

- N. In those areas where the historical structures are to be located, such areas shall be sufficiently landscaped and maintained until such time as the structures are actually placed on the site.
- O. The hours of construction are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
- P. The applicant shall keep all sidewalks adjacent to the proposed project clean and free of construction materials during construction.
- Q. Outdoor recreation areas designed especially for children shall be included on the site plan.
- R. All commercial tenants on the site must use the subterranean parking structure; all leases for office space in commercial offices must contain a clause stipulating that the subterranean parking will not be available to office tenants after 6:00 p.m.

## **PD – 15 – HUNTINGTON HOTEL**

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The following development standards apply to the property reclassified in Section 1 of Ordinance 6188:

- A. As used in these conditions, the term “Tower building” shall mean the existing 6-story structure and the adjacent wings on either side.
- B. There shall be a maximum of 300 hotel rooms in the Tower building, 60 rooms in the Lanai Annex, 20 rooms in the Royce Manor and 27 cottages.
- C. The city of Pasadena shall institute zone change proceedings to reestablish single-family residential zoning districts (RS-2 and RS-2HD) if the applicant has not received a building permit within 24 months of the effective date of this PD-15 District. The city of Pasadena shall also institute a zone change to reestablish the RS-2 and RS-2HD zoning if the hotel use ceases on this site. Such initiation of zone change proceedings shall occur within 24 months of the termination of the hotel use.
- D. The project shall consist of:
  - 1. A Tower building whose exterior appearance and height (as shown in Exhibits 1 through 10 of Ordinance 6188) will replicate the approximately 112-foot-high tower currently located on this site;
  - 2. A rehabilitation of existing cottages and banquet rooms;
  - 3. The construction of new parking facilities.
- E. The Tower building shall have a maximum height of approximately 112 feet measured from finished grade to the parapet on the north side of the building. The wings of the hotel on either side of the Tower building shall have a maximum height of approximately 64 feet. These heights are to be in substantial conformance to the heights of the existing Tower building which will be specifically determined in accordance with condition 6. The term “substantial conformance” shall mean that there is not more than a 5% variance.
- F. The applicant shall provide a Historic Structure Report which will include all of the following:
  - 1. A complete photo documentation of the existing Tower building and adjacent grounds. These photographs will be used to document the more ethereal aspects of replication such as hue, texture, and natural growth of landscaping;
  - 2. The items identified in the National Park Service (NPS) Circular No. 28;
  - 3. A site plan which documents existing building footprints; and
  - 4. Measured drawings of all existing Tower exterior building elevations prepared in accordance with Historic American Building Survey (H.A.B.S.) standards. The drawings, which may include existing drawings, will document the existing height and massing of the Tower building and landscaping, including grades around the Tower building. The Historic Structure Report, and H.A.B.S. drawings and other as-built drawings shall be commented on by the cultural heritage commission and reviewed by the planning commission.

- G. The city shall submit the approved Historic Structure Report and H.A.B.S. drawings to the National Park Service (NPS) Western Regional Office and the State Historic Preservation Officer (SHPO) for review and comment. If the NPS and SHPO do not respond within 30 days of receiving the documents from the city, it shall be presumed that the NPS and SHPO have no comments. Major items of concern for city staff evaluation of the replication which shall be reviewed against the H.A.B.S. drawings and photo documentation include:
1. Height and configuration of tower observation deck;
  2. Re-creation and placement of all existing exterior features;
  3. Match exterior color and texture of gunite and reuse or match roof tiles;
  4. Maintain the same type of fenestration, including size, material, reveal and location;
  5. Reuse or replicate in the same material, significant interior architectural details and fixtures such as plaster wall sconces and panels, and decorative glass windows that now exist as identified in the Historic Structure Report. The applicant will not be required to restore interior details that do not exist on the date of the approval of PD-15 by the city council. The following latitudes have been identified in the Final Environmental Impact Report (FEIR) and shall be allowed in this review:
    - a. Wings can be five feet wider than the existing wings;
    - b. The ground floor may extend an additional twenty-six feet in a curved shape to the south;
    - c. Twenty rooms can be created in a semisubterranean floor at the base of the tower around the horseshoe garden; and
    - d. New construction attached north of the Tower and relocation of its historic location.
- H. The applicant shall not demolish any historic structures other than those (the Tower building including appendages around the courtyard and Rose Villa) identified in the EIR. Individual demolition permits for structures over 50 years old must be submitted to the cultural heritage commission and shall be reviewed in a timely manner by the cultural heritage commission.
- I. The applicant shall meet all existing building codes on the replicated Tower building and the State Historic Building Code on the other buildings as applicable.
- J. All roof-mounted mechanical equipment shall be screened within the shell of the existing buildings or replicated structure.
- K. The north parking lot shall be redesigned in such a way as to preserve, to the maximum extent feasible, the mature Canary Island pines.
- L. The applicant shall submit a transportation systems management program for approval by the director of public works prior to the issuance of a certificate of occupancy that will at a minimum:
1. Provide an employee parking plan that will ensure that employees do not park on residential streets surrounding the site;
  2. Encourage use of mass transit by employees;

3. Promote ride sharing; and
  4. Provide a plan to discourage nonhotel guests from using hotel parking, especially when taking the airport buses.
- M. The applicant shall ensure that the Oak Knoll vehicle entrance shall be designed to minimize light, glare and noise impacts on residences east of Oak Knoll. The entrance shall also be designed to discourage traffic from using Hillcrest Avenue as a route to or from the hotel. Plans for such redesign shall be submitted within 6 months of the effective date of the ordinance establishing PD-15 or earlier to the planning commission for approval prior to the issuance of a building permit.
- N. There shall be no overnight parking of buses.
- O. The bus holding area shall be relocated away from the entrance and adjacent to the Annex building. Acoustical barriers shall be contracted to minimize noise impacts on nearby residences. Hours of operation for diesel airport buses shall be restricted from 6:00 a.m. to 10:00 p.m. and shall be subject to review by the planning commission. After review and consultation with the Oak Knoll Improvement Association, the plan for managing the bus trips to and from the site shall be submitted to and approved by the planning commission prior to the issuance of a certificate of occupancy for the hotel buildings.
- P. The applicant shall submit a complete landscape plan to the design review committee and the planning commission for approval prior to the issuance of any building permits. Such plan shall include a tree retention and removal plan, an automatic sprinkler system, and the landscaping featured therein shall complement the integrity of the entire project site.
- Q. Except as required in Condition No. 11, the applicant shall replace any mature trees and bushes removed as a result of this project with specimen trees on a one-time basis.
- R. The applicant shall assume financial responsibility for assessing the current condition of sewers serving the site and shall pay for any necessary repairs and/or upgrading (on-site or off-site) required to serve this project. Such assessment and repairs and/or upgrade shall be to the satisfaction of the department of public works. The cost of any additional repairs and/or upgrade beyond those required to service the project shall not be the responsibility of the applicant.
- S. The applicant shall reduce the use of natural gas and electricity to the extent feasible and shall use energy conserving design and materials according to city standards as determined by the city's building official. Should energy conservation methods conflict with replication objectives, the planning commission must approve any solutions.
- T. The applicant shall use sound insulation on construction equipment.
- U. The applicant shall reduce construction-related emissions of dust by watering the site at least twice daily and cease dust-producing demolition and grading activity during periods of high winds.
- V. All construction activities are restricted to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturday and no construction activities on Sunday.
- W. Construction activities shall be screened from adjacent land uses with plywood walls as approved by the zoning administrator.

