorough review of expansion plans to ensure compatibility with existing and future land uses in the vicinity in terms of aesthetics values, character, scale and view protection.

#### Minor Conditional Use Permit – Reduced Parking Findings

- 1. The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.*

The Zoning Code allows further reduction of required parking spaces through a parking demand study for development in the Transit Oriented Development (TOD) area, subject to the approval of a Minor Conditional Use Permit. The parking demand study demonstrated that the parking needs for the future improvements on the site can be met with the proposed number of parking spaces provided at Hillside and South Campuses.

2. *The location of the proposed use complies with the special purposes of this Zoning Code and purposes of the applicable zoning district.*

The parking supply at the South Campus will be utilized by uses that have different peak parking demands. In addition to a traditional college, the site will be developed with retail, café, galleries, and black-box theater that are also open to public. In addition, student housing would be provided on the campus. The site is located within a TOD area and close proximity to the Metro Gold Line Fillmore Station and served by buses and ArtCenter shuttles. The parking demand study found that the combination of such complementary uses would allow the operation of the South Campus to sufficiently function with the reduced number of parking spaces. The mix of uses is such that shared parking can occur without conflict, and the project is in conformance with the intent of the parking standards of the Zoning Code.

3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.*

The proposed reduced parking is consistent with Policy 1.3 of the City's General Plan (Transit-Oriented and Pedestrian-Oriented Development) that encourages cluster development near light rail stations and along major transportation corridors thereby creating transit-oriented development "nodes" and encouraging pedestrian access. The South Campus is within walking distance of the Metro Gold Line Fillmore Station and served by other public transportation as well as ArtCenter shuttles. The project is also consistent with Policy 2.5 (Mixed Use), which encourages the creation of opportunities

for development projects that mix housing with other uses to enable the residents to live close to businesses and employment, increasing non-auto travel, and social interaction. Lastly, reducing the number of off-street parking spaces is one way to promote non-vehicular modes of transportation.

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

The parking demand study demonstrated that the parking needs for the future improvements on the site can be met with the proposed number of parking spaces provided at Hillside and South Campuses. The operation of the uses will be conducted in accordance with the City's laws and ordinances.

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

The parking demand study determined that the projected peak parking demand for all the uses on the site will be met by the proposed on-site parking supply, thereby eliminating impacts to off-street parking. Any further changes to the parking demand will require review and approval.

*6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.*

The parking demand study determined that the projected peak demand for parking will be met by the proposed on-site parking supply; thereby eliminating impacts to off-street parking. Most of the parking on the site will be provided within the subterranean parking structure and out of site from the street. The project will activate and enliven the South Campus area. The Hillside Campus will be modestly improved to be consistent with its existing character.

*7. The spaces to be provided will be available as long as the uses requiring the spaces lawfully exist.*

The parking study estimated that approximately 1,787 parking spaces would be supplied at both the Hillside and the South Campus. Any changes to the parking will be reviewed prior to subsequent construction of the project.

*8. The quality and efficiency of the parking or loading utilization will exceed the level that is otherwise required.*

The project has multiple points of entry with efficient means of vehicle movement and vehicle loading and operations that are compatible with the existing uses. The final design of parking and loading spaces will be reviewed as part of building plan check in order to ensure that all other requirements of the Zoning Code are met.

### Minor Conditional Use Permit – Tandem Parking Findings

1. *The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.*

The proposal is to allow 30 percent of the total number of parking spaces provided at the South Campus to be tandem spaces. As conditioned, a full-time parking attendant is required to be on site to assist in managing the tandem spaces. The vertical tandem lifts satisfy the code requirements for tandem parking under the Zoning Code.

2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.*

The project will meet all the required development standards of the Zoning Code. The request to allow tandem spaces in conjunction with the development of the site does not constitute a deviation from the Code; therefore, the proposal complies with the special purposes of the Zoning Code.

3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.*

The City's General Plan promotes the continuation and expansion of businesses in harmony with their surroundings. The South Campus is within walking distance of the Metro Gold Line Fillmore Station and served by other public transportation as well as ArtCenter shuttles. The project is also consistent with Policy 2.5 (Mixed Use), which encourage the creation of opportunities for projects that mix housing with other uses to

enable the residents to live close to businesses and employment, increasing non-auto travel, and interact socially. As such, the approval to provide tandem parking will allow the applicant to utilize the full potential of the site within the parameters allowed by the Zoning Code.

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

The proposed project has been designed to adhere to all building and safety codes. Compliance with all building and safety codes will be reviewed through the plan check and inspection process to ensure compliance.

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

The tandem parking will comply with the minimum parking stall dimensions to allow safe movement of vehicles. A parking attendant will be available at all times the commercial parking is in use. Also, tandem parking allows for all of the required parking to be created on-site thus reducing the need for on-street parking. Therefore, the use of tandem parking will not have a negative effect on the surrounding area.

6. *The design location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.*

The proposed tandem parking will be provided within the subterranean parking structure and out of site from the street. In addition, the project will provide a strong positive impact on the existing uses in the immediate area. The ArtCenter South Campus at this location will not only intensify these intersections, but it will also create a district where students and the community can interact. Furthermore, the final design of parking and loading spaces will be reviewed as part of building plan check in order to ensure that all other requirements of the Zoning Code are met.

#### Private Tree Removal Findings

Any permit or approval which will result in injury to or removal of a mature, landmark, landmark-eligible, native or specimen tree protected under this chapter shall be denied unless one of the following findings is made:

1. There is a public benefit as defined in Section 8.52.024(R), or a public health, safety or welfare benefit, to the injury or removal that outweighs the protection of the specific tree; or
2. The present condition of the tree is such that it is not reasonably likely to survive; or
3. There is an objective feature of the tree that makes the tree not suitable for the protections of this chapter; or
4. There would be a substantial hardship to a private property owner in the enjoyment and use of real property if the injury or removal is not permitted; or



5. To not permit injury to or removal of a tree would constitute a taking of the underlying real property; or
6. The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the City Council and included in the associated administrative guidelines.

The project proposes to remove one protected tree, a 24-inch-diameter Aleppo pine tree. Consistent with Finding #6, the applicant has submitted a preliminary landscaping plan to show the general location of replacement trees and new landscaping on the project site. The landscape plan would focus on the implementation of a drought-tolerant and sustainable species, which include a number of native tree species, such as Coast live oak (*Quercus agrifolia*), Valley oak (*Quercus lobata*), California sycamore (*Platanus racemosa*), and Coulter pine (*Pinus coulteri*). The preliminary landscaping plan emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the City Council and included in the associated administrative guidelines. A condition of approval is included in Attachment B, which requires the applicant to submit a final landscaping plan, demonstrating adherence to the replacement matrix adopted by the City Council.

