

ATTACHMENT D

Outpatient Services Pavilion, UP #4594

ATTACHMENT D

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #4594

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

1. The site plan submitted for building permits shall substantially conform to the site plan submitted in the revised application dated August 22, 2005 and stamped, "Received at hearing, October 12, 2005," except as modified herein.
2. The parking structure shall be set back 55 feet from the sidewalk property line, as shown in the site plan.
3. The heights of the medical office building shall not exceed 46 ½ feet in that area of the project site where the height limit is 45 feet and shall not exceed 60 in that area of the project where, with the height bonus incentive, the height limit is 56 feet. The height of the parking structure shall not exceed 51 feet.
4. The proposed uses on-site shall substantially conform to those approved under this Conditional Use Permit approval. If the proposed uses change, a new conditional use permit may be required.
5. A Tree Protection Plan shall be submitted and approved prior to Concept Design approval by the Design Commission.
6. All signage for the project will require the review and approval of a building permit. A Master Sign plan for the project shall be submitted and approved by the Planning Director, prior to the installation of new signage.
7. The final plans submitted for building permits must show that all Transportation Demand Management (TDM)/Trip Reduction Ordinance (TRO) requirements are met, including bicycle parking.
8. The project shall comply with all Mitigation Measures as outlined in the MMRP that is included as Attachment G to this report.
9. Prior to the issuance of a building permit, the applicant shall submit a complete landscape plan for the site. A licensed landscape architect shall prepare the plan. The plan shall clearly indicate the type, size and species of all proposed landscaping throughout the site. The plan shall be consistent with all recommendations of the Design Commission and shall receive final approval from Zoning and Design staff.
10. A Construction Related Noise Plan is required as part of the Construction Staging Plan. This plan must show the location of any construction equipment and how the noise from this equipment will be mitigated by such methods as: temporary noise attenuation barriers; preferential location of equipment; and use of current technology and noise suppression equipment.
11. The applicant, or successor in interest, shall meet the applicable code requirements of the Zoning Code and of all other City Departments at all times.

12. The project is subject to Design Review. Prior to issuance of a building permit, the applicant shall secure all necessary approvals from the Design and Historic Preservation section.
13. The proposed project, Case No. **PLN2005-00227**, shall comply with all conditions of approval, and is subject to Condition Monitoring and a Final Zoning Inspection. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy. 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.
14. The applicant, or successor in interest, shall meet all conditions listed in the memorandum dated September 26, 2005 from the City Engineer, Department of Public Works, below.

**MEMORANDUM - CITY OF PASADENA
DEPARTMENT OF PUBLIC WORKS**

DATE: September 26, 2005

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department of Public Works

RE: Minor Conditional Use Permit No. 4594
70 West California Boulevard

The Department of Public Works has reviewed the application for Minor Conditional Use Permit No. 4594 at 70 West California Boulevard. The applicant is proposing to construct a 189,818 square-foot medical office building. Multiple approvals are requested to be considered in a consolidated review by the City Council with recommendation by the Planning Commission. The application includes the following requested approvals:

1. Minor Conditional Use Permit for Project within Transit-Oriented Development area;
2. Variances to allow height of the medical office building to exceed limits of 45 feet and 56 feet (by 1 ½ and 4 feet respectively) and for the parking structure to exceed the limit of 45 feet by 6 feet;
3. Zoning Map Amendment to move IG/SP-2 boundary with PS to the west, to include project entirely within IG/SP-2; and
4. Amendment to Huntington Memorial Hospital (HMH) Master Plan to remove a portion of project site and the associated 57,000 square feet of medical office building area from the HMH Master Plan boundaries and approved development.

The approval of Minor Conditional Use Permit No. 4594 application should be based upon satisfying all of the following conditions:

1. The applicant shall obtain a license agreement from the City for the installation of any private improvements within the public right-of-way, including, but not limited to, soldier beams, tie-backs, utility conduits and decorative sidewalk. 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 Council prior to the construction of the private improvement. The license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

A license agreement for shoring requires that all steel rods in every tie-back unit be relieved of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located less than ten (10) feet below grade be removed from the public right-of-way.

2. In order to extend the right-turn lane on California Boulevard at Fair Oaks Avenue, the applicant shall dedicate to the City a 15-foot strip of land along the California Boulevard frontage of the subject property for street purposes.

The existing public sidewalk along the Fair Oaks Avenue frontage of the subject property is 10-foot wide. The City currently has a nine-foot wide easement for street purposes located adjacent to and west of the existing public sidewalk along the Fair Oaks Avenue property frontage, from the southerly California Boulevard right-of-way line to 135 feet south. The City only requires a three-foot wide easement to provide for a 13-foot wide public sidewalk. Therefore, the applicant may submit to the City an application to summary vacate the westerly six-foot wide strip of the existing street easement along Fair Oaks Avenue.

In order to provide for a continuous 13-foot wide public sidewalk, the applicant shall dedicate to the City a three-foot wide strip of land along the Fair Oaks Avenue frontage of the subject property from the southerly limit of the existing street easement to Congress Street for street purposes. Additionally, the applicant shall reconstruct the full 13-foot wide sidewalk along the Fair Oaks Avenue from California Boulevard to Congress Street as described under item No. 3 below.

2. (Continued)

The applicant shall begin the summary vacation and dedication processes prior to the issuance of a demolition, grading, or building permit, whichever permits comes first, and complete the summary vacation and dedication prior to the issuance of a Certificate of Occupancy. The summary vacation and dedication will require the approval of the City Council. The applicant shall be responsible for all the costs required to complete the summary vacation and dedication.