- X. The developer shall remove and dispose of all hazardous materials related to the project in conformance with OSHA, EPA and state and municipal requirements.
- Y. The applicant shall submit a construction transportation system management program for approval by the director of public works prior to the issuance of building permit that will at a minimum:
  - 1. Establish a reasonable route and number of truck trips to be permitted going to and from the site during the demolition and construction phases of the project;
  - 2. Provide a parking plan for construction-related vehicles that will ensure that they are not parked on the residential streets surrounding the site;
  - 3. Provide noise equipment on the construction site to monitor the noise level to ensure compliance with existing noise standards. If the developer exceeds noise standards, the project shall be brought immediately into compliance. The noise level during the construction phase shall not exceed the level authorized in the noise ordinance for construction sites; and
  - 4. The applicant shall identify an additional alternative route, other than the primary route, which can be used by construction vehicles during the demolition and construction phase of the project.
- Z. The applicant shall record a covenant which contains a requirement that it make good faith efforts to employ minority-owned and female-owned businesses as contractors or subcontractors in the construction phase of the project. The applicant shall record a covenant similar to the covenant recorded for PD-10 (Lake/Colorado).
- AA.. The applicant (or any other person operating the completed hotel pursuant to a management contract with the applicant) shall enter into an agreement with the city of Pasadena to recruit first from employment development programs in the city of Pasadena. Such agreements shall at a minimum provide that the applicant or the hotel manager shall cooperate with the city to identify the types of job opportunities which will exist in the hotel, assist in the development of training programs for such jobs, and interview graduates of such training programs when job openings exist.
- BB. Within 6 months of the effective date of the ordinance establishing this PD, and prior to the issuance of any building or demolition permits, the applicant shall submit evidence of financial ability to complete the project to the reasonable satisfaction of the city manager. In determining whether the applicant's financial backing is adequate for the successful completion of the project, an independent financial consultant shall be retained by the city to assist the city manager and a subcommittee of the city council. The city manager shall report to the planning commission on his findings, which shall be approved by the planning commission and the city council prior to the issuance of any building or demolition permits.
- CC. Prior to the issuance of any demolition permits on the site, the applicant or the project contractor shall post a completion bond (a bond that the project will be completed in accordance with the terms and conditions of this PD) for all new construction equal to the valuation, as determined by the building and development services administrator. The applicant shall select a bond carrier that has an FAA rating. Such completion bond shall be approved by the city council.
- DD. The planning commission shall review the applicant's progress toward compliance with the conditions of this PD within 6 months of the PD effective date or earlier at the applicant's request. The review of compliance with PD standards shall take place during a legally noticed regular meeting of the planning commission. At the time of such review, the planning commission shall determine if subsequent reviews are appropriate.

- EE. The hotel shall be constructed and operated as a 4-star luxury hotel. The applicant shall enter into an agreement with a qualified operator of a 4-star luxury hotel prior to the issuance of any building permits on the site. Before such operator is approved as being capable of operating a 4-star luxury hotel, the city shall consult with Laventhol and Horvath, Inc. and Pennel Kerr Foster, Inc. to obtain two expert opinions regarding whether such operator qualifies. Both experts must opine that the operator qualifies.
- FF. Thirteen of the existing cottages may be used for residential dwelling units and may, if approved by the subdivision committee, be subdivided into separate lots. Only the following structures may be used as residential dwelling units:
1. Harton Hall;\*
  2. Sayre;
  3. Fairview;
  4. Anchorage;\*
  5. El Nido;
  6. Valley View;\*
  7. Clovelly;\*
  8. Howard;
  9. Chanceview;
  10. Mariner;
  11. Spaulding;
  12. Ferncroft; and
  13. Clara Vista.

All cottages shall be limited to single-family residential use, except for those identified with an asterisk, which may contain 2 single-family dwelling units, for a maximum total of 17 units.

1. The cottages, subject to this PD amendment, shall conform to the building footprints as shown on the site plan dated August 7, 1991, on file with the office of zoning administration.
2. The lot sizes, if any lots are created, for the cottages shall be within the following ranges:
  - a. Minimum lot size = 3,580 square feet
  - b. Maximum lot size = 22,960 square feet
3. The setback requirements for the cottage lots shall be within the following ranges:
  - a. Front yard = 0 feet to 48 feet

- b. Side yard = 0 feet to 78 feet
- c. Corner side yard = 21 feet\*
- d. Rear yard = 2 feet to 86 feet

\* Applicable to Clara Vista only.

- 4. One double car covered parking structure shall be provided for each individual lot that is approved, up to a maximum of 17 structures, to serve the off-street parking requirements of the cottages identified above. The parking structures shall not exceed a maximum height of 20 feet, and shall conform to the standards contained in Chapter 17.68 of the Pasadena Municipal Code, except as otherwise shown on the revised parking plan dated November 22, 1991, on file with the office of zoning administration (hereafter "the revised parking plan").

GG. Commercial uses on the site shall be limited to those reasonably related to hotel uses as determined by the zoning administrator. These uses shall include but not be limited to the following:

- 1. Retailing of goods and services from the following establishments:

- a. Travel agencies;
- b. Apparel shops;
- c. Bakeries;
- d. Barber shops and beauty shops;
- e. Book stores;
- f. Drug stores;
- g. Florists;
- h. Gift shops;
- i. Greeting card shops;
- j. Stationers.