**BE IT FURTHER RESOLVED** that the City Council of City of Pasadena hereby approves the ArtCenter College of Design Master Plan, which is made up of the Master Plan Drawings and Conditions of Approval, and is attached hereto and incorporated by reference as **Exhibit A**.

Adopted at the regular meeting of the City Council on 16<sup>th</sup> day of July 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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MARK JOMSKY  
CITY CLERK

APPROVED AS TO FORM:



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THERESA E. FUENTES  
ASSISTANT CITY ATTORNEY

## Exhibit A: ArtCenter College of Design Master Plan

## **CONDITIONS OF APPROVAL FOR ARTCENTER COLLEGE OF DESIGN MASTER PLAN**

*The Conditions of Approval below apply to both the South and Hillside Campuses  
unless noted otherwise.*

### **I. GENERAL**

1. **Previous Approvals.** The conditions of this Master Plan shall supersede the Conditions of Approval for the ArtCenter College of Design Master Plan (1989) and associated amendments (for the new South Campus, 2006). All applicable conditions of approval have been included herein.
2. **Conformance with Plans.** The site/floor/elevation plans to be submitted for building permits for the Project shall substantially conform to the plans dated July 16 except as modified herein. Plans shall be submitted for review and approval by the Planning & Community Development Director prior to the issuance of any project building/grading/foundation permits.
3. **Expiration.** The Master Plan shall expire 15 years from the date of approval unless renewed in accordance with Section 17.61.050.I.5.b. In the event that not all phases of the Master Plan are completed and the Master Plan expires, the conditions of approval shall continue to apply to the completed portions of the project.
4. **Permit Revocation or Modification.** The Planning & Community Development Director, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions herein may be modified or new conditions be applied to reduce any unforeseen impacts during the construction or operation of the use.
5. **Five Year Review.** In accordance with Section 17.61.050.I.5.d. (Five Year Review Required), the Master Plan shall be reviewed by the Planning Commission, or other review authority designated by the City Council commencing on the fifth year after the approval date of the Master Plan, for compliance with features of the plan and all applicable conditions of approval. The applicant shall be responsible for any required fee for the five-year periodic review.
6. **Design Review.** Design review for new construction and building alterations shall be conducted in conformance with Table 6-3 of Section 17.61.030 (Design Review) of the Zoning Code.

## 7. **Tree Inventory.**

- a. **Hillside Campus.** A final tree inventory prepared by a certified arborist shall be submitted with a building permit application for Sinclair Pavilion, South Building, and any construction within the North or South Parking Lot. At that time, if additional protected trees pursuant to Pasadena Municipal Code Chapter 8.52 should be removed, the applicant shall submit an application for Private Tree Removal indicating which of the Tree Protection Ordinance findings apply to the removal(s), including the possibility of requiring a conceptual landscaping plan indicating the location of required replacement trees.
  - b. **South Campus.** A final tree inventory prepared by a certified arborist shall be submitted with a building permit application for any construction that requires removal of trees for the South Campus. At that time, if additional protected trees pursuant to Pasadena Municipal Code Chapter 8.52 should be removed, the applicant shall submit an application for Private Tree Removal indicating which of the Tree Protection Ordinance findings apply to the removal(s), including the possibility of requiring a conceptual landscaping plan indicating the location of required replacement trees.
8. **Protected Trees.** Prior to removal of any protected trees, the applicant or successor in interest shall submit final landscape plans, demonstrating adherence to the replacement matrix adopted by resolution the City Council and included in the associated administrative guidelines, to the Planning & Community Development Director for review and approval. Compliance with the Tree Protection Ordinance will be monitored through the approved landscape plan depicting replacement trees during the design review phase of the Master Plan implementation.
9. **Tree Removal – Timing – Hillside Campus.** Removal of the protected Aleppo pine tree shall not occur prior to the issuance of the building permit for photovoltaic canopies or the demolition permit for removal of the Annex Building on the North Lot at the Hillside Campus, whichever occurs first.
10. **Tree Replacement – Hillside Campus.** The protected Aleppo pine tree that is approved for removal shall be replaced in accordance with the Tree Replacement Matrix adopted by the City Council. Any non-protected trees within the North or South Lot shall be replaced with native or specimen species at a one-to-one replacement ratio.
11. **Noise Regulations.** The applicant or successor in interest shall adhere to the City's noise regulations in accordance with Section 9.36 of the Pasadena Municipal Code, except for findings adopted by resolution of the City Council herein, relating to applicant's construction of improvements above and/or below the Metro Gold Line.

12. **Hours of Construction.** Except for findings adopted by resolution of the City Council herein relating to applicant's construction of improvements above and/or below the Metro Gold Line, construction and demolition activities shall be limited to between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction or demolition activities shall occur on Sundays or City-designated holidays.
13. **Mechanical Equipment.** All exterior mechanical equipment, except solar collectors, shall be screened or located out of view from public rights-of-way. When visible, a screen enclosure shall be designed to be architecturally compatible with the building.
14. **Refuse Facilities.** Trash enclosure areas shall be provided in accordance with the requirements of Section 17.40.120 (Refuse Storage Facilities) of the Pasadena Municipal Code. Deliveries and trash pickup shall be allowed only between the hours of 7:00 a.m. and 9:00 p.m., Monday through Friday, and between 9:00 a.m. and 5:00 p.m. on Saturdays. No deliveries and trash pickup is allowed on Sundays.
15. **Temporary Fencing.** Temporary construction fencing shall be permitted during the duration of demolition and construction of buildings on site and removed within 30 days after issuance of a Certificate of Occupancy.
16. **Condition Monitoring.** The project, PLN2015-00341, shall comply with all conditions of approval, and is subject to Condition Monitoring. Required fees for monitoring and inspections shall be paid on or after the effective date of this permit, but prior to the issuance of any building permit. Contact the Code Compliance Staff at (626) 744-4633 to verify the fees and to schedule an inspection appointment time. All fees are to be paid to the cashier at the Permit Center located at 175 N. Garfield Avenue. The cashier will ask for the activity number provided above. Failure to pay the required fees prior to the stipulations in this condition may result in revocation proceedings of this land use entitlement.
17. **Other City Requirements.** The applicant or successor in interest shall comply with the code requirements of all other City Departments.
18. **Enrollment.** College enrollment of full-time equivalent (FTE) students shall be limited to a maximum of 2,500 students for both Hillside and South Campuses. Student enrollment shall not exceed the maximum permitted under this Master Plan unless a subsequent application is submitted and approved; additional analyses of impacts to traffic and parking may be required. The applicant shall provide annual enrollment figures to the Director of Planning & Community Development one month after the new school year is in session.
19. **Limited Attendance at Hillside Campus.** The maximum attendance at the Hillside Campus shall not exceed 1,275 students at any one time.