3. In conjunction with the above dedications, the applicant shall construct street improvements for the right-turn lane on California Boulevard at Fair Oaks Avenue. The improvements shall include pavement, curb, gutter, sidewalk, street trees with tree grates, street lighting, and other necessary related work.
4. The applicant shall construct a 13-foot wide concrete sidewalk along the Fair Oaks Avenue frontage from California Boulevard to Congress Street and a ten-foot wide concrete sidewalk along the Congress Street frontage from Fair Oaks Avenue to the proposed driveway on Congress Street.
5. The applicant shall install street furnishings, such as street lights, trash receptacles and tree grates, planting street trees, landscaping, and other necessary related work in accordance with the South Fair Oaks Specific Plan.
6. There is concrete pavement in the roadways along the project site on California Boulevard and Fair Oaks Avenue. Any excavations in the streets shall be required to extend to the nearest construction joint. Excavations in the streets for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
7. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, without cutting the pavement along the subject frontage prior to the issuance of a Certificate of Occupancy. Sawcutting shall be done along the flow line. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).
8. The applicant shall construct a new drive approach a minimum of 24 feet in width and a maximum of 26 feet in width for two-way entry/exit and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed. The construction of the new drive approach shall not damage the existing street trees.

9. The project shall comply with the Tree Protection Ordinance (TPO) that provides protection for specific types of trees on private property as well as all trees on public property.
10. If pruning of street trees is necessary to facilitate the construction of the project, it shall be done by the City's Parks and Natural Resources Division crew. The applicant shall be responsible for the cost of pruning the street trees and submit to the Department of Public Works a deposit, amount to be determined by the Department and subject to refund or additional billing, for the City crew to prune the street trees.
11. The applicant shall plant and maintain, for a period of three years, the officially designated street trees per the City approved master street tree plan with a maximum of seven (7) trees on the California Boulevard frontage and a maximum of twenty-one (21) trees on the Fair Oaks Avenue frontage of the subject property and install and permanently maintain an irrigation system for the existing and new trees. The locations will be finalized in the field by Department of Public Works. The trees must meet the City's tree stock standards and be planted according to the details provided by the Parks and Natural Resources Division. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to the Department for review and approval. Tree grates shall be installed for the trees in accordance with City standards.
12. Plans must be submitted to the Parks and Natural Resources Division for approval showing any structures, irrigation, footings grading or plantings that impact City street trees. The plans must conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters and actual canopies as well as any trees to be planted with their canopy at mature size.
13. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
14. Several Los Angeles County Department of Public Work (LACDPW) storm drain catch basins along the subject development in California Boulevard and Fair Oaks Avenue may need to be modified or reconstructed. The development shall modify or reconstruct the catch basins as determined by the Department of Public Works. Any modification and connection to the existing storm drain systems will require the approval of LACDPW.

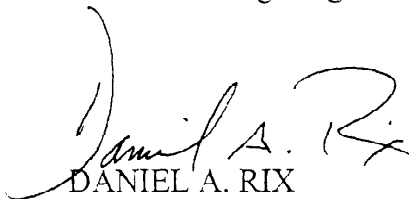
15. If the proposed improvement drains to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. This drain shall discharge to the street at an approved angle in a cast iron curb drain or an approved curb outlet.
16. This project is subject to 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.
17. The existing street lighting system on California Blvd. consists of utilitarian lights (mounted on wood power poles) and therefore, does not meet present design standards. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of one (1) new street light on or near the frontage of the property, including conduits, conductors, electrical service (if necessary), pull boxes, and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Department of Public Works.
18. The applicant shall restore and re-paint all existing metal street light poles, on or near the Fair Oaks Avenue frontage of the subject property in a manner acceptable to the Department of Public Works. In addition, the painting specification shall be per the South Fair Oaks Specific Plans and specifications. The cost of the street light poles restoration and painting is the applicant's responsibility.
19. Unless otherwise arranged, the applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Department of Public Works, 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.
20. Sewage from the development flows to Glenarm Street. A sewer study recently prepared for the City's Master Sewer Plan has identified a sewer deficiency in Glenarm Street between Raymond Avenue and Fair Oaks Avenue. The applicant shall pay the City \$158,327 for sewer capacity mitigation for existing and future sewer deficiencies prior to the issuance of grading or building permit. Alternatively, the applicant may correct the identified sewer deficiency in Glenarm Street between Raymond Avenue and Fair Oaks Avenue.

21. The proposed development shall connect to the public sewer by a method approved by the Department of Public Works. All sewer connection shall be 6" diameter vitrified clay pipe with a minimum slope of 2 percent.
22. The applicant shall submit the following plan and form which can be obtained from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works for approval prior to the request for a demolition permit:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of a demolition permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
 - b. Monthly reports must be submitted throughout the duration of the project.
 - c. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the Pasadena Municipal Code. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

23. The applicant shall advertise the availability of salvage materials. A listing can be made at no charge in the CALMAX Quarterly Catalog at www.ciwmb.ca.gov/CALMAX or through LACOMAX at www.dpw.co.la.ca.us/epd/lacomax or through preservation groups or web or newspaper advertising.
24. The project shall be subject to the use of deconstruction techniques. A deconstruction manual is available free of charge by downloading it from www.ciwmb.ca.gov/publications or by requesting a copy from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works.

25. 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 \$10,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. This deposit may also be used for any charges as a result of damage to street trees. A processing fee will be charged against the deposit.
26. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.



DANIEL A. RIX
City Engineer

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