- 2. Business and professional offices integral to the function of the hotel; and/or marketing and property management of the estates of the hotel.

- 3. Should the Carriage House (Annex Building, Lot #2, Tract 46388) be sold separate from the hotel property (Lot #1, Tract 46388) the uses allowed within the Carriage House shall remain those established by PD-15. Any change from these established hotel related uses shall require a change in the zoning designation of the Carriage House property.

HH. Design approval by the planning director shall be required for all exterior rehabilitations, alterations, and minor additions. Design approval by the design commission shall be required for new construction of freestanding buildings and major additions to existing buildings. The planning director shall determine which additions are major for purposes of design review. All design approvals shall comply with the Secretary of the Interior's Standards for Rehabilitation and

Guidelines for Rehabilitating Historic Buildings. Design review decisions of the planning director may be appealed by the applicant to the design commission. The design commission may not call up for review decisions of the planning director. Design review of interior rooms shall be restricted to the Georgian and Viennese Rooms only and shall be conducted by the design commission.

- II. The applicant shall provide a minimum of 686 parking spaces. The parking configuration shall conform to the revised parking plan.
  1. The hotel may use tandem parking with an attendant. No more than 35% of the total parking requirement may be achieved through tandem parking. The use of tandem parking and compact parking stalls shall conform to the revised parking plan.
  2. Any parking spaces reserved for use related to the Carriage House must be available for use by all Carriage House retail tenants and visitors, and may not be reserved for the exclusive use of any single tenant or its visitors.
  3. All hotel and commercially-related parking shall be in place prior to the issuance of a final certificate of occupancy for the Ritz-Carlton Huntington Hotel and the Carriage House (Lot #2, Tract 46388). The construction of the covered parking structures shall be phased in accordance with the development and rehabilitation of the individual cottages, so that the required parking is in place for each cottage prior to its conversion to residential use.
  
- JJ. The planning commission shall review the revised parking plan at a duly noticed public hearing one year after the effective date of the ordinance amending this PD-15. The purpose of the review is to evaluate the adequacy of the revised parking plan, with particular emphasis on the impact of parking on surrounding residential neighborhoods.
  1. If the commission finds, on the basis of evidence presented at the hearing, that the parking is inadequate to meet the demand for the PD-15 site, it may recommend amendments to the PD-15 development standards and PD plan as deemed necessary. In addition, if hotel occupancy has initially reached stabilization as defined herein, the commission shall require the imposition of one of the following remedial measures: provision of 1) additional on-site parking spaces up to a maximum of 114 spaces, of which 15% or fewer may be tandem parking, subject to a plan to be approved by the commission; or 2) permanent off-site parking for all nonmanagerial level employees, subject to a parking management plan to be approved by the commission; or 3) a combination of an off-site parking plan and creation of additional on-site parking of fewer than 114 parking spaces. The parking management plan must provide that the use of the off-site parking is mandatory for nonmanagerial hotel employees, and includes an off-site employee check-in system and continuous shuttle service to the hotel. As used herein, "stabilization" means at least 74% hotel room occupancy for a period of twelve consecutive months. In order to verify stabilization, the hotel owner and/or operator shall cooperate with the city and shall supply any data reasonably necessary to determine stabilization.
  2. Evidence that may be considered by the commission in making a finding of inadequate parking may include without limitation the number of parking attendants provided by the hotel; the amount of any charges, including gratuities, for parking on-site; and the efficiency and promptness of the system for vehicle retrieval.
  3. In addition to the one-year parking plan review, and subsequent reviews if deemed appropriate by the planning commission, the commission may also conduct such a review, at a duly noticed public hearing as provided above, and may make the finding and impose remedial measures as specified above, at the request of the board of directors of the Oak Knoll improvement



association, made in writing and accompanied by evidence to support a finding of inadequate parking. Such a request may be made at any time after hotel occupancy has initially reached stabilization as defined above.

## **PD – 16 – JET PROPULSION LABORATORY (EMPLOYEE PARKING)**

The following development standards shall apply to the property reclassified in Section 1 of Ordinance 6191:

- A. Site B as shown on Exhibit 1 attached hereto and incorporated herein by this reference shall be restricted to the uses permitted or conditionally permitted within the open space zoning designation of the Pasadena Municipal Code (P.M.C. Chapter 17.36). The existing parking lot leased to the Jet Propulsion Laboratory (“JPL”) for temporary employee parking located on Site A as shown in Exhibit 1 shall be permitted to continue as an employee parking lot. All regulations of the open space (OS) zoning district shall apply. In the event of a conflict, the provisions of this PD shall apply.
- B. JPL shall restore and/or landscape the subject properties at the termination of the parking lease. Such restoration or landscape improvements shall be subject to a negotiated agreement between the city and JPL at that time. The cost of such landscaping improvements or restoration shall not exceed a reasonable determination of the cost to restore the property in a condition which existed on the effective date of the ordinance establishing this planned development. In addition, this agreement shall provide for the cost of appropriate landscaping on the immediate eastern and southern perimeter of the JPL property adjacent to the sites.
- C. Aisle and parking stall dimensions shall be in conformance with city standards and shall be approved by the public works department.
- D. Rerouting and surfacing of the equestrian trail shall be the responsibility of JPL and shall be agreed upon by a representative group of equestrian interests in the area and JPL. The temporary parking use shall be designed so as not to interfere with existing recreational activities, specifically the continuous access along the equestrian trail and safe and convenient crossing for horses where the trail meets the parking lot egress and ingress easement.
- E. Mitigation measures shall be taken to ensure that erosion on and surrounding the site will not increase. Plans for such mitigation measures, including drainage facilities and landscaping, shall be submitted to the city for approval prior to the issuance of any grading permits on the site. Any erosion damage which may occur to the equestrian trail as a result of the proposed alteration to provide for parking shall be repaired by JPL.
- F. The proposed improvements (landscaping, equestrian trail, maintenance and access) shall be reviewed and a status report prepared and presented to the planning commission by the planning staff 30 to 60 days after approval by the city council and again one year later.
- G. JPL shall use these lots for employee parking only. If the lots are not being so utilized, their reversion back to open space use may be instituted as described in condition B above.