20. **Number of Employees.** A maximum of 994 full time equivalent employees (faculty and staff) is allowed between the Hillside and South Campuses. No increase in number of employees permitted under this Master Plan unless a subsequent application is submitted and approved; additional analyses of impacts to traffic and parking may be required. The applicant shall provide employment figures to the Planning & Community Development Director one month after the school year is in session.
21. **Hours of Operation at Hillside Campus.** Regularly scheduled classes and special events shall not be held beyond 10:00 p.m. at Hillside Campus.
22. **Uses.**
- a. **Hillside Campus.** Allowed land uses at the Hillside Campus are College, Traditional Setting (primary) and Maintenance, and Service Facilities (ancillary). Ancillary uses shall be limited to accessory facilities to the College to support its operation.
  - b. **South Campus.** Allowed land uses at the South Campus are College, Traditional Setting and Dormitories (primary), and Retail, Restaurants, Restaurant Fast Food, Restaurant, and/or Formula Fast Food Restaurant, Conference Centers, and Maintenance and Service Facilities (ancillary). Ancillary uses shall be limited to accessory facilities to the College to support its operation.
23. **Compressed Natural Gas Facility.**
- a. **Hillside Campus.** A compressed natural gas facility shall not be permitted at the Hillside Campus.
  - b. **South Campus.** A compressed natural gas facility may be located at the South Campus.
24. **Digital Gallery.** As currently prohibited by the Zoning Code, the digital gallery or outdoor electronic display/sign that is similar to image displays shown on the submitted plans is not a part of the approved Master Plan. If, in the future the Zoning Code is amended to allow such displays within the City, the applicant may obtain future related entitlements as required by the Zoning Code at that time.
25. **Setbacks.**
- a. **Hillside Campus.** The South Building at the Hillside Campus shall have setbacks consistent with the implementation of the Biological Resources, Mitigation Measures C-1 through C-11, of the EIR.

- b. **South Campus.** Street setbacks shall be in a range of 0 feet to 15 feet and consistent with approved plans. Recessed pedestrian entries and/or landscaped areas may be allowed subject to approval of the design review. No setback is required for the rear and interior side yards, except that setbacks from the Gold Line shall comply with the Metro's Adjacent Construction Design Manual and shall obtain Metro's approval prior to the issuance of the building permit.

26. **Height.**

- a. **Hillside Campus.** The maximum height of the buildings at the Hillside Campus shall be: Ellwood Building: 21 feet; Sinclair Building: 24 feet; South Building: 35 feet; and photovoltaic Canopy Structures: 20 feet.
- b. **South Campus.** The maximum height of the buildings at the South Campus shall be: 1101 Building: 100 feet; 1111 Building: 96 feet; 870 Building: 29 feet; 888 Building: 100 feet; 950 Building: 56 feet; and 988 Building: 100 feet.

27. **Gross Floor Area.**

- a. **Hillside Campus.** The total gross floor area of the following buildings at build-out shall not exceed: Sinclair Building: 3,500 square feet; and South Building: 19,720 square feet. No new square footage is permitted for the Ellwood Building under this Master Plan.
- b. **South Campus.** The total gross floor area of the existing and new buildings at build out shall not exceed 763,000 square feet at the South Campus.

28. **Student Housing – Locations.**

- a. **Hillside Campus.** No student housing shall be provided at the Hillside Campus.
- b. **South Campus.** The student dormitories within the buildings at the South Campus shall be generally located as shown on the site plan and floor plans in Attachment I.

29. **Student Housing – Number of Units/Beds – South Campus.** The maximum number of dormitory units and number of beds under Scenario 1 (888 Building to provide all academic programs) shall be 230 units/850 beds, and under Scenario 2 (888 Building to provide both academic and student housing) shall be 380 units/1,500 beds.

30. **Student Housing – Availability – South Campus.** The dormitories shall be available exclusively to students of the ArtCenter, except for up to 10 units may be occupied by the visiting faculty and/or staff of ArtCenter.



31. **Student Housing – Conversion – South Campus.** Any student housing on the site shall not be converted to multi-family dwelling, boarding houses, supportive housing, transitional housing, single-room occupancy, or any other type of residential uses, and/or any of which are offered for rent or lease to the general public, unless in compliance with the Inclusionary Housing requirements of the Zoning Code (Chapter 17.42) and other municipal code requirements applicable to such residential units at that time. In case of such an event, the applicant shall comply with and fulfill all the requirements prior to conversion.
32. **Student Housing – Covenant Required – South Campus.** A recorded covenant and agreement shall be submitted to the Planning & Community Development Director to ensure that Inclusionary Housing requirements will be in effect in the event that the use of the student housing changes to housing that is available to the public at-large.
33. **Open Space – Size – South Campus.** The Project shall provide open space at multiple locations within the South Campus. The minimum percentage of total open space per the lot area of the South Campus shall be 33 percent. The minimum area of the contiguous open space shall be 25,000 square feet and in substantial conformance with the approved plans.
34. **Open Space – Planting Area – South Campus.** Parking stalls and drive aisles shall not be counted as open space. A minimum of 40 percent of the open space shall be permanently planted with live plants.
35. **Open Space – Public Access – South Campus.** The applicant shall make all or a portion of the open space provided at the South Campus accessible to the general public free of charge. A minimum of 50 percent of the total open space shall be publicly accessible, and a minimum of 70 percent of the Main Quad shall be publicly accessible. The general open-to-public hours shall be from 8:00 a.m. to 8:00 p.m., daily; however, the hours may modified by ArtCenter based on academic and event schedule at the site. The hours shall be posted at discernable locations on the site.
36. **Building Façade Facing Open Space – South Campus.** Clear, untinted glass windows and/doors shall occupy a minimum of 30 percent of the width of the building facade facing the Main Quad and North Quad, between quad level and 12 feet above the quad level. After installation, clear glass materials shall not later be treated to become opaque or to be blocked so as to prevent visibility of the interior from the quad area.