## **PD – 17 – ROSE TOWNHOMES**

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The following development standards shall apply to the property reclassified in Section 1 of Ordinance 6228:

- A. The site shall be limited to residential uses and other accessory uses related to residential uses as determined by the zoning administrator.
- B. The project density shall not exceed 184 units nor 12.9 dwelling units per net acre.
- C. The lots fronting on Rose Avenue or Woodlyn Road shall be at least 5,000 square feet in area.
- D. All other lots in the project shall be at least 2,393 square feet in area.
- E. Lot coverage on lots fronting Rose Avenue or Woodlyn Road shall be limited to a maximum of 40% of the total lot area.
- F. Lot coverage on all other lots in the project shall be limited to a maximum of 50% of the total lot area.
- G. The front yard for lots fronting Rose Avenue or Woodlyn Road shall be a minimum of 20 feet in depth.
- H. The front yard for all other lots in the project shall be a minimum of 10 feet in depth; and when garages open to the street, the front yard shall be a minimum of 18 feet in depth (measurement is to be taken from the rear of the carriage walk or sidewalk to the garage door or wall plane facing the street, as shown on Exhibit C), entitled Site Plan, dated September 23, 1987 (hereinafter, Exhibit C).
- I. Lots fronting Rose Avenue or Woodlyn Road shall have a “0” side yard along one side lot line, and a 10-foot minimum side yard along the other side lot line. All other lots shall have a “0” side yard along one side lot line and a 5-foot minimum side yard along the other side lot line, provided that in no event there be less than 10 feet between the adjoining residences.
- J. There shall be a minimum 10-foot setback along any side yard abutting a street. This requirement applies to all corner lots in the project.
- K. There shall be a minimum 25-foot rear yard on lots fronting on Rose Avenue or Woodlyn Road. There shall be a minimum 15-foot rear yard on lots fronting on Washington Boulevard. On all other lots, there shall be a minimum 10-foot rear yard.
- L. No building in the boundaries of this planned development shall exceed two stories or 24 feet in height. The wall along Washington Boulevard shall not exceed 6 feet in height; provided, however, that in the area impacted by drivers' line of sight considerations the wall shall not exceed 4 feet in height. The impacted area extends from the northerly boundary of the southerly driveway into the planned development from Washington Boulevard to a point 350 feet north along the Washington Boulevard frontage. Both height measurements shall be made from the finished grade.
- M. The applicant shall submit a landscaping plan for review and approval by the zoning administrator and the design review committee; such approval must be obtained prior to the issuance of any grading permits. This plan shall include:

1. Tree retention and removal. Special effort should be given to preserving existing mature trees on the site. If retention of the clump of three oaks at the entrance of the project (as shown on Tree Inventory Plan I kept in the zone change file) is not feasible, the applicant shall replace it with a 48-inch box tree (Oak) in the common recreation area as shown on Exhibit C.
  2. (1) 36-inch box tree shall be planted in the front yard of each interior lot.
  3. (2) 36-inch box trees shall be planted in the front yard or side yard of each corner lot.
  4. Automatic irrigation systems shall be installed on all front yards, side yards adjacent to the street, in the common recreation area, and in the area next to the wall on Washington Boulevard as shown on site plan, Exhibit C of Ordinance 6228.
  5. The outer perimeter of the wall along Washington Boulevard and along the Pasadena High School property line shall have vines (e.g., creeping fig) growing on them to deter graffiti and to soften their appearance. In addition, 15-gallon trees shall be planted along the wall on Washington Boulevard at intervals of 52 feet approximately in the area shown on the revised site plan (Exhibit C of Ordinance 6228) where a minimum 5-foot setback is provided.
  6. Street trees along Washington Boulevard, Woodlyn Road and Rose Avenue shall be in accordance with Public Works Department requirements.
  7. A landscaping treatment shall be developed to break up the large areas of concrete on the driveways of lots 29 and 30.
- N. The applicant shall submit a parking plan for review and approval by the Zoning Administrator prior to issuance of any building permits. Said plan shall include:
1. All driveways shall be paved with concrete;
  2. Automatic garage door openers shall be provided for each unit;
  3. The developer shall implement the sight distance improvement measures (striping plan on Washington Boulevard) recommended in the EIR (page IV-36);
  4. Use of the emergency driveway on Rose Avenue for any purpose other than emergencies shall be limited to the date of the Rose Parade only and the 3 days immediately following the Rose Parade. Access through this driveway shall be controlled with a locked gate approved by the Fire Department;
  5. Fire Prevention Bureau approval of posting and general fire flow for the site so that all required fire prevention measures are included (This requires specific posting of no parking on one side of each driveway);
  6. If a left-hand turn aisle on Washington Boulevard (at the entrance of the project) is deemed necessary by the public works department, the applicant shall coordinate with this department for any required street improvements.
- O. The applicant shall submit a street lighting plan for approval by the design review committee prior to the issuance of any grading permits. Said plan shall include:

1. All outdoor illumination for the completed project shall be positioned such that it will not spill over onto surrounding residential properties.
  2. Street lights shall be installed along the driveways within the interior of the project as required by the Pasadena Police Department for crime prevention. The type of street lighting fixtures shall be determined by the design review committee.
  3. Street lighting along Rose Avenue, Woodlyn Road and Washington Boulevard shall be installed in accordance with the requirements of Public Works Department. The type of lighting fixtures shall be determined by the design review committee.
- P. Because the noise level from traffic on Washington Boulevard exceeds 60 db Ldn on the property, the applicant must submit a sound insulation study verifying that the construction materials and techniques proposed will provide interior noise levels in accordance with state standards. This sound insulation study should be based on estimated future traffic volumes on Washington Boulevard which may be obtained from the department of public works. If the wall referred to in condition L is built for noise attenuation, only second story rooms and units adjacent to entry and exit driveways will require special sound insulation in construction.
- Q. All construction activity (including the starting of equipment and machinery and trucks idling on Washington Boulevard) shall be restricted to the hours of 7:30 a.m. to 5:30 p.m., Monday through Friday and from 8:00 a.m. to 1:00 p.m. on Saturdays. No construction shall be conducted on Sundays. [PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY, THE DEVELOPER SHALL POST AND MAINTAIN A SIGN STATING THE WORKING-HOURS RESTRICTIONS. (THE SIZE AND LETTERING USED IN SUCH SIGNS SHALL BE APPROVED BY THE ZONING ENFORCEMENT SUPERVISOR.) THE SIGNS SHALL BE POSTED AT THE MAIN ACCESS POINTS FOR CONSTRUCTION PURPOSES, AND AT THE CONSTRUCTION TRAILER. ALSO, THE DEVELOPER SHALL HIRE A SECURITY SERVICE THAT WILL BE ALSO RESPONSIBLE FOR ENFORCING THE WORKING HOURS RESTRICTIONS DURING CONSTRUCTION AND SHALL INCLUDE IN THE CONTRACT WITH ANY SUB-CONTRACTOR A PROVISION STIPULATING THE WORKING HOURS RESTRICTION.]
- R. Construction activities shall be screened from adjacent land uses with additional temporary, solid fencing, eight feet in height, on the west, north and south boundaries of the property.
- S. The on-site project/site manager during construction shall have equipment to monitor noise levels to ensure compliance with the noise ordinance.
- T. The applicant shall prepare a Construction Transportation System Management Plan to be reviewed and approved by the Public Works Department prior to the issuance of any grading permits. The plan shall include:
1. A description of the route(s), alternate route(s) and number of truck trips to and from the site during construction;
  2. A parking plan for the construction-related and employee vehicles which must contain a prohibition against parking on residential streets.
  3. Employee and construction vehicles shall enter and leave the interior of the job site from Washington Boulevard only and shall enter and leave the Rose Avenue and Woodlyn Road portions of the job site from the intersection of Woodlyn Road and Washington Boulevard only.

- U. Prior to the issuance of any grading permits, the applicant shall eradicate the gopher population on-site using either poison bait or aluminum phosphide.
- V. The applicant shall reduce construction-related emissions of dust by watering the site at least twice daily and cease dust producing grading activity during periods of high winds.
- W. The PD plan shall be subject to design review committee review and approval as specified by the Zoning Code (Chapter 17.92). The following shall be considered during the review:
  1. The frontage of residences along Rose Avenue and Woodlyn Road shall show a variety in building design. The units fronting these streets shall be particularly different in “massing and composition”, not just in finish material. Also, placement and orientation of garages shall be carefully considered.
  2. Seventy-four units shall feature the “shared driveway” concept or have garages facing different streets.
  3. The design and treatment of the wall along Washington Boulevard shall be architecturally compatible with the buildings in the project. Special attention should be given to the articulation and materials and finish of the walls and fences.
  4. Buildings fronting Rose Avenue or Woodlyn Road shall have an overall design that achieves compatibility with the scale and massing of the existing residential neighborhood.
- X. There shall be a total of three different building elevations on the single family detached units on Rose Avenue or Woodlyn Avenue, each showing different massing and rooflines.
- Y. Prior to the issuance of any building permits, the developer shall record a covenant (this covenant shall be part of the units sale contract), approved by the city attorney's office, to ensure the following:
  1. All lots with buildings covering 50% of the lot area will not be permitted to increase the present lot coverage, except with a structure that is unenclosed and with roofs 50% or more open.
  2. All units, except those fronting on Rose Avenue or Woodlyn Road shall have a homeowners' maintenance association responsible for maintenance of the masonry wall on the east and south side of the property, all common areas including the recreation area, the landscaped strip along Washington Boulevard, and the private driveways and related improvements such as carriage walks, gutters, sewers, lights, and required posting for fireflow purposes. Prior to the issuance of any building permits, the exact list of items which must be maintained by the homeowners' association shall be submitted to the zoning administrator for his review and approval.
  3. The developer shall make a good faith effort to employ minority-owned and female-owned businesses as contractors or subcontractors in the construction phase of the project. The applicant shall record a covenant similar to the covenant recorded for PD-10 (Lake/Colorado).
  4. The homeowners' association shall hire a private security service to provide adequate patrolling service to all residences in the interior of the project. Such security service shall also be responsible for enforcing the parking restrictions in condition N-4.
  5. The homeowners' association conditions, covenants and restrictions (CC&R's) shall include a provision, to the satisfaction of the city attorney's office, allowing access to licensed peace officers and law enforcement officials for routine patrol of the areas within the project.

6. The homeowners' association CC&R's shall contain provisions satisfactory to the Risk Manager and the city attorney's office assuming liability for the driveways and their maintenance, and agree to indemnify the city of Pasadena and its employees and officers against personal injury including death, property damage or other liability arising out of the use of the land, and maintaining insurance or reserves in such amounts and in such type at the sole discretion of the risk manager.
  7. The homeowners' association CC&R's shall contain a provision to prohibit use of the "emergency driveway" as a regular means of ingress or egress to and from the property at any future time.
- Z. The applicant shall file a tract map to subdivide the property within 120 days from approval of this application by the planning commission. If the map is approved, he shall diligently pursue said map to recordation.
  - AA. The applicant shall file a request to vacate the easterly 15 feet along portion of Rose Avenue with the public works department prior to approval of the subdivision map application.
  - BB. The recommendations made in Pages 6 to 10 of the Soils and Engineering report by Geo Soils, Inc., included in the EIR, shall be incorporated into the grading, design and construction considerations on the site.
  - CC. Energy efficient building materials and heating and cooling systems to reduce natural gas and electricity consumption shall be used in the project.
  - DD. A location map at the entrance of the project and roof top addresses shall be provided, as required by the Pasadena Fire and Police Departments, for easy identification of the units within the development.
  - EE. At each entrance, a sign shall be posted and maintained stating that the street is a private drive and not owned or maintained by the city of Pasadena. (The language and size of lettering used in such sign shall be approved by the city attorney's office.)
  - FF. The street improvements required by the public works department along the east side of Rose Avenue shall extend further south to join the existing street improvements at the intersection of Rose Avenue and Cooley Place per revised conditions #4 and #12 of Parcel Map #17275.
  - GG. The construction shall be in phases with the first phase being the single-family residences on Rose Avenue and Woodlyn Road. During the phased construction of the project, undeveloped portions of the site shall be maintained nuisance free and in accordance with Building Code requirements for sites under construction (Pasadena Administrative Code, Title 14.03, Section 104 (e)).
  - HH. Within one year of the final discretionary approval required for this development, an assessment district shall be considered for street improvement on Woodlyn Road. The city traffic engineer shall determine the boundaries, and based on those boundaries, the developer shall pay his prorata share based on the assessed valuation of benefits within that area of benefit.
  - II. The developer shall dedicate additional land for park purposes and/or pay a park fee according to the following formula:

The maximum acreage dedication required per Quimby Act = 1.369 ac.  
 Approximate area in revised plan credited as park land = .688 ac.