37. **Number of Parking Spaces.**

- a. **Hillside Campus.** A minimum of 588 parking spaces shall be provided at the Hillside Campus, at full build-out.
- b. **South Campus.** A minimum of 850 parking spaces shall be provided at the South Campus, at full build-out.

38. **Parking Spaces – Review Required.** Prior to the issuance of a building permit for the construction of each building (1101 Building, 988 Building, and 888 Building), the applicant shall submit an updated parking demand study to the Director of Planning & Community Development in order to determine the parking demands at those respective times for the future and subsequent development.

39. **Tandem Parking Spaces – South Campus.** A maximum of 30 percent of the total off-street parking spaces provided at the South Campus may be designed as tandem parking.

40. **Bicycle Parking.**

- a. **Hillside Campus.** A minimum of 25 bicycle parking spaces shall be provided at the Hillside Campus, at full build-out.
- b. **South Campus.** A minimum of 100 bicycle parking spaces shall be provided at the South Campus, at full build-out.

41. **Loading.** Loading shall be provided as required by Sec. 17.46.320 of the Zoning Code.

42. **Construction Parking.** Construction parking shall be provided at designated locations within 500 feet of the South Campus and/or within the Hillside Campus. No construction parking shall be permitted on residential streets. Construction parking plan shall be included in the approved construction staging plan.

43. **Campus Shuttles.** Upon completion of Phase 1 of the Master Plan, the Project shall increase the number of shuttles that run between both campuses to up to six shuttles. The shuttles shall run during the same hours of operation as existing (i.e., from approximately 7:00 a.m. to 11:00 p.m., Monday through Friday and from approximately 7:00 a.m. to 4:30 p.m. on weekends) with a frequency of approximately every 20 to 25 minutes. The service frequency shall be increased to every 10 to 12 minutes, as needed, to continue to meet demand. The applicant shall provide a shuttle schedule to the Director of Planning & Community Development in the beginning of each new school year.

44. **Annual Calendar of Events.** Prior to the beginning of each school year and at least biannually thereafter, ArtCenter shall provide an annual calendar of school

and after-school events and performances to be held on each campus to the Director of Planning & Community Development. Said calendar shall be made accessible to the public through the school's website. The calendar shall include school events as well as third-party events and shall be updated periodically.

45. **Third Party Uses.** The use of the Hillside or South Campuses by third-party users or operators shall be subject to the same conditions of approval as ArtCenter, unless otherwise described herein.
46. **Third Party Event Monitor.** A minimum of one ArtCenter employee shall be present on site during all third-party uses to ensure that third-party uses adhere to the conditions of approval of this Master Plan; said monitor's contact information shall be made available in the Calendar of Events (Condition #43) accessible on the school's website.
47. **Secure Facilities.** ArtCenter shall be responsible for securing and monitoring all activities, including public- and third-party-related activities, for both Hillside and South Campuses at all time.
48. **Parking Information.** For all special events with more than 200 attendees, including ArtCenter events and third party uses, off-street event parking shall be provided.
49. **Parking Monitor.** For all special events with more than 200 attendees, a parking monitor shall be present at the entrance of parking lots (South Campus) or on the intersection of Lida Street and MacMinn Drive (Hillside Campus) to guide attendees to designated parking areas and to discourage attendees from parking on residential streets.

## **II. DEPARTMENT OF TRANSPORTATION CONDITIONS**

50. DOT recommends a 40-foot flat area at 2% grade or less beyond the property line for driveways leading to a subterranean garage.
51. DOT recommends a 24' wide driveway for two-way operations.
52. The driveway leading to the underground parking at 988 South Raymond Avenue shall operate as a right-in/right-out driveway. This driveway shall be located a minimum 100' north of Glenarm Street.
53. Prior to the start of construction or the issuance of any permits requiring lane closures, the applicant shall submit a Construction Staging & Traffic Management Plan to the Department of Public Works for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way including street occupations, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site.

54. Pursuant to the adopted Street Design Guidelines, the applicant shall reconstruct the northeast curb of the Raymond Avenue at Glenarm Street intersection with a 15' curb radius and ADA compliant ramp per Public Works standards. Additional striping, signal work, and/or poles/utility relocations might be necessary.
55. The City will not issue permanent, on-street, overnight parking permits to the future residents of this project. Future residents shall be advised of the unavailability of permanent, on-street, overnight parking permits.
56. Project's loading/unloading for both residential and commercial components shall be on-site. DOT will not install a new loading zone for project use along the public right-of-way.
57. All existing bus zones shall be maintained. Tree wells, street lights, fire hydrants and other items may not be placed in the public right of way within bus zone(s) without prior approval from the Department of Transportation. Adjacent property environment shall not interfere with bus operations (this includes, but is not limited to, building overhangs, awnings, landscaping, etc.).

If proposed, contact the Pasadena Transit Division for any bus zone relocations or installations.

58. Close proximity to the Metro Gold Line Station warrants additional pedestrian and bicycle improvements for safety and to encourage use of transit by the students and faculty. The project shall:
  - a. Provide a minimum 12' sidewalk, by dedication or sidewalk easement, along the project frontage on the east side of Raymond Avenue except along existing building frontages.
  - b. Dedicate 4.75' right-of-way along the project's frontage on the north side of Glenarm Street between Raymond Avenue to the Metro right-of-way.
  - c. Upgrade video detection cameras at two intersections:
    - i. Raymond Avenue/Glenarm Street, and
    - ii. Fair Oaks Avenue/Glenarm Street

The applicant may pay \$70,000 to DOT prior to the first permit for construction in lieu of installation to satisfy this condition.

- d. Install CCTV on Raymond Ave/Glenarm St to monitor pedestrian circulation and interaction with the Metro Gold Line.

The applicant may pay \$35,000 to DOT prior to the first permit for construction in lieu of installation to satisfy this condition.

- e. Install bike “sharrows” pavement markings on Raymond Ave from California Blvd to Glenarm St.

The applicant may pay \$1,000 to DOT prior to the first permit for construction in lieu of installation to satisfy this condition.

- 59. The project shall provide adequate sight visibility for any building along Glenarm Street adjacent to the Metro Gold Line at-grade crossing. The visibility triangle shall meet Metro's requirements based on Metro Rail's operating speed along the Metro Gold Line tracks near Glenarm Street.