Additional area to be provided = .681 ac.

Furthermore, if provision of additional park land entails reconfiguration of the site plan, the plan shall be subject to review by all city departments. In the calculation of the amount of land or fee, the applicant shall be credited with the amount of open space currently devoted to the common recreation areas. Such fee shall be paid prior to recordation of the final map.

JJ. All drainage from the proposed development shall be conveyed in a new storm drain system to be designed and constructed by the developer. Said drainage system shall be below ground, and shall pick up the existing drainage on Rose Avenue. The size and alignment, including any need to upgrade existing systems adjacent to the site shall be approved by the public works and transportation and shall conform to LACFCD standards. All approvals shall be made prior to issuance of any grading or building permits for this site.



## **PD – 18 – COLORADO/EL NIDO**

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The following development standards apply to the property reclassified in Section 2 of Ordinance 6212:

- A. The gross floor area leased to take-out restaurants and bars or taverns shall not exceed 4,800 square feet. The sum of the gross floor area for restaurants, take-out restaurants and bars or taverns in the entire project shall not exceed 15,100 square feet. No restaurant or take-out restaurant with a drive-thru business shall be permitted.
- B. There shall be a maximum lot coverage of 25 percent.
- C. No building shall exceed 36 feet in height or 3 stories except for architectural features containing no leasable space.
- D. A minimum of 198 parking spaces shall be provided on the site.
- E. Building setbacks shall be provided in accordance with Exhibit C entitled "Site Plan" dated July 23, 1987. The setback of the Building "B" wall facing El Nido Avenue shall be a minimum of 15 feet for the southernmost 80 feet of the building, and the remainder of the Building "B" shall be set back a minimum of 6 feet from the property line.
- F. Building "A" at the southeast corner of Colorado Boulevard and El Nido Avenue shown on Exhibit C entitled "Site Plan" shall not be demolished. It shall be retained on the site in its current location. Plans for the restoration and renovation of such building shall be submitted to the cultural heritage commission. Approval of such plans must be obtained prior to the issuance of any building permits.
- G. The entire project including Building "A" shall be subject to review and approval by the design review committee prior to issuance of any building permit. Specific attention shall be given to the doors along El Nido frontage. All doors retained shall be used as emergency exit doors only, not service doors.
- H. A master sign plan shall be submitted for review and approval by the zoning administrator and by the design review committee, prior to issuance of any building permits.
- I. Landscaping and irrigation shall be installed in accordance with a detailed plan to be submitted to and approved by the zoning administrator prior to issuance of any building permits. The plan shall adequately buffer the project from the adjoining residential area and screen the parking from view from the public right-of-way. In addition, the plan shall include drought-resistant plant materials and low-volume irrigation where feasible.
- J. All other land use regulations, additional land use regulations, development standards, and additional development standards shall be in accordance with the CG (General Commercial) District regulations.
- K. All project lighting (including lighting in parking lots) shall be designed to direct glare away from adjacent properties and to conform to Pasadena Municipal Code Section 17.68.160.
- L. Refuse storage areas shall be integrated with the overall design of the project and shall be located so that they are not visible from the public right-of-way. Such storage must specifically comply with Ordinance No. 6211.

## **PD – 21 – MONTGOMERY ENGINEERING**

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The following development standards apply to the property reclassified in Section 1 of Ordinance 6278:

- A. Permitted uses are the existing office building at 250 North Madison Avenue, its surface parking and loading areas and a new office building (270 North Madison Avenue) to be part of corporate headquarters for Montgomery Engineering, having at least the number of parking and loading spaces required by Title 17 of this code. The maximum gross floor area permitted for 250 North Madison shall not exceed 38,468 square feet with a minimum of 96 parking spaces, a ratio of 2.5 spaces for every 1,000 square feet of existing floor area. Sixty of these spaces shall be surface parking spaces provided immediately to the east of 250 North Madison Avenue and 36 shall be subterranean spaces at 270 North Madison Avenue.

The maximum gross floor area permitted for 270 North Madison shall not exceed 94,146 square feet with a minimum of 282 parking spaces, a ratio of 3 spaces for every 1,000 square feet of new gross floor area. These spaces are to be provided in two subterranean parking levels and by approximately 17 surface spaces. Ten of the required subterranean parking spaces for 270 North Madison Avenue may be tandem spaces provided the zoning administrator approves such spaces prior to the issuance of any building permits. The total combined number of parking spaces for 250 and 270 North Madison Avenue shall be a minimum of 378 parking spaces.

There may be structural alterations which add square footage to these two buildings in the future provided that the same parking ratio is maintained. If the parking ratio is not maintained, an amendment to the ordinance from which these development regulations derive must be processed.

- B. Permitted land use on the northern 50 feet shall be confined to landscaping, surface and subterranean parking and vehicular access to parking areas for 270 and 250 North Madison Avenue (see Exhibit 2, Site Plan, and Exhibit 4, Architectural Representations, of Ordinance 6278).
- C. The building height at 270 North Madison Avenue shall not exceed seventy-two feet from the existing grade to the parapet, as shown in Exhibit 4, Architectural Representations, of Ord. 6278).
- D. Site coverage at 270 North Madison Avenue shall not exceed 20,114 square feet or 37% of the PD area north of 250 North Madison Avenue.
- E. The distance between 270 and 250 North Madison Avenue shall be 43 feet (see Exhibit 2, Site Plan, of Ord. 6278).
- F. The setbacks for 270 North Madison Avenue shall be as shown on Exhibit 2, Site Plan, of Ord. 6278. They shall be as follows:
1. North side setback: 54 feet;
  2. Rear setback of 51 feet except where the east property line extends west approximately 11 feet near the southeast corner of 270 North Madison Avenue;
  3. Front setback: 27 feet.

- G. The fifth floor shall be stepped back at least twelve (12) feet from the fourth floor on the south side, on the northerly half of the west side, and on at least 60% of the north side of the 270 North Madison Avenue building (see Exhibit 4, Architectural Representations, pages 3 and 8, of Ord. 6278).
- H. Working plans submitted for building permits may vary by not more than 5% from those figures shown in Conditions 1 through 7.
- I. The mechanical penthouse at 270 North Madison Avenue shall cover no more than 30% of the roof area and shall be set back from the edge of the roof in accordance with requirements of the Uniform Building Code and the zoning administrator. It shall be designed so as to be cohesive with the building.
- J. Both concept plans and final construction documents shall be submitted for approval to the design review commission, prior to issuance of any building permits. These plans and documents shall provide appropriate cohesiveness for the corporate headquarters complex and its relationship with adjacent uses. A sign package showing size and location and/or an exterior lighting plan may be required to be submitted for approval at the discretion of the sign review commission.
- K. A pedestrian bridge may be included to connect the office building at 250 North Madison Avenue with the office building to be constructed at 270 North Madison Avenue. The Building Code of the city of Pasadena shall govern the construction of such pedestrian bridge.
- L. All construction designs and plans for 270 North Madison Avenue shall be submitted to and approved by the fire department prior to the issuance of any building permits. These designs and plans at a minimum will:
1. Provide fire protection and suppression systems as required by the Uniform Building Code and the State Fire Marshal;
  2. Provide water mains or hydrants in order to provide adequate fireflows and access distance as required by the fire department and State Fire Marshal.
- M. The applicant shall remove and dispose of all hazardous materials related to the construction of 270 North Madison Avenue in conformance with OSHA, EPA, state and municipal requirements.
- N. A solid masonry or concrete wall not less than 5 feet nor more than 6 feet in height shall be erected on any common property lines which separate surface parking from adjacent property restricted to noncommercial uses by Central District 13 zoning. This wall may have pedestrian access openings to facilitate use of the Center's surface parking areas by members and guests of the First Church of Religious Science during the Center's nonbusiness hours.
- O. The parking and loading areas constructed for 270 North Madison Avenue shall conform to the requirements of Chapter 17.68 of the Pasadena Municipal Code and to the requirements of the public works department. Loading spaces for 270 North Madison Avenue spaces may be provided at 250 North Madison Avenue.
- P. The principal vehicular access to surface and subterranean parking for 270 North Madison Avenue shall be from the north driveway. This driveway aisle shall have a U-turn diameter of at least 50 feet measured from its centerline to the centerline of the ramp leading to the subterranean parking levels. (See Exhibit 4, Architectural Representations, p. 2, of Ord. 6278.)
- Q. The subterranean parking levels may extend to the adjacent northern, eastern and western property lines. The surface of the subterranean parking levels shall be treated to reduce tire noise. The

subterranean parking levels shall be vented with exhaust fans which meet all applicable city department requirements.

- R. The subterranean parking shall be provided with sufficient light to provide adequate protection for users. Also, either closed-circuit television monitors or private security patrols, or both, may be required. Compliance with this condition shall be to the satisfaction of the Pasadena Police Department.
- S. A transportation systems management (TSM) program shall be submitted and approved by the city engineer, prior to the issuance of building permits. The program shall consist of a facility improvement plan and a transportation system management plan. The TSM program is a long-term commitment, as long as the buildings are occupied regardless of who owns them.
- T. The facility improvement plan shall include both existing and new office buildings, subterranean and surface parking areas and meet the requirements of the Trip Reduction Ordinance. At a minimum, these improvements shall include:
  - 1. Ten percent of all employee parking designated for carpool-only parking and 1% designated for vanpool-only parking. This parking should be placed in the most convenient and accessible areas of the planned development;
  - 2. Appropriate signage and information boards for carpooling and vanpooling shall be placed in parking areas. A centrally accessible commuter information center shall be provided to advise employees about commuter transportation alternatives. Design, placement and size of these information boards and centers should be detailed in the plan;
  - 3. Carpool and vanpool loading areas shall be located to provide convenient passenger access to the main employee entrances. The loading zone(s) shall accommodate three vehicles and prevent waiting vehicles from impeding interior circulation and site access; and
  - 4. Bicycle parking facilities shall be provided at a minimum of three bicycle parking spaces for each 200 employees placed at premium locations within surface parking areas.
- U. A transportation systems management (TSM) plan is required to implement ridesharing, alternative work hours and other related trip reduction and/or staggering strategies. The TSM plan shall have any or all of the following elements as required by the city engineer:
  - 1. An annual commuter matching program available to all new relocating employees, before they move, and to all existing employees;
  - 2. A trained employee transportation coordinator available on-site to implement and monitor the success of the TSM plan;
  - 3. The provision of any or all of the following:
    - a. Private vanpool information and operation,
    - b. Vanpool and/or public transit subsidies,
    - c. Paid employee parking,
    - d. Subscription bus service,

- e. Capital improvements for transit service,
  - f. Reduced parking fees for carpools and vanpools,
  - g. Bikeway linkages to established routes;
4. Evidence of a long-term commitment to the TSM plan shall be submitted by the developer. This evidence shall include the specific staffing and financial commitment to the plan and describe the ongoing monitoring and enforcement policies to be used to assure continued employee participation and awareness of the plan.
- V. A mature landscape plan for the new office building shall be submitted for review and approval by the zoning administrator and the design review commission prior to the issuance of building permits. This plan shall:
1. At a minimum, comply with the landscaping requirements in Zoning Code Sections 17.64.290(A) and (D);
  2. Address police department concerns so that landscaping will not impede security, especially along the setback adjacent to Madison Avenue;
  3. Require surface parking areas to have a landscaped area equal to at least 5% of the open surface parking area and shall include at least 1 tree for every 10 spaces or major portion thereof; and
  4. Use a water-saving irrigation system and drought-tolerant plants wherever possible.
- W. The applicant shall consolidate all parcels within Planned Development No. 21 with a covenant and agreement to hold the parcels as a single parcel.
- X. The applicant shall enter into a license agreement with the city of Pasadena for any decorative pavement in the public right of way.
- Y. There shall be no more than two street lights provided along Madison Avenue adjacent to 270 North Madison Avenue.
- Z. All unused driveway approaches shall be closed with a standard concrete curb, gutter and sidewalk to the satisfaction of the public works department.
- AA. The applicant shall deposit an amount satisfactory to the public works department to ensure that the streets adjacent to the work site are kept clean and safe and to cover any street damage due to construction activity.
- BB. All lighting (including parking area lighting) for 270 North Madison Avenue shall be designed to direct glare away from adjacent properties and to conform to Section 17.68.160 of this code.
- CC. The use of natural gas and electricity shall be reduced by using energy conserving design and materials, to the satisfaction of the city's Building Official.
- DD. The applicant shall assume financial responsibility for assessing the capacity and condition of sewer and water lines, storm drains, on-site electrical vaults and telephone facilities serving the site and shall pay for any necessary repairs, upgrading and/or relocation required to service this project. Such assessment and repairs, upgrade and/or relocation shall be to the satisfaction of the public works and

water and power departments. Utilities adjacent to construction areas shall be underground at the expense of the applicant and subject to approval by all pertinent city departments.