### **III. PUBLIC WORKS CONDITIONS**

The following Public Works conditions shall be satisfied consistent with the phased build out of the Master Plan. Unless otherwise specifically set forth herein, the South Campus shall be divided into the following three subareas for the purpose of completing the Public Works improvements:

- "Raymond North Frontage": All public works improvements located along Raymond Avenue and adjacent to the proposed 888 S Raymond Ave Building (the "888 Building") and the existing 870 S Raymond Ave Building. Unless otherwise specifically set forth herein, all improvements required by these conditions located within the Raymond North Frontage shall be completed prior to the issuance of the final Certificate of Occupancy for the 888 Building (the "888 CofO").
- "Raymond South Frontage": All public works improvements located along Raymond Avenue and Glenarm Street located directly south of the Raymond North Frontage and adjacent to the proposed 988 S Raymond Ave Building (the "988 Building") and the existing 950 S Raymond Ave Building. Unless otherwise specifically set forth herein, all improvements required by these conditions located within the Raymond South Frontage shall be completed prior to the issuance of the final Certificate of Occupancy for the 988 Building (the "988 CofO").
- "Arroyo Parkway Frontage": All public works improvements located along Arroyo Parkway and adjacent to the proposed 1101 S Arroyo Pkwy Building (the "1101 Building") and the existing 1111 S Arroyo Pkwy Building. Unless otherwise specifically set forth herein, all improvements required by these conditions located within the Arroyo Parkway Frontage shall be completed prior to the issuance of the final Certificate of Occupancy for the 1101 Building (the "1101 CofO").

The precise location of the Raymond North Frontage, the Raymond South Frontage and the Arroyo Parkway Frontage shall be shown on the Public Works improvement plans that are required to be submitted to and approved by the

Department of Public Works prior to the issuance of building permits for the Public Works improvements. The issuance of a building permit for interior improvements and renovations shall not require satisfaction of these conditions prior to the issuance of such permit(s). All construction within the public right of way requires a separate Public Works Permit with inspection.

60. 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, or elective decorative crosswalks subject to the approval of the City. 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 three to four (3-4) months prior to the issuance of the applicable building 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 an indemnity bond in order to guarantee that shoring and tie-backs are free from defect due to faulty material, workmanship and failure. Upon review of the license agreement exhibits, an indemnity bond estimate will be prepared and forwarded to the applicant. The estimated amount is equivalent to the cost of reconstructing the public right of way, including all affected utilities, public facilities, and infrastructures, based on the plane of failure at a 45-degree angle from the lowest point of excavation. The indemnity bond shall be submitted to the City prior to the execution of the agreement and the issuance of any building or demolition permits.

All steel rods in every tie-back unit shall be relieved of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located be removed entirely from the public right-of-way. A monthly monitoring report stamped and certified by a licensed surveyor shall be submitted to indicate that the deflection from any piles or soldier beams does not exceed one inch. Upon completion of construction, the developer or his contractor shall remove all tie-back rods within the public right-of-way. The removal shall be documented by a report certified by a licensed deputy inspector. The report shall be submitted to the City for review and approval. The applicant will be charged a penalty of \$7,000 for each tie-back rod not 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.

61. In order to provide for an American with Disabilities Act (ADA) compliant ramp, the applicant shall:

- a. Prior to the issuance of the 1101 CofO, reconstruct the southeast, northeast and northwest corners of Glenarm Street and Arroyo Parkway intersection with ADA compliant 15-foot curb return radius directional ramps per Caltrans Standard A88A. Additional striping, signal work, and/or poles/utility relocations might be necessary.
- b. Prior to the issuance of the 988 CofO, reconstruct the southwest and northwest corners of Glenarm Street and Raymond Avenue intersection with ADA compliant 15-foot curb return radius directional ramps per Caltrans Standard A88A. Additional striping, signal work, and/or poles/utility relocations might be necessary.

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 the corresponding 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, if feasible, at the property line corner rounding (per Standard Plan No. S-423) 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 the corresponding permits. The dedication document shall be executed and recorded prior to the commencement of any construction work required by this condition.

62. Per the Department of Transportation (DOT) Analysis – Condition of Approval letter, the following conditions are required:

- a. DOT recommends a 40-foot flat area at 2% grade or less beyond the property line for driveways leading to a subterranean garage.
- b. Pursuant to the adopted Street Design Guidelines, the applicant shall reconstruct the northeast curb of Raymond Avenue at Glenarm Street intersection with a 15-foot curb return radius and ADA compliant ramp per Public Works Standards and/or Caltrans Standard A88A. Additional striping, signal work, and/or poles/utility relocations might be necessary. This condition shall be fulfilled by the applicant prior to the issuance of the 988 CofO.
- c. Close proximity to the Metro Gold Line Station warrants additional pedestrian and bicycle improvements for safety and to encourage use of transit by the students and faculty. The project shall:
  - i. Provide a minimum of 12 feet sidewalk, by dedication or sidewalk easement, along the project frontage on the east side of Raymond Avenue except along existing building frontages. This condition shall be fulfilled by the applicant prior to the issuance of the 888 CofO or the 988 CofO, whichever is first.
  - ii. Dedicate 4.75 feet of right-of-way along the project's frontage on the north side of Glenarm Street between Raymond Avenue to the Metro right-of-way. This condition shall be fulfilled by the applicant prior to the issuance of the 988 CofO.
  - iii. Prior to the issuance of the 988 CofO, upgrade video detection cameras at two intersections:
    - Raymond Avenue/Glenarm Street, and
    - Fair Oaks Avenue/Glenarm Street

In lieu of such upgrade, the applicant shall be permitted to satisfy this condition by making a one-time fixed fee payment in the sum of Seventy Thousand Dollars (\$70,000) to DOT prior to the issuance of the 988 CofO for the purpose of upgrading the video detection cameras described above.

- iv. Prior to the issuance of the 988 CofO, install CCTV on Raymond Avenue/Glenarm Street to monitor pedestrian circulation and interaction with the Metro Gold Line. In lieu of installing the CCTV, the applicant shall be permitted to satisfy this condition by making a one-time fixed fee payment in the sum of Thirty-Five Thousand Dollars (\$35,000) to DOT prior to



the issuance of the 988 CofO for the purpose of installing the CCTV described above.

- v. Promptly following the street repaving of Raymond Avenue as required by these conditions, install bike “sharrows” on Raymond Avenue from California Boulevard to Glenarm Street. In lieu of installing the bike sharrows, the applicant shall be permitted to satisfy this condition by making a one-time fixed fee payment in the sum of One Thousand Dollars (\$1,000) to DOT prior to the issuance of the 988 CofO for the purpose of installing the bike sharrows described above.