- EE. The applicant shall grant easements to affected public agencies and private utility companies, if utilities are not relocated.
- FF. A construction traffic management plan shall be submitted to the director of public works prior to the issuance of building permits that at a minimum will:
  - 1. Establish a reasonable route and number of truck trips to be permitted going to and from the site during the demolition and construction periods;
  - 2. Provide a parking plan for construction-related vehicles that will ensure that they are not parked on the streets surrounding the site;
  - 3. Identify an alternative route, other than the primary route, to be used by construction vehicles during the demolition and construction periods;
  - 4. Identify potential congestion areas where flaggers will be located to provide safety and control traffic problems; and
  - 5. Ensure construction-related traffic will be directed away from residential areas whenever possible.
- GG. Restrict all noise intensive construction activity to normal daytime working hours in accordance with the City Noise Ordinance.
- HH. Provide noise equipment on the construction site to monitor the noise level to ensure compliance with the City Noise Ordinance. If the noise standards are exceeded, the project shall be brought immediately into compliance. The noise level during the construction phase shall not exceed the level authorized in the noise ordinance for construction sites.
- II. The applicant shall record a covenant which contains a requirement that they make good faith efforts to employ minority-owned and female-owned businesses as contractors or subcontractors in the construction phase of the project. Montgomery shall record a covenant similar to the covenant recorded for PD-10 (Lake/Colorado) subject to the approval of the city attorney's office and the city manager's office. Such covenant shall reflect the goals contained in the city's affirmative action in contracting ordinance.
- JJ. The applicant shall participate in an employment development program in cooperation with the city. At a minimum, such program shall:
  - 1. Identify the nature of the jobs which will be created in the new office building;
  - 2. Describe the necessary training programs so that Pasadena residents can be trained by the city to perform such jobs;
  - 3. Contain a commitment to contact Pasadena's job development program first so that training program graduates can be referred to the applicant for job interviews.
- KK. The city's child care coordinator shall assist the applicant in formulating a child care program for those working in the office buildings which are the subject of these development standards. The

purpose of this condition is to create a child care program within these two buildings only to the extent required to mitigate the strain these additional workers coming into the city during day-time working hours will have on the existing child care facilities in the city. The board of directors has previously found that there is a critical shortage of day care facilities within the city and this condition is designed to ensure that the situation is not worsened by the construction of this additional office space.

- LL. The conduct of the use on the site covered by these development regulations shall comply with all applicable provisions of this code. To the extent that there are any conflicts with provisions herein, the terms of these development regulations shall control. Also, these development regulations supersede Ordinance No. 6019, the ordinance approving the development agreement for this property.

## **PD – 22 – LINCOLN TRIANGLE TOWNHOUSES**

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The following land use regulations and development standards shall apply in PD-22--Lincoln Triangle.

- A. Land Use.** The following residential land uses are permitted: adult day care, limited; multifamily; residential care, limited; and family day care home: limited. The following commercial use is conditionally permitted: commercial filming. The following accessory uses are permitted: home occupation; and other accessory uses reasonably related to the permitted uses as determined by the zoning administrator. The following temporary uses are permitted: commercial filming, limited; personal property sales; street fairs; and tents.
- B. Maximum Number of Units.** There shall be a maximum of 29 residential units.
- C. Design Review.** The project design, including but not limited to landscaping and lighting plans, shall be subject to design commission review and approval according to Chapter 17.92.
- D. Development Standards.** The following development standards shall apply:
1. The maximum lot coverage shall be 22 percent for the entire project site with balconies and covered porches excluded from the lot coverage calculation.
  2. There shall be a minimum yard requirement of 20 feet from Cypress Avenue and Orange Grove Boulevard.
  3. Automatic irrigation systems shall be installed throughout all landscaped areas. Landscaping shall be installed in play areas and in the areas surrounding the units. At least one 24 inch box tree shall be planted for each unit in the project. The trees shall be dispersed throughout the project site. Locked gates shall be installed at both entrances subject to Police and Fire Department approval.
  4. All driveways shall be paved in concrete. Automatic garage door openers shall be provided for all garage doors located within 15 feet of the private drive. There shall be 11 guest parking spaces provided on the project site. The private drive at Orange Grove Boulevard shall be restricted to right turn-in and right turn-out only. The design of this entrance shall be approved by the director of public works and transportation. Both the Orange Grove Boulevard and Cypress Avenue entrances to the private drive shall be standard drive approaches. A wall along the western property line shall not exceed 10 feet in height. Walls or fences on the remainder of the site shall not exceed 6 feet in height except that a 7 foot high gate may be located at the Orange Grove Boulevard entry.
  5. The project shall comply with conditions contained within the January 5, 1989 memo from the Public Works and Transportation Department concerning the street vacation incorporated herein into this planned development by reference.
  6. Noise levels are to be mitigated to a 65 community noise equivalent level (CNEL) exterior noise level and 45 CNEL interior noise levels.
  7. All construction activity shall be restricted to the hours of 7 a.m. to 7 p.m. Monday through Friday, and 9 a.m. to 5 p.m. Saturday. The applicant shall provide a Construction Transportation System Management Plan to be reviewed by the Public Works and



Transportation Department prior to issuance of a grading permit. The plan shall include the following:

- a. A description of the routes and alternative routes and number of truck trips to and from the site during construction.
  - b. A parking plan for the construction related and employee vehicles.
8. Prior to the issuance of building permits, the applicant shall have approved by the City Attorney's office the covenants, conditions and restrictions (CCRs) for the project.
  9. The development shall have a homeowners' association responsible for the maintenance of the project walls and fences, all landscaped areas and the private internal street.
  10. The applicant shall file a tract map within 180 days of approval of this application by the commission. If the map is approved, the applicant shall diligently pursue its recordation.
  11. The applicant shall comply with the conditions contained within the December 11, 1989 letter from the Fire Department concerning street vacation and incorporated herein by reference into this PD.
  12. The applicant shall comply with the affirmative action requirements contained in the Disposition and Development agreement.