- 63. The applicant shall be responsible for all the costs required to complete any necessary dedications/easements. The dedication/easement documents and processing fee/deposit shall be submitted to this office, at least three to four (3-4) months prior to the issuance of any permits for new construction. The dedication/easement documents shall be executed and recorded prior to the issuance of the corresponding Certificate of Occupancy.
- 64. Review and approval from MTA shall be required for the proposed construction that affects the MTA right-of-way.

Metro contact information:

Aspet Davidian, AIA  
LA Metro  
Senior Director/Architecture  
Major Capital Project Engineering  
213.922.5258 W 213.210.7452 C  
DAVIDIANA@metro.net

- 65. The applicant shall demolish existing and construct all new public improvements along the subject development frontage of Raymond Avenue (sidewalk special stamp specifications required) and Arroyo Parkway, including concrete sidewalk per Standard Plan S-421; concrete curb and gutter per Standard Plan S-406. All public improvements within the Raymond North Frontage shall be completed prior to the issuance of the 888 CofO; all public improvements within the Raymond South Frontage shall be completed prior to the issuance of the 988 CofO; and all public improvements within the Arroyo Parkway Frontage shall be completed prior to the issuance of the 1101 CofO.
- 66. Street restoration, fronting the subject development as defined by property lines, on Arroyo Parkway, shall be a half width (from gutter to center median island) concrete roadway with a minimal structural section of 6-inch concrete over 4-inch aggregate base, or to the satisfaction of the City Engineer. Restoration of asphalt concrete pavement shall be per Standard Plans S-417 and S-422 (with rubberized asphalt concrete in kind along both frontages) and to the satisfaction of the City

Engineer. This condition shall be fulfilled by the applicant prior to the issuance of the 1101 CofO.

67. Street restoration, fronting the subject development as defined by property lines, on Raymond Avenue, shall be a full width (from gutter to gutter) cold milling and resurfacing of 1.5 inches depth rubberized asphalt concrete roadway. Restoration of rubberized asphalt concrete pavement shall be per Standard Plan S-416 and to the satisfaction of the City Engineer. Traffic channelization shall be restored per the Department of Transportation requirements and approval. This condition shall be fulfilled by the applicant prior to the issuance of the 888 CofO or the 988 CofO, whichever is later.
68. Each building of the proposed development shall connect to the public sewer mainline with one or more new six-inch diameter sewer lateral laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer (lateral) "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 corresponding Certificates of Occupancy for each building connecting to the public sewer mainline.
69. As part of applicants' obligation to construct new sidewalks, the applicant shall also remove any unused drive approach and construct standard concrete curb, gutter and sidewalk.
70. The proposed drive approach shall be constructed in accordance with Standard Drawing No. S-403. All drive approaches shall be at least seven (7) feet clear of existing trees. If the proposed drive approach is in conflict with an existing City tree, the City tree removals are subject to the approval of the Urban Forestry Advisory Committee (UFAC).
71. There is an existing easement, for storm drain purposes, within private properties between Arroyo Parkway and Raymond Avenue. The drainage system, within the easement, is owned and maintained by the Los Angeles County Department of Public Works (LACDPW). If the development proposes to add new connections, to modify any facilities, or construct any structures, 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.

The applicant shall show the storm drain easement and facilities on the construction plans. No permanent structures shall be constructed within the easement area.

72. On-site drainage, such as roof drain, area drain and subterranean garage discharge, shall be contained on-site per LA County Regional Water Quality Control Board's current permit.

The applicant shall provide storm water drainage plans and obtain approval from the Planning Department and the Department of Public Works prior to issuance of a grading or building permit for this site.

73. There are five (5) existing Cork Oak, *Quercus suber* trees pending for removal based on their condition and one (1) street tree vacancy. Subject to Parks and Natural Resources Division and Urban Forestry Advisory Committee (UFAC) approvals, the applicant shall replace and plant, the officially designated street trees per the City's approved Master Street Tree Plan, a maximum of six (6) Cork Oak, *Quercus suber* trees along the Raymond Avenue frontage and install and maintain an irrigation system for the trees, at the following locations:

- One (1) in front of 870 Raymond Avenue
- Two (2) in front of 888 Raymond Avenue
- Two (2) in front of 988 Raymond Avenue
- One (1) street tree vacancy in front of 888 Raymond Avenue

Trees planted by the applicant 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. Planting shall include the installation of the following per tree: no less than two tree stakes; one arbor guard; and the use of slow-release fertilizer tablets. The applicant shall contact PNR (626-744-3880) for tree planting approval, a minimum of two (2) months, prior to the issuance of a Certificate of Occupancy.

Trees planted by the applicant must be irrigated by either an existing or a new irrigation system constructed by the applicant. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to PNR for review and approval. Irrigation facilities (main line, valve, pull box, timer, etc.) must be constructed within private property with the exception of the laterals and bubblers. The lateral shall be a minimum of 18" deep, and no above-ground structures are allowed.

All trees to be planted within the Raymond North Frontage shall be planted prior to the issuance of the 888 CofO; all trees to be planted within the Raymond South

Frontage shall be planted prior to the issuance of the 988 CofO; and all trees to be planted within the Arroyo Parkway Frontage shall be planted prior to the issuance of the 1101 CofO;

74. Prior to issuance of the corresponding Certificate of Occupancy (i.e., the 888 CofO, 988 CofO or 1101 CofO), the applicant shall submit a Tree Guarantee Deposit equal to the cost of all new trees planted to guarantee that newly planted trees are maintained by the applicant for a minimum of three calendar years. Tree maintenance during this period shall include the following: watering no less than once a week; weed removal; reconstruction of tree wells as needed; re-staking as needed; adjustment to grade of any trees that settle; and any other operations needed to assure normal tree growth. The applicant shall replace any newly planted trees which, for any reason, die or whose health is compromised, within the applicant's three-year establishment period. The three-year tree establishment period shall commence on the day that the Certificate of Occupancy is issued. PNR shall inspect all trees planted by the applicant at the end of the three-year establishment period, and if the trees are found to be in good health, the applicant's deposit will be released. If the trees are found to be in poor health, the establishment period may be extended by PNR and the applicant's deposit shall be held accordingly. Said deposit may be included as part of the construction guarantee if applicable, and is subject to partial refund or additional billing.
75. Prior to the City's issuance of a building permit authorizing construction activities within the Raymond North Frontage, Raymond South Frontage or the Arroyo Parkway Frontage, as applicable, a Tree Protection Zone (TPZ) shall be established for all existing City trees within the scope of a construction project. The TPZ extends from the base of the tree to four (4) radial feet beyond the dripline of a tree and applies to the entirety of the tree - from the roots to the canopy of the tree.

The applicant is prohibited from the following within a designated TPZ: construction vehicle access, construction vehicle operation, staging of materials, and trenching without the consent of the Department of Public Works.

The applicant shall at minimum provide the following within a designated TPZ: mulching, irrigation, and protective fencing.

76. Prior to the City's issuance of a building permit authorizing construction activities within the Raymond North Frontage, Raymond South Frontage or the Arroyo Parkway Frontage, as applicable, the applicant shall submit a Preliminary Tree Protection Plan with respect to the trees within such applicable frontage, prepared by a Landscape Architect or certified Arborist, showing the TPZ and all structures, footings, and grading that may impact City trees shall be submitted to the Department of Public Works, for review and approval. Given that each construction project poses unique conditions, it is the responsibility of the applicant to develop a Tree Protection Plan based off the TPZ standards to the extent feasible. The Plan

shall conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters, canopies, whether the tree is a public tree or private tree, as well as any trees to be planted with their canopy at mature size. The final conditions of the Tree Protection Plan shall be approved by the Forestry Superintendent. A sundry deposit may be required for staff time to review the preliminary plans.

77. Prior to any construction, tree protections including the installation of fencing to protect public trees must be in place. The fencing material shall be chain-link attached to posts inserted into the ground at the edge of the dripline and shall be a minimum of 4' in height. See Standard Plan S-642 - Tree Protection Chain Link Fencing. Fencing shall maintain visual lines of sight in order to avoid vehicle and pedestrian hazards. Fencing shall include a minimum 8.5" x 11" warning sign with the following information: 'Tree Protection Zone'; name and contact information of project owner or authorized representative; 'Please contact the City of Pasadena Citizen Service Center to report any concerns (626) 744-7311'. All protective fencing must be inspected and approved by Public Works prior to the commencement of any construction.
78. All new drive approaches shall be at least seven (7) feet clear of the existing street trees measured from the edge of the trunk closest to the drive approach. All public trees shall be protected and fenced with a posting on the fences advising of the tree protection.
79. Prior to the City's issuance of a building permit authorizing construction activities within the Raymond North Frontage, Raymond South Frontage or the Arroyo Parkway Frontage, as applicable, and prior to the issuance of the 888 CofO, 988 CofO or 1101 CofO, as applicable, the applicant shall submit a valuation assessment report of the existing public tree(s) within the applicable street frontage. The report shall be prepared by a registered Arborist and submitted to PNR for review and approval. If it is determined that the applicant has failed to care for any City tree within their Tree Protection Plan, and the health of the tree(s) was critically compromised requiring its removal, the applicant shall be liable for the following costs: assessed value of tree determined by a PNR Arborist using a current ISA assessment methodology; the removal cost determined by PNR; and any applicable infraction or administrative fines determined by Code Compliance.
80. Prior to the City's issuance of a building permit authorizing construction activities within the Raymond North Frontage, Raymond South Frontage or the Arroyo Parkway Frontage, as applicable, a sundry deposit in the amount of the applicant's total liabilities with respect to those trees located within the applicable frontage based on the aforementioned approved report shall be submitted to the City. The sundry deposit is fully refundable, less administrative fees, upon the satisfaction of Public Works.

81. The existing street lighting fronting the subject site is substandard. In order to improve pedestrian and traffic safety, the applicant shall replace/renovate the existing street lighting with LED lights, per the City requirements and current standards. The street lighting within the Raymond North Frontage shall be replaced/renovated with LED lights prior to the issuance of the 888 CofO; the street lighting within the Raymond South Frontage shall be replaced/renovated with LED lights prior to the issuance of the 988 CofO; and the street lighting within the Arroyo parkway Frontage shall be replaced/renovated with LED lights prior to the issuance of the 1101 CofO;
82. The applicant shall restore and re-paint all existing metal street light poles, traffic signal poles and traffic signal controller cabinet(s), along the frontages of the subject property in a manner acceptable to the Department of Public Works. The cost of the street light pole and traffic signal pole/equipment restoration and painting is the applicant's responsibility. The street light poles within the Raymond North Frontage shall be repainted prior to the issuance of the 888 CofO; the street light poles within the Raymond South Frontage shall be repainted prior to the issuance of the 988 CofO; and the street light poles within the Arroyo Parkway Frontage shall be repainted prior to the issuance of the 1101 CofO;
83. If the existing street lighting system within the Raymond North Frontage, Raymond South Frontage and/or Arroyo Parkway Frontage, as applicable, is in conflict with the proposed development/driveway within such applicable frontage, it is the responsibility of the applicant to relocate the affected street lights, including new LED lights, 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.
84. The applicant is responsible for the 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 175 North Garfield Avenue. At least one month prior to issuance of any building permit authorizing the commencement of any heavy construction activity for a new building adjacent to the Raymond North Frontage, Raymond South Frontage or the Arroyo Parkway Frontage, as applicable, the applicant shall submit a comprehensive set of drawings showing all of the Public Works improvements within the applicable frontage required by these conditions to the Department of Public Works for review and approval. At the applicant's option,

the applicant shall be permitted to submit two separate sets of plans for review and approval by the Department of Public Works. One set of plans must show the required public improvements within the Raymond North Frontage and the Raymond South Frontage and clearly delineate the boundaries of each frontage; and the second set of plans shall show the required public improvements within the Arroyo Parkway Frontage. Concurrently with its submittal of said plans, the applicant shall deposit with the Department of Public Works a review fee based on the current General Fee Schedule. Prior to constructing any of the Public Works improvements, the City Engineer shall approve the improvement plans.

85. 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 issuance of the first grading permit for new construction on the South Campus. 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 nominal processing fee will be charged against the deposit.
86. Prior to the start of construction or the issuance of the corresponding 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/](http://www.ci.pasadena.ca.us/PublicWorks/Engineering_Division/). A non-refundable flat fee, 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 Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction staging, material storage, or trailer in the public right-of-way.

In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the 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.

87. In preparation for the New Year Rose Parade and Rose Bowl Game, the Department of Public Works will suspend all works within the public right-of-way during the holiday season in accordance to PMC 12.24.100 and City Policy.

In general, all public streets, sidewalks and parkways shall be free and clear of excavations and other construction related activities during the period of November through January of the following year. Specific dates will vary on an annual basis. Accordingly, contractors will be required to shut down construction operations which would impede traffic and pedestrian movements during these periods unless otherwise authorized by the City Engineer. Any existing excavations shall be backfilled, compacted and temporarily repaved before the beginning of the moratorium period.

The Holiday Moratorium Map, showing the appropriate shutdown period, and corresponding areas in the City, is available at the Department of Public Works Permit Counter (window #6), 175 N. Garfield Avenue, Pasadena, CA 91109, or at the following link: [http://cityofpasadena.net/PublicWorks/Engineering\\_Division/](http://cityofpasadena.net/PublicWorks/Engineering_Division/).

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

- 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 curb, gutter and sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy 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 support 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](http://ww2.cityofpasadena.net/councilagendas/2015%20Agendas/Aug_17_15/AR%2019%20RESOLUTION%20APPROVING%20AMENDED%20STORMWATER%20&%20URBAN%20RUNOFF%20POLLUTION.pdf)

- 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/](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.

- 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.

#### **IV. FIRE DEPARTMENT**

89. Emergency Responder Radio Coverage: Every building in all campuses 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.
90. 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. NOTE: 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.
91. Fire Dept. Access: 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. As permitted by the relevant regulations of the Fire Code, the Fire Department reserves the right to approve alternative means or methods that meet the intent of these access requirements of the Fire Code.
92. 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 though D105.3. 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. Knox Box: 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 Knox 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 100 feet of a public 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. 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.
99. The Hillside campus located at High Fire Zone Area, therefor shall comply with the revision of California Building Code Chapter 7A, and California Fire Code Chapter 49.

100. Fuel Modification Landscape: The Hillside project also shall comply with Urban Wild Land Interface Code regarding landscape management within defensible spaces in proximity of all structures.

101. The campus with high-rise buildings shall comply with the following requirements:

- High- rise building: Occupancies having occupied floors more than 75 feet above the lowest level of Fire Department Vehicle Access shall comply with CBC section 403.2 through 403.6.2 and CFC Section 914.3 through 914.3.8.2.
- Secondary Water Supply: A secondary on site water supply shall be provided for high- rise building CFC Section 903.3.5.2.
- Emergency system: The detection, alarm and emergency voice/alarm communication system for high-rise building shall comply with CBC Section 403.4.1 through 403.4.8.
- Fire Command Center: A fire command center complying with section 911 of CFC shall be provided in a location approved by the fire department.
- Smoke Control System: High-rise building shall be provided with a passive or active smoke control system or combination thereof in accordance with CFC Section 909.
- Standby power: A standby power system shall be provided per requirement of CBC Section 403.4.8
- Means of Egress and Evacuation: The means of egress in high- rise building shall comply with CBC Section 403.5.1 through 403.5.6.
- Elevator Car: At least one elevator shall be provided for fire department emergency access to all floors. The medical emergency service elevator shall comply with gurney size per CBC Section 3002.4.
- Exit and exit access to public way: Each building shall comply with requirements of CBC chapter 10 for path of egress travel to public way.

## **V. BUILDING AND SAFETY DIVISION**

102. The project shall comply with the current edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Green Building Standard Code. and the City of Pasadena Municipal Code. The governing edition is based on the date in which the project is submitted to the City of Pasadena for review.

103. The applicant shall provide a Building Code Analysis on the title sheet with the submittal of a building permit application. It must include the code(s) information for each building proposed: description of use, occupancy, whether separated or un-separated, number of stories, type of construction, sprinklers, floor area, height, and allowable floor area.

104. Means of Egress (Existing): The plans submitted for a building permit application shall comply with the following.

- Show an exit plan that labels and clearly shows compliance with all required egress features such as, but not limited to, common path of travel, required number of exits, occupant load, required width, continuity, travel distance, etc.
  - Clearly label and identify on plans fire-resistive corridors, exit enclosures, exit passageways, horizontal exits, occupancy separation walls and floors, fire resistive shafts, and fire walls, along with their fire-resistive ratings.
  - Primary accessible path of travel shall include a primary entrance to the building or facility; toilet and bathing facilities serving the area; drinking fountains serving the area; public telephones serving the area, and signs.
105. The plans submitted for a building permit application shall show an accessibility route on plans and clearly shows compliance with all required features such as, but not limited to, ramps, slopes, cross-slopes, turn around spaces, signage, etc.
106. In addition to architectural and structural plans Plumbing, Mechanical, Electrical plans and compliance with Green Code, including commissioning and grading plans, as required, shall be submitted.
107. LID is applicable for this development.
108. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. §11B-208.1
109. Building Occupancy Load. When the total number of students attending classes at the 1111 Building exceeds 500 students at any one time the applicant shall provide evidence to the Director of Planning & Community Development or his designee demonstrating compliance with building code requirements (such as Risk Category III) applicable to such increase in occupancy.

## **VI. WATER AND POWER DEPARTMENT – POWER DIVISION**

110. Hillside Campus: PWP has existing transformer vaults inside the Hillside Campus (V1191 and V9830) each bank with 1000KVA, 17KV- 277/480V on it. Any load additions or changes in electric service from secondary to primary metering, the applicant shall coordinate with PWP-Electric Service Planning prior construction to properly address the school power requirements.
111. South Campus: PWP has existing transformer vaults in the South campus, V9931 (H-888 Raymond) 300KVA, 17KV-277/480V; V8891 (H-8891 Raymond) 1500KVA, 17KV-277/480V; and V9632 (H-1111 S Arroyo Parkway) 1500KVA, 17KV-277/480V. New load requirements, consolidation or removal of loads shall be coordinated with PWP-ESP prior to removal or construction.

## **VII. WATER AND POWER DEPARTMENT – WATER DIVISION**

112. Fire Flow and Fire Hydrants: The Pasadena Fire Department (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.

## **VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT CONDITIONS**

113. **Mitigation Measure Reporting Program.** The applicant shall comply with all mitigation measures outlined in the Mitigation Measure Reporting Program.

## **IX. LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (LACMTA) CONDITIONS**

114. Prior to the issuance of a Building Permit for (i) any portion of the Project that traverses above and below LACMTA Right of Way (ROW), or (ii) any portion of the Project that will require entrance into LACMTA ROW for construction, inspection or testing, ArtCenter shall submit to LACMTA for its review and approval all engineering designs and construction plans. ArtCenter shall provide to the City written correspondence from LACTMA to ArtCenter indicating that all development review thresholds have been met by ArtCenter.
115. Prior to the issuance of a Certificate of Occupancy and/or Final Building Inspection for (i) any portion of the Project that traverses above and below LACMTA Right of Way (ROW), or (ii) any portion of the Project that will require entrance into LACMTA ROW for construction, inspection or testing,, ArtCenter shall provide evidence to the City that LACMTA has inspected the Project and approved construction